

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF SEVEN FLEX UNITS FOR A PROPOSED TAX CREDIT HOUSING DEVELOPMENT ON A PORTION OF THE PROPERTY AT 1700 BLOUNT ROAD; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Broward Homeless Partnership, Inc. (“Applicant”) requests an allocation of a maximum of seven residential flex units to be used in conjunction with County Policy 2.16.3, which allows for 19 bonus units for every very low income housing unit deed restricted for 30-years. The purpose of the request is to generate 138 total units of affordable housing to be located on a 3.0-acre property in the rear of the North Homeless Assistance Center (NHAC) at 1700 Blount Road, legally described in Exhibit “A,” attached and incorporated in this Resolution; and

WHEREAS, the land use designation of the subject property is concurrently being amended to Commercial Land Use; and

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

WHEREAS, the Applicant intends to comply with the affordable housing requirements of City Code Section 154.61(E) and Broward County Policy 2.16.3 by building a tax credit affordable housing project with units distributed as follows: 15% for 30% of AMI (Area Median Income) or less; 63% for 60% AMI or less; and 22% for 80% AMI or less; 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; now, therefore,

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of seven 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 seven residential flex units from the unified flex zone for the proposed 138 unit 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 seven 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. That the proposed housing project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit “B.” If the requested 46 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 seven units to be very low income housing for a minimum of 30-years.

SECTION 6. The above noted Declaration of Restrictive Covenants will also include the following commitments:

- Broward Transit will provide adequate bus routes along Blount Road to service the project and the Apartment management will provide transportation services to residents until such time as Broward County mass transit is adequate to serve their daily needs;
- Broward County will accommodate and permit stormwater management off-site on their property to the south of the subject property; and
- Recreation and open space amenities will be provided on-site to serve the residents.

SECTION 7. 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 8. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2022.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

:jrm
10/19/22
L:ord/2023-24

**EXHIBIT A
LEGAL DESCRIPTION**

A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, BROWARD COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID PARCEL "E"; THENCE SOUTH 01°50'34" EAST ALONG THE EAST LINE OF SAID PARCEL "E" 500.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "E" SOUTH 88°20'18" WEST, 583.07 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL "E" NORTH 01°50'25" WEST, 142.56 FEET; THENCE NORTH 88°13'48" EAST, 412.68 FEET; THENCE NORTH 01°50'41" WEST, 185.54 FEET; THENCE SOUTH 88°03'43" WEST, 45.34 FEET; THENCE NORTH 01°50'59" WEST, 184.06 FEET; THENCE SOUTH 88°09'13" WEST, 124.40 FEET; THENCE NORTH 01°50'34" WEST, 68.86 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL "E" NORTH 88°20'18" EAST, 583.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.0 ACRES), MORE OR LESS.