

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF TEN FLEX UNITS FOR A PROPOSED TOWNHOUSE DEVELOPMENT LOCATED AT 1531-1537 N. DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Pompano Beach Community Redevelopment Agency (Owner”) requests an allocation of a maximum of ten residential flex units to construct a ten-unit townhouse project located at 1531-1537 N. Dixie Highway, legally described in Exhibit “A,” to this Resolution; and

WHEREAS, the land use designation of the subject property is Commercial, the zoning is General Business (B-3) and the property is within the flex receiving area and it is therefore eligible for the requested residential flex 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 ten 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 ten residential flex units from the unified flex zone for the proposed ten unit townhouse 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 ten units.

SECTION 3. That the proposed townhouse 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. 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 ten townhouse units 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. 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 6. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2023.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

:jrm
7/10/23
L:ord/2023-209

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

LOTS 1 THROUGH 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LESS ROAD RIGHT-OF-WAY.

EXHIBIT B
CONCEPTUAL SITE PLAN