

**RESOLUTION NO. 2023- 130****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

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PZ22-12000045

08/16/2023

**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.

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**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 11th day of April, 2023.

DocuSigned by:  
*Rex Hardin*  
502CB780EB3F480...  
**REX HARDIN, MAYOR**

**ATTEST:**

DocuSigned by:  
*Kervin Alfred*  
D1C913A8ED334CA...  
**KERVIN ALFRED, CITY CLERK**

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



**DRC**

PZ22-12000045  
08/16/2023

**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.

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08/16/2023

**EXHIBIT B**  
**CONCEPTUAL SITE PLAN**



# 2050 MLK

## FLEX UNIT REQUEST



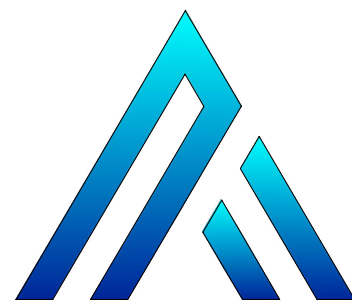
ARCHITECT  
**Austin Fox Architecture**  
Austin Fox  
501 East Las Olas Blvd #300  
Fort Lauderdale, FL 33301  
754.356.1818  
AR101117

CIVIL ENGINEER/  
LANDSCAPE  
**KEITH ENGINEERING**  
Thomas Donahue  
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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

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



**AUSTIN FOX  
ARCHITECTURE**

501 EAST LAS OLAS BLVD #300  
FORT LAUDERDALE, FL 33301  
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**PREMIUM**  
Development

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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:**

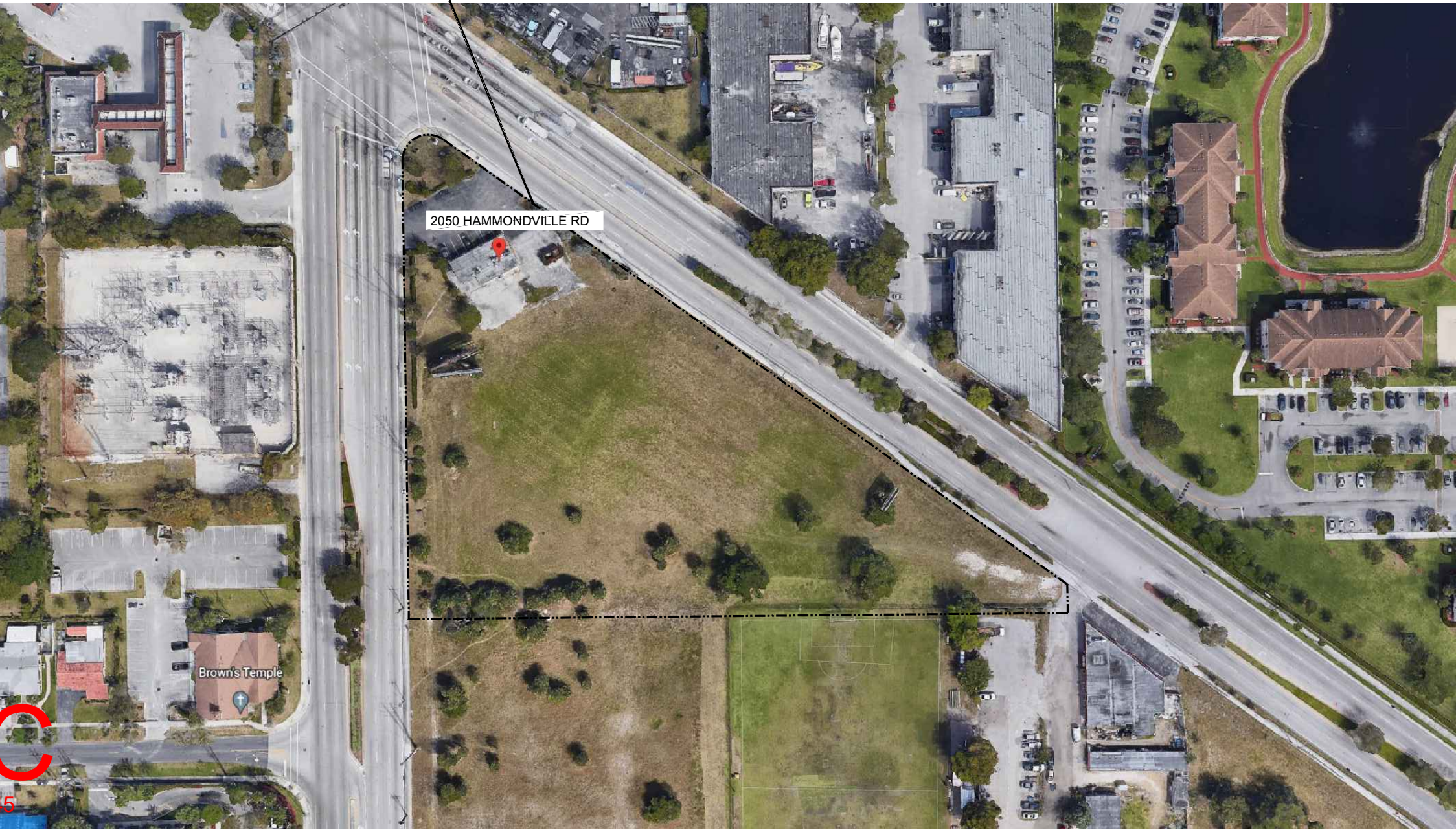
03.21.23 FLEX UNIT REQUEST

DATE	REVISION	BY

Date	03.21.2023
Scale	AS SHOWN
Drawn by	STAFF
Checked by	AF
Job No.	AF22233
Drawing No.	

CS

### PROJECT SITE



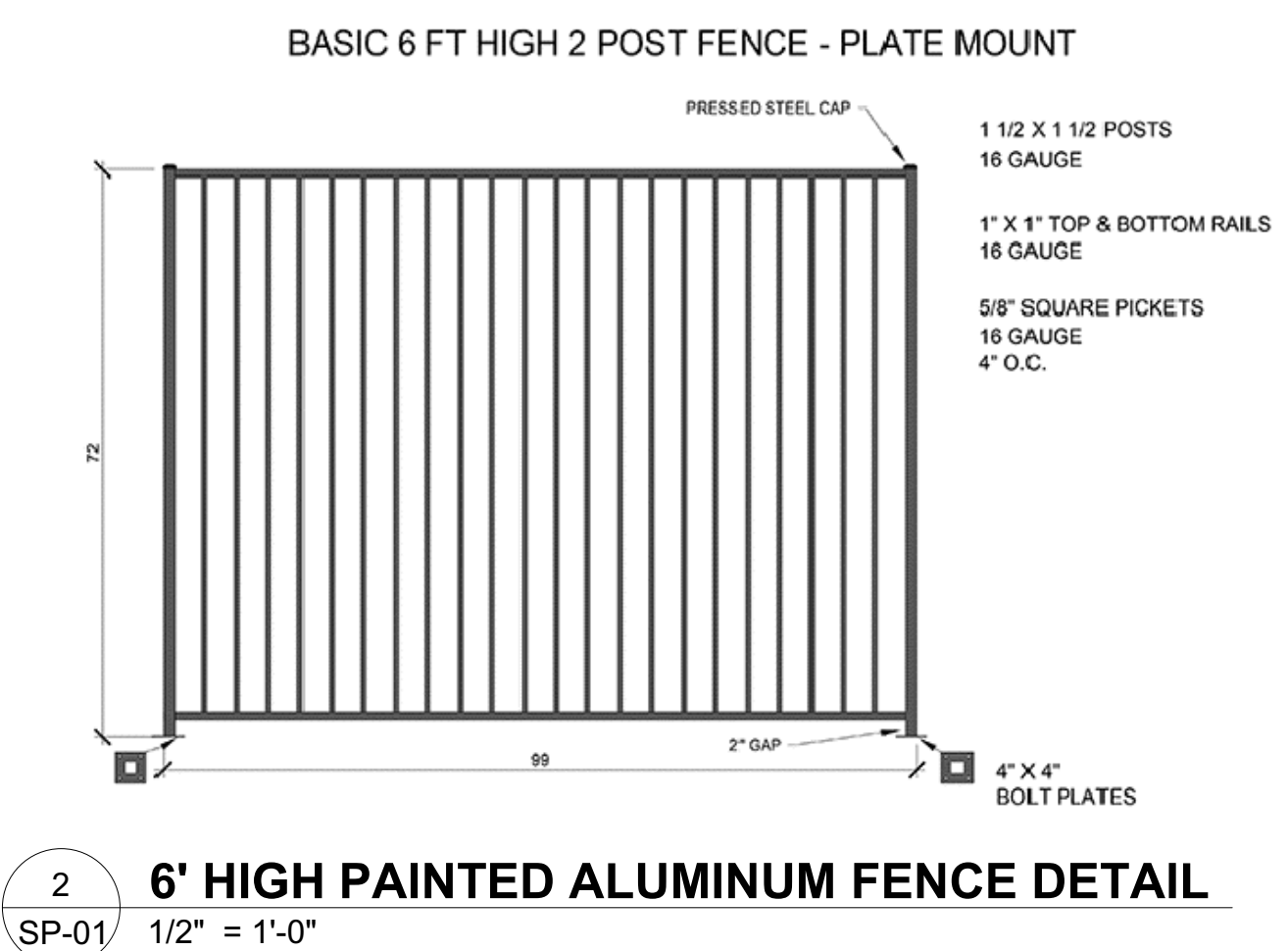
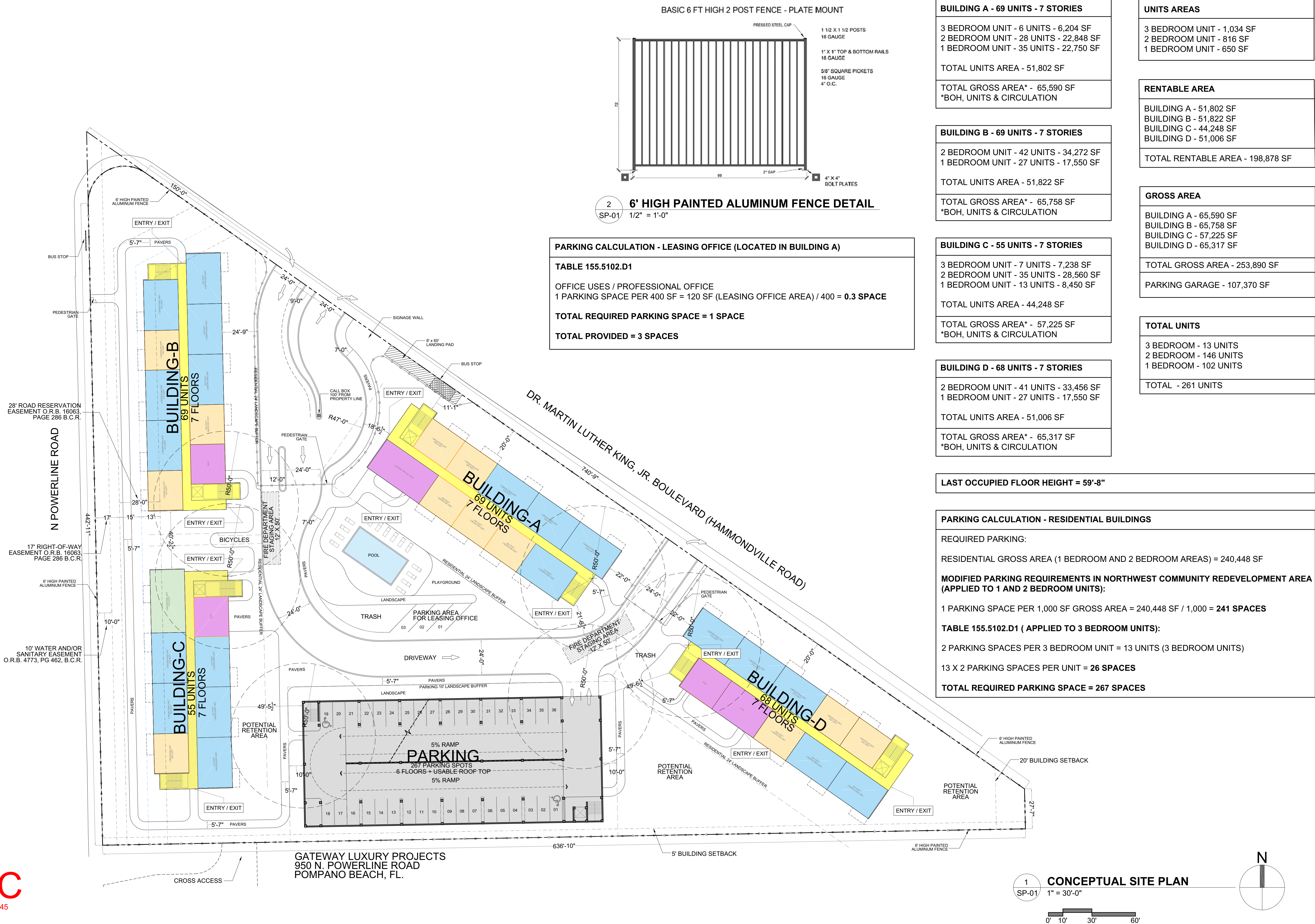
LOCATION VIEW

### DRAWING INDEX

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

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PZ22-12000045  
08/16/2023





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

**AUSTIN FOX ARCHITECTURE**

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**PREMIUM** Development

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**PROJECT TITLE:**

2050 MLK

**CLIENT:**

PREMIUM 2050 HAMMONDVILLE RD, LLC

**ADDRESS:**

2050 HAMMONDVILLE RD  
POMPAÑO BEACH, FL 33069

**SHEET CONTENTS:**

- CONCEPTUAL SITE PLAN  
- FENCE DETAIL

**SUBMISSION:**

03.21.23 FLEX UNIT REQUEST

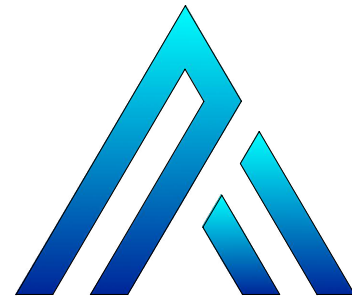
DATE	REVISION	BY

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

SP-01

2050 HAMMONDVILLE RD, POMPAÑO BEACH, FL 33069





AUSTIN FOX  
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SHEET CONTENTS:

- PEDESTRIAN TRAVEL PATHS  
ROUTES

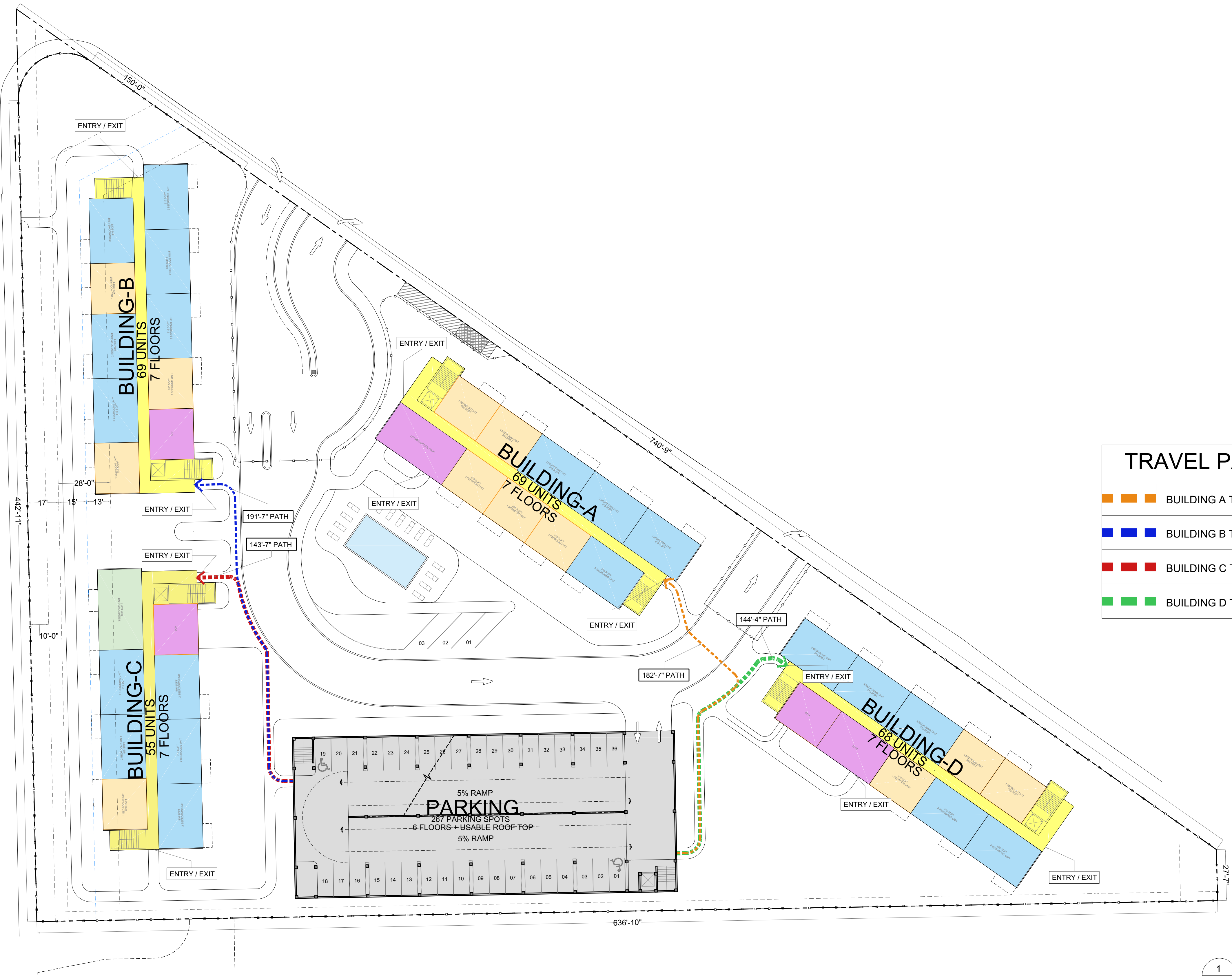
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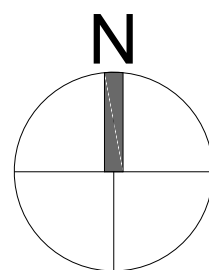
A-01



TRAVEL PATH LEGEND	
	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"

0' 10' 30' 60'



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PZ22-12000045  
08/16/2023