

RESOLUTION NO. 2018 - _____

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF NINETY-NINE (99) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED IN PALM AIRE, WEST OF POWERLINE ROAD AND SOUTH OF PALM AIRE DRIVE NORTH ON PROPERTY COMMONLY KNOWN AS 2606 PALM AIRE DRIVE NORTH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Alltech Group requests an allocation of a maximum of ninety-nine (99) residential flex units in order to construct 99 dwelling units for a residential development on property located in Palm Aire, west of Powerline Road and south of Palm Aire Drive North, legally described in Exhibit “A”; and

WHEREAS, the subject property has a Dashed-Line Land Use Designation; and

WHEREAS, the City of Pompano Beach Planning Code Section 154.61 requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and

WHEREAS, the applicant intends to comply with the affordable housing requirements of Section 154.61(E), by providing a fee in lieu of constructing affordable housing prior to building permit as allowed by Section 154.80; and

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of 99 flex units because all of the units in the Palm Aire Dashed Line land use category have been allocated to other properties; 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 99 flex units, all of which will come from the unified flex zone for the proposed multi-family development to be constructed on the property which is legally described in Exhibit “A.”

SECTION 2. The number of flex units in the unified flex zone shall be reduced by however many units are necessary for the project, not to exceed 99 units.

SECTION 3. The proposed project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto and made a part hereof..

SECTION 4. The applicant must comply with the affordable housing requirements of Section 154.61(E) of the Planning Code, which will be through the Applicant’s payment of fees in lieu of construction per Section 154.80, Affordable Housing Contributions.

SECTION 5. The applicant shall resolve issues related to utility easements and other specific site design issues during the site plan approval process.

SECTION 6. Failure of the applicant to obtain a principal building permit for its 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 7. Failure of the applicant to construct the project substantially in accordance with the conceptual site plan as shown in Exhibit “B” shall render the allocation of the flex units null and void; the units may not be used for or applied to any other project or projects.

SECTION 8. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this ____ day of _____, 2018.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

:jrm
1/29/18
L:reso/2018-94

Exhibit A

LEGAL DESCRIPTION

4-49-42 & THE WORLD OF PALM-AIRE PLAT NO 1 114-50 B PT GOV LOT 8 & TR A OF
114-50 B DESC AS:BEG NE COR TR A,E 366.17 S 123.62,W 140.05,S 196.01,W 78.78,S
14,NWLY 106.88,NWLY 75.48,W 37.47,NW 80.77,SW 21.40 NW 13.82,SW 165.68,NW
38.56,NW 16.19,NLY 37.50,NELY 225.55, E 128 TO POB,LESS POR DESC IN OR
44154/1995,LESS PAR A & B DESC IN OR 45095/200.

Exhibit B
CONCEPTUAL SITE PLAN

ENGINEER OF RECORD HEREBY REPRESENTS
THAT THE DESIGN AND DIMENSIONS OF THIS
PLAN, THE DESIGN AND DIMENSIONS ARE
BASED ON THE INFORMATION PROVIDED BY THE
OWNER AND THAT THE ENGINEER HAS NOT
CONDUCTED ANY INVESTIGATION OR
SURVEYING TO VERIFY THE ACCURACY OF
THE INFORMATION PROVIDED BY THE OWNER.
WITHOUT PERMISSION AND CONSENT OF
BLUE PROJECT USA LLC



NEW RESIDENTIAL BUILDING
2606 PALM AIR DRIVE
POMPANO BEACH FLORIDA

TITLE: PRELIMINARY PROJECT
DEVELOPER
ADDRESS: 2606 PALM AIR DRIVE POMPANO BEACH FL.
FOLIOS:

12-07-2017

SHEET NO.
A-1

