

RESOLUTION NO. 2021 - _____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ALLOCATING A MAXIMUM OF FORTY (40) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHWESTERN CORNER OF SOUTH PALM AIRE DRIVE AND SOUTH POWERLINE ROAD; PROVIDING AN EFFECTIVE DATE

WHEREAS, Usman Palmaire, LLC, requests an allocation of a maximum of forty (40) residential flex units in order to construct 40 dwelling units for a residential development on property located on the southwestern corner of South Palm Aire Drive and South Powerline Road, legally described in Exhibit “A”; and

WHEREAS, the subject property has a Dashed Line Land Use Designations; and

WHEREAS, the City of Pompano Beach Planning Code Section 154.61 requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and

WHEREAS, the applicant intends to comply with the affordable housing requirements of Section 154.61(E), by paying an in lieu fee prior to building permit approval; 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 in accordance with said section has been mailed notifying residents within 500 feet of the subject property of one public hearing on this proposed Resolution; and

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of 40 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 hereby allocates a maximum of 40 flex units, all of which will come from the unified flex zone for the proposed housing project to be constructed on the property which is legally described in Exhibit “A.”

SECTION 2. The number of flex units in the unified flex zone shall be reduced by however many units are necessary for the project, not to exceed 40 units.

SECTION 3. The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto. Minor revisions that are necessary to meet the City’s Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention, landscaping and access locations, will be allowed without additional public hearings.

SECTION 4. In order to meet the affordable housing requirement pursuant to Section 154.61 (E) Planning, prior to Site Plan approval the Applicant shall comply with an in-lieu-of fee in accordance with Section 154.80 (affordable housing requirement), any other option for accommodating this affordable housing requirement will require additional review and approval by City Commission.

SECTION 5. The proposed Development Project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached and made a part of this Resolution. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on site based on all applicable code requirements, any flex units that will not fit on site must be returned to the flex pool.

SECTION 6. The site plan shall show a sidewalk connection to the Broward County Greenway to the satisfaction of the Development Services Department.

SECTION 7. Prior to site plan approval, the Applicant shall submit a Traffic Study.

SECTION 8. Failure of the applicant to obtain a principal building permit for its 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 9. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this ____ day of _____, 2021.

REX HARDIN, MAYOR

ATTEST:

**ASCELETA HAMMOND
CITY CLERK**

Exhibit A

LEGAL DESCRIPTION

BEING OUT PARCEL 1 SHOWN ON THAT SURVEY BY C.C. WININGHAM CORPORATION, A/K/A WINNINGHAM & LIVELY, INC., CERTIFIED ON MAY 2, 1994 AND NUMBERED 36252-A, AS FOLLOWS:

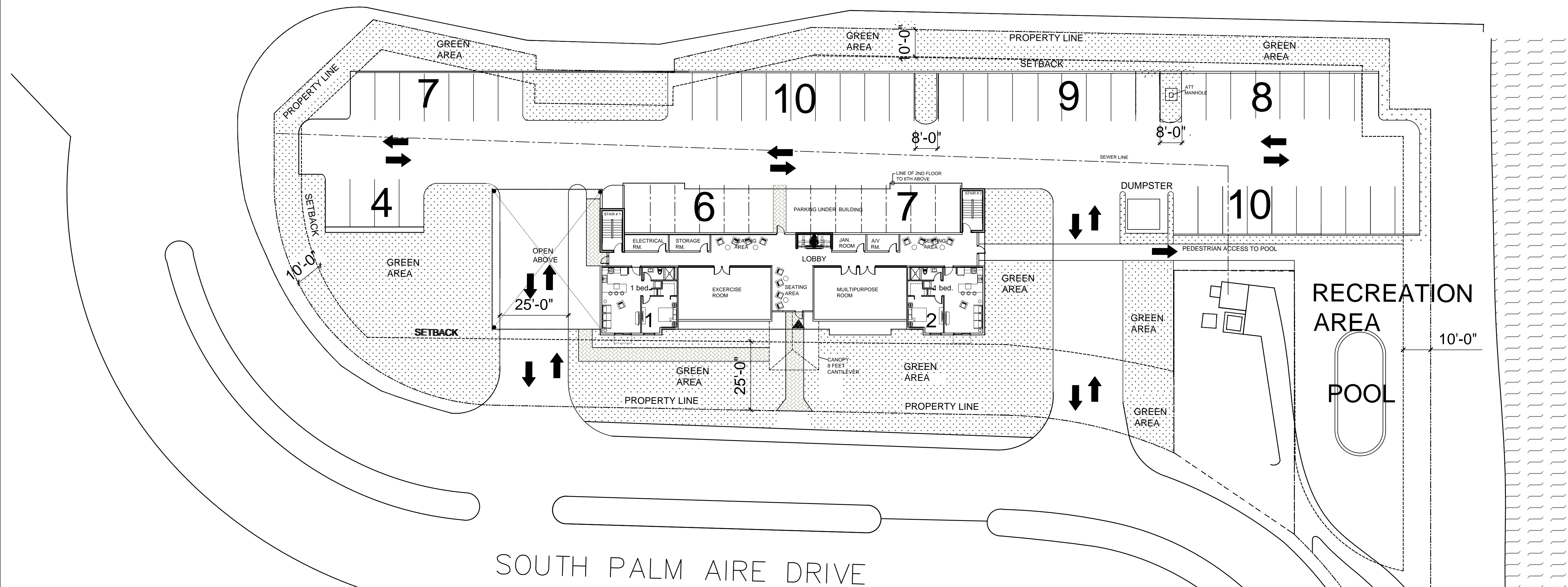
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING A PORTION OF TRACT A, ACCORDING TO THE REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $89^{\circ}11'54''$ WEST (ON AN ASSUMED BEARING) 67.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF POMPANO PARKWAY (POWERLINE ROAD); THENCE RUN NORTH $00^{\circ}14'01''$ EAST 455.07 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ}14'01''$ EAST 421.03 ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE SOUTH; THENCE RUN NORTH $89^{\circ}45'49''$ WEST 67.50 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ON THE ARC OF SAID CURVE TO THE LEFT; HAVING A RADIUS OF 82.50 FEET AND A CENTRAL ANGLE OF 90° , RUN SOUTHWESTERLY 129.59 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE SOUTH; THENCE RUN SOUTH $00^{\circ}14'01''$ WEST 186.33 FEET ALONG SAID EASTERLY RIGHT-OF-WAY, BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 157.74 FEET AND A CENTRAL ANGLE OF $88^{\circ}57'53''$, RUN SOUTHWESTERLY 244.93 FEET TO A POINT OF TANGENCY ON A LINE 455 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN NORTH $89^{\circ}11'54''$ EAST 304.94 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 4851, PAGE 447 AND OFFICIAL RECORDS BOOK 8923, PAGE 859, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

Exhibit B

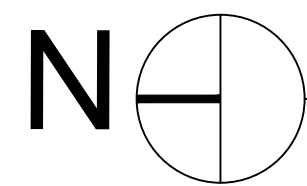
Conceptual Plan

SOUTH POMPANO PARKWAY (SW 26 AVENUE)



PROPOSED GROUND FLOOR PLAN

SCALE 1":20'



LEGEND	
---	PROPERTY LINE
---	SETBACK LINE

PROJECT DATA	
PROPERTY ADDRESS:	1001 SOUTH POMPANO PARKWAY, Pompano Beach, FL
P&Z CASE #:	
SCOPE OR WORK:	6 STORY RESIDENTIAL BUILDING, LANDSCAPING, PARKING
CURRENT ZONING:	RM-45
LAND USE DESIGNATION:	RESIDENTIAL
GROSS SITE AREA:	56,823 S.F. 1.30 ACRES
FLOOD ZONE:	AH-120055-0206F
UTILITIES AND SERVICES:	
WATER PROVIDER:	CITY
WASTE WATER PROVIDER:	CITY
SOLID WASTE PROVIDER:	CITY
RECYCLING PROVIDER:	CITY
NEW BUILDING DATA:	
PROPOSED BUILDING AREA:	56160 S.F.
PROPOSED BUILDING FOOT PRINT:	9,200 S.F.
TOTAL LOT COVERAGE PROVIDED:	58%
MAX. LOT COVERAGE ALLOWED:	60% OF THE LOT
PERVIOUS AND IMPERVIOUS:	
TOTAL PERVIOUS AREA REQUIRED:	14,205 S.F. (25.0%)
TOTAL PERVIOUS AREA PROVIDED:	18,224 S.F. (32.0%)
TOTAL IMPERVIOUS AREA:	38,599 S.F. (68.0%)

SETBACKS	
FRONT	25 FEET
REAR	10 FEET
SIDE	10 FEET
LANDSCAPING:	
LS. AREA REQUIRED:	14,205 S.F. (25%)
LS. AREA PROVIDED	18,224 S.F. (32.0)
PARKING:	
REQUIRED PARKING (1.5 PARKING PER UNIT)	60 PARKING SPACES
PROPOSED PARKING	61 PARKING SPACES

6 STORY BUILDING		
GROUND FLOOR	2 UNITS (1 BEDROOM)	
2ND FLOOR	6 UNITS EACH FLOOR (3-1 BEDROOM & 4-2 BEDROOM)	
3RD FLOOR	8 UNITS EACH FLOOR (2-1 BEDROOM & 7-2 BEDROOM)	
4TH FLOOR	8 UNITS EACH FLOOR (2-1 BEDROOM & 7-2 BEDROOM)	
5TH FLOOR	8 UNITS EACH FLOOR (2-1 BEDROOM & 7-2 BEDROOM)	
6TH FLOOR	8 UNITS EACH FLOOR (2-1 BEDROOM & 7-2 BEDROOM)	
TOTAL UNITS	40 UNITS (8 ONE BEDROOM & 32-TWO BEDROOM)	
PARKING	REQUIRED	60 PARKING SPACES
	PROPOSED	61 PARKING SPACES

POMPANO CANAL (C-14)

Revision: _____ By: _____

LUIS URIARTE
ARCHITECT AR 94107

PERMIT SET

PROPERTY ADDRESS:
**1001 SOUTH POMPANO PARKWAY
POMPANO BEACH**

TITLE SHEET
PROPOSED GROUND FLOOR PLAN

DATE: 11.02.2019
SCALE: AS NOTED

A1.1