

RESOLUTION NO. 08-189

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING SIX FLEX UNITS FOR A PROPOSED RESIDENTIAL TOWNHOUSE PROJECT LOCATED ON UNPLATTED PROPERTY ON THE WEST SIDE OF THE 900 BLOCK OF NORTHWEST 3RD AVENUE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pompano Beach Living, LLC. proposes to build a townhouse development consisting of one hundred thirty eight (138) units on unplatted property generally bounded by NW 3rd Avenue on the east, NW 8th Street on the south, NW 4th Avenue on the west and NW 10th Street on the north, which is legally described in Exhibit A;

WHEREAS, The proposed density of the townhouse development would exceed the Land Use densities allowed by the two land use designations on the property of Residential Low-Medium density (5-10 dwelling units per acre) and Residential Medium density (10-16 dwelling units per acre) by six (6) dwelling units; and

WHEREAS, the City of Pompano Beach has passed Ordinance 2007-48 which requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and

WHEREAS, the applicant has indicated that all six (6) dwelling units as affordable housing units and thereby complies with the affordable housing requirements of Ordinance 2007-48; and

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
POMPANO BEACH, FLORIDA;

SECTION 1: That the City Commission of Pompano Beach hereby allocates six (6) flex units for the proposed residential project to be constructed on unplatted property generally bounded by NW 3rd Avenue on the east, NW 8th Street on the south, NW 4th Avenue on the west and NW 10th Street on the north, which is legally described in Exhibit A.

SECTION 2: The number of affordable housing units shall be reduced accordingly.

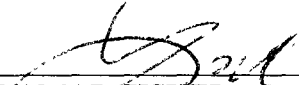
SECTION 3: The proposed project must be built in substantial conformance with the attached conceptual site plan as shown in Exhibit "B". Failure of the applicant to construct the residential project substantially in accordance with the site plan, as shown in Exhibit "B" shall render the allocation of the six (6) flex units null and void. The flex units may not be used for or applied to any other project or projects.

SECTION 4: Failure of the applicant to obtain a principal building permit for its proposed residential project by May 27, 2010 shall render the allocation of six (6) flex units null and void.


SECTION 5: The applicant must comply with the affordable housing requirements of Ordinance 2007-48 by constructing a minimum of three (3) workforce housing unit on site.

SECTION 6: This Resolution shall become effective upon passage

PASSED AND ADOPTED this 27th day of May 2008.



LAMAR FISHER MAYOR

ATTEST:


MARY L. CHAMBERS, CITY CLERK

Exhibit A

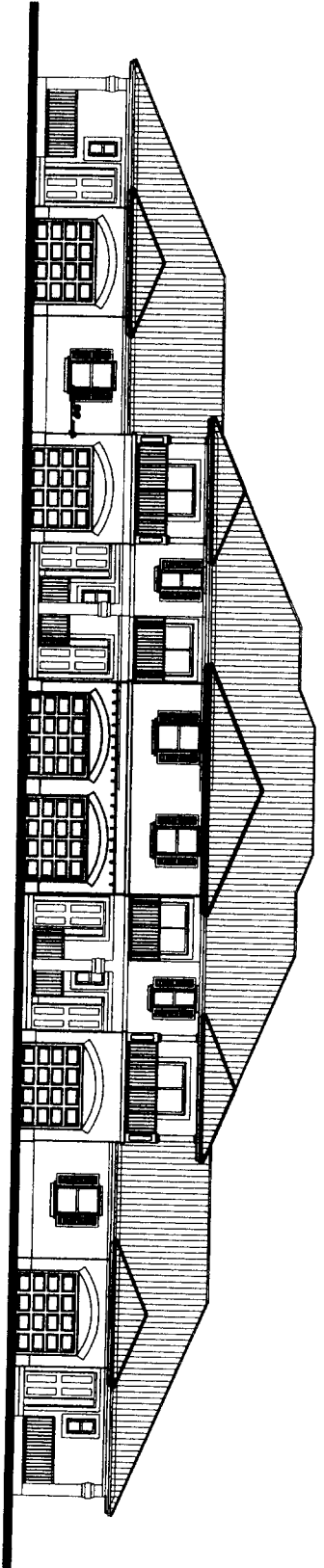
Lots 4 through 10, Block 2, Monticello Park Addition, according to the plat thereof, as recorded in Plat Book 11, Page 12 of the Public Records of Broward County, Florida

Together with

Lots 1 through 7, Block 3, Monticello Park Addition, according to the plat thereof, as recorded in Plat Book 11, Page 12 of the Public Records of Broward County, Florida

Together with

Southeast 1/4 of Southeast 1/4 of Northwest 1/4 of Section 35, Township 48 South, Range 42 East, less west 30 feet thereof and less the south 30 feet thereof, said lands situate, lying and being in Broward County, Florida

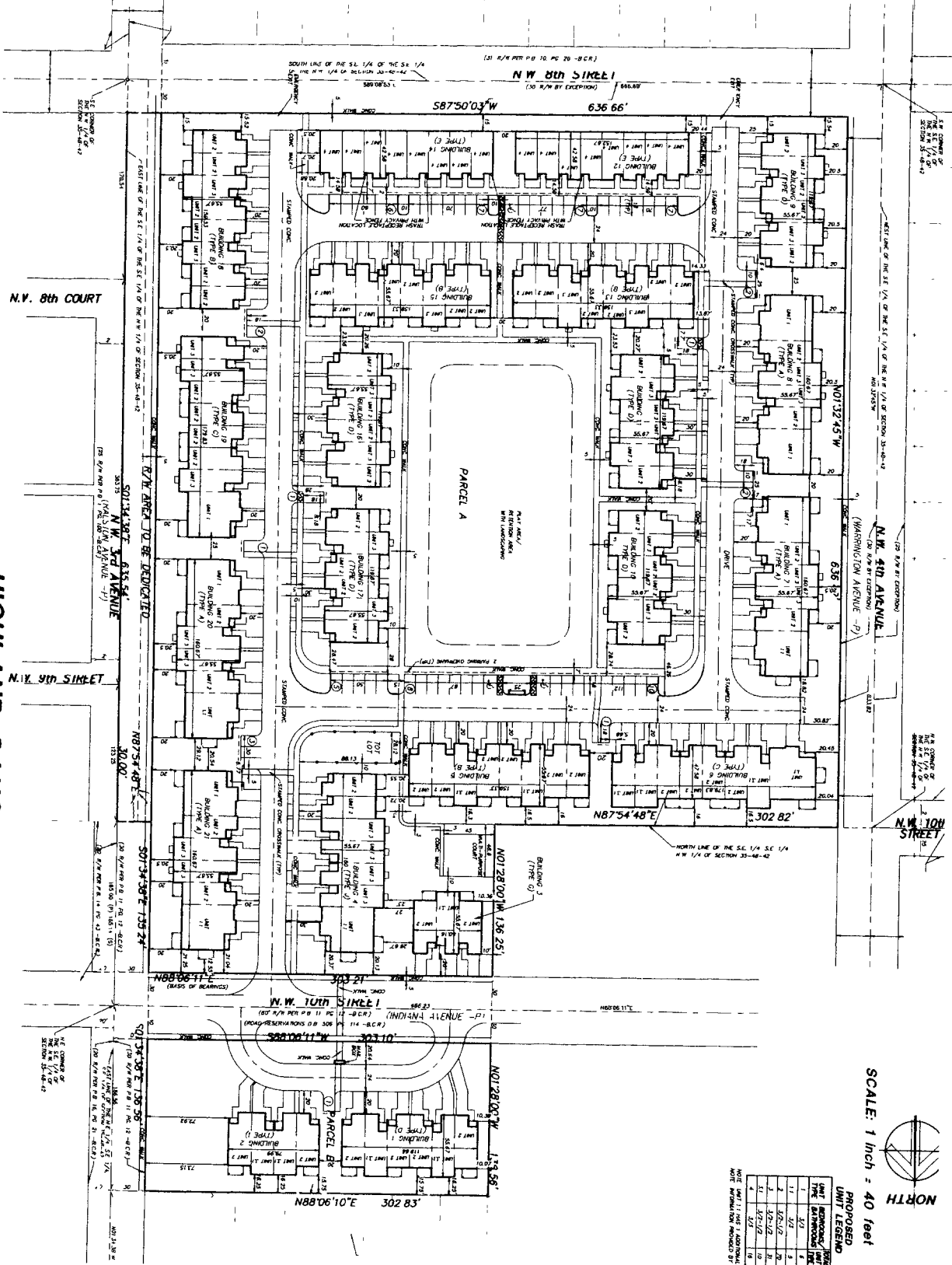


HIGHLAND OAKS

A TOWNHOUSE DEVELOPMENT BY

POMPANO BEACH LIVING, LLC.

HIGHLAND OAKS MASTER SITE PLAN DEVELOPED BY POMPANO BEACH LIVING, LLC



SCALE: 1 inch = 40 feet



SITE DATA TABLE
TOTAL UNITS = 138
OVERALL DENSITY 12.33 DU/ACRE

UNIT LEGEND

UNIT TYPE	PROPOSED UNITS
1	3/2
2	3/2
3	3/2
4	3/2
5	3/2
6	3/2
7	3/2
8	3/2
9	3/2
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100	3/2

NOTE: UNIT 11 UNIT ASSIGNED TO PARCEL B
NOTE: UNIT 12 UNIT ASSIGNED TO PARCEL B

SITE AREA PARCEL A - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)
TOTAL AREA	148,800	3.36 AC.

SITE DATA PARCEL A - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
DRIVE DRIVE	12,120	0.27 AC.	8.14%
PAVED DRIVE	4,370	0.10 AC.	2.94%
CONCRETE DRIVE	3,000	0.07 AC.	2.02%
ASPH/CONC DRIVE	1,800	0.04 AC.	1.21%
TOTAL DRIVE AREA	21,290	0.48 AC.	14.31%
PAVED DRIVE	1,800	0.04 AC.	1.21%
CONCRETE DRIVE	1,800	0.04 AC.	1.21%
ASPH/CONC DRIVE	1,800	0.04 AC.	1.21%
TOTAL DRIVE AREA	6,200	0.14 AC.	4.16%

PERMITS CALCULATIONS PARCEL A - ESTIMATED

PERMITS	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
PERMITS	12,120	0.27 AC.	8.14%
PERMITS	4,370	0.10 AC.	2.94%
PERMITS	3,000	0.07 AC.	2.02%
PERMITS	1,800	0.04 AC.	1.21%
TOTAL PERMITS AREA	21,290	0.48 AC.	14.31%

SITE AREA PARCEL B - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)
TOTAL AREA	91,200	2.09 AC.

SITE DATA PARCEL B - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
DRIVE DRIVE	12,120	0.27 AC.	13.29%
PAVED DRIVE	4,370	0.10 AC.	4.79%
CONCRETE DRIVE	3,000	0.07 AC.	3.29%
ASPH/CONC DRIVE	1,800	0.04 AC.	1.98%
TOTAL DRIVE AREA	21,290	0.48 AC.	23.35%
PAVED DRIVE	1,800	0.04 AC.	1.98%
CONCRETE DRIVE	1,800	0.04 AC.	1.98%
ASPH/CONC DRIVE	1,800	0.04 AC.	1.98%
TOTAL DRIVE AREA	6,200	0.14 AC.	6.80%

PERMITS CALCULATIONS PARCEL B - ESTIMATED

PERMITS	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
PERMITS	12,120	0.27 AC.	13.29%
PERMITS	4,370	0.10 AC.	4.79%
PERMITS	3,000	0.07 AC.	3.29%
PERMITS	1,800	0.04 AC.	1.98%
TOTAL PERMITS AREA	21,290	0.48 AC.	23.35%

TOTAL SITE AREA - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)
TOTAL AREA	240,000	5.45 AC.

TOTAL SITE DATA - ESTIMATED

TYPE	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
DRIVE DRIVE	12,120	0.27 AC.	5.05%
PAVED DRIVE	4,370	0.10 AC.	1.82%
CONCRETE DRIVE	3,000	0.07 AC.	1.25%
ASPH/CONC DRIVE	1,800	0.04 AC.	0.75%
TOTAL DRIVE AREA	21,290	0.48 AC.	8.87%
PAVED DRIVE	1,800	0.04 AC.	0.75%
CONCRETE DRIVE	1,800	0.04 AC.	0.75%
ASPH/CONC DRIVE	1,800	0.04 AC.	0.75%
TOTAL DRIVE AREA	6,200	0.14 AC.	2.58%

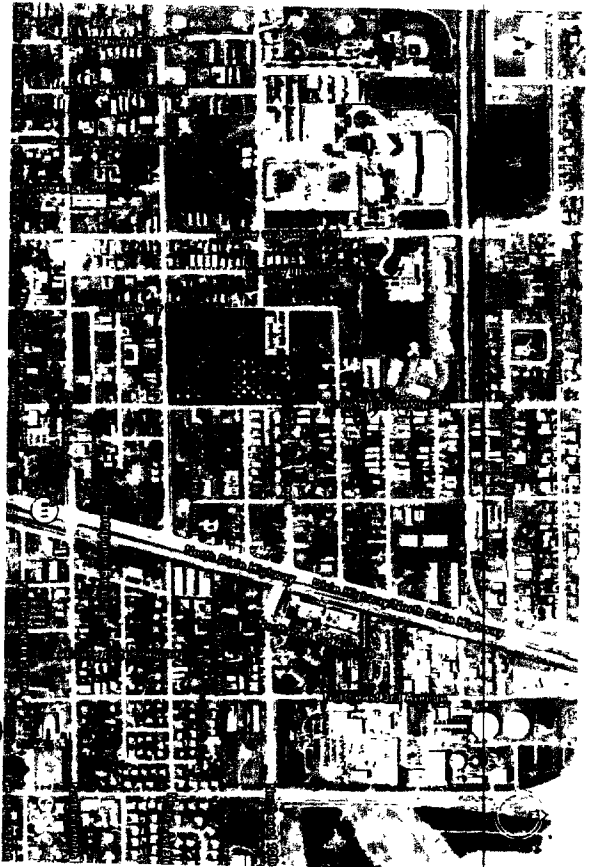
TOTAL PERMITS CALCULATIONS - ESTIMATED

PERMITS	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
PERMITS	12,120	0.27 AC.	5.05%
PERMITS	4,370	0.10 AC.	1.82%
PERMITS	3,000	0.07 AC.	1.25%
PERMITS	1,800	0.04 AC.	0.75%
TOTAL PERMITS AREA	21,290	0.48 AC.	8.87%

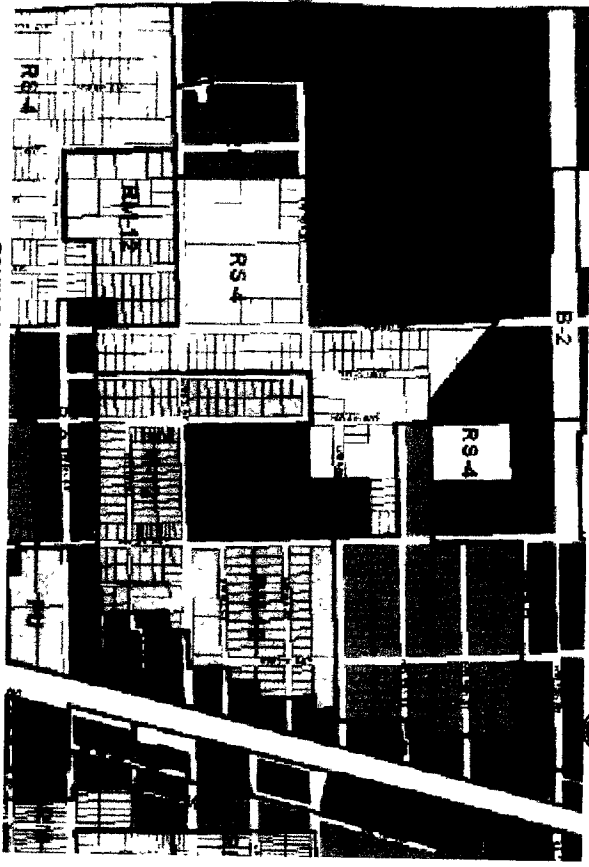
GENERAL NOTES:
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TRIPLE Star-Track Engineering, Inc.
11111 N.W. 11th Street, Suite 100
Pompano Beach, FL 33062
Tel: 954-781-1111
Fax: 954-781-1112
www.triplestar-track.com

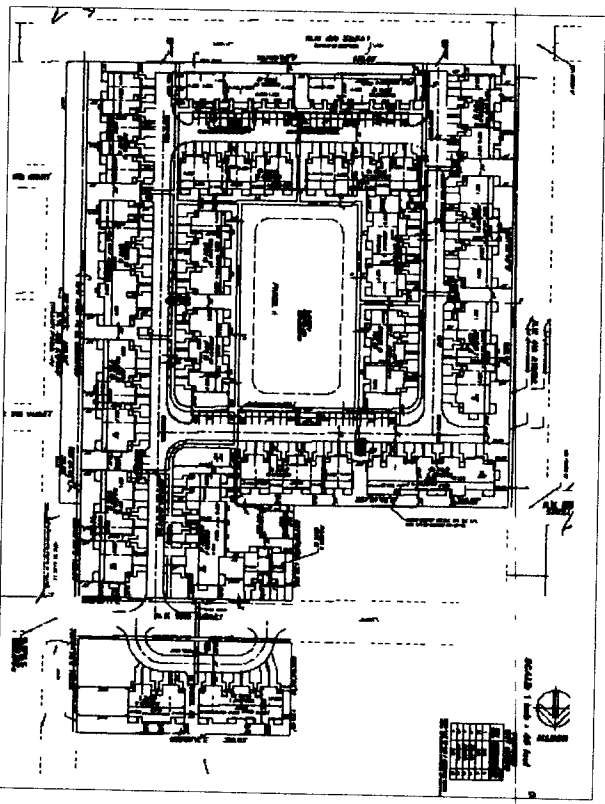




AERIAL PHOTOGRAPH



ZONING MAP WITH PROPOSED R-PUD CONSISTANT WITH
 ABSUTING RA-12 ZONING DISTRICT



LOCATION PLAN - NTS

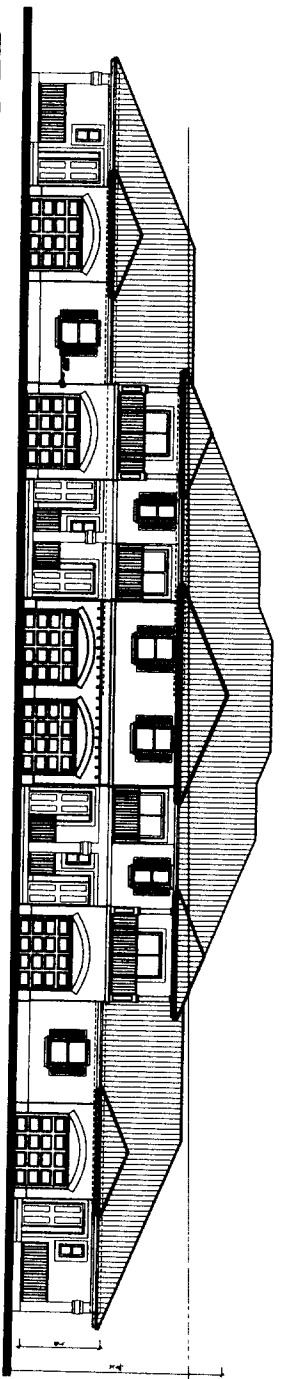
PROPOSED ZONING DISTRICT	ALLOWED USES	REQUIREMENTS
R-PUD	RESIDENTIAL SINGLE-FAMILY	MINIMUM LOT AREA: 10,000 SQ. FT.
RS-4	RESIDENTIAL SINGLE-FAMILY	MINIMUM LOT AREA: 10,000 SQ. FT.
RA-12	RESIDENTIAL ATTACHED	MINIMUM LOT AREA: 10,000 SQ. FT.

STYLEBUILT
 Construction Inc.

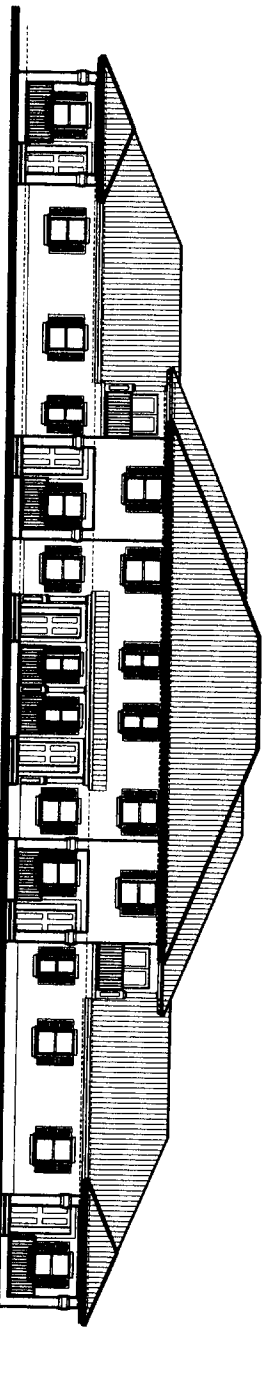
DAICO
 DESIGN

SP-1

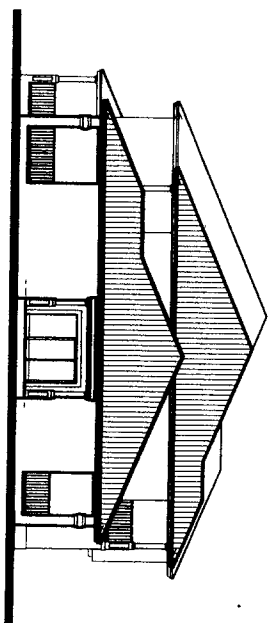
TOWNHOUSE PROJECT
 HIGHLAND OAKS
 10000 N. BROWNE AVE.
 BROWNE COUNTY, FLORIDA



FRONT ELEVATION



BACK ELEVATION

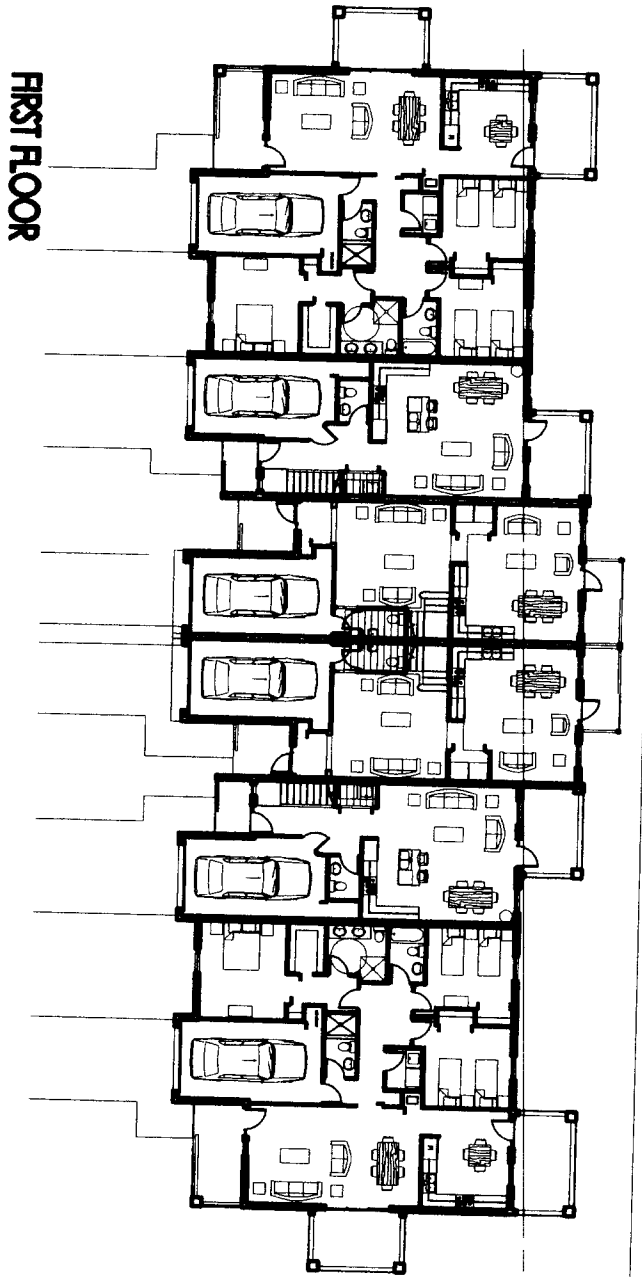


SIDE ELEVATION

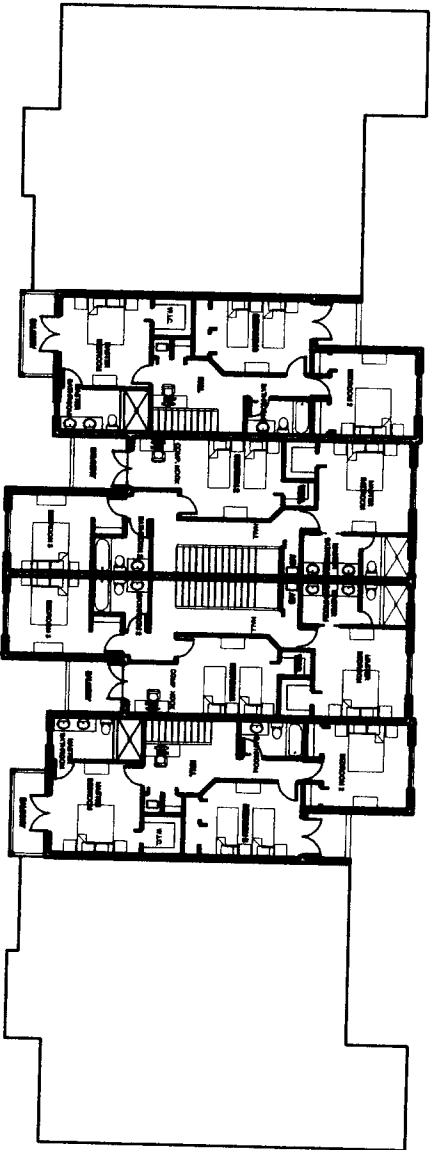


A BUILDING ELEVATIONS
 scale : 1/8"=1'-0"

STYLBUILT CONSTRUCTION, INC. PROJECT MANAGER BOBET LIVING LLC		CHAS. A. TERRY & ASSOCIATES, P.A. CONSULTING ENGINEER LICENSE NUMBER 2889 1000 N. W. 10TH AVENUE SUITE 1000 MIAMI, FLORIDA 33136 (305) 571-1100 WWW.CHASTERRY.COM		DACO DESIGN	
TOWNHOUSE PROJECT HIGHLAND OAKS 1000 N.W. 10TH AVENUE MIAMI, FLORIDA 33136		SHEET A-4		BUILDING A	



FIRST FLOOR

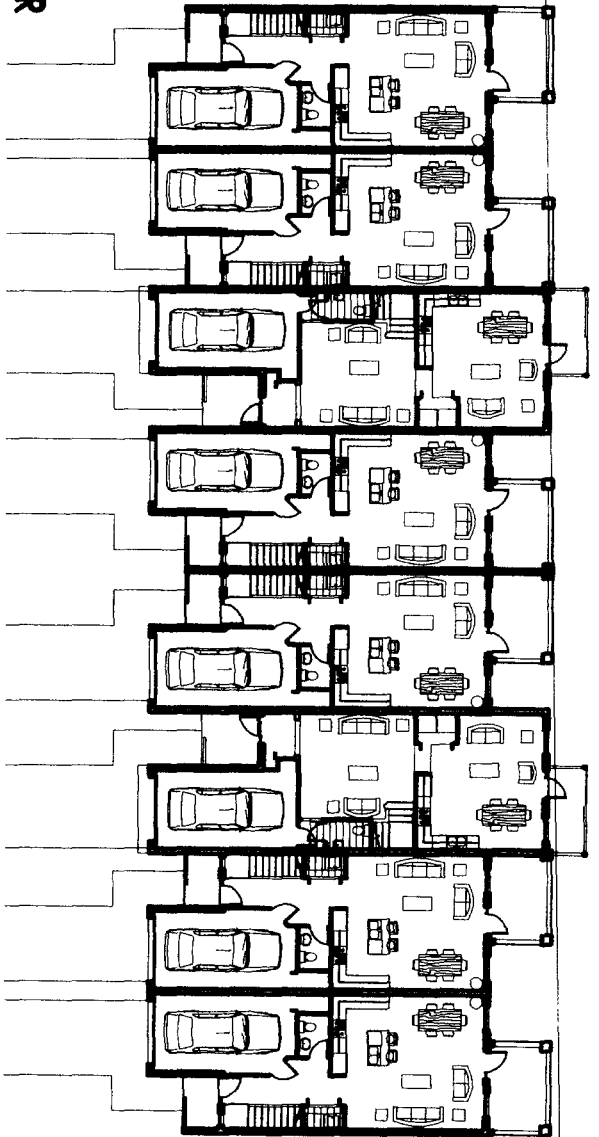


SECOND FLOOR

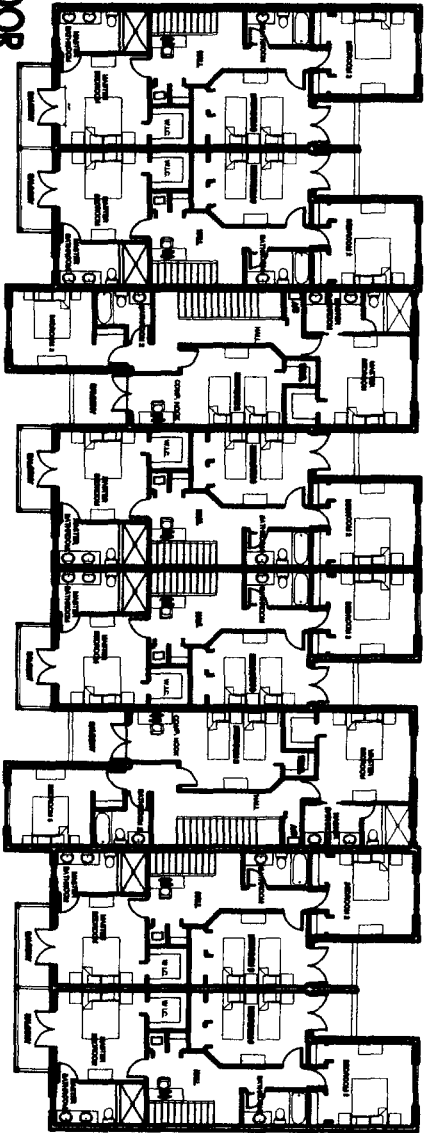


	GENERAL CONTRACTOR 10000 W. 10TH AVE. DENVER, CO 80202
	2000 S. WASHINGTON ST. DENVER, CO 80202
OAK & FOREST P.L.L.C. CONSULTING ENGINEERS LICENSE NUMBER: 2000	ARCHITECT/INTERIOR
PACO DESIGN	PROJECT NO. _____ SHEET NO. _____
TOWNHOUSE PROJECT HIGHLAND OAKS 1414 N. ST. DENVER, CO 80202	
PLAN BUILDING A FLOOR PLAN	SHEET A-4.1

FIRST FLOOR



SECOND FLOOR



STYLEBUILT
Construction, Inc.

THOMPSON
BENNETT
L.L.C.

DALE & KENNEDY P.L.
CONSULTING ENGINEERS
LICENSE NUMBER 20000

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OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM
THE COPYRIGHT HOLDER.

DACO
DESIGN

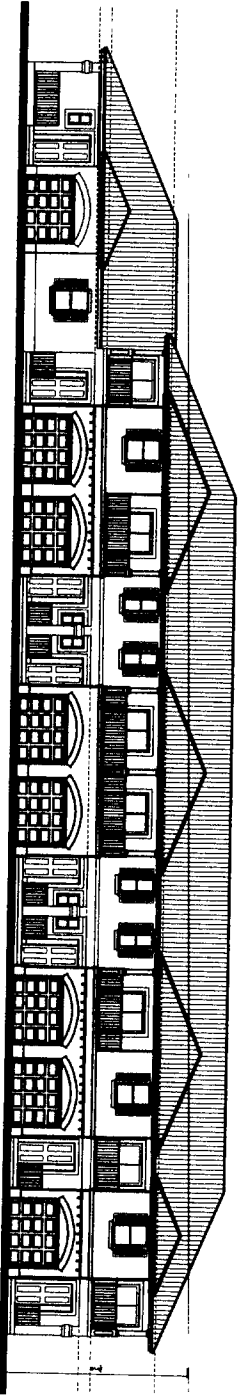
NO.	REVISION	DATE

TOWNHOUSE
PROJECT
**HIGHLAND
OAKS**
100 10th St.
POUNDRIDGE
KENTON COUNTY
KY 40187

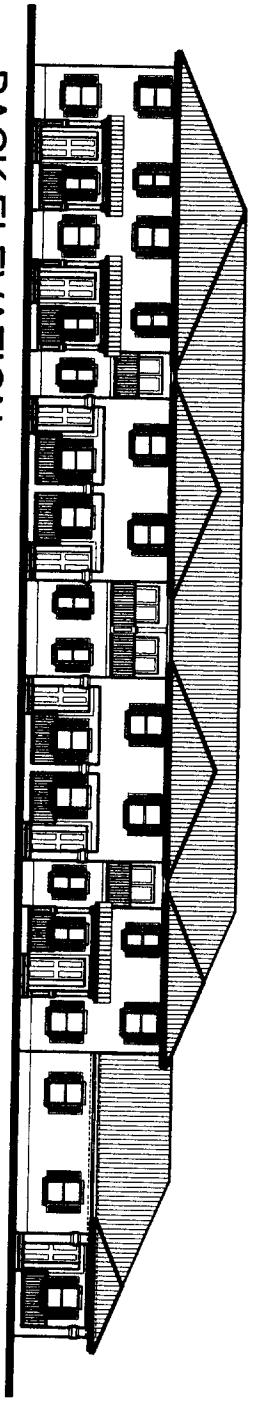
NO.	REVISION	DATE

PLAN
BUILDING
B
FLOOR
PLAN

A-5.1



FRONT ELEVATION

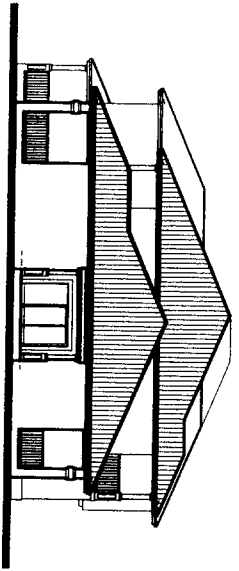


BACK ELEVATION

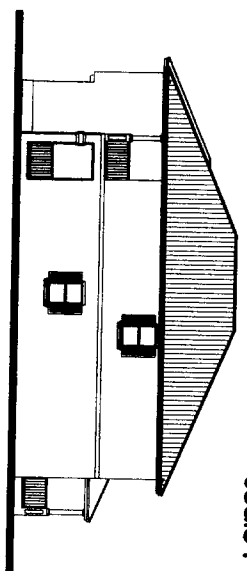


C BUILDING ELEVATIONS

scale : 1/8"=1'-0"



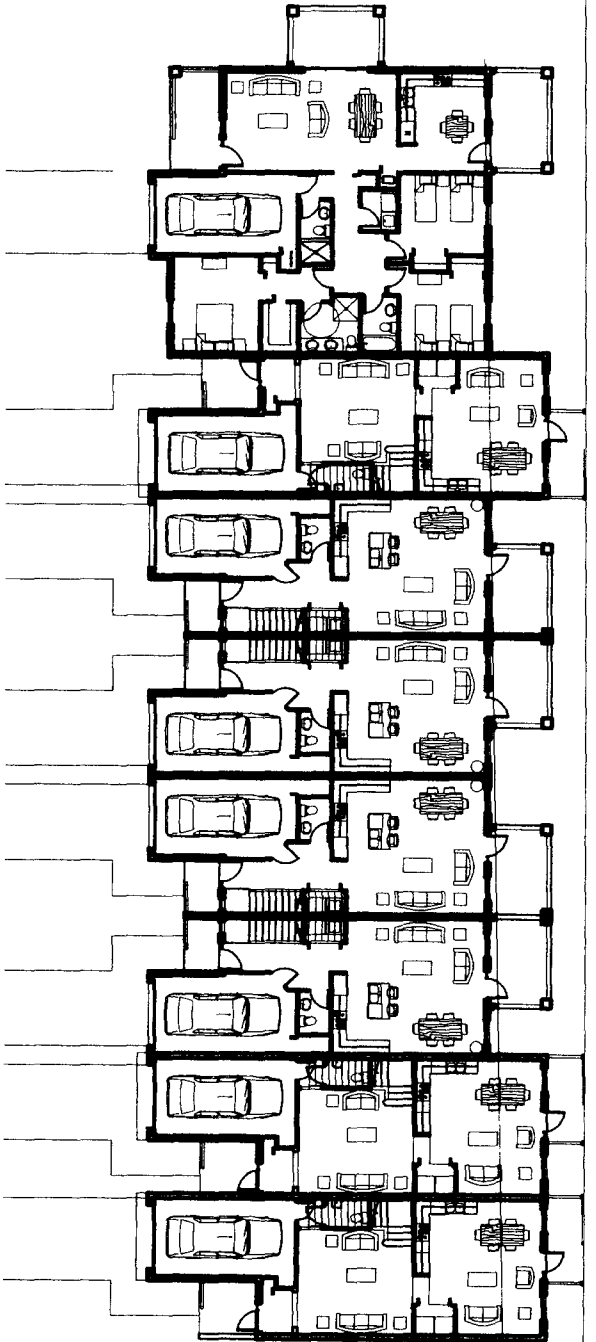
SIDE ELEVATION



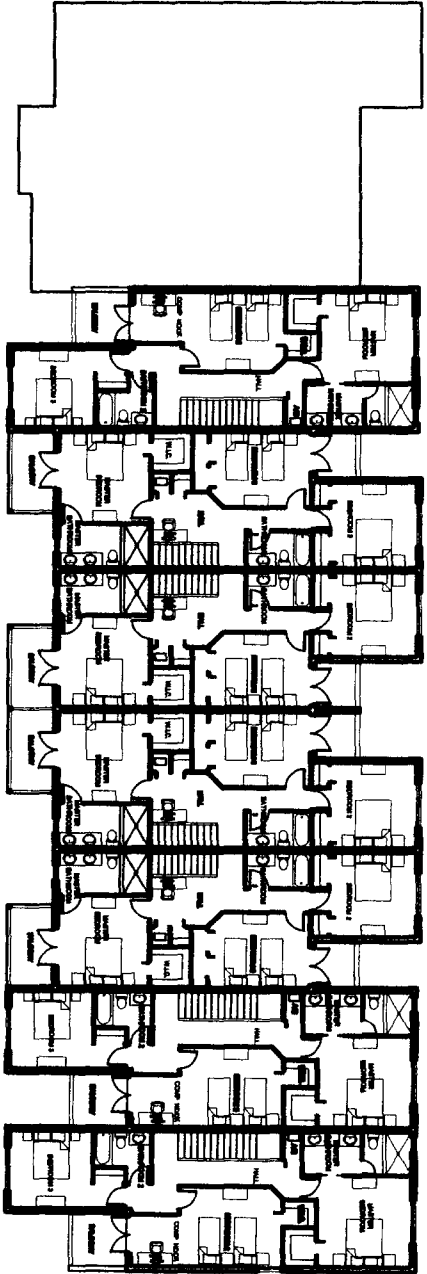
SIDE ELEVATION

<p>STYLBUILT Construction, Inc. 10000 W. 10th St. Suite 100 Overland Park, KS 66204 (913) 241-1100</p>		<p>PACCO DESIGN 10000 W. 10th St. Suite 100 Overland Park, KS 66204 (913) 241-1100</p>	
<p>OWNER: HIGHLAND OAKS 10000 W. 10th St. Overland Park, KS 66204</p>		<p>PROJECT: TOWNHOUSE PROJECT HIGHLAND OAKS 10000 W. 10th St. Overland Park, KS 66204</p>	
<p>DATE: 10/15/03</p>		<p>SCALE: 1/8" = 1'-0"</p>	
<p>PROJECT: BUILDING C</p>		<p>PROJECT: BUILDING C</p>	
<p>PROJECT: A-6</p>		<p>PROJECT: A-6</p>	

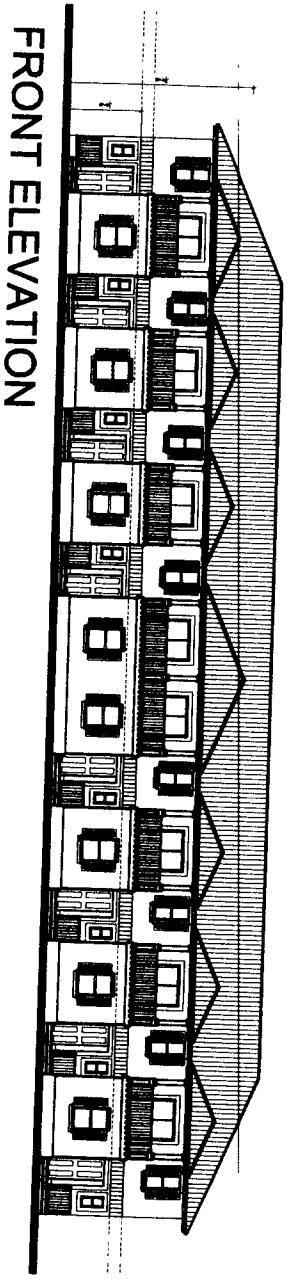
FIRST FLOOR



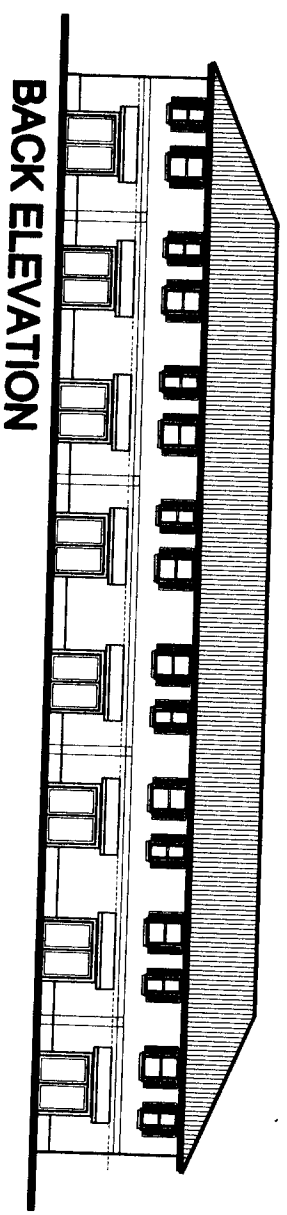
SECOND FLOOR



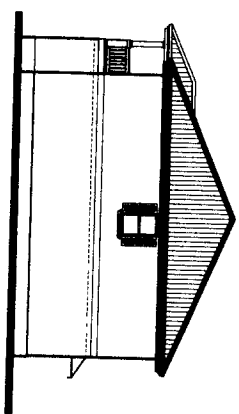
<p>STYLEBUILT CONSTRUCTION, LTD.</p> <p>THOMAS MILNE LONDON LTD.</p> <p>CHAS. G. POWERS P.L. CONSULTING ENGINEERS LONDON E14 6HT 2000 100, WHITE CHURCH LANE LONDON E1 3DU RESIDENTIAL/COMM./IND.</p>	<p>PACO DESIGN</p>	<p>TOWNHOUSE PROJECT HIGHLAND OAKS NO. 100, ST. RODANO DRIVE, TUCSON</p>	<p>PLAN BUILDING C FLOOR PLAN</p>	<p>SHEET</p>	<p>A-6-1</p>



FRONT ELEVATION



BACK ELEVATION

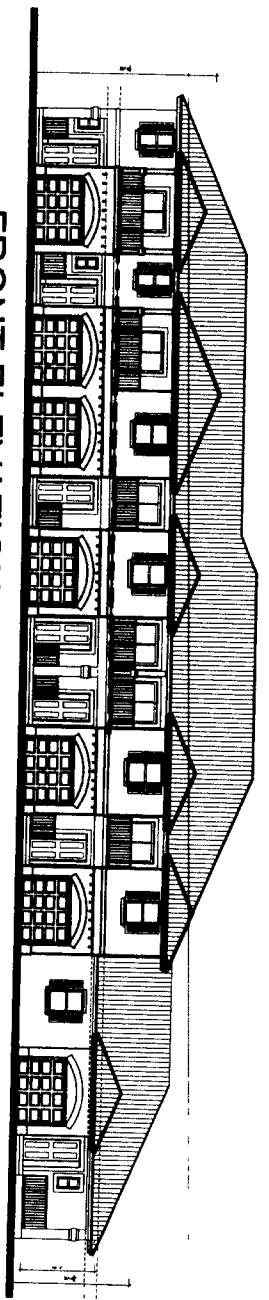


SIDE ELEVATION

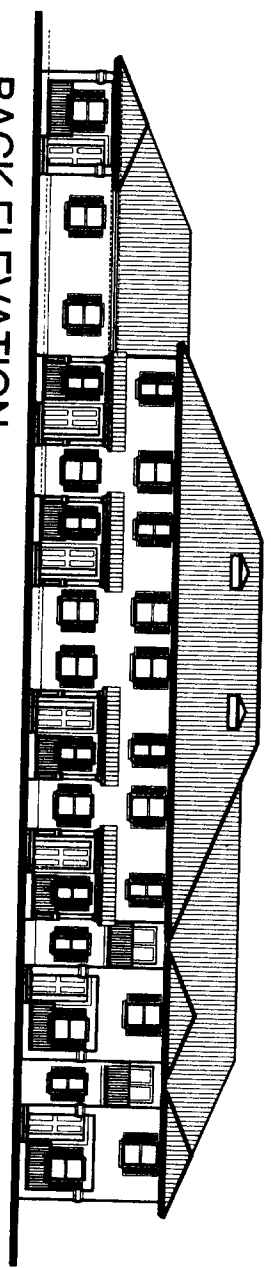
E BUILDING ELEVATIONS

scale : 1/8"=1'-0"

		<p>STYLING MORTIMER LTD.</p>		<p>CHAS. & PHOENIX P.L. CONSULTING ENGINEERS LOS ANGELES, CALIF. 90007</p>		<p>PAICO DESIGN</p>		<p>TOPOROSIAN PRODUCED BY HIGHLAND DANS IN ASSOCIATION WITH STYLING MORTIMER LTD.</p>		<p>PLAN</p>	
<p>BUILDING G</p>		<p>DATE</p>		<p>SCALE</p>		<p>PROJECT</p>		<p>NO.</p>		<p>REV.</p>	
<p>A-8</p>		<p>DATE</p>		<p>SCALE</p>		<p>PROJECT</p>		<p>NO.</p>		<p>REV.</p>	



FRONT ELEVATION

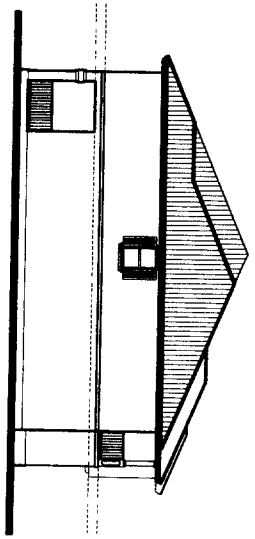


BACK ELEVATION

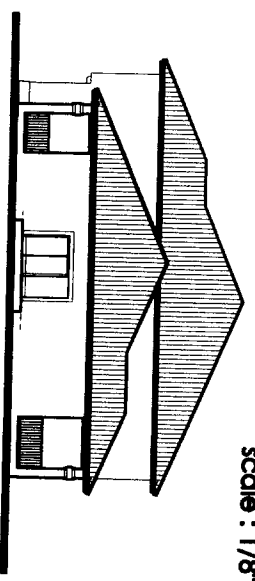


F BUILDING ELEVATIONS

Scale : 1/8"=1'-0"

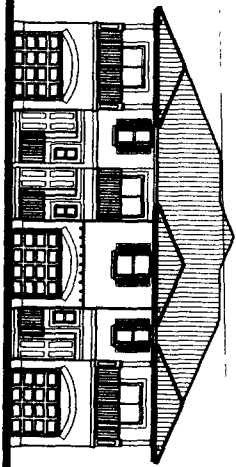
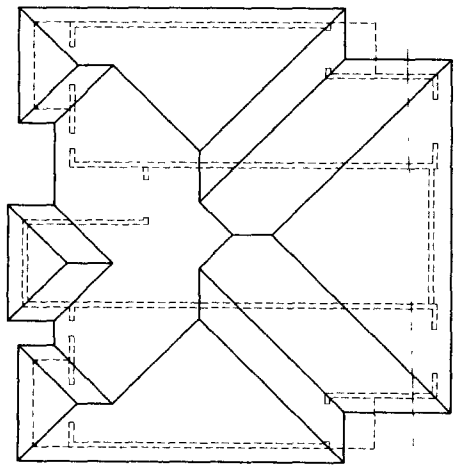
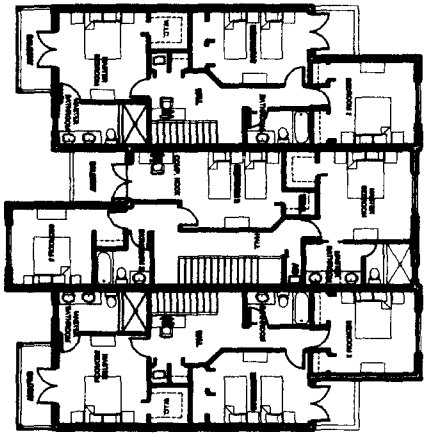
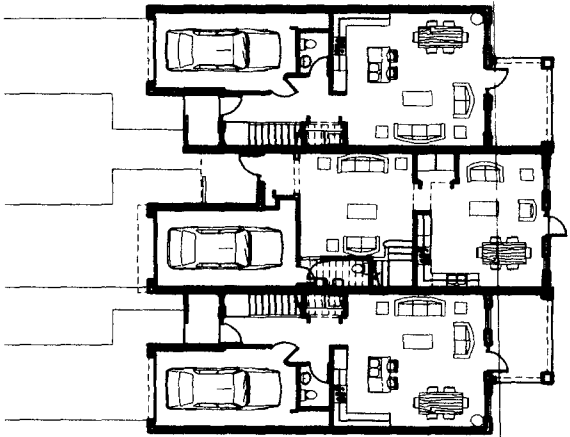


SIDE ELEVATION

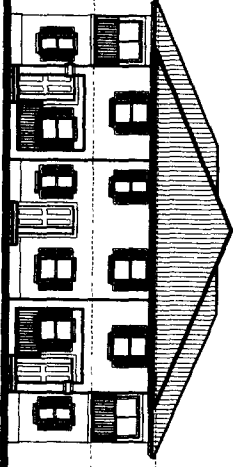


SIDE ELEVATION

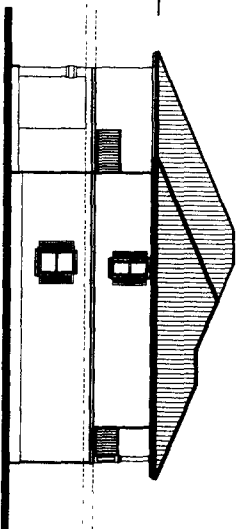
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	PROJECT NO. [redacted]			
TOWNHOUSE PROJECT HIGHLAND OAKS 400 W. 9th ST. BOULDER, CO 80501		PACO DESIGN		
PLAN		ELEVATIONS		
SHEET		A-9		



FRONT ELEVATION



REAR ELEVATION

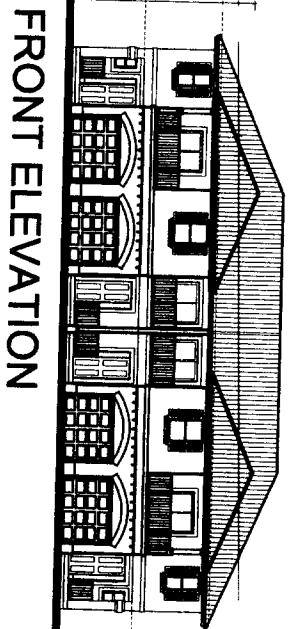
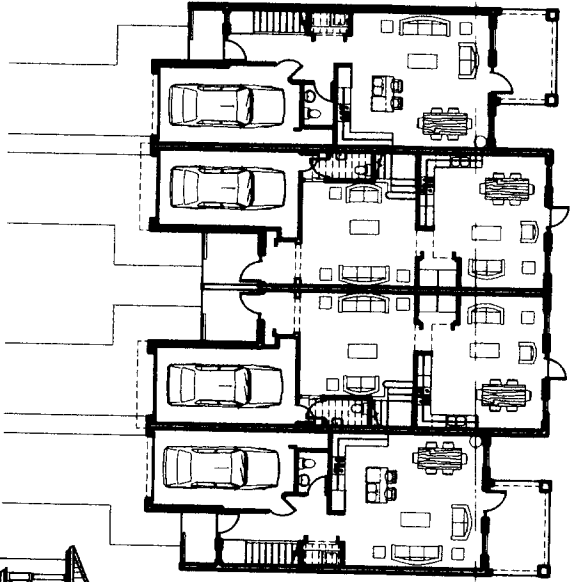


SIDE ELEVATION

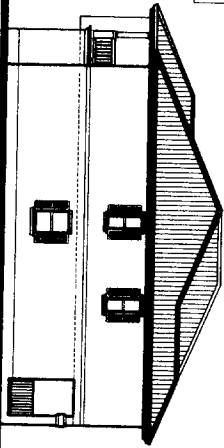
BUILDING G

scale : 1/8" = 1'-0"

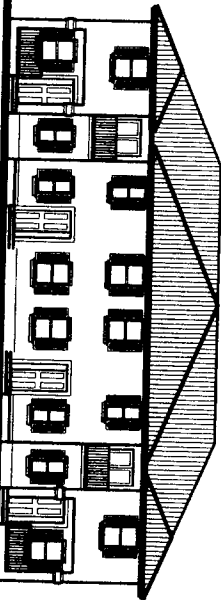
STYLERQUIT Construction, Inc. 1000 BAYVIEW MIAMI LINDA FLA.		JOHN & PATTIE J. COOPER LICENSE # 148899-2000 1000 BAYVIEW MIAMI LINDA FLA.		PACO DESIGN		TOWNHOUSE PROJECT HIGHLAND OAKS 141 NW 85th St MIAMI BEACH BROWARD COUNTY FLORIDA		SHEET A-10
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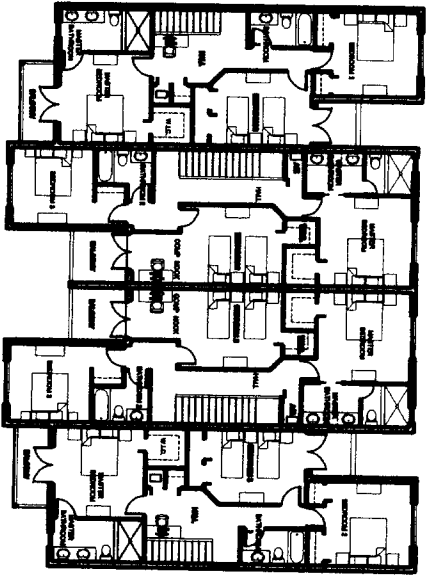
FRONT ELEVATION



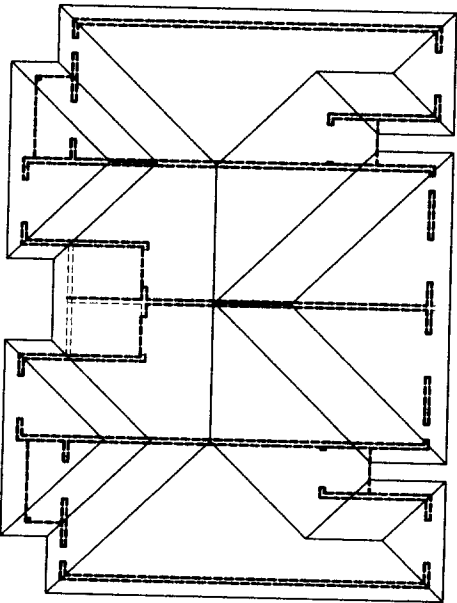
SIDE ELEVATION



BACK ELEVATION



BUILDING H
scale : 1/8"=1'-0"



<p>STYLEREBUILT COMMERCIAL DESIGN STUDIO</p>	<p>REGISTERED ARCHITECT L.L. LEMMON L.L.C.</p>	<p>ONE & NUMBER 12 CONSULTING ENGINEERS LICENSE NUMBER 22895 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202 303.733.1111 WWW.12ANDONE.COM</p>	<p>PACO DESIGN</p>	<p>TOWNHOUSE PROJECT HIGHLAND DAKS NO. 408 ST. PUEBLO BEACH BROWARD COUNTY FLORIDA</p>	<p>DATE: 11/11/11</p> <table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV.	DATE	DESCRIPTION																
	NO.	REV.	DATE	DESCRIPTION																					
<p>PROJECT</p> <p>BUILDING H</p>	<p>PLAN</p> <p>FLOOR PLAN</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>DATE</p> <p>11/11/11</p>	<p>PROJECT</p> <p>A-11</p>																					