

CITY OF POMPANO BEACH
Broward County, Florida

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF POMPANO BEACH, FLORIDA, ALLOCATING
A MAXIMUM OF THIRTY-EIGHT FLEX UNITS FOR A
PROPOSED MIXED INCOME HOUSING
DEVELOPMENT GENERALLY AT 2050 DR.
MARTIN LUTHER KING, JR. BOULEVARD;
PROVIDING AN EFFECTIVE DATE**

WHEREAS, the MERIJUL LLC; ONE-QUARTER HAM LLC. (Owner”) requests an allocation of a maximum of thirty-eight residential flex units to be used in conjunction with County Policy 2.16.3, which allows for six bonus units for every moderate income housing unit deed restricted for 30-years. The purpose of the request is to generate 261 total units of mixed-income housing to be located on a 3.79-acre triangular property bounded by Dr. Martin Luther King, Jr. Boulevard and Powerline Road, legally described in Exhibit “A,” attached and incorporated in this Resolution; and

WHEREAS, the land use designation of the subject property is Commercial Land Use and the property is eligible to use Broward County’s mixed income housing Policy 2.16.3 to generate the requested residential units; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed resolution and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, in accordance with Section 154.61(C)(4) of the Pompano Beach Code of Ordinances, notice has been mailed notifying residents within 500 feet of the subject property of one public hearing on this proposed Resolution; and

WHEREAS, a public hearing before the City Commission was held pursuant to the aforesaid notice at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were in fact heard;

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of thirty-eight flex units; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City Commission of the City of Pompano Beach allocates a maximum of thirty-eight residential flex units from the unified flex zone for the proposed 261 unit mixed income housing project to be constructed on the property legally described in Exhibit “A.”

SECTION 2. That the number of flex units in the unified flex zone shall be reduced by the number of units necessary for the proposed housing project, not to exceed thirty-eight units.

SECTION 3. That the proposed housing project shall be generally consistent in regard to building placement, setbacks and buffering with the conceptual site plan as shown in Exhibit “B,” attached and incorporated in this Resolution. The conceptual and final site plan must be able to meet all code requirements with no variances. Minor revisions to the site plan that are necessary to meet the City’s Code or that do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

SECTION 4. If the requested 69 units per acre density cannot be accommodated on site based on all applicable code requirements, the density of the site must be reduced accordingly, which may result in some of the flex units being returned to the flex pool of units.

SECTION 5. In order to meet the affordable housing requirement pursuant to Broward County Policy 2.16.3, a Declaration of Restrictive Covenants will be recorded committing at least 38 units to be moderate income housing for a minimum of 30-years.

SECTION 6. Failure of the applicant to obtain a principal building permit for this project as shown in Exhibit “B” within two years of the date of this resolution shall render the allocation of the flex units null and void.

SECTION 7. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2023.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

:jrm
3/23/23
L:reso/2023-130

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 34, Township 48 South, Range 42 East, lying Southwest of Dr. Martin Luther King, Jr. Boulevard/Hammondville Road, less the West 33 feet for County Road and less County Road Right-of-Way parcel and described in Official Records Book 2502, Page 790, lying and being in Broward County, Florida.

EXHIBIT B
CONCEPTUAL SITE PLAN

2050 MLK

FLEX UNIT REQUEST



ARCHITECT
Austin Fox Architecture
 Austin Fox
 501 East Las Olas Blvd #300
 Fort Lauderdale, FL 33301
 754.356.1818
 AR101117



CIVIL ENGINEER/
 LANDSCAPE
KEITH ENGINEERING
 Thomas Donahue
 301 E Atlantic Blvd,
 Pompano Beach, FL 33060
 954.788.3400



STRUCTURAL ENGINEER
AMG Engineering, Corp.
 Ariesp Mejia
 2500 NW 79th Ave, Suite 180
 Doral, FL 33122
 786.655.6325

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 TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.
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CONSULTANT:

PROJECT TITLE:

2050 MLK

CLIENT:

PREMIUM 2050 HAMMONDVILLE RD, LLC

ADDRESS:

2050 HAMMONDVILLE RD
 POMPANO BEACH, FL 33069

SHEET CONTENTS:

-COVER SHEET

SUBMISSION:

03.21.23 FLEX UNIT REQUEST

DATE	REVISION	BY

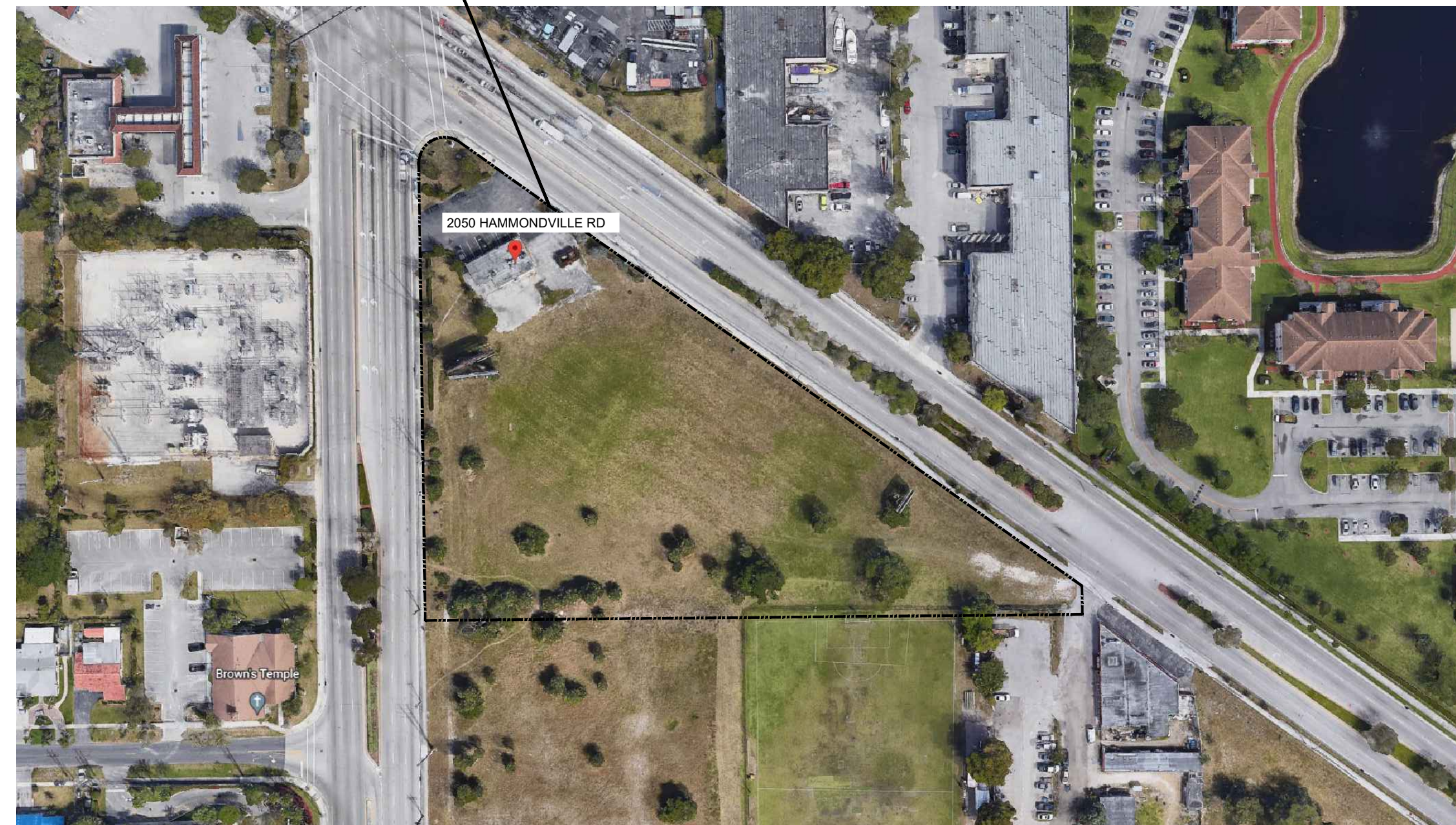
Date 03.21.2023
 Scale AS SHOWN
 Drawn by STAFF
 Checked by AF
 Job No. AF2233
 Drawing No.

MEP ENGINEER
Hammond Engineers
 Nate Hammond
 499 NW 70th Ave, Suite 201
 Plantation, FL 33317
 954.327.7111

FIRE SPRINKLER ENGINEER
Kaba Engineering, Inc.
 Jose Y. Suros
 5453 SW 89th Ave,
 Cooper City, FL 33328
 786.230.7326

CS

PROJECT SITE



LOCATION VIEW

DRAWING INDEX

FLEX UNIT REQUEST
 CS COVER SHEET
 SP-01 SITE PLAN
 A-01 PEDESTRIAN TRAVEL PATHS ROUTES

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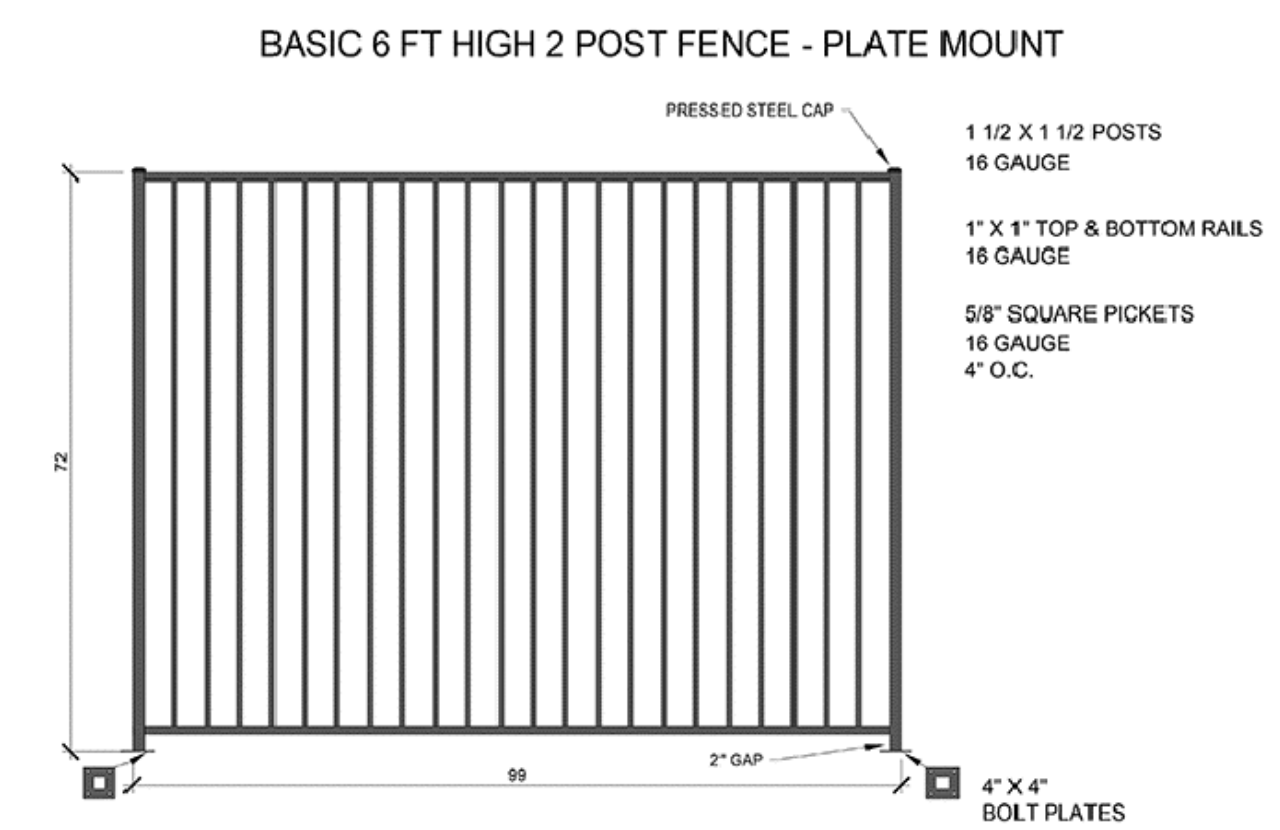
SHEET CONTENTS:
- CONCEPTUAL SITE PLAN
- FENCE DETAIL

SUBMISSION:
03.21.23 FLEX UNIT REQUEST

DATE	REVISION	BY
03.21.2023		

Date 03.21.2023
Scale AS SHOWN
Drawn by STAFF
Checked by AF
Job No. AF2233
Drawing No.

SP-01



2 SP-01 6' HIGH PAINTED ALUMINUM FENCE DETAIL
1/2" = 1'-0"

PARKING CALCULATION - LEASING OFFICE (LOCATED IN BUILDING A)

TABLE 155.5102.D1

OFFICE USES / PROFESSIONAL OFFICE
 1 PARKING SPACE PER 400 SF = 120 SF (LEASING OFFICE AREA) / 400 = 0.3 SPACE

TOTAL REQUIRED PARKING SPACE = 1 SPACE

TOTAL PROVIDED = 3 SPACES

BUILDING A - 69 UNITS - 7 STORIES

3 BEDROOM UNIT - 6 UNITS - 6,204 SF
 2 BEDROOM UNIT - 28 UNITS - 22,848 SF
 1 BEDROOM UNIT - 35 UNITS - 22,750 SF

TOTAL UNITS AREA - 51,802 SF

TOTAL GROSS AREA* - 65,590 SF
 *BOH, UNITS & CIRCULATION

BUILDING B - 69 UNITS - 7 STORIES

2 BEDROOM UNIT - 42 UNITS - 34,272 SF
 1 BEDROOM UNIT - 27 UNITS - 17,550 SF

TOTAL UNITS AREA - 51,822 SF

TOTAL GROSS AREA* - 65,758 SF
 *BOH, UNITS & CIRCULATION

BUILDING C - 55 UNITS - 7 STORIES

3 BEDROOM UNIT - 7 UNITS - 7,238 SF
 2 BEDROOM UNIT - 35 UNITS - 28,560 SF
 1 BEDROOM UNIT - 13 UNITS - 8,450 SF

TOTAL UNITS AREA - 44,248 SF

TOTAL GROSS AREA* - 57,225 SF
 *BOH, UNITS & CIRCULATION

BUILDING D - 68 UNITS - 7 STORIES

2 BEDROOM UNIT - 41 UNITS - 33,456 SF
 1 BEDROOM UNIT - 27 UNITS - 17,550 SF

TOTAL UNITS AREA - 51,006 SF

TOTAL GROSS AREA* - 65,317 SF
 *BOH, UNITS & CIRCULATION

LAST OCCUPIED FLOOR HEIGHT = 59'-8"

PARKING CALCULATION - RESIDENTIAL BUILDINGS

REQUIRED PARKING:

RESIDENTIAL GROSS AREA (1 BEDROOM AND 2 BEDROOM AREAS) = 240,448 SF

MODIFIED PARKING REQUIREMENTS IN NORTHWEST COMMUNITY REDEVELOPMENT AREA (APPLIED TO 1 AND 2 BEDROOM UNITS):

1 PARKING SPACE PER 1,000 SF GROSS AREA = 240,448 SF / 1,000 = 241 SPACES

TABLE 155.5102.D1 (APPLIED TO 3 BEDROOM UNITS):

2 PARKING SPACES PER 3 BEDROOM UNIT = 13 UNITS (3 BEDROOM UNITS)

13 X 2 PARKING SPACES PER UNIT = 26 SPACES

TOTAL REQUIRED PARKING SPACE = 267 SPACES

UNITS AREAS

3 BEDROOM UNIT - 1,034 SF
 2 BEDROOM UNIT - 816 SF
 1 BEDROOM UNIT - 650 SF

RENTABLE AREA

BUILDING A - 51,802 SF
 BUILDING B - 51,822 SF
 BUILDING C - 44,248 SF
 BUILDING D - 51,006 SF

TOTAL RENTABLE AREA - 198,878 SF

GROSS AREA

BUILDING A - 65,590 SF
 BUILDING B - 65,758 SF
 BUILDING C - 57,225 SF
 BUILDING D - 65,317 SF

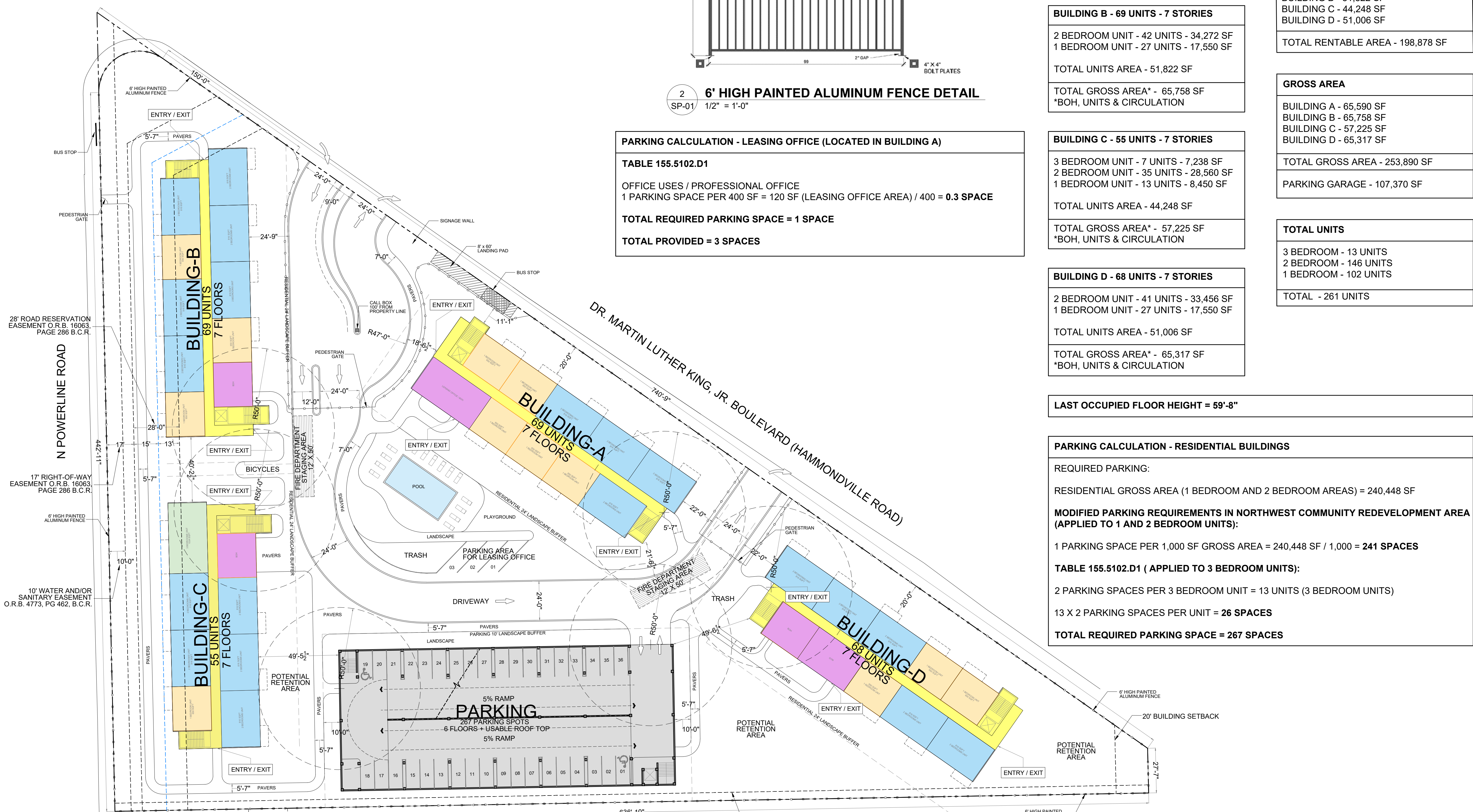
TOTAL GROSS AREA - 253,890 SF

PARKING GARAGE - 107,370 SF

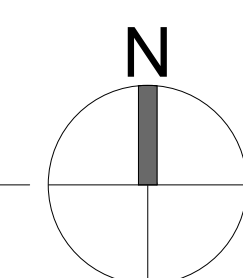
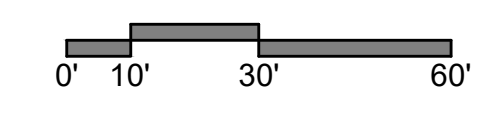
TOTAL UNITS

3 BEDROOM - 13 UNITS
 2 BEDROOM - 146 UNITS
 1 BEDROOM - 102 UNITS

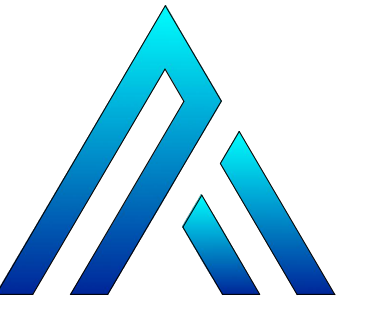
TOTAL - 261 UNITS



1 SP-01 CONCEPTUAL SITE PLAN
1" = 30'-0"



2050 HAMMONDVILLE RD, POMPANO BEACH, FL 33069



AUSTIN FOX ARCHITECTURE

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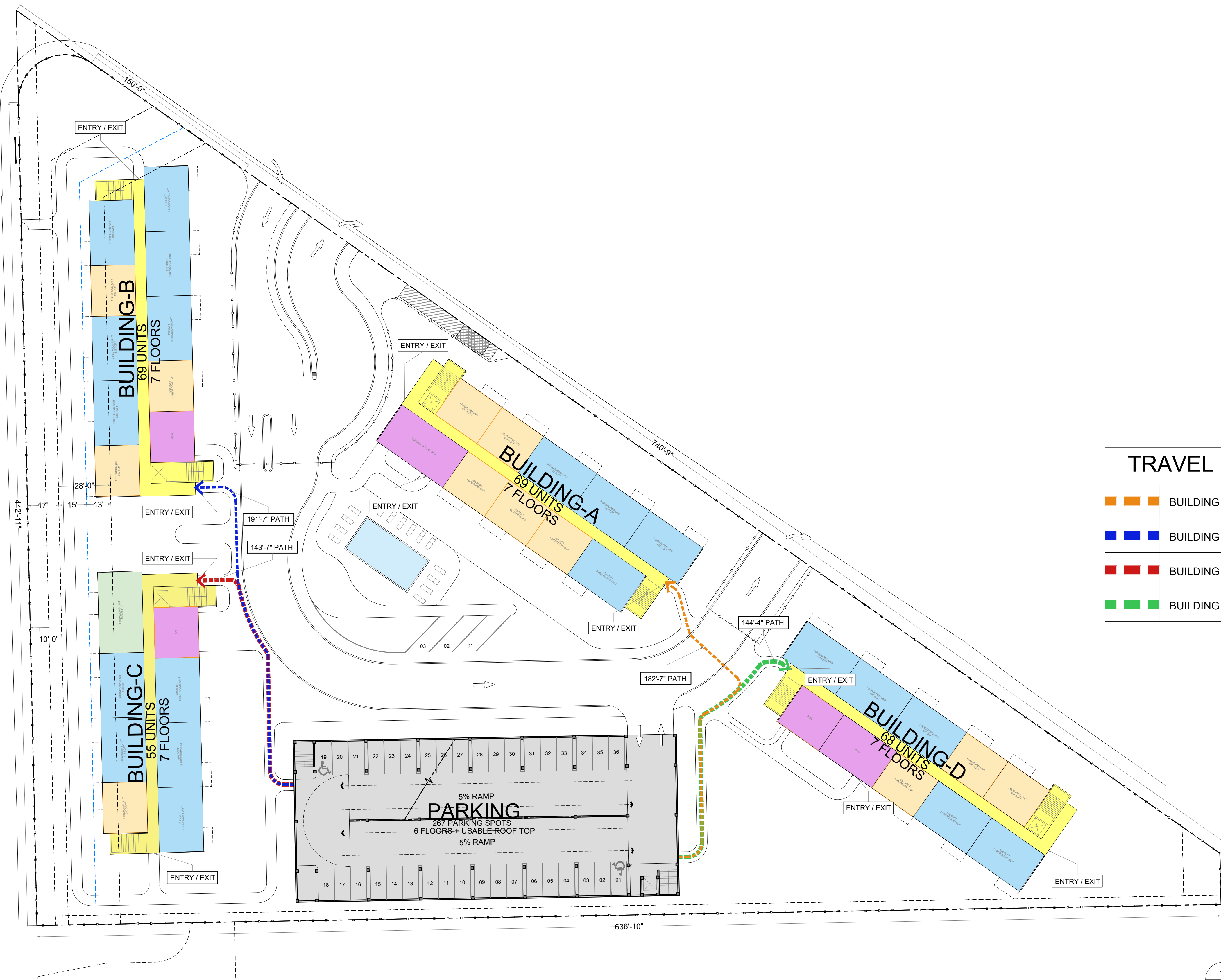
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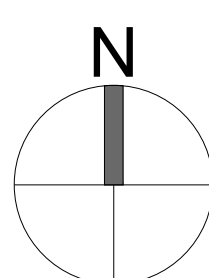
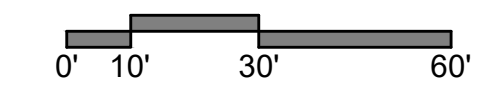
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Scale	AS SHOWN
Drawn by	STAFF
Checked by	AF
Job No.	AF2233
Drawing No.	

A-01



	BUILDING A TRAVEL PATH = 182'-7"
	BUILDING B TRAVEL PATH = 191'-7"
	BUILDING C TRAVEL PATH = 143'-7"
	BUILDING D TRAVEL PATH = 144'-4"

1 PEDESTRIAN TRAVEL PATHS
SP-01 1" = 30'-0"



2050 HAMMONDVILLE RD, POMPANO BEACH, FL 33069