

AAC

PZ21-12000031
06/04/2024**RESOLUTION NO. 2024- 22****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 AT 90 NW 27TH AVENUE AND 140 NW 27 AVENUE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, ICG CGP 58, 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 at 90 NW 27 Avenue and 140 NW 27 Avenue; and

WHEREAS, the subject property has Commercial (C) Land Use Designation; 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"

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SECTION 2. The number of flex units in the unified flex zone shall be reduced by 40 units.

SECTION 3. Prior to the building permit approval the applicant shall provide a Unity of Title or its equivalent.

SECTION 4. 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 final site plan must meet all code requirements and provide for residential amenities, 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 5. Failure of the applicant to obtain a principal building permit for its renovation 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 24th day of October, 2023.

DocuSigned by:

Rex Hardin

502CB780EB3F480...

REX HARDIN, MAYOR

ATTEST:

DocuSigned by:

Kervin Alfred

D1C913A8ED334CA...

KERVIN ALFRED, CITY CLERK

:jrm
10/4/23
L:reso/2024-05

DocuSigned by:



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975 ARTURO GRIEGO Suite #401 | Miami Beach Florida 33140 TEL | 305763 8471
WWW.G3AEC.COM



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Exhibit A

LEGAL DESCRIPTION

RE: Covent Gardens
140 NW 27th Avenue
Pompano Beach, FL 33069

Legal description Parcel A

Per schedule A, commitment for title insurance prepared by first American Title Insurance Company, file NO.: 1062-4934215, commitment effective date: September 04, 2020, at 8:00 A.M.

Parcel "A", of N.W. 27th Avenue plat, according to the plat thereof, as recorded in plat book 178, page 99, Public Records of Broward County, Florida.

Legal description Parcel B

Per schedule A, commitment for title insurance prepared by First American Title Insurance Company, file No.: 1062-4934213, commitment effective date: September 04, 2020, at 8:00 A.M.

Tract No. 8, Collier City, described as: the West ½ of the South 1/3 of the North 3/5 of the SW ¼ of the SW ¼ of the SE ¼ of section 33, township 48 South, range 42 East, less the West 25 feet thereof, dedicated to Broward County for free public road purposes; Said lands situate, lying and being in Broward County, Florida.

Less and except that portion of parcel conveyed to surrey holding corporation, a Florida corporation by warranty deed recorded July 9, 2003, in book 28529, page 748.

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect | General Contractor
AR94011
CGC1523051

email | nino@g3aec.com
direct | 305 803 7902



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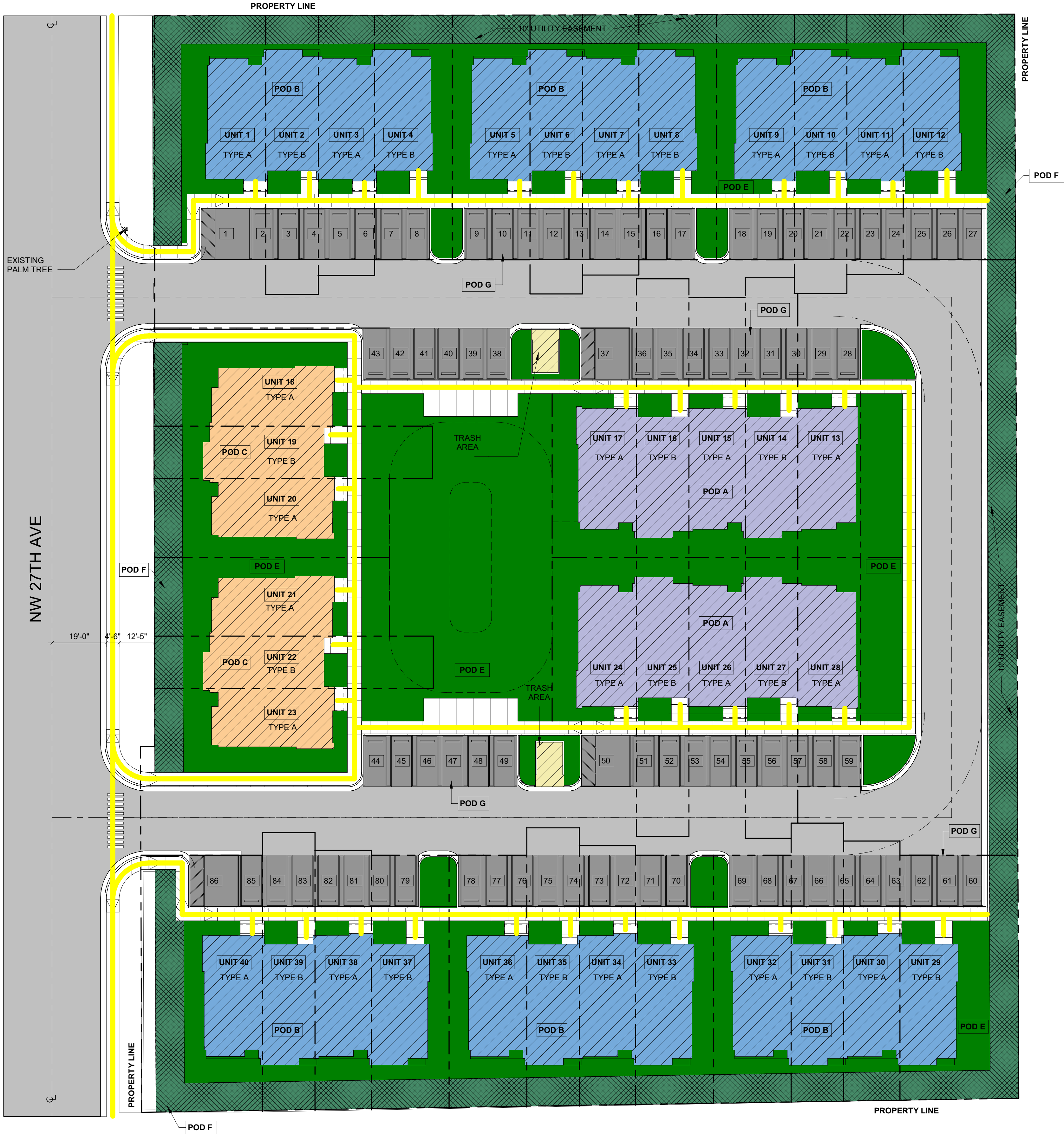
05/07/2024



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04/02/2024

Exhibit B



PROJECT, ADDRESS AND OWNER:
COVENT GARDENS
140 N.W. 27TH AVENUE, POMPAHO BEACH, FL 33069

OWNER
ICG ABCD 52, LLC
20900 NE 30th Ave Aventura, FL 33180

ARCHITECT:
G3sec
975 Arthur Godfrey rd., suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3sec.com
w www.g3sec.com | #AA26003670

CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:
MEP:
CIVIL ENGINEER:
LEED CONSULTANT:

Reviewed for CODE COMPLIANCE		
Signature	Date	
P. Works	__/__/	
Fire Prev.	__/__/	
Planning	__/__/	
Zoning	__/__/	
Building	__/__/	
Structural	__/__/	
Electrical	__/__/	
Plumbing	__/__/	
Mech.	__/__/	
S. Waste	__/__/	

REVISIONS:		

FLEX APPLICATION SET

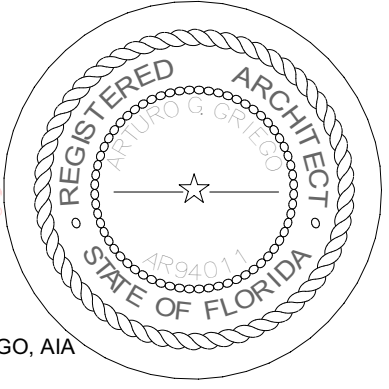
PROJECT No.: 2024
ISSUE DATE:
REVISIONS:

CONCEPTUAL PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:
Arturo G. Griego
13/04/17
2021.12.17
-05/00
SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011



LEGEND		
POD	USES	STORIES
POD A	5 UNIT TOWNHOUSE - RESIDENTIAL	2 STORIES
POD B	4 UNIT TOWNHOUSE - RESIDENTIAL	2 - 3 STORIES
POD C	3 UNIT TOWNHOUSE - RESIDENTIAL	2 STORIES
POD D	SERVICES	
POD E	OPEN SPACE	
POD F	BUFFER	
POD G	PARKING	
	VEHICULAR ROAD NETWORK	
	PEDESTRIAN ACCESS	

1
CONCEPTUAL PLAN
SCALE: 3/64" = 1'-0"

DRC
PZ21-05000013
1/19/2022