

**CITY OF POMPANO BEACH BID FORM**

TO: Real Property Division, City of Pompano Beach, Florida

RE: Land Parcel Number 4842 36 00 0360 Folio # known as property

1207 E Atlantic Boulevard, Pompano Beach, FL 33060 (street address)

Pursuant to the terms and conditions set forth in this bid package, I offer the following purchase price for the above referenced parcel:

\$ Seven hundred and fifty thousand 00/100 USD

750,000.00 DOLLARS (spelled out)

750,000.00 (numbers) (If words and numbers do not match, words take precedence)

Plans for the use or development of the parcel are: In accordance to 21-01 Bid Specifications and in order to maximize the entitlements allowed by zoning, we are submitting conceptual plans and renders for a mixed-use development. Utilizing the "Liner Building" Typology, we are proposing retail for ground floor, an integrated parking garage and 48 residential units (44 allowed + 4 using density bonuses). The Project's program and conceptual plans have been developed to follow The City of Pompano Beach's set of regulating plans. In addition we are improving the street-scape to be more pedestrian friendly.

Form of payment for purchase: Equity  \*Finance  Other (specify) \_\_\_\_\_

\*If financing purchase provide evidence of funding commitment for bid amount (i.e. bank letter of intent.)

Please check this box if Bidder plans to acquire ownership of the parcel under a corporation.

7th Avenue Properties, LLC

Company Name

924 NW 1st Street

Address Line 1

Fort Lauderdale FL 33311

Address Line 2

954-937-2664

Phone Number

tatum.martin@gmealliance.com

E-mail Address

By: Tatum Martin

Signature

Tatum Martin

Print Name and Title (if applicable)

04/21/21

Date

**This is a binding offer. The purpose of this bid form is to state the amount that you are willing to bid for the purchase of this parcel and shall be accompanied by a ten percent (10%) deposit of the bid amount.**

This Bid Form must be placed in a sealed envelope marked:

**(DO NOT OPEN)**

**"Purchase of Land Parcel 4842 36 00 0360"**

(Folio Number)

**City of Pompano Beach**

**City Clerk's Office**

**100 W. Atlantic Boulevard, Room 253**

**Pompano Beach, FL 33060**

**CITY OF POMPANO BEACH**  
**BID PACKAGE SUBMITTAL CHECKLIST**

Purchase of Land Parcel Number 4942 03 00 0564 (Folio #)

By initialing each item, the Bidder acknowledges the following:

1. A complete set of documents, as detailed below, is included with the bid submittal package to comply with submission requirements.
- a. Bid Package Submittal Checklist
  - b. Executed Bid Form (one for each folio a bid is submitted for)
  - c. Bid Deposit in the amount of ten percent (10%) of the bid amount. Separate bid deposit is required for each folio bid upon.
  - d. Conceptual plan and written proposal future use and development of the Property
  - e. Written summary of experience, name(s) and contact information of the person(s) who will be authorized to make representations for the Bidder and documentation indicating the ability to secure financing for the purchase and project (i.e. bank letter of intent).
2. Bidder acknowledges that the Contract for Sale and Purchase is not subject to modifications or any additional conditions by the Bidder.
3. Bidder acknowledges that due diligence, including contacting the City of Pompano Beach to assess any mitigation for the development of the Parcel is the sole responsibility of the Bidder.
4. Bidder acknowledges that the City will not participate in any mitigation.
5. Bidder acknowledges that this bid submittal is to acquire Parcel #4842 36 00 0360 in "As Is" condition.
6. Bidder acknowledges development of this parcel must be in accordance with the City of Pompano Beach Zoning Code.
7. Bidder acknowledges by signing this bid they have the authority to legally bind the entity they are signing on behalf of.

924 NW 1st St, Fort Lauderdale 33311

Address

954-937-2264

Phone Number

tatum.martin@gmealliance.com

E-mail Address

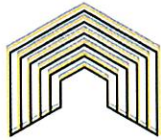
By:   
Signature

Tatum Martin, Owner

Printed Name and Title

04/21/21

Date



7<sup>th</sup> AVENUE PROPERTIES, LLC

924 NW 1<sup>st</sup> Street, Fort Lauderdale, FL 33311

April 21, 2021

City of Pompano Beach  
City Clerk Office, City Hall  
100 West Atlantic Blvd.  
Pompano Beach FL 33060

**RE: BID 21-01 Written Concept Proposal for Future Development**

We are pleased to submit this proposal to acquire the following Real Property:  
Address: 1207 E Atlantic Boulevard, Pompano Beach FL 33060  
Folio # 4842 3600 0360

**Plans for the use or development of the parcel are:**

In accordance to The City Bid Specifications and in order to maximize the entitlements allowed by zoning, we are submitting a proposal for a 4 stories **Mixed-use Development** on the subject Parcel.

The Project's program, conceptual plans, renders and proposal you see attached, have been developed in accordance to City of Pompano Beach's set of regulating plans applicable to the site and Mixed-use designation.

Utilizing the "Liner Building" permitted Typology, we are proposing 5,580 Square feet of Retail at Ground floor along E Atlantic Boulevard, promoting future job creation; 2 levels of Integrated parking Garage with access from 13<sup>th</sup> Avenue and NE 1<sup>st</sup> Street, providing 83 spaces; Parking Garage will not be visible from E Atlantic Boulevard as required.

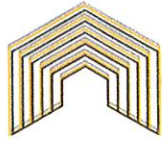
Finally, an Amenity deck and 48 Residential units (44DU Allowed + 4DU eligible by Density Bonuses Table 155.3709.E.3 if granted) will be provided on the approx. 1.07Acre Site

**Residential design concept**

Our proposed development is located within *155.3709.East Overlay District (EOD)* Zoning designation and has been designed to follow *155.3709.E.1: Mixed-use use areas with requirements for residential and nonresidential uses*

The south portion of the folio is designated MM (0-60) Mixed-Use Main Street (O.R.) Optional Residential. The north portion is designated MM (0-24) Mixed-Use Main Street (O.R.) Optional Residential.

The project's density was developed to comply with "*155.3709.E. Use-Areas/Density Regulating Plan*" In addition to the maximum densities demonstrated by this regulation (44 DU allowed for the folio based on the current lot size), this property is within the EOD and eligible for a density bonus in accordance with "*Table 155.3709.E.3: Density Bonus Options*"



The south portion of the lot (approximate ½ of total lot size) is in the Sub-area “Center”, a designation that allows a density bonus. We are committed to provide the requirements needed as per *Table 155.3709.E.3.* to apply for Density Bonus option #1, #2 or #3 to obtain 4 additional Dwelling Units in this lot. As stated in the Bid Specs and regulations, the property will not exceed 150 dwelling units per acre.

We will provide a mix of unit types and sizes to accommodate different income markets. The unit layout will allow maximum flexibility and the Building structure, Mechanical, electrical and Plumbing systems will be based on efficiency and to comply economic and environmentally Sustainable practices.

Sizes for Residential units were designed as per *Table 155.3709.I.5: “Minimum Unit Sizes for Residential Development-Floor area per dwelling unit, minimum (square feet)”*:

DU Types	Required by Table 155.3709. I.5	Provided in proposal
• Efficiency/Studio	450 Sq. Ft Min.	460 Sq. Ft approx.
• 1 Bedroom	575 Sq. Ft Min.	587 Sq. FT approx.
• 2 Bedroom	750 Sq. Ft Min.	825 Sq. Ft approx.

### **Building Typology**

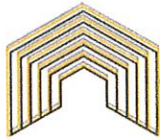
As per “*Table 155.3709.I.1: Building Typologies and Sub-Area Locations*” and considering that the south portion of the folio designated as “Center” Sub-Area and north portion of the folio is designated as “Edge” Sub-Area, the design of the Mixed-use Building is based on Liner Building typology with an elevated courtyard where the Amenity deck will be placed at north portion of lot.

### **Building height:**

The building height was determined by “*Diagram 155.3709.D.Sub-Areas/Building Heights Regulating Plan*”.

- The south portion of folio is designated as “Center” and has a maximum allowed building height of 55 feet. This portion of the folio has 4 Stories. The area along E Atlantic Blvd. intended for commercial uses on the ground floor of the mixed-use building has a minimum of 12 feet in height; 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor are 12 Ft. Height. Total Building height is 50Ft.

- The north portion of the folio is designated as “Edge” and has a maximum building height of 35 feet. This portion of folio has 3 stories.



7<sup>th</sup> AVENUE PROPERTIES, LLC

924 NW 1<sup>st</sup> Street, Fort Lauderdale, FL 33311

### Program for proposed Mixed-use Project

#### Level 01

Retail: 5,580 Sq. ft

Residential Lobby: 2,140Sq. ft

Parking Garage: 24,500 Sq. ft.

37 Parking Spaces

Street Parking Stalls:10 Parking Spaces

#### Level 02

Parking Garage: 21,691 Sq. ft.

Parking stalls: 47 parking spaces

Residential: 13 Apartment Units

Efficiency/Studio ( 450 Sq.Ft +/-): 5 Units

1 Bedroom 1 Bath ( 587 Sq.Ft +/-): 5 Units

2 Bedroom 2 Bath ( 825 Sq.Ft+/-): 3 Units

#### Level 03

Amenities Deck: 15,604 Sq. Ft.

Residential: 22 Apartment Units

Efficiency/Studio ( 450 Sq.Ft+/-): 7 Units

1 Bedroom 1 Bath ( Sq.Ft+/-): 10Units

2 Bedroom 2 Bath ( Sq.Ft+/-): 4 Units

#### Level 04

Residential: 14 Apartment Units

Efficiency/Studio ( 450 Sq.Ft): 5 Units

1 Bedroom 1 Bath ( 587 Sq.Ft): 5 Units

2 Bedroom 2 Bath ( 825 Sq.Ft): 4 Units

Total Apartment Units: 48 Units (44DUAllowed + 4DU eligible by Density Bonuses Table 155.3709.E.3. if granted)

Total Parking Required by Residential units: 57 Parking Spaces

Total Parking spaces provided for Residential and Commercial area: 83 spaces

Thank you,

Buyer:

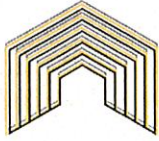
7<sup>th</sup> AVENUE PROPERTIES, LLC

924 NW 1st St, Fort Lauderdale, FL 33311

Project Developer

ATEX GROUP, LLC

924 NW 1st St, Fort Lauderdale, FL 33311



## 7<sup>th</sup> AVENUE PROPERTIES, LLC

924 NW 1<sup>st</sup> Street, Fort Lauderdale, FL 33311

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April 21, 2021

City of Pompano Beach  
City Clerk Office, City Hall  
100 West Atlantic Blvd.  
Pompano Beach FL 33060

RE: BID 21-01

I am pleased to submit this offer to acquire the following Real Property:

Address: 1207 E Atlantic Boulevard, Pompano Beach FL 33060  
Folio # 4842 3600 0360

7<sup>th</sup> Avenue Properties, LLC is an owner developer with a portfolio of 18 properties in Fort Lauderdale & Kansas City. We are developing a number of similar projects as outlined in this bid 21-01, including a 48-unit and 85-unit mixed-development in the City of Fort Lauderdale.

ATEX Group ([www.atexgrp.com](http://www.atexgrp.com)) is our Project Management Development firm in charge of completing all projects on time, quality and budget. The professional staff of ATEX GROUP possess the knowledge and experience to perform the required services with the highest level of professional skill and ensure delivery of a quality product.

Similar ongoing projects:

- 2900 W Broward Blvd, Fort Lauderdale FL 33312, 85 apartment & mix-use building.
- 601 W Sunrise Blvd, Fort Lauderdale FL 33311, 80 apartment & mix-use building.
- 475 SW 27<sup>th</sup> Avenue, Fort Lauderdale FL 33312, 48 apartment complex.

As required by the bidding process, I am including a conceptual site plan and proposal to build on the subject parcel, we believe it complies with all zoning and applicable regulation for construction.

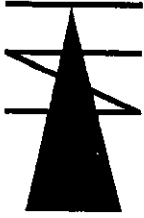
Bidder representation contact information:

1. Mariano Gomez, VP Real Estate. 954-937-2664 [mariano.gomez@atexgrp.com](mailto:mariano.gomez@atexgrp.com)
2. Egipcia Perez, Project Manager 305-898-9899 [egipcia.perez@atexgrp.com](mailto:egipcia.perez@atexgrp.com)

Also attached to this offer, you'll find a letter from our equity owner (Shared Towers LLC) as evidence of financial capacity and strength for this particular project.

Sincerely,

Tatum Martin  
Managing Partner



Shared Towers LLC  
P O Box 70325  
Fort Lauderdale FL 33307  
703-628-2654

[www.sharedtowers.com](http://www.sharedtowers.com)

City of Pompano Beach  
Real Property Manager  
100 W Atlantic Blvd, Room 276  
Pompano Beach FL 33060

This is to confirm in connection with the proposal for bid 21-01 to purchase a parcel 484236000360, our family office is an equity owner in 7<sup>th</sup> Avenue Properties, LLC, and as such we are willing to introduce necessary capital to fund land purchase and development of the parcel with a total estimated capital requirement of \$18,000,000.

Once the details and design of a project is completed typical construction financing may be arranged but availability of such financing is not essential for us to proceed.

We have enclosed from one of our entity accounts held at Charles Schwab & Co, a confirming standard letter showing availability of liquid assets.

Sincerely,

Doshi Family Office

Kamal Doshi, CEO



04/16/2021

SHARED TOWERS, LLC  
Attn: Kamal Doshi  
Po Box 70325  
FORT LAUDERDALE FL 33307

Account # \*\*\*\*-\* 591  
Questions: 1-800-435-4000

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**Here is the requested account balance information.**

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<b>Type of Account</b>	<b>Account Opened</b>	<b>Current Balance</b>	<b>Average Balance, Previous 2 Months</b>
Schwab One	01/04/2006	\$17,957,009.10	\$17,227,971.61

We're writing to confirm the current balance in the account noted above. This balance is based on our records, as of the close of one business day prior to the date of this letter.

The average balance is calculated from the previous 2 months. Both the current balance and the average balance may include cash and securities. The value of any security held in this account is subject to change depending upon market conditions and activities.

The following is Schwab's terms of withdrawal policy:

Charles Schwab doesn't restrict access to available funds and securities in the above-referenced account(s). An account holder or authorized agent can request withdrawals from an account on demand.

Please note: The balance is based on our records at the time this letter was written, and may include cash and securities. The value of the account is subject to change depending upon market conditions and/or activities in the account.

Please note: This letter is for informational purposes only and is not an official record of the account.

**Thank you for choosing Schwab.** We appreciate your business and look forward to serving you in the future. If you have any questions, please call us at +1 (800) 435-4000.





2 NW 3D VIEW OF PROPOSED MIXED USE DEVELOPMENT FROM E ATLANTIC BOULEVARD

IN ATTENTION TO:  
 REAL PROPERTY  
 DIVISION, CITY OF  
 POMPANO BEACH,  
 FLORIDA



BUYER: 7<sup>th</sup> AVENUE PROPERTIES, LLC  
 Tatum Martin  
 924 NW 1st St, Fort Lauderdale,  
 FL 33311



DEVELOPER: ATEX GROUP, LLC  
 924 NW 1st St, Fort Lauderdale,  
 FL 33311  
 (954) 837-2664

PROJECT NAME:  
 1207 POMPANO NEW MIXED USE  
 DEVELOPMENT PROPOSAL

PROJECT ADDRESS:  
 1207 E ATLANTIC BLVD , POMPANO BEACH,  
 FL 33060

MIXED-USE  
 PROPOSAL  
 3D PERSPECTIVES

3D-02

4/21/2021



1 NE 3D VIEW OF PROPOSED MIXED USE DEVELOPMENT FROM E ATLANTIC BOULEVARD

IN ATTENTION TO:  
 REAL PROPERTY  
 DIVISION, CITY OF  
 POMPANO BEACH,  
 FLORIDA



BUYER: 7<sup>th</sup> AVENUE PROPERTIES, LLC  
 Tatum Martin  
 924 NW 1st St, Fort Lauderdale,  
 FL 33311



DEVELOPER: ATEX GROUP, LLC  
 924 NW 1st St, Fort Lauderdale,  
 FL 33311  
 (954) 937-2664

1207 POMPANO NEW MIXED USE  
 DEVELOPMENT PROPOSAL

PROJECT NAME:

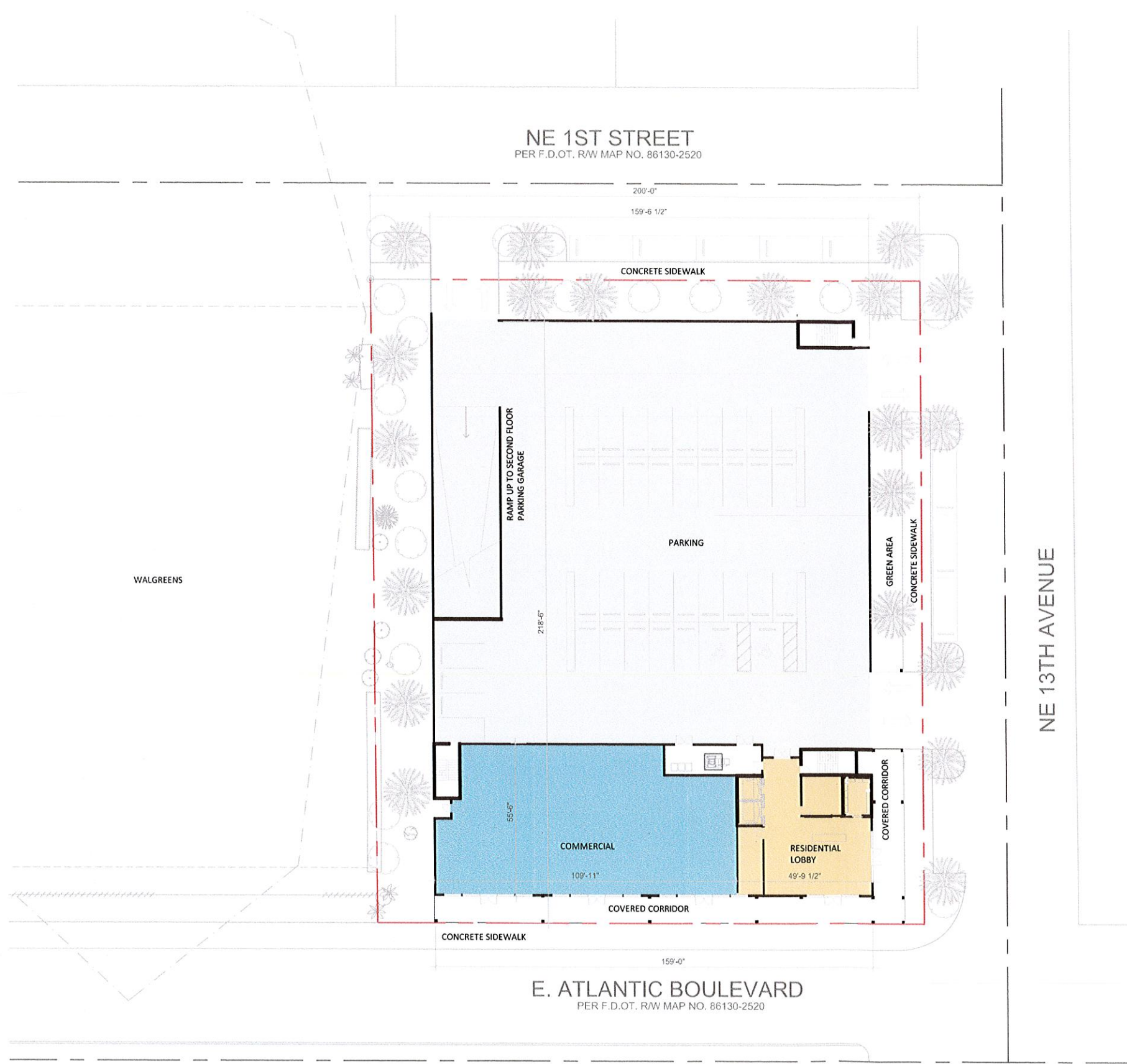
1207 E ATLANTIC BLVD , POMPANO BEACH,  
 FL 33060

PROJECT ADDRESS:

MIXED-USE  
 PROPOSAL  
 3D PERSPECTIVES

3D-01

4/21/2021



LEYEND	
	SITE PROPERTY LINE
	COMMERCIAL
	PARKING
	RESIDENTIAL

**GENERAL INFORMATION**

**PROJECT ADDRESS:**  
1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060

**PROPERTY OWNER:** CITY OF POMPAÑO BEACH

**FOLIO #:** 4842 36 00 0360

**LOT SIZE:** 1.07 ACRES (46,760 SQ. FT)

**CURRENT ZONING DESIGNATION:**  
TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)

**PROPOSED USE OF DEVELOPMENT:**  
MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.

**BUILDING TYPOLOGY:** LINER BUILDING TYPE WITH ELEVATED COURTYARD AT NORTH PORTION OF LOT

**BUILDING HEIGHT AT SOUTH PORTION OF LOT:** 50FT (4 STORIES)

**BUILDING HEIGHT AT NORTH PORTION OF LOT:** 34.5FT (3 STORIES)

**PROJECT PROGRAM**

**LEVEL 01**  
COMMERCIAL: 5,580 SQ. FT  
PARKING: 24,500 SQ. FT  
37 SPACES

**LEVEL 02**  
PARKING GARAGE: 21691 SQ. FT.  
PARKING SPACES: 47 PARKING SPACES  
RESIDENTIAL: 13 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT +/-): 5 UNITS  
1 BEDROOM 1 BATH ( 587 SQ.FT +/-): 5 UNITS  
2 BEDROOM 2 BATH ( 825 SQ.FT +/-): 3 UNITS

**LEVEL 03**  
AMENITY DECK: 15,604 SQ. FT.  
RESIDENTIAL: 22 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT +/-): 7 UNITS  
1 BEDROOM 1 BATH ( SQ.FT +/-): 10UNITS  
2 BEDROOM 2 BATH ( SQ.FT +/-): 4 UNITS

**LEVEL 04**  
RESIDENTIAL: 14 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT): 5 UNITS  
1 BEDROOM 1 BATH ( 587 SQ.FT): 5 UNITS  
2 BEDROOM 2 BATH ( 825 SQ.FT): 4 UNITS

**TOTAL APARTMENT UNITS:**  
48 UNITS (44DUALLOWED + 4DU ELIGIBLE BY DENSITY BONUSSES TABLE 155.3709.E.3. IF GRANTED)

**TOTAL PARKING REQUIRED BY RESIDENTIAL UNITS:** 57 PARKING SPACES

**TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL AND COMMERCIAL AREA:** 83 SPACES

IN ATTENTION TO:  
REAL PROPERTY  
DIVISION, CITY OF  
POMPAÑO BEACH,  
FLORIDA

**BUYER:** 7<sup>th</sup> AVENUE PROPERTIES, LLC  
Tatum Martin  
924 NW 1st St, Fort Lauderdale,  
FL 3331

**DEVELOPER:** ATEX GROUP, LLC  
924 NW 1st St, Fort Lauderdale,  
FL 3331  
(954) 937-2664

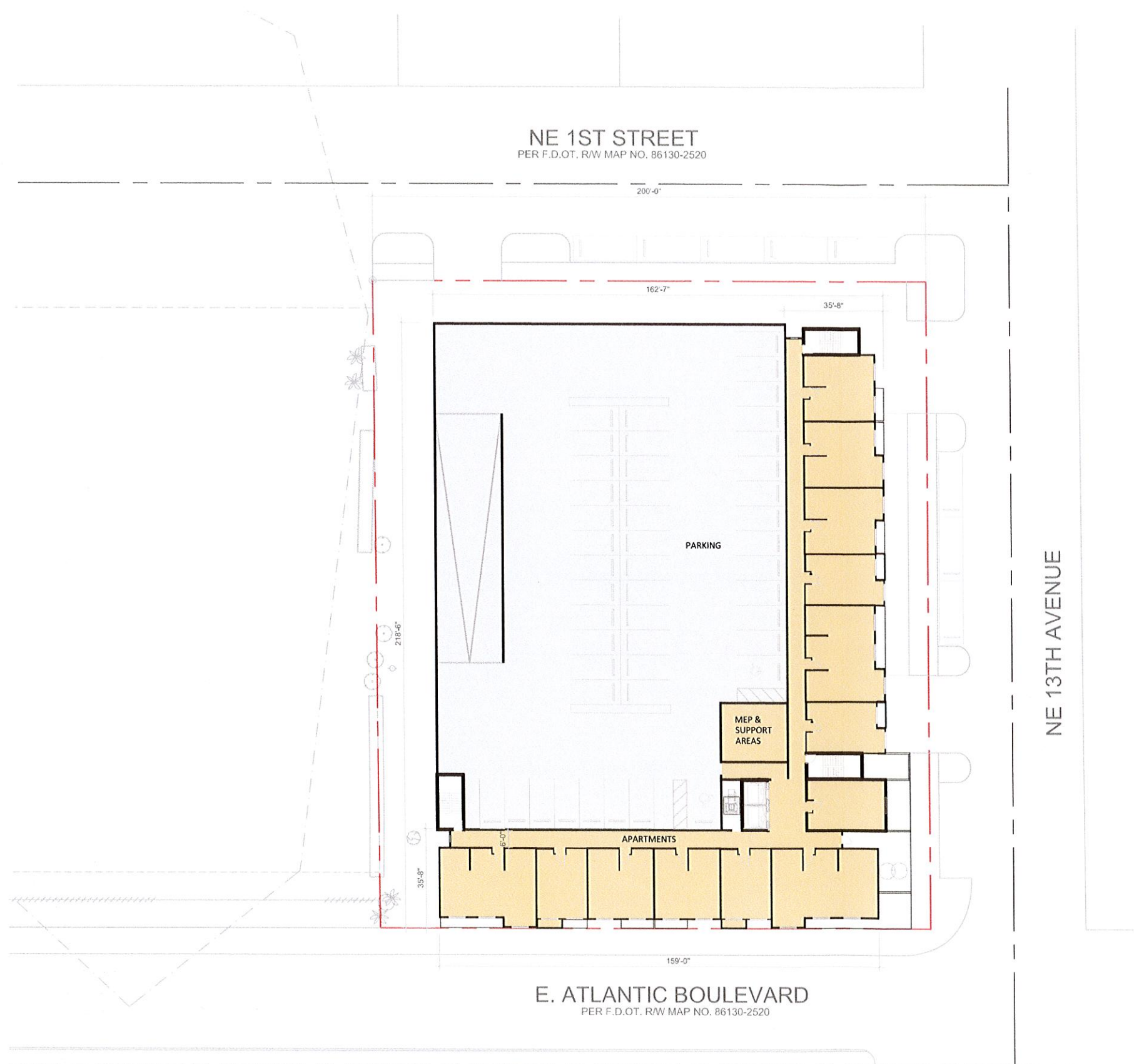
**PROJECT NAME:** 1207 POMPAÑO NEW MIXED USE DEVELOPMENT PROPOSAL

**PROJECT ADDRESS:** 1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060

**CONCEPTUAL SITE PLAN**

**GROUND FLOOR PLAN**

**A-01**  
4/21/2021



LEYEND	
	SITE PROPERTY LINE
	COMMERCIAL
	PARKING
	RESIDENTIAL

GENERAL INFORMATION	
<b>PROJECT ADDRESS:</b> 1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060	
<b>PROPERTY OWNER:</b> CITY OF POMPAÑO BEACH	
<b>FOLIO #:</b> 4842 36 00 0360	
<b>LOT SIZE:</b> 1.07 ACRES (46,760 SQ. FT)	
<b>CURRENT ZONING DESIGNATION:</b> TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)	
<b>PROPOSED USE OF DEVELOPMENT</b> MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.	
<b>BUILDING TYPOLOGY:</b> LINER BUILDING TYPE WITH ELEVATED COURTYARD AT NORTH PORTION OF LOT	
<b>BUILDING HEIGHT AT SOUTH PORTION OF LOT:</b> 50FT (4 STORIES)	
<b>BUILDING HEIGHT AT NORTH PORTION OF LOT:</b> 34.5FT (3 STORIES)	

PROJECT PROGRAM	
<b>LEVEL 01</b>	COMMERCIAL: 5,580 SQ. FT PARKING: 24,500 SQ. FT 37 SPACES
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<b>LEVEL 03</b>	AMENITY DECK: 15,604 SQ. FT. RESIDENTIAL: 22 APARTMENT UNITS EFFICIENCY/STUDIO ( 450 SQ.FT +/-): 7 UNITS 1 BEDROOM 1 BATH ( SQ.FT +/-): 10UNITS 2 BEDROOM 2 BATH ( SQ.FT +/-): 4 UNITS
<b>LEVEL 04</b>	RESIDENTIAL: 14 APARTMENT UNITS EFFICIENCY/STUDIO ( 450 SQ.FT): 5 UNITS 1 BEDROOM 1 BATH ( 587 SQ.FT): 5 UNITS 2 BEDROOM 2 BATH ( 825 SQ.FT): 4 UNITS
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IN ATTENTION TO:  
REAL PROPERTY  
DIVISION, CITY OF  
POMPAÑO BEACH,  
FLORIDA

 BUYER: 7 <sup>th</sup> AVENUE PROPERTIES, LLC Tatum Martin 924 NW 1st St, Fort Lauderdale, FL 33311	 DEVELOPER: ATEX GROUP, LLC 924 NW 1st St, Fort Lauderdale, FL 33311 (954) 937-2664
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1207 POMPAÑO NEW MIXED USE DEVELOPMENT PROPOSAL	PROJECT NAME:
1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060	PROJECT ADDRESS:

CONCEPTUAL PLAN
SECOND FLOOR PLAN
A-02
4/21/2021



LEYEND	
	SITE PROPERTY LINE
	COMMERCIAL
	PARKING
	RESIDENTIAL

GENERAL INFORMATION	
<b>PROJECT ADDRESS:</b> 1207 E ATLANTIC BLVD , POMPAN0 BEACH, FL 33060	
<b>PROPERTY OWNER:</b> CITY OF POMPAN0 BEACH	
<b>FOLIO #:</b> 4842 36 00 0360	
<b>LOT SIZE:</b> 1.07 ACRES (46,760 SQ. FT)	
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<b>PROPOSED USE OF DEVELOPMENT</b> MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.	
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PROJECT PROGRAM	
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IN ATTENTION TO:  
REAL PROPERTY  
DIVISION, CITY OF  
POMPAN0 BEACH,  
FLORIDA

BUYER: 7th AVENUE PROPERTIES, LLC Tatum Martin 924 NW 1st St, Fort Lauderdale, FL 33311	DEVELOPER: ATEX GROUP, LLC 924 NW 1st St, Fort Lauderdale, FL 33311 (954) 937-2664

1207 POMPAN0 NEW MIXED USE DEVELOPMENT PROPOSAL	1207 E ATLANTIC BLVD , POMPAN0 BEACH, FL 33060
PROJECT NAME:	PROJECT ADDRESS:

CONCEPTUAL  
PLAN

THIRD FLOOR  
PLAN

A-03  
4/21/2021



LEYEND	
	SITE PROPERTY LINE
	COMMERCIAL
	PARKING
	RESIDENTIAL

**GENERAL INFORMATION**

**PROJECT ADDRESS:**  
1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060

**PROPERTY OWNER:** CITY OF POMPAÑO BEACH

**FOLIO #:** 4842 36 00 0360

**LOT SIZE:** 1.07 ACRES (46,760 SQ. FT)

**CURRENT ZONING DESIGNATION:**  
TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)

**PROPOSED USE OF DEVELOPMENT**  
MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.

**BUILDING TYPOLOGY:** LINER BUILDING TYPE WITH ELEVATED COURTYARD AT NORTH PORTION OF LOT

**BUILDING HEIGHT AT SOUTH PORTION OF LOT:** 50FT (4 STORIES)

**BUILDING HEIGHT AT NORTH PORTION OF LOT:** 34.5FT (3 STORIES)

**PROJECT PROGRAM**

**LEVEL 01**  
COMMERCIAL: 5,580 SQ. FT  
PARKING: 24,500 SQ. FT  
37 SPACES

**LEVEL 02**  
PARKING GARAGE: 21691 SQ. FT.  
PARKING SPACES: 47 PARKING SPACES  
RESIDENTIAL: 13 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT +/-): 5 UNITS  
1 BEDROOM 1 BATH ( 587 SQ.FT +/-): 5 UNITS  
2 BEDROOM 2 BATH ( 825 SQ.FT +/-): 3 UNITS

**LEVEL 03**  
AMENITY DECK: 15,604 SQ. FT.  
RESIDENTIAL: 22 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT +/-): 7 UNITS  
1 BEDROOM 1 BATH ( SQ.FT +/-): 10UNITS  
2 BEDROOM 2 BATH ( SQ.FT +/-): 4 UNITS

**LEVEL 04**  
RESIDENTIAL: 14 APARTMENT UNITS  
EFFICIENCY/STUDIO ( 450 SQ.FT): 5 UNITS  
1 BEDROOM 1 BATH ( 587 SQ.FT): 5 UNITS  
2 BEDROOM 2 BATH ( 825 SQ.FT): 4 UNITS

**TOTAL APARTMENT UNITS:**  
48 UNITS (44DUALLOWED + 4DU ELIGIBLE BY DENSITY BONUS TABLE 155.3709.E.3. IF GRANTED)

**TOTAL PARKING REQUIRED BY RESIDENTIAL UNITS:** 57 PARKING SPACES

**TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL AND COMMERCIAL AREA:** 83 SPACES

IN ATTENTION TO:  
REAL PROPERTY DIVISION, CITY OF POMPAÑO BEACH, FLORIDA

**BUYER:** 7th AVENUE PROPERTIES, LLC  
Tatum Martin  
524 NW 1st St, Fort Lauderdale, FL 33311

**DEVELOPER:** ATEX GROUP, LLC  
924 NW 1st St, Fort Lauderdale, FL 33311  
(954) 937-2664

**PROJECT NAME:** 1207 POMPAÑO NEW MIXED USE DEVELOPMENT PROPOSAL

**PROJECT ADDRESS:** 1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060

**CONCEPTUAL SITE PLAN**

**FOURTH FLOOR PLAN**

**A-04**

4/21/2021



7<sup>th</sup> AVENUE PROPERTIES, LLC

924 NW 1<sup>st</sup> Street, Fort Lauderdale, FL 33311

Address: 1207 E Atlantic Boulevard, Pompano Beach FL 33060  
Folio # 4842 3600 0360

City of Pompano Beach  
City Clerk's Office  
100 West Atlantic Blvd. Room 253  
Pompano Beach FL 33060

BID  
21-01

CITY OF POMPAÑO BEACH  
OFFICE OF THE CITY CLERK  
2021 APR 22 PM 12:10