



# DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

November 20, 2020

Ms. Josie P. Sesodia, Director  
Planning and Development Management Division  
Environmental Protection and Growth Management  
Department  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment, amending the Horn Plat No. 2 – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included on the Horn Plat No. 2 (Plat Book 129, Page 47 of the public records of Broward County). The proposed change to the Plat is, as follows:

**Existing Note Language:**

42,500 SQUARE FEET OF OFFICE AND RETAIL USE

**Proposed Plat Note:**

40 TOWNHOUSE UNITS

Pursuant to the City's Code of Ordinances (155.2410 G.1.b.), the Development Services Director is authorized to approve minor deviations to Plats administratively for developments under 100 units and/or 100,000 square feet of non-residential gross floor area that increase the approved level of approved development by no more than 20 percent. This plat note amendment constitutes a reduction in development intensity since it is replacing 42,500 square feet of "Office and Retail Use" with 40 "Townhouse Units." The applicant submitted a Vehicle Trips Analysis (see Attachment I). The analysis shows that replacing the office & retail use with 39 townhouse units would result in approximately 331 fewer trips. As a result, the change is de minimis and therefore does not require the re-review by the City Commission.


Letter of No Objection  
Development Services Department  
Planning and Zoning No. 20-14000012  
Page 2

The City also has no objection for a proposed NVAL amendment proposed for the property.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Yours truly,

**THE CITY OF POMPANO BEACH**

DocuSigned by:  
  
CC19918C253D4E1...

Jennifer Gomez, AICP  
Assistant Development Services Director

**Enclosures**

**RESOLUTION NO. 2020 - 239**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF POMPANO BEACH, FLORIDA ALLOCATING A  
MAXIMUM OF FOURTEEN (14) FLEX UNITS FOR A  
PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON  
THE EAST SIDE OF NW 31<sup>ST</sup> AVENUE BETWEEN NW 3<sup>RD</sup>  
STREET AND NW 4<sup>TH</sup> STREET; PROVIDING AN EFFECTIVE  
DATE**

**WHEREAS**, MBA Development, LLC, Pompano Beach Community Redevelopment Agency and the City of Pompano Beach requests an allocation of a maximum of FOURTEEN (14) residential flex units in order to construct 14 dwelling units for a residential development on property located on the east side of NW 31<sup>st</sup> Ave between NW 3<sup>rd</sup> Street and NW 4<sup>th</sup> Street, legally described in Exhibit “A”; and

**WHEREAS**, the subject property has Commercial Land Use Designations; and

**WHEREAS**, the City of Pompano Beach Planning Code Section 154.61 exempts properties less than one-acre from requirements to construct affordable housing; 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 14 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 14 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.”

**SECTION 2.** The number of flex units in the unified flex zone shall be reduced by how ever many units are necessary for the project, not to exceed 14 units.

**SECTION 3.** The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto. Minor revisions that are necessary to meet the City’s Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

**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 conceptual and final site plan must be able to meet all code requirements 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 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 8th day of September, 2020.

DocuSigned by:

*Rex Hardin*

502CB780EB3F480...

**REX HARDIN, MAYOR**

**ATTEST:**

DocuSigned by:

*Asceleta Hammond*

775D4290316A490

**ASCELETA HAMMOND  
CITY CLERK**



**Exhibit “A”**

**SPORTS RESIDENCE 300  
LEGAL DESCRIPTION**

PARCEL "C", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129,  
AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GENERAL SITE INFORMATION

PROPERTY ADDRESS

300 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

FOLIO #

4842 33 39 0030

LEGAL DESCRIPTION

PARCEL "C". HORN PLAT NO.2. ACCORDING TO THE PLAT THEREOF.  
AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA.

GOVERNING CODES:

FLORIDA BUILDING CODE 2017  
NFPA 101 - LIFE SAFETY CODE 2012 EDITION  
FLORIDA FIRE PREVENTION CODE 2017  
NEC - 2011 EDITION  
FBC - MECHANICAL 2017  
FBC - PLUMBING 2017  
FBC - ACCESSIBILITY 2017

SITE ZONING (EXISTING):

ZONING:

B-3 (GENERAL BUSINESS)

TOTAL LOT AREA:

LOT AREA:

42,066 SF = 0.97 ACRES

GROSS NET AREA:

71,990 SF = 1.65 ACRES

INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM ( SQ. FT.)	10,000	42,066 SF	
LOT AREA, MAXIMUM ( ACRE)	5	0.97 ACRES	
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD	10		
LOT WIDTH, MINIMUM ( FT.)	100	195'-5"	
DENSITY, MAXIMUM (DU/AC)	46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	14	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)	EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)	
	1 BEDROOM: 650 HABITABLE SPACE		
	ADDITIONAL BEDROOM: 100 HABITABLE SPACE	UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)	
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 25,239.6 SF	32.5% = 13,690 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 8,413.2 SF	32.9% = 13,870 SF	
HEIGHT, MAXIMUM (FT)	105	31'-6"	
FRONT YARD SETBACK MINIMUM (FT)	0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)	0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)	25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)	10	12	
REAR YARD SETBACK MINIMUM (FT)	10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES	SEE ACCESSORY. USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE	MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 1,828 -1,986 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	12,545 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8"	

PARKING:

	REQUIRED	PROVIDED
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  22,994 SF /1000= 22.994 (23)	TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 4) = 7,664 SF  22,994 SF (TOTAL WITHOUT GARAGE) 22,994 SF /1000= 22.994 (23)  23 PARKING SPACES
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES
	26 PARKING SPACES TOTAL	14 GARAGE PARKING 08 ON-SITE PARKING SPACES 06 TANDEM PARKING  <b>TOTAL PARKING = 28 PARKING SPACES</b> 9 PARALLEL STREET PARKING
BIKE RACKS	4 PER 10 PARKING SPACES  12 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>14 TOTAL</b>

OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATION: R-2  
CONSTRUCTION TYPE: TYPE III (B)

SCOPE OF WORK:

NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

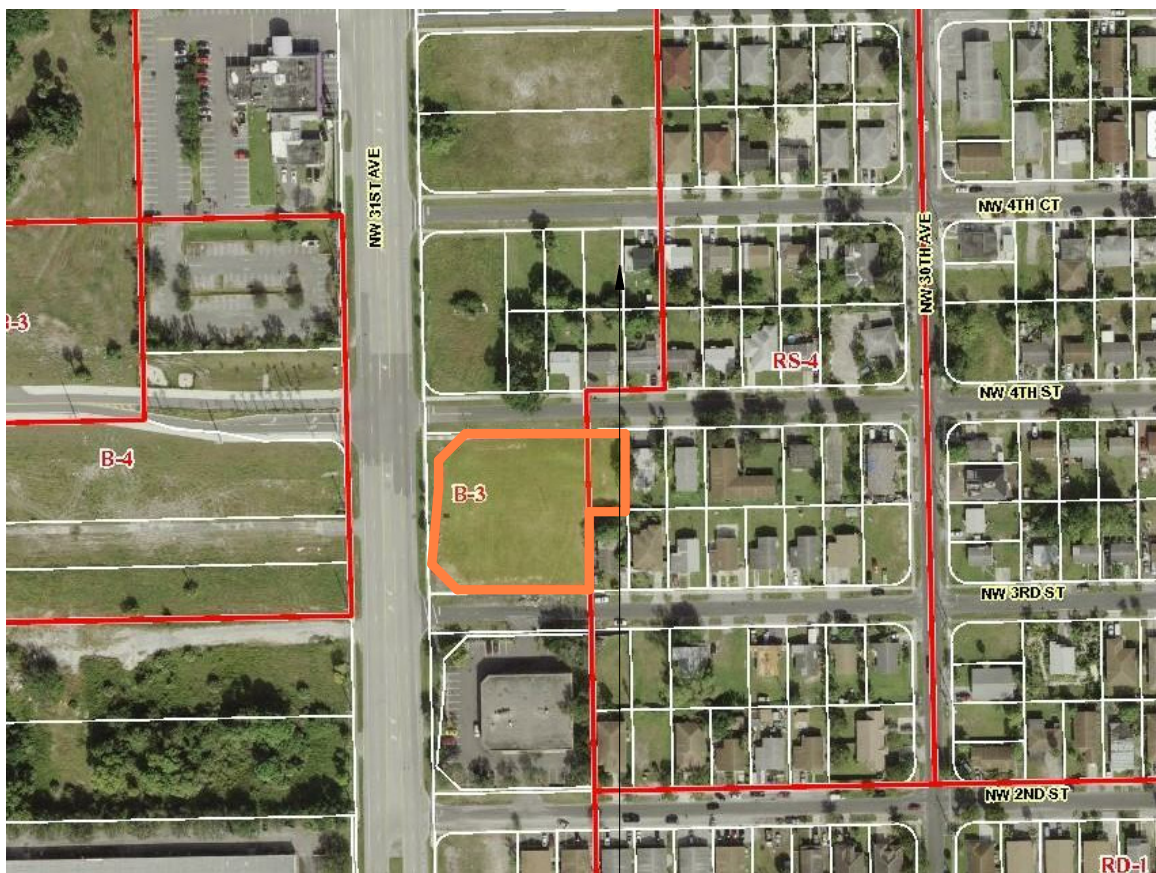
FLOOD ZONE / BASE FLOOD ELEVATION:

FLOOD ZONE

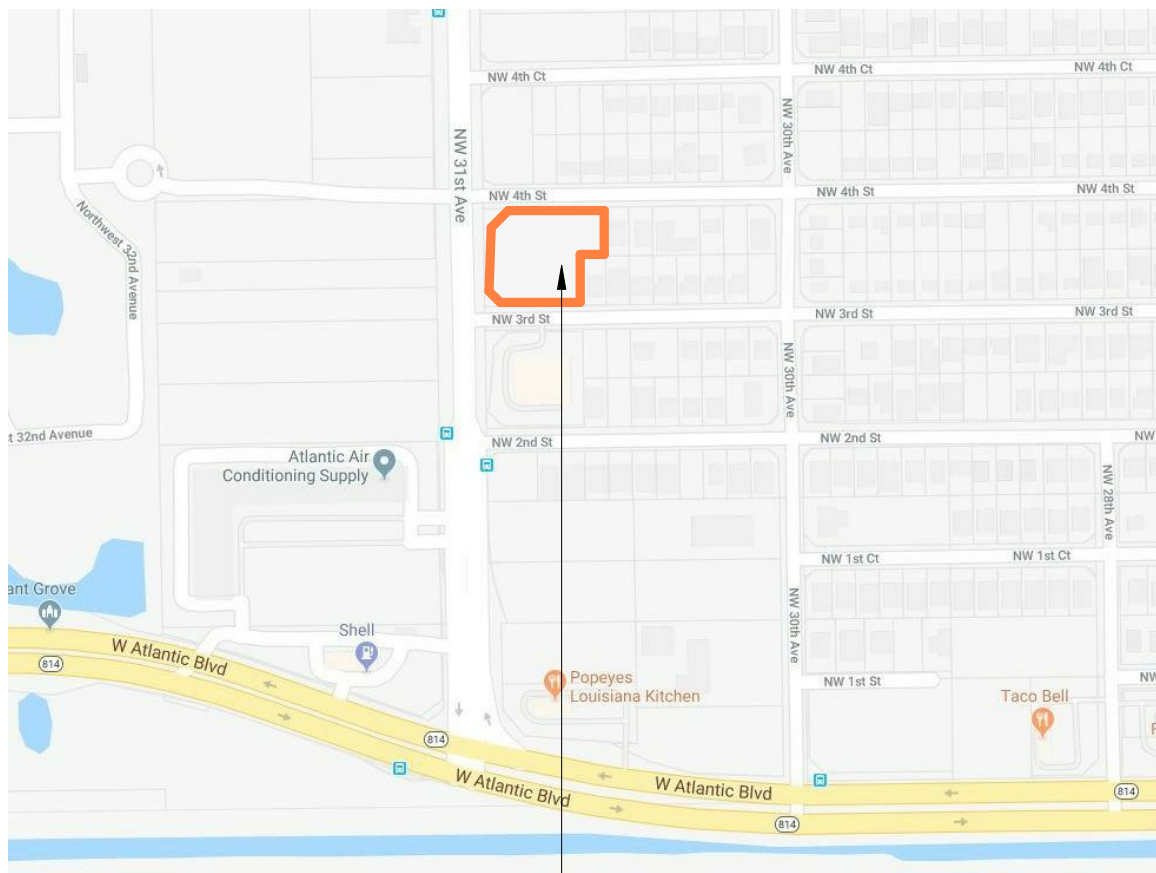
= ZONE X

BASE FLOOD ELEVATION

= 10.17' NAVD1988



— SUBJECT LOCATION  
300 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069



SUBJECT LOCATION  
300 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069



SUBJECT LOCATION  
300 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

[illegible]

PROJECT AND OWNER:

## SPORTS RESIDENCE 300

300 NW 31ST AVENUE  
POMPAÑO BEACH, FL | 33069

HADAR HOMES, LLC  
300 S. PINE ISLAND ROAD, SUITE 309  
PLANTATION | FL | 33324

ARCHITECT:

**itedesign**  
 ● ● ● ●  
 ● ● ● ●  
 ● ● ● ●  
 architecture + design

7261 NE 4TH AVE #101  
 Miami, FL 33138  
 t | 305 673 2121  
 f | 305 673 4640  
 w | [www.itedesign.net](http://www.itedesign.net)  
 # A A 0 0 0 3 3 9 4

CONSULTING ENGINEERS

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN  
600 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION | FL | 33324  
t 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA - ISA

2600 NE 27TH AVE  
FORT LAUDERDALE | FL | 33306  
t | 954 253 2265

## KEY PLAN

## AAC SET

PERMIT APPLICATION DATE: 11-06-19

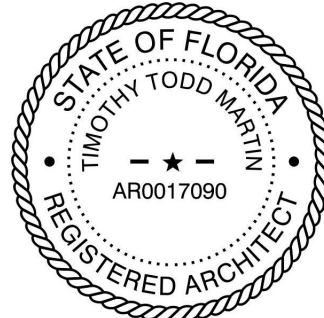
**PROJECT NO.: 1805**

**DRAWN BY:** BJ      **APPROVED BY:** TM

[illegible]

ALL DRAWING AND WRITTEN  
MATERIALS HEREIN CONSTITUTE  
ORIGINAL WORK OF THE  
ARCHITECT AND MAY ONLY BE  
DUPLICATED WITH THEIR WRITTEN  
CONSENT.

SEAL:



SIGNATURE:

T. TODD MARTIN RA,  
LIC# AR0017090

SHEET TITLE:

## ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE:

SHEET NO:

# G-2



**RESOLUTION NO. 2020 - 240**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF POMPANO BEACH, FLORIDA ALLOCATING A  
MAXIMUM OF TWELVE (12) FLEX UNITS FOR A  
PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON  
THE EAST SIDE OF NW 31<sup>ST</sup> AVENUE BETWEEN NW 5<sup>TH</sup>  
STREET AND NW 6<sup>TH</sup> STREET; PROVIDING AN EFFECTIVE  
DATE**

**WHEREAS**, MBA Development, LLC, Pompano Beach Community Redevelopment Agency and the City of Pompano Beach requests an allocation of a maximum of TWELVE (12) residential flex units in order to construct 12 dwelling units for a residential development on property located on the east side of NW 31<sup>st</sup> Ave between NW 5<sup>th</sup> Street and NW 6<sup>th</sup> Street, legally described in Exhibit “A”; and

**WHEREAS**, the subject property has Commercial Land Use Designations; and

**WHEREAS**, the City of Pompano Beach Planning Code Section 154.61 exempts properties less than one-acre from requirements to construct affordable housing; 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 12 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 12 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.”

**SECTION 2.** The number of flex units in the unified flex zone shall be reduced by how ever many units are necessary for the project, not to exceed 12 units.

**SECTION 3.** The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto. Minor revisions that are necessary to meet the City’s Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

**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 conceptual and final site plan must be able to meet all code requirements 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 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 8th day of September, 2020.

DocuSigned by:

*Rex Hardin*

502CB780EB3F480...

**REX HARDIN, MAYOR**

**ATTEST:**

DocuSigned by:

*Asceletha Hammond*

775D4290316A490

**ASCELETA HAMMOND  
CITY CLERK**



**Exhibit “A”**

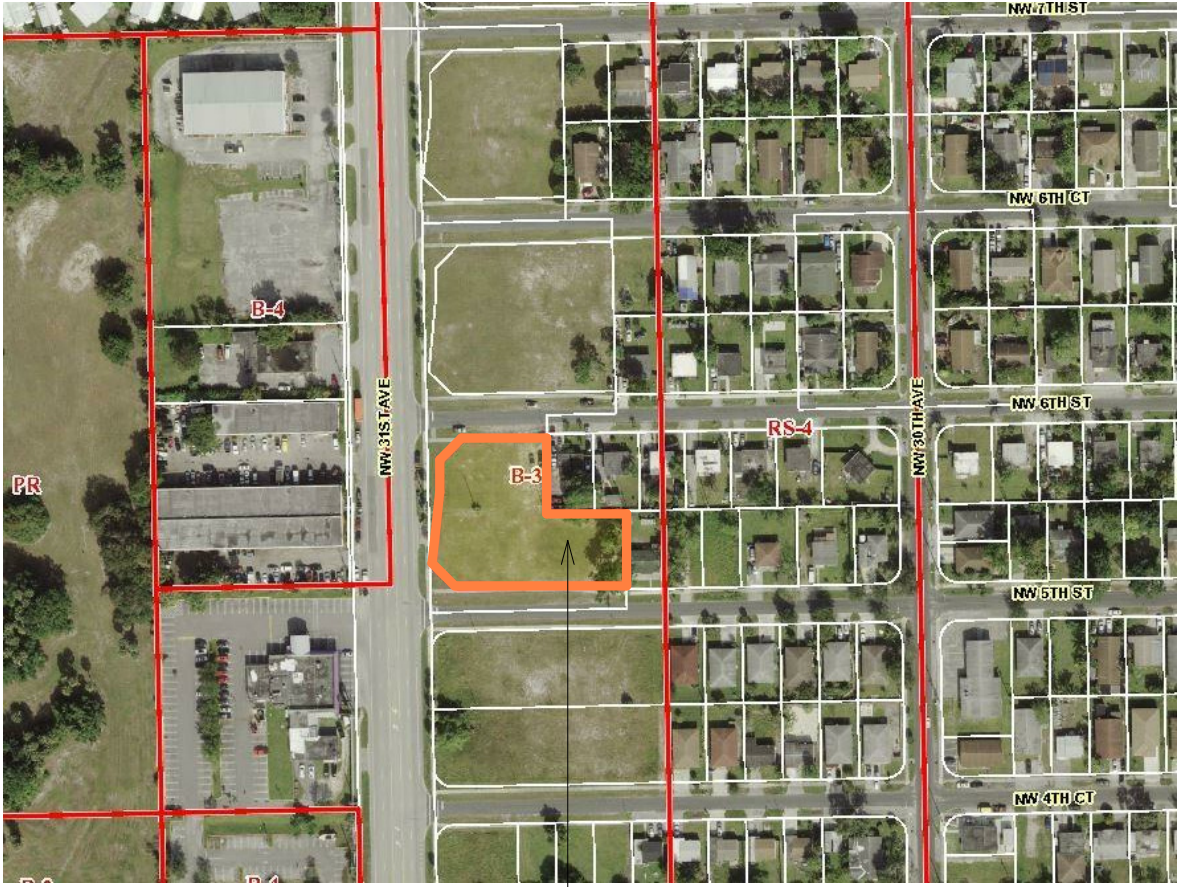
**SPORTS RESIDENCE 500  
LEGAL DESCRIPTION**

PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129,  
AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

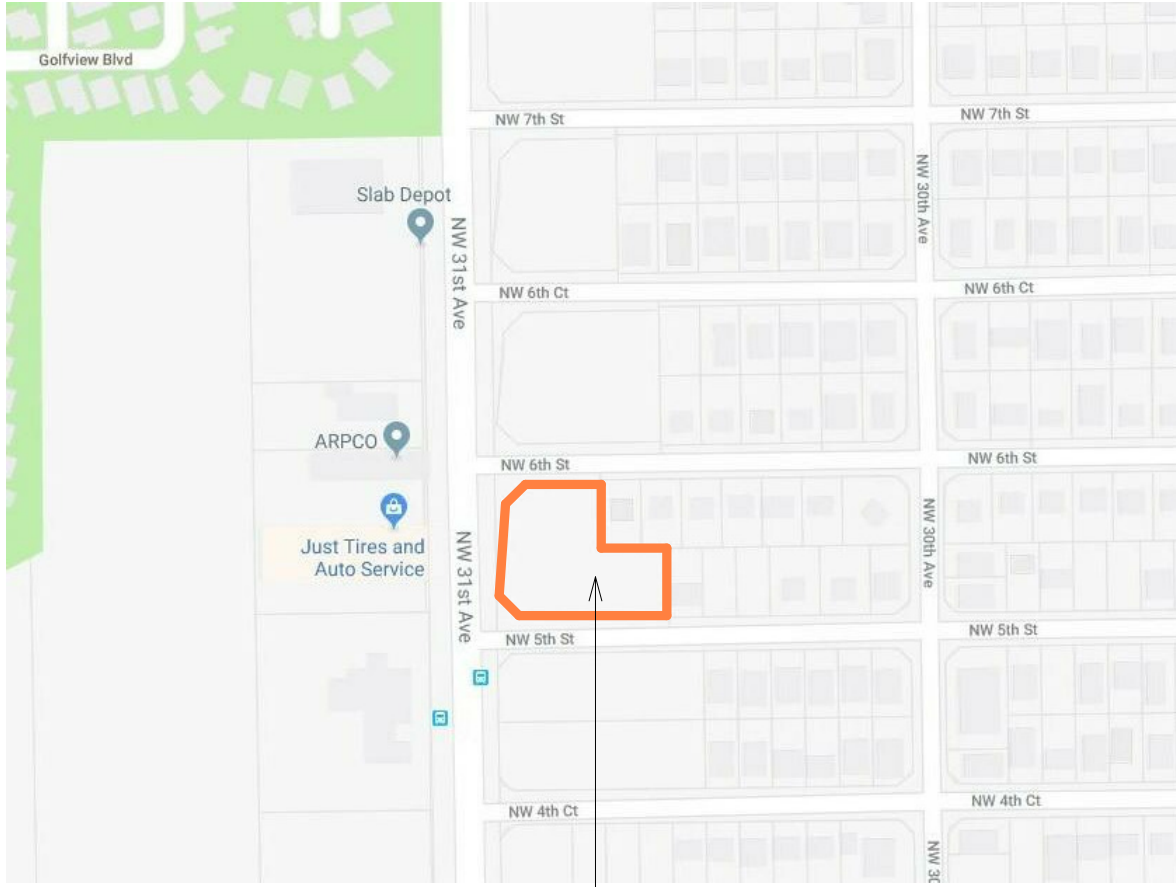


GENERAL SITE INFORMATION			
PROPERTY ADDRESS	500 NW 31ST AVENUE POMPANO BEACH, FL   33069		
FOLIO #	4842 33 39 0020		
LEGAL DESCRIPTION	PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
GOVERNING CODES:			
FLORIDA BUILDING CODE 2017 NFPA 101 - LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC - 2011 EDITION FBC - MECHANICAL 2017 FBC - PLUMBING 2017 FBC - ACCESSIBILITY 2017			
SITE ZONING (EXISTING):			
ZONING:	B-3 (GENERAL BUSINESS)		
TOTAL LOT AREA:			
LOT AREA:	37,397 SF = 0.86 ACRES		
GROSS NET AREA:	65,903 SF = 1.51 ACRES		
INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM ( SQ. FT.)	10,000	37,397 SF	0.86 ACRES
LOT AREA, MAXIMUM ( ACRE)	5		
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD	10		
LOT WIDTH, MINIMUM ( FT.)	100	193'-9"	
DENSITY, MAXIMUM (DU/AC)	46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	12	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)	EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)	UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)
	1 BEDROOM: 650 HABITABLE SPACE		
	ADDITIONAL BEDROOM: 100 HABITABLE SPACE		
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 22,438.2 SF	31.4% = 11,725 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 7,479.4 SF	38.1% = 14,261 SF	
HEIGHT, MAXIMUM (FT)	105	31'-6"	
FRONT YARD SETBACK MINIMUM (FT)	0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)	0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)	25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)	10	12	
REAR YARD SETBACK MINIMUM (FT)	10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES	SEE ACCESSORY, USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE	MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 1,800 - 2,030 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	10,735 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8" 4 UNIT BUILDING = 77'-10"	
PARKING:			
	REQUIRED	PROVIDED	
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  19,162 SF /1000= 19.162 (20)	TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 2) = 3,832 SF  19,162 SF (TOTAL WITHOUT GARAGE) 19,162 SF /1000= 19.162 (20)  20 PARKING SPACES	
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES	
	23 PARKING SPACES TOTAL	12 GARAGE PARKING 12 ON-SITE PARKING SPACES  <b>TOTAL PARKING = 24 PARKING SPACES</b> 6 PARALLEL STREET PARKING	
BIKE RACKS	4 PER 10 PARKING SPACES  10 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>12 TOTAL</b>	
OCCUPANCY CLASSIFICATION:			
OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B)			
SCOPE OF WORK:			
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT			
FLOOD ZONE / BASE FLOOD ELEVATION:			
FLOOD ZONE	= ZONE X		
BASE FLOOD ELEVATION	= 10.17' NAVD1988		

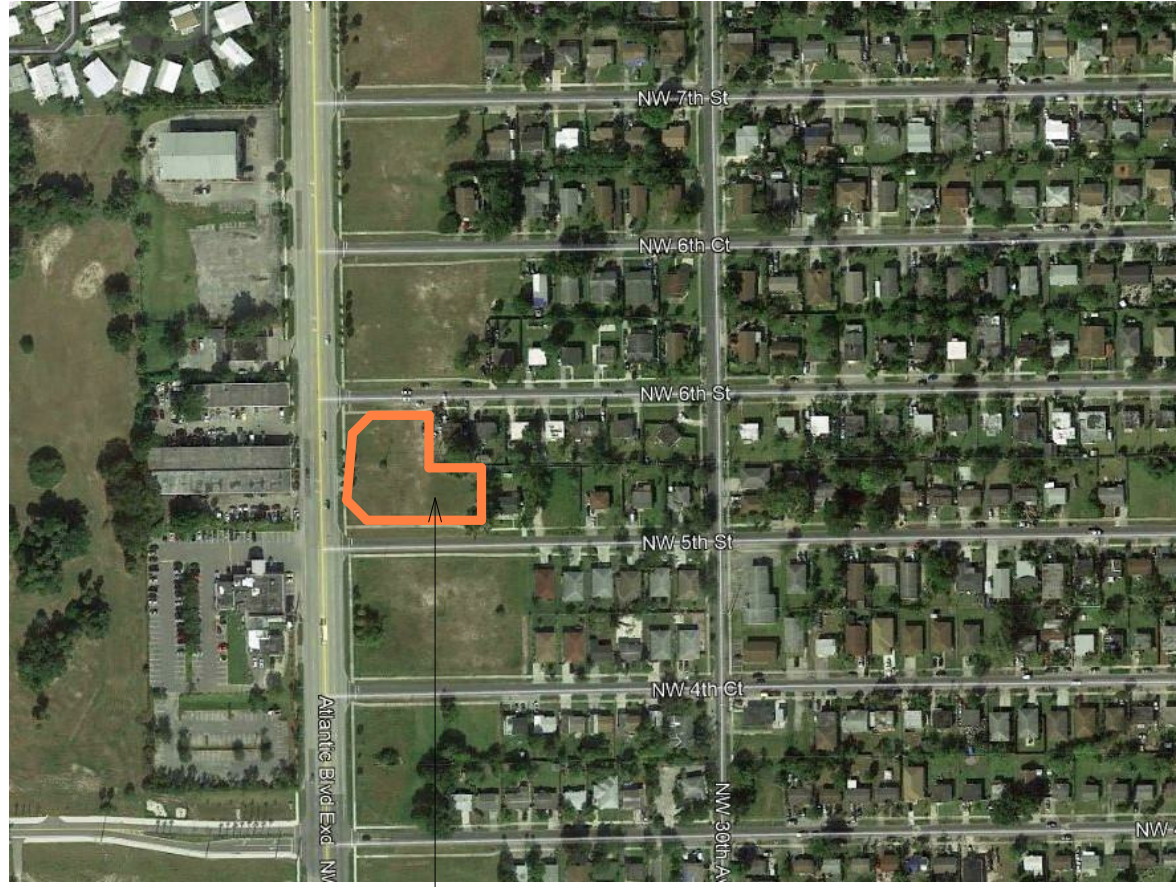
Exhibit "B": 500 NW 31st Ave  
Conceptual Plan 18-05000005



SUBJECT LOCATION  
500 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069



SUBJECT LOCATION  
500 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

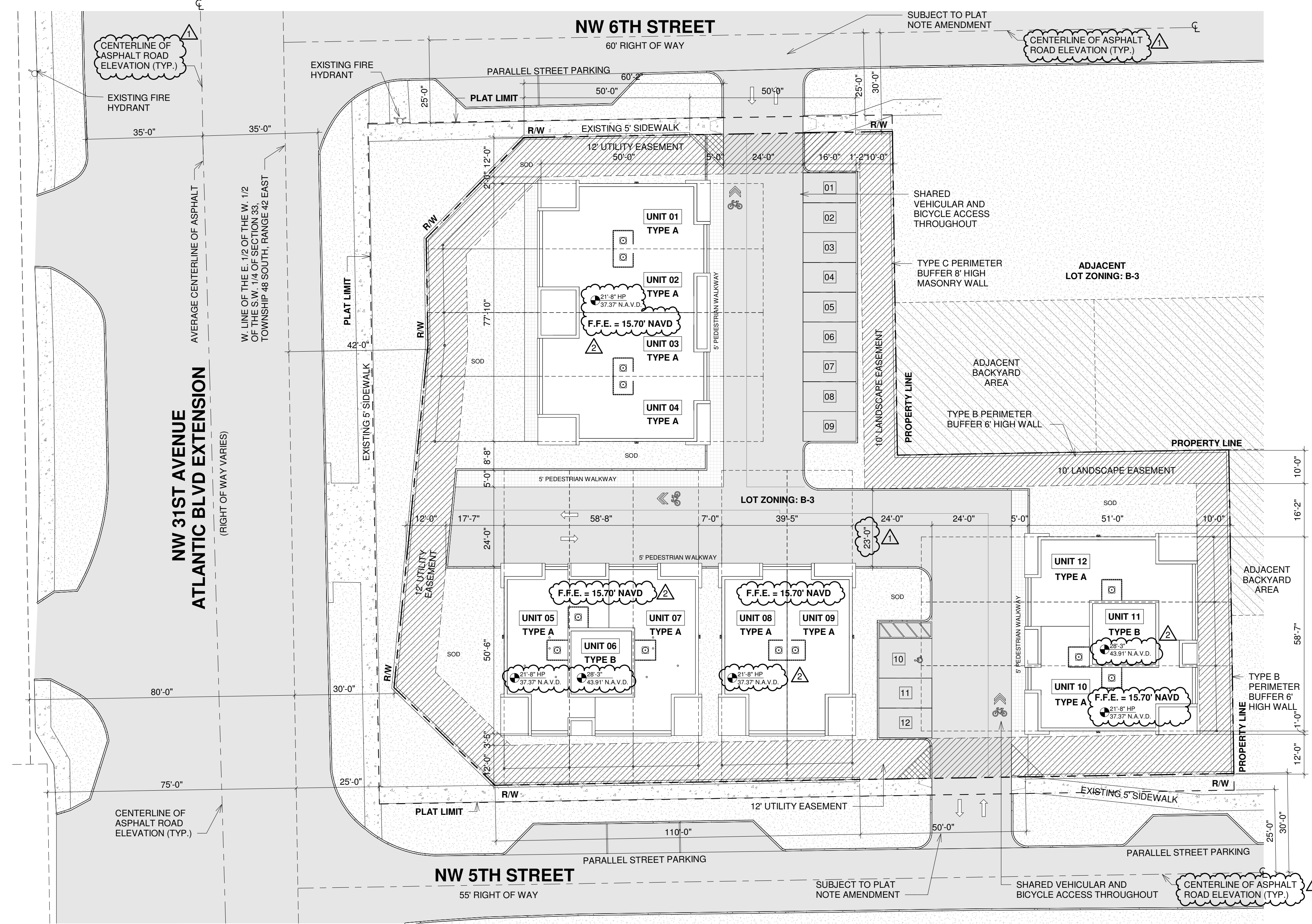


SUBJECT LOCATION  
500 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

3 ZONING MAP  
SCALE: 1" = 1'-0"

2 LOCATION MAP  
N.T.S

1 AERIAL VIEW  
N.T.S



4 SITE PLAN  
SCALE: 1" = 20'-0"

PROJECT AND OWNER:

SPORTS RESIDENCE 500

500 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

HADAR HOMES, LLC  
300 S. PINE ISLAND ROAD, SUITE 309  
PLANTATION | FL | 33324

ARCHITECT:

itecdesign 7261 NE 4TH AVE #101  
Miami, FL 33138  
t | 305 673 2121  
f | 305 673 4640  
w | www.itecdesign.net  
# A A 0 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN  
600 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION | FL | 33324  
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE  
FORT LAUDERDALE | FL | 33306  
t | 954 253 2265

KEY PLAN:

AAC SET

PERMIT APPLICATION DATE: 11-06-19

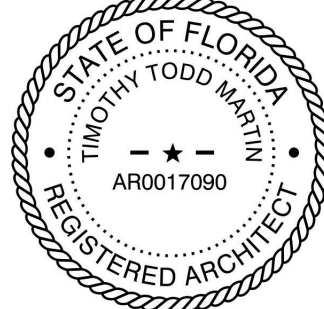
PROJECT NO.: 1805

DRAWN BY: BJ APPROVED BY: TM

1	04/03/19 DRC Comments	06/15/20
2	FFE Change & City Comments	06/15/20

ALL DRAWING AND WRITTEN  
MATERIALS HEREIN CONSTITUTE  
ORIGINAL WORK OF THE  
ARCHITECT AND MAY ONLY BE  
DUPLICATED WITH THEIR WRITTEN  
CONSENT.

SEAL:



SIGNATURE:

T. TODD MARTIN RA,  
LIC# AR0017090

SHEET TITLE:

ZONING, SITE PLAN &  
LOCATION DIAGRAMS

SCALE:

N.T.S.

SHEET NO:

G-2



**RESOLUTION NO. 2020 - 241**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF POMPANO BEACH, FLORIDA ALLOCATING A  
MAXIMUM OF FOURTEEN (14) FLEX UNITS FOR A  
PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON  
THE EAST SIDE OF NW 31<sup>ST</sup> AVENUE BETWEEN NW 6<sup>TH</sup>  
STREET AND NW 6<sup>TH</sup> COURT; PROVIDING AN EFFECTIVE  
DATE**

**WHEREAS**, MBA Development, LLC, Pompano Beach Community Redevelopment Agency and the City of Pompano Beach requests an allocation of a maximum of FOURTEEN (14) residential flex units in order to construct 14 dwelling units for a residential development on property located on the east side of NW 31<sup>st</sup> Ave between NW 6<sup>th</sup> Street and NW 6<sup>th</sup> Court, legally described in Exhibit “A”; and

**WHEREAS**, the subject property has Commercial Land Use Designations; 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 an executed Declaration of Covenants regarding the provision of affordable housing prior to site plan approval; 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 14 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 14 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.”

**SECTION 2.** The number of flex units in the unified flex zone shall be reduced by how ever many units are necessary for the project, not to exceed 14 units.

**SECTION 3.** The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto. Minor revisions that are necessary to meet the City’s Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

**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 conceptual and final site plan must be able to meet all code requirements 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.** Prior to site plan approval the Applicant shall provide a signed agreement documenting how the affordability requirements will be met, pursuant to Section 154.61(E) Planning.

**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.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 8th day of September, 2020.

DocuSigned by:  
*Rex Hardin*  
502CB780EB3F480...  
**REX HARDIN, MAYOR**

**ATTEST:**  
DocuSigned by:  
*Asceleta Hammond*  
775D4290316A490  
**ASCELETA HAMMOND**  
**CITY CLERK**



**Exhibit “A”**

**SPORTS RESIDENCE 600  
LEGAL DESCRIPTION**

PARCEL "A", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129,  
AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GENERAL SITE INFORMATION				
PROPERTY ADDRESS	600 NW 31ST AVENUE POMPAÑO BEACH, FL   33069			
FOLIO #	4842 33 39 0010			
LEGAL DESCRIPTION:	PARCEL "A", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
GOVERNING CODES:				
FLORIDA BUILDING CODE 2017 NFPA 101 - LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC - 2011 EDITION FBC - MECHANICAL 2017 FBC - PLUMBING 2017 FBC - ACCESSIBILITY 2017				
SITE ZONING (EXISTING):				
ZONING:	B-3 (GENERAL BUSINESS)			
TOTAL LOT AREA:				
LOT AREA:	45,442 SF = 1.04 ACRES			
GROSS NET AREA:	76,388 SF = 1.75 ACRES			
INTENSITY & DIMENTIONAL STANDARDS		REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM ( SQ. FT.)		10,000	45,442 SF	
LOT AREA, MAXIMUM ( ACRE)		5	1.04 ACRES	
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD		10		
LOT WIDTH, MINIMUM ( FT.)		100	195'-5"	
DENSITY, MAXIMUM (DU/AC)		46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	14	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)		EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)	
		1 BEDROOM: 650 HABITABLE SPACE	UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)	
		ADDITIONAL BEDROOM: 100 HABITABLE SPACE		
LOT COVERAGE, MAXIMUM (% OF LOT AREA)		60% = 27,265.2 SF	30.3% = 13,781 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)		20% = 9,088.4 SF	42.1% = 19,175 SF	
HEIGHT, MAXIMUM (FT)		105	31'-6"	
FRONT YARD SETBACK MINIMUM (FT)		0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)		0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)		15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)		25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)		10	12	
REAR YARD SETBACK MINIMUM (FT)		10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES		SEE ACCESSORY. USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE		MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 2,225 - 2,420 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)		NOT EXCEED 20,000 SF OR 180 LINER FT	12,585 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-7"	
PARKING:				
		REQUIRED	PROVIDED	
DWELLING MULTIFAMILY		MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  22,228 SF /1000= 22.228 (23)	TYPE A (1,533 SF X 2) = 3,832 SF TYPE B (1,916 SF X 12) = 18,396 SF  22,228 SF (TOTAL WITHOUT GARAGE) 22,228/1000 = 22.228 (23)  23 PARKING SPACES	
VISITOR PARKING		1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES	
		26 PARKING SPACES TOTAL	14 GARAGE PARKING 12 ON-SITE PARKING SPACES 14 TANDEM PARKING  <b>TOTAL PARKING = 40 PARKING SPACES</b> 10 PARALLEL STREET PARKING	
BIKE RACKS		4 PER 10 PARKING SPACES  16 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>14 TOTAL</b>	
OCCUPANCY CLASSIFICATION:				
OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B)				
SCOPE OF WORK:				
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT				
FLOOD ZONE / BASE FLOOD ELEVATION:				
FLOOD ZONE		= ZONE X		
BASE FLOOD ELEVATION		= 10.17' NAVD1988		

Exhibit "B": 600 NW 31st Ave  
Conceptual Plan 18-05000007





## Attachment I



July 20, 2020

Maggie Barszewski, AICP  
Planner  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: *Plat Note Amendment – Trips Analysis***  
***Folio #: 484233390010, 484233390020, 484233390030***  
***Horn Plat No. 2 (Plat Book 129, Page 47)***

Dear Ms. Barszewski,

We are requesting that the plat note amendment application for the Horn Plat No. 2 be processed administratively per Section 155.2410.G.1

### **1. Minor Deviation**

For all plat amendment applications and Findings of Adequacy (FOA) renewals authorized for administrative approval, the Development Services Director shall have the authority to issue final approval of said applications, however the Director has the discretion and authority to require City Commission review and approval for any plat amendment for which administrative approval is authorized. The following plat amendment applications, which may or may not be in conjunction with an FOA renewal application, may be authorized for administrative approval by the Development Services Director:

- a. Plat note amendments with a decrease or no increase in the approved level of development.

Based on the vehicle trips rate from Broward County's Land Development Code, this is a decrease in approved level of development. The existing plat note of 42,500 square feet of office and retail use generates 357 trips per PM peak hour and the proposed note of 39 townhouse units will generate 26 trips per PM peak hour. This is a decrease of 331 trips.

Following is the existing and propose note language:

#### **Existing Note Language:**

42,500 SQUARE FEET OF OFFICE AND RETAIL USE

#### **Proposed Note Language:**

39 TOWNHOUSE UNITS



Attached for your reference is a copy of Broward County's TRIP rates by land use, effective December 8, 2009.

If you have any questions or require additional information, please do not hesitate to contact me at (954) 828-2400.

Sincerely,

A handwritten signature in blue ink that reads "Thuy Turner".

Thuy Turner, AICP  
Senior Land Planner

Attachment: TRIP Rates by Land Use

**TRIP RATES BY LAND USE**  
**EFFECTIVE DECEMBER 8, 2009**

Land Use Type (units)	Trip Rate / P.M. Peak Hour
<u>Residential</u> (dwelling units)	
Single Family	1.01
Townhouse	0.66
Garden Apartment	0.60
Mobile Home	0.59
High Rise	0.37
Mid Rise	0.39
Retirement Community	0.24
Hotel	0.70
ALF	0.22
<u>Office, Institutional and Recreational</u> (1,000 sq. ft.)	
Office Less than 100,000 sq. ft.	$\ln(T) = 0.737 \ln(FA) + 1.831$
Office GE 100,000 sq. ft.	$T = 1.12(FA) + 78.81$
Hospital	$T = 0.78(FA) + 186.59$
Bank (Free Standing and/or Drive-thru)	25.82
Church (weekday)	0.55
Community Facility	1.45
Library	7.30
Nursing Home (bed)	0.22
Elementary School (School)	85.00
Secondary School	1.08
Private School (no day care)	0.86
Passive Park (acre)	1.31
Active Park (acre)	3.34
Marina (boat berth)	0.19
Golf Course (acre)	0.30
<u>Industrial</u> (1,000 sq. ft.)	
General Industrial (Permits 30% Office)	0.72
General Industrial (acre)	8.45
Mini-warehouse	0.26
Industrial/Showroom (Permits 30% Comm.)	1.29
Industrial/Office (Permits 50% Office)	1.09
<u>Retail</u> (1,000 sq. ft.)	
Restaurant	9.90
Fast Food Restaurant	19.15 (43% pass-by)
Convenience Store	22.30 (60% pass-by)
Service Station/Conv. Store (Fuel Pos.)	10.07 (26.5% pass-by)
Drug Store	9.73
Day Care	12.46
Auto Dealership	2.59
Health/Fitness Club	3.53
Nursery / Garden Center	3.80
Auto Care Center	3.38
Commercial Recreation (acre)	5.77
Commercial LT 20,000 sq. ft.	10.85
Commercial GE 20,000 sq. ft.	$\ln(T) = 0.66 \ln(FA) + 3.403$

**NOTE: For uses not listed above, consult with staff.**