

**AFFIDAVIT**

STATE OF FLORIDA                     )  
  ) SS.:  
COUNTY OF BROWARD                )

BEFORE ME, the undersigned authority, personally appeared David Schack, who, after being duly sworn, deposes and states:

1. My name is David Schack. I am over the age of 18 and the facts in this affidavit are based on my own personal knowledge.
2. I am a Manager of Home Dynamics Vantage, LLC (“Home Dynamics Vantage”).
3. Home Dynamics Vantage owns the property located at the Northeast Corner of the Intersection of the Florida Turnpike and West Atlantic Blvd., Pompano Beach, FL 33069, Folio No. 4842-32-19-0020 (the “Subject Property”).
4. The Subject Property is being redeveloped into a residential community consisting of 150 single family residences (the “Project”).
5. Due to documented contamination on the Subject Property from its former use as the Palm Aire Golf Course, Home Dynamics Vantage has requested designation of the Subject Property as a Brownfield Area pursuant to § 376.80(2)(c), Florida Statutes, of Florida’s Brownfields Redevelopment Act, to be known as The Former Palm Aire Golf Course III Brownfield Area.
6. Home Dynamic Vantage will provide affordable housing as defined in § 420.0004, Florida Statutes, by contributing a fee to the City of Pompano Beach’s Local Affordable Housing Trust Fund, pursuant to § 154.80, Pompano Beach, Florida, Code of Ordinances. The fee shall be paid at the time of building permit, as stipulated by § 154.80(c), Pompano Beach, Florida, Code of Ordinances.
7. In addition, the Project will provide for the creation of recreation areas and parks at the Subject Property, as reflected on the Site Plan enclosed herein at Exhibit A.
8. I declare under penalty of perjury that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
David Schack

BEFORE ME, the undersigned authority, personally appeared, David Schack, who is personally known to me and who did/did not take an oath and he acknowledged before me that he executed the foregoing on this the 28 day of September, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

My Commission Expires:

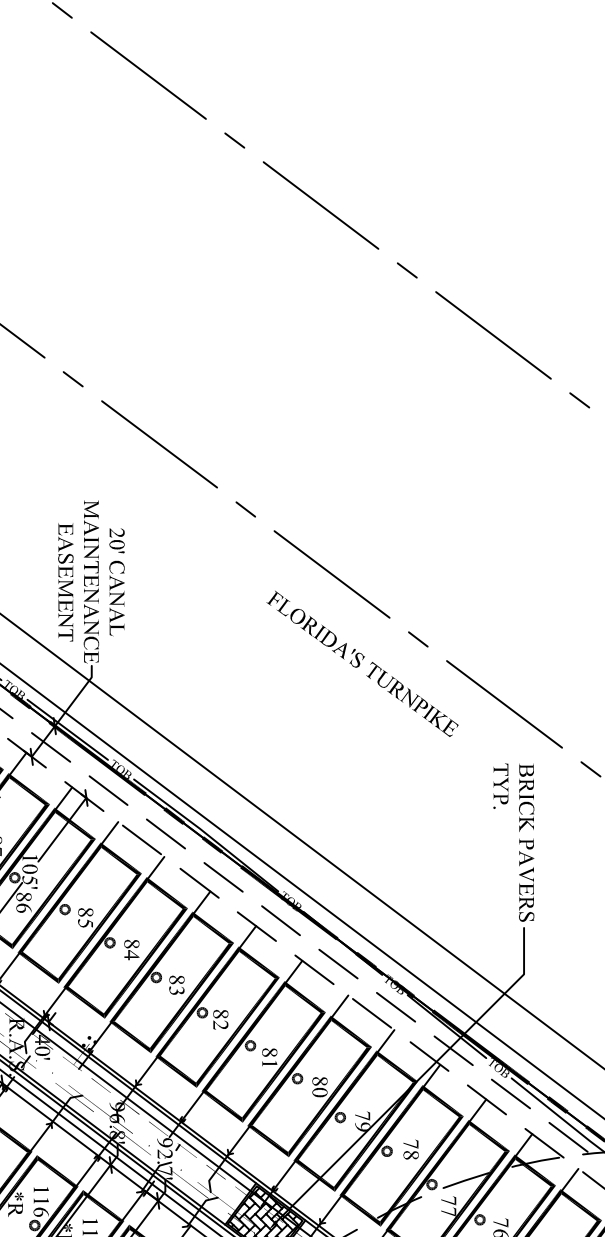


# Exhibit A



## SITE DATA

TOTAL SITE AREA		EXISTING ZONING		RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT)	
TOTAL DWELLING UNITS - 30 x 1.05'		150 D.U.		IRPM	
NET DENSITY	4.70 NET D.U./AC	EXISTING LAND USE		35'	
REC AREA PROPOSED (INCLUDES PASSIVE PARK AREAS)	2.5 AC.	MAXIMUM BUILDING HEIGHT		55%	
MINIMUM DRAINAGE STORAGE REQUIRED (22%)	7.03 AC.	PARKING CALCULATIONS		300	
DRAINAGE STORAGE REQUIRED (25%)	8.04 AC.	SINGLE FAMILY REQUIRED (2 SP./DU.)		300	
MINIMUM LAKE SURF-ACE REQUIRED (19%)	6.00 AC.	SINGLE FAMILY PROPOSED (2 DRIVEWAY)		300	
LAKE SURF-ACE PROPOSED (18%)	5.55 AC.	REC AREA PARKING PROPOSED		8 SPACES (C.H.C.)	
MINIMUM RETENTION AREAS (3%)	.96 AC.	MAIL KIOSK PARKING PROPOSED		3 SPACES (C.H.C.)	
DRY RETENTION AREA PROPOSED (8%) (*SEE NOTE)	2.42 AC.	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)		13.10 AC./AC.	
MAXIMUM BUILDING AREA REQUIRED (22%)	7.03 AC.			18.84 AC.	
BUILDING AREA PROPOSED (15%)	6.06 AC.				
RESIDENTIAL MAX BLDG ENVELOPE (1,750 S.F. x 150 LOTS)	6.03 AC.				
CABANA	.03 AC.				
MAXIMUM PAVEMENT AREA REQUIRED (21%)	6.71 AC.				
PAVEMENT AREA PROPOSED (18%)	5.67 AC.				
ROAD R.O.W. AREA PROPOSED	4.28 AC.				
DRIVEWAYS (18'x30' x 150 LOTS)	1.24 AC.				
POOL DECK/REC PARKING	.13 AC.				
MAIL AREA PARKING	.02 AC.				
OPEN SPACE REQUIRED (25%)	7.99 AC.				
OPEN SPACE PROPOSED (65% - INCLUDES LAKES)	20.12 AC.				



## 20 CA /

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- ALL INTERIOR ROADWAYS ARE PRIVATE
- CURBSIDE PICKUP FOR TRASH & RECYCLING
- R.A.S. = RESIDENTIAL ACCESS STREET
- L.M.E. = LAKE MAINTENANCE EASEMENT
- T.O.B. = TOP OF BANK
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- C.L. = CENTERLINE
- M.W. = MODEL LOT
- NO MORE THAN (3) THREE CONSECUTIVE HOMES IN A ROW MAY BE PLACED NEXT TO EACH OTHER WITH IDENTICAL FACADES, THE VARIED FACADES CAN BE ACCOMPLISHED THROUGH VARIATIONS IN FACADE TREATMENTS (SECTION 155.560(1)(c)), VARIATION IN COLORS & MATERIALS OF ELEVATIONS, AND VARIATION IN ROOF FORM.
- STREET SIDE LOTS (LOTS 1, 23, 51, 65, 143 & 144) TO HAVE 10 FOOT STREET YARD SETBACK.
- NO HVAC EQUIPMENT OR ABOVE GROUND STRUCTURES EXCLUDING PAVERS AND FOUNDATION PLYWANTING TO BE INSTALLED WITHIN THE 5 FOOT SETBACK BETWEEN HOMES.
- 21' TIME
- FLORIDA'S TURNPIKE
- AVERAGE ELEVATION OF FLOOD OF CANAL

# KEY SHEET



BY	REVISIONS	DATE
WED	ADDRESS COMMENTS AS PER PRE-APP COMMENTS	9-14-15
WED	ADDRESS COMMENTS AS PER DMC	10-27-15
WED	ADDRESS COMMENTS AS PER DMC	11-23-15

**Design and Entitlement  
Consultants, LLC.**  
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Royal Palm Beach, FL. 33411  
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Email: [info@designandentitlement.com](mailto:info@designandentitlement.com)



PALM AIRE  
PROPERTY  
HOME DYNAMICS  
POMPANO BEACH, FLORIDA

OVERALL SITE PLAN

FILE:	1"=1
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AWN BY: K.D.D.,W.E.D.  
TE: 09/08/2015

SP.1  
OF 11 SHEETS

