

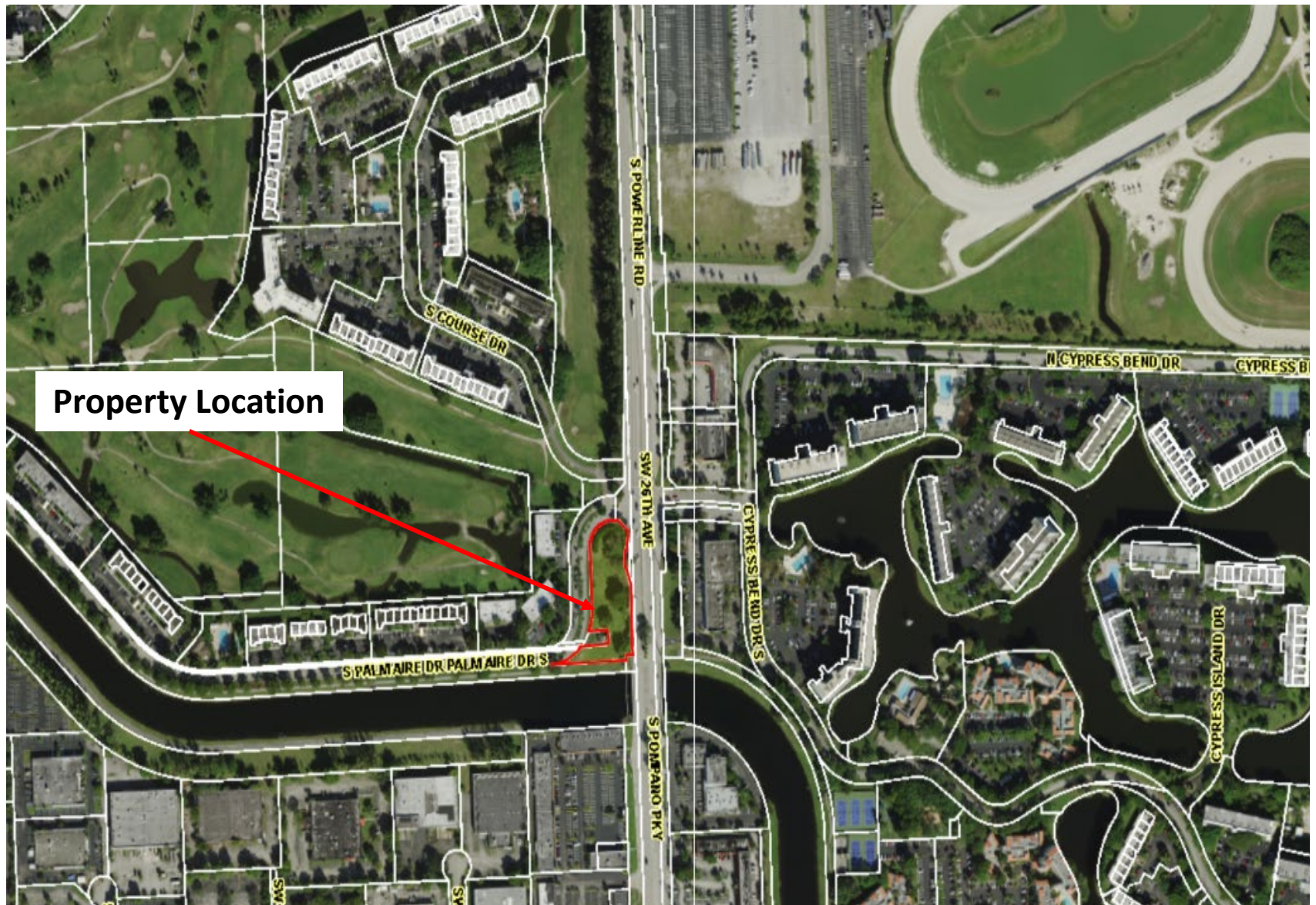
EXHIBIT 3

CITY OF POMPANO BEACH  
CITY COMMISSION MEETING  
FEBRUARY 23, 2021

**1001 SW 26<sup>TH</sup> AVENUE  
USMAN PALMAIRE, LLC**

**REQUEST FOR 40 FLEX RESIDENTIAL UNITS**

# PROPERTY LOCATION



# PROPERTY LOCATION



# LAND USE AND ZONING

Land Use: Palm Aire Dashed Line with no residential units allocated from Palm Aire Stipulated Settlement Agreement.

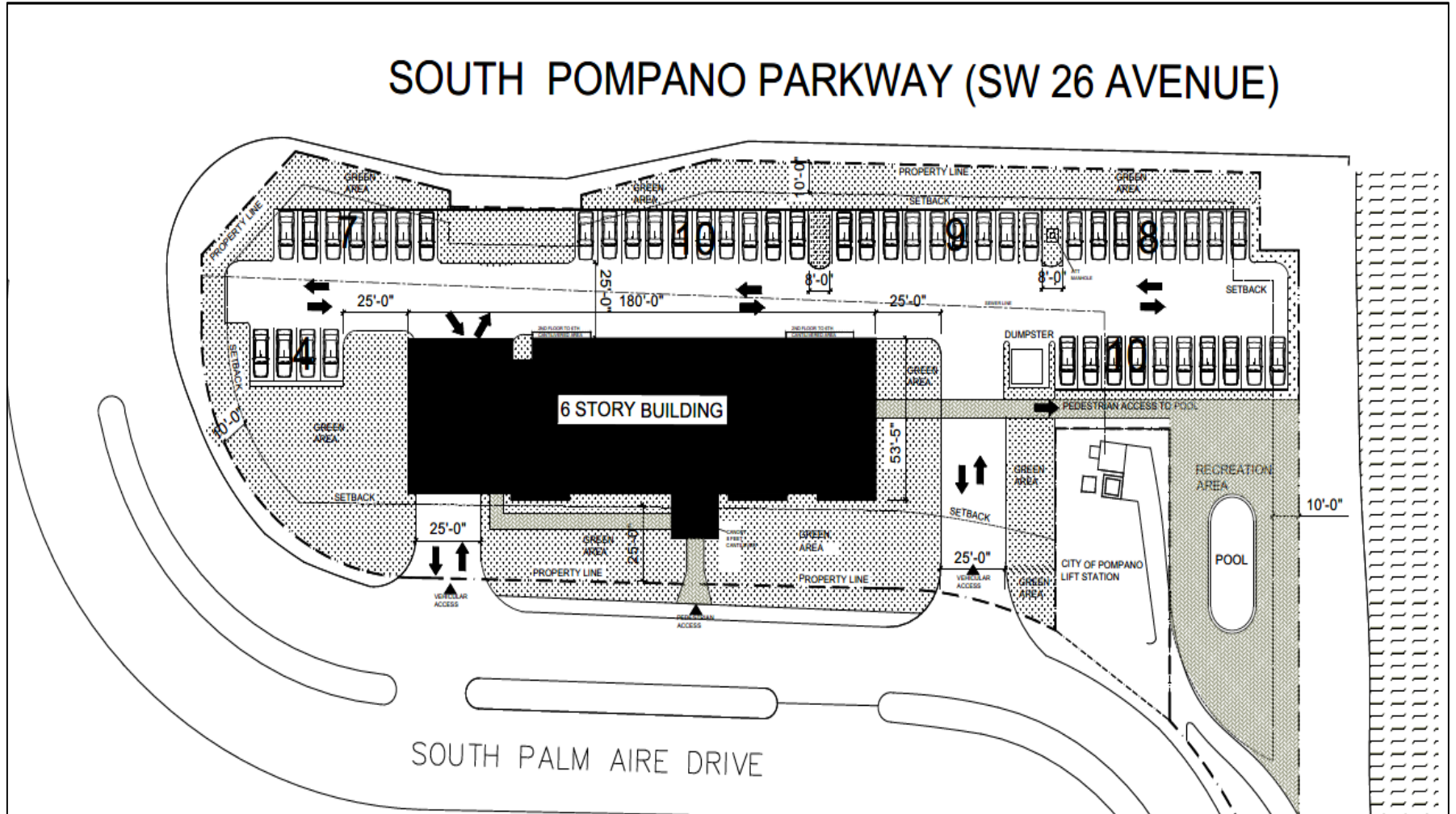
Zoning: RM-45 (high density residential). Only permitted uses are residential and gardens. Up to 45 units to the acre.

# REQUEST

- Pompano Beach business owner is seeking to develop a boutique multi-family building on a 1.3 acre vacant parcel in Palm Aire.
- Initial step is obtaining allocation of 40 Flex dwelling units. (31 units to the acre).
- Applicant reduced request from 58 units to 40 units.

# SITE PLAN

## SOUTH POMPAO PARKWAY (SW 26 AVENUE)



- 8 One-Bedroom Units
- 32 Two-Bedroom Units



# TRAFFIC

40 multifamily residential units generate approximately 216 daily vehicle trips.

- **14 am peak hour trips  
(one vehicle every 4 minutes)**
- **18 pm peak hour trips  
(one vehicle every 3.5 minutes)**
- **Special Exception Uses such as a Bank with drive thru, or Professional Office would generate significant traffic, in comparison to boutique multi-family.**

**Bank: 531 daily trips (48 am trips and 102 pm trips)**

**General Office: 223 daily trips (45 am trips and 25 pm trips)**



# APPROVALS

- The Planning & Zoning Board unanimously recommended approval of the 58-unit flex in 2019.
- The Pompano Beach Economic Development Council voted in support of the project on January 27, 2020.

# CRITERIA PER SECTION 154.61(D), PLANNING CODE

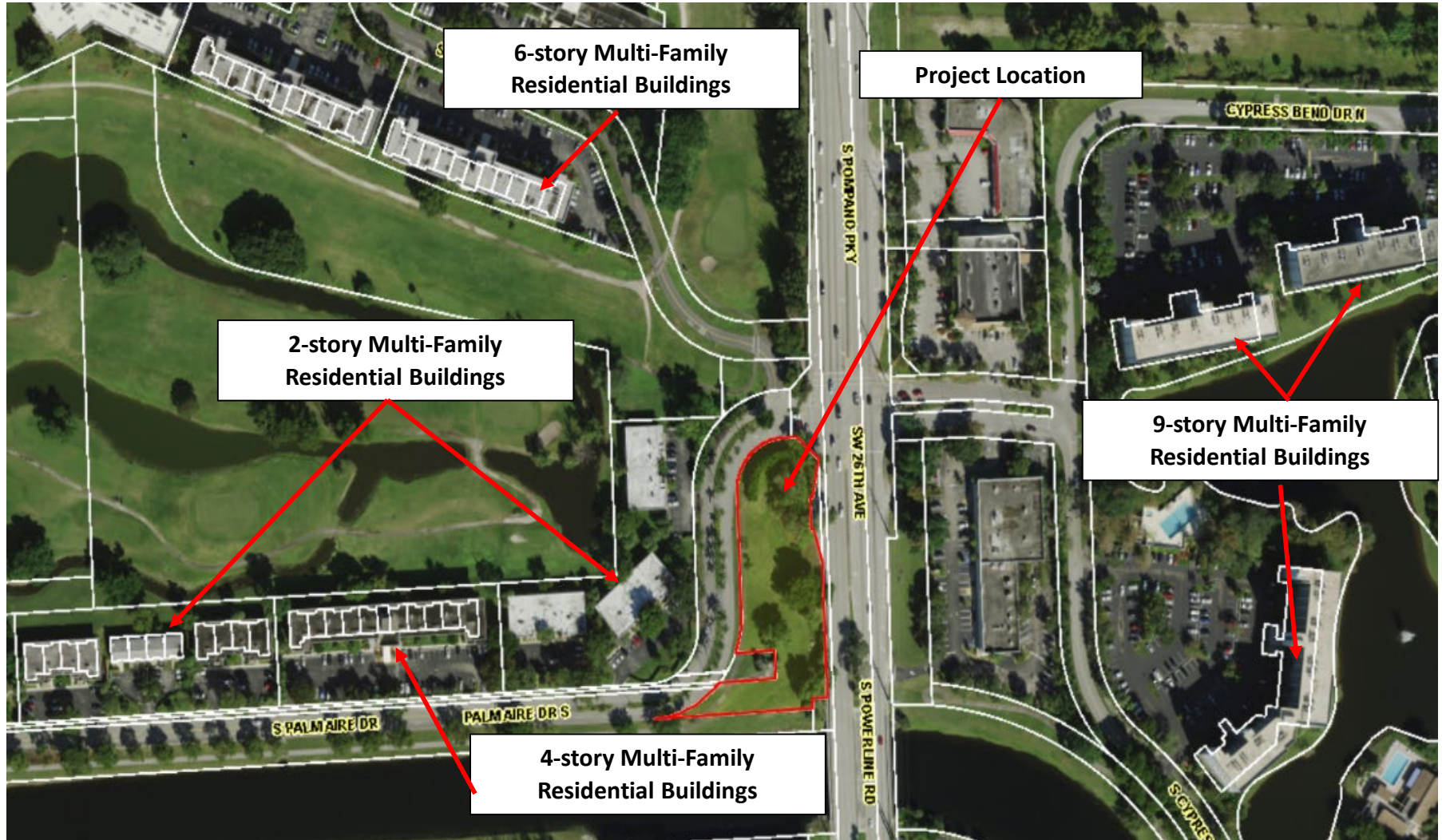
- Consistency with Comprehensive Plan
  - *Goal 01.00.00 - The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*
  - *Policy 01.03.06 - Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.*
  - *Compatibility Statement: The residential areas in Palm Aire are similar in density and design to the proposed project.*
  - *Policy 01.03.07 - Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.*
  - *Compatibility Statement: The setbacks and buffers shown on the conceptual site plan meet the multifamily design standards in the City's Code and the proposed project is compatible with its surroundings.*
  - *Policy 01.03.11 - Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.*
  - *Compatibility Statement: The allocation of flex units allows this site to be developed without a Land Use Plan amendment and is compatible with the adjacent land uses in Palm Aire.*

## CRITERIA PER SECTION 154.61(D), PLANNING CODE

- *The use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.*
- *It is Staff's opinion that the infusion of residential flexibility units into this subject property would produce a reasonable development pattern in considering compatibility to adjacent uses and the suitability of the parcel for development. This project would produce a viable transition between the Commercial located to the East and South, and the less intense residential located to the west.*

# CRITERIA PER SECTION 154.61(D), PLANNING CODE

- Reasonable Development Pattern



# 2240 N. CYPRESS BEND



2651 S. PALM AIRE DR.



2851 S. PALM AIRE DR.



2901 S. PALM AIRE DR.





3051 S. PALM AIRE DR.



# 3001 S. COURSE DR.



## CRITERIA PER SECTION 154.61(D), PLANNING CODE

- Compliance with Affordable Housing Requirements

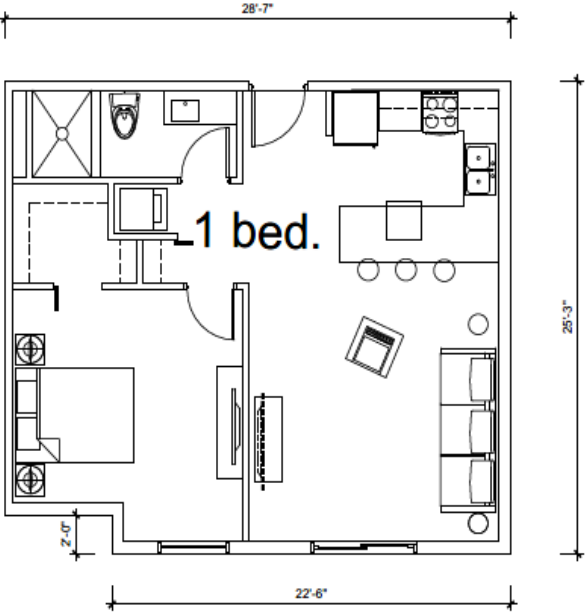
*Applicant will make payment in lieu as authorized by code into the Local Affordable Housing Trust Fund.*

# PROJECT BENEFITS

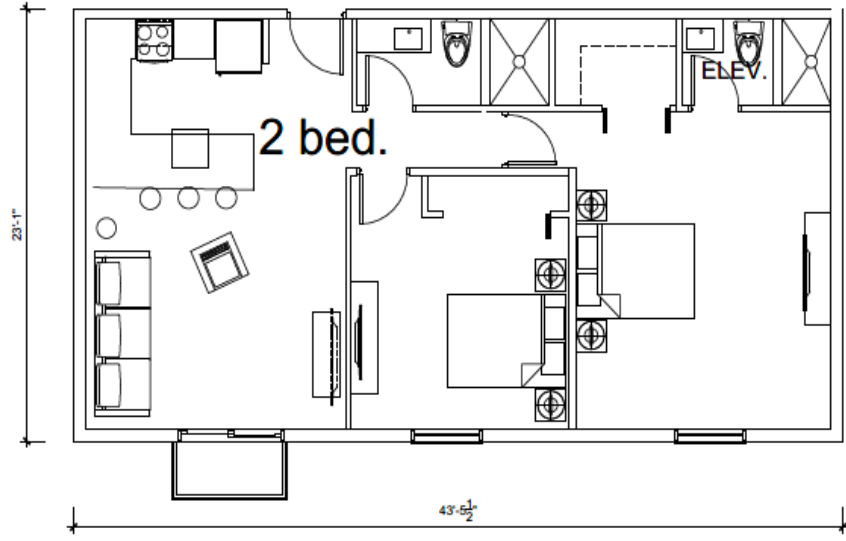
- Drastic Visual Improvement of Vacant Corner/Entry to Palm Aire
- Fresh landscaping and pedestrian path along property frontage
- New Multifamily Option for Young Professionals
- \$50,000-60,000 of new property tax revenue to City of Pompano Beach
- Impact fees, building permit fees, utility fees
- Construction jobs

QUESTIONS?

# FLOOR PLAN: 1 & 2 BEDROOM UNITS

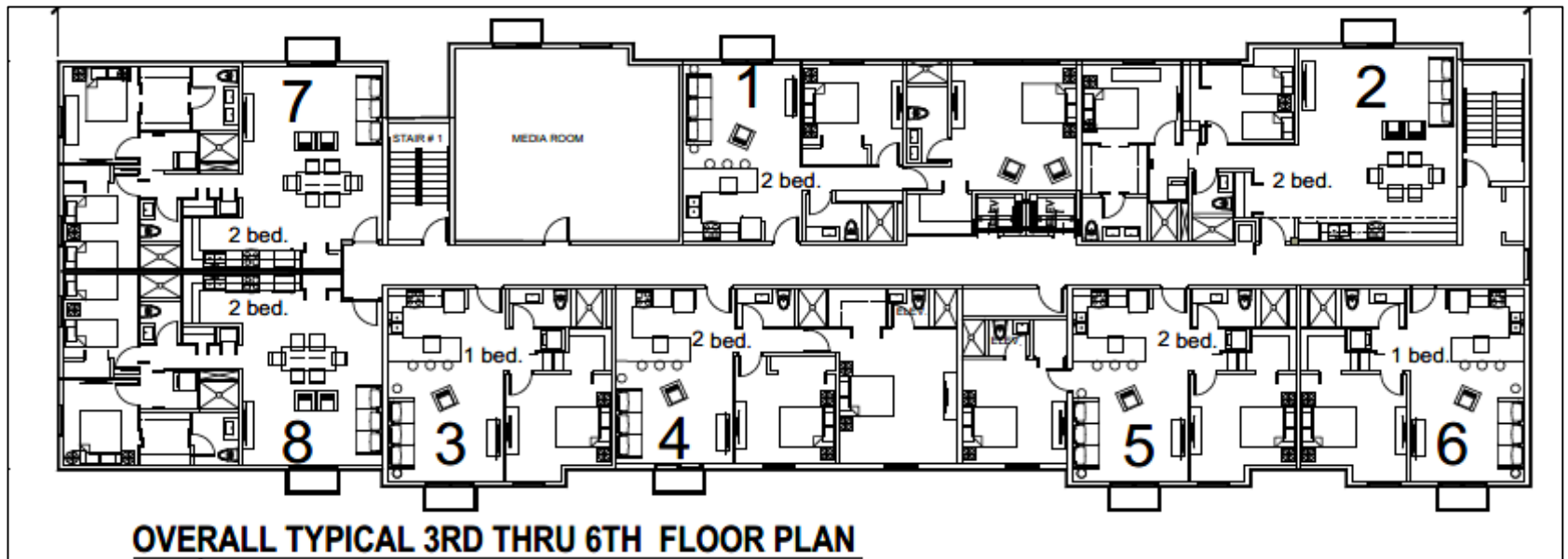
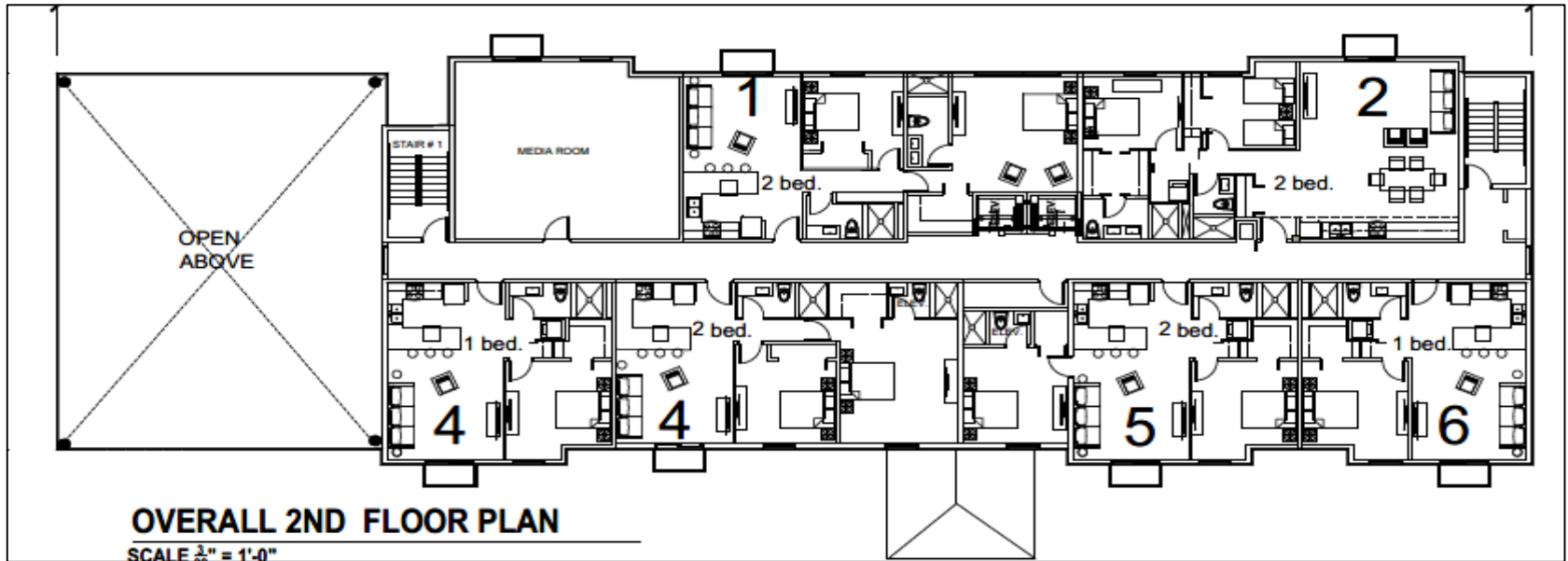


**AREA : 650 SQ. FT**  
**TYPICAL FLOOR PLAN - 1 BEDROOM UNIT**  
SCALE  $\frac{1}{4}$ " = 1'-0"



**AREA : 980 SQ. FT**  
**TYPICAL FLOOR PLAN - 2 BEDROOM UNIT**  
SCALE  $\frac{1}{4}$ " = 1'-0"

# FLOOR PLANS



# BUILDING ELEVATIONS

