



MARY L. CHAMBERS, CMC  
City Clerk

100 West Atlantic Boulevard  
Pompano Beach, Florida 33060  
www.mypompanobeach.org



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City of Pompano Beach, Florida

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February 17, 2011

Mr. Richard A. Berrie, PA, MAURP, VP  
Berrie Architecture & Design, Inc.  
1844 North Nob Hill Road, #420  
Plantation, FL 33322


RE: City of Pompano Beach Resolution No. 2011-134

Dear Mr. Berrie:

Enclosed for your records, please find a copy of Resolution No. 2011-134, allocating seventy-seven reserve units for a proposed mixed use development located at 3350 East Atlantic Boulevard.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

  
Asceletha Hammond, CMC  
Deputy City Clerk

AH/ms  
Enclosure(s)

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 11/18/20 BY 60322 UCBAW/STW/STW

**DRC**

PZ20-12000005  
11/18/20

**DRC**

PZ20-12000005  
8/19/2020

**DRC**

PZ20-12000005  
6/3/2020

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF POMPANO BEACH, FLORIDA, ALLOCATING SEVENTY-  
SEVEN RESERVE UNITS FOR A PROPOSED MIXED USE  
DEVELOPMENT LOCATED AT 3350 EAST ATLANTIC  
BOULEVARD; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Atlantic 3350 LLC requests an allocation of seventy-seven (77) reserve units in order to construct 77 dwelling units along with hotel and retail uses on a property known as 3350 East Atlantic Boulevard, legally described in Exhibit "A"; and

**WHEREAS**, the City of Pompano Beach has passed Ordinance No. 2007-48 which requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and

**WHEREAS**, the applicant proposes to construct 13 units as low-income housing units, and thereby complies with the affordable housing requirements of Ordinance No. 2007-48, which requires a minimum of 13 low-income housing units; and

**WHEREAS**, the proposed density of the freestanding residential building would not exceed the maximum density of 46 dwelling units per net acre as allowed in the B-3, General Business, Zoning District; and

**WHEREAS**, in order to construct the proposed freestanding residential building on the subject property, the city will have to allocate 77 units; now, therefore,

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

**SECTION 1.** That the City Commission of the City of Pompano Beach hereby allocates 77

reserve units, of which 77 units will come from flex zone 24 to be constructed on property known as

3350 East Atlantic Boulevard, which is legally described in Exhibit "A," which is attached hereto and made a part hereof.

**SECTION 2.** That the number of reserve units in Flex Zone 24 shall be reduced by 77 units.

**SECTION 3.** That 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.** That the applicant must comply with the affordable housing requirements of Ordinance No. 2007-48 by constructing a minimum of 13 low-income housing units.

**SECTION 5.** Failure of the applicant to obtain a principal building permit for its freestanding residential project as shown in Exhibit "B" attached, within two years of the date of this resolution shall render the allocation of 77 units null and void.

**SECTION 6.** Failure of the applicant to construct the residential project substantially in accordance with the conceptual site plan as shown in Exhibit "B" attached, shall render the allocation of 77 units null and void; the units may not be used for or applied to any other project or projects.

**SECTION 7.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of February, 2010.

  
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**LAMAR FISHER, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

jrm  
11/15/10  
Lreso/2011-74

**DRC**

**PZ20-12000005  
11/18/20**

**DRC**

**PZ20-12000005  
8/19/2020**

**DRC**

**PZ20-12000005  
6/3/2020**

# EXHIBIT "A"

**ATLANTIC 3350**

**3350 E. ATLANTIC BOULEVARD**

**POMPANO BEACH, FLORIDA 33062**

## LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 15, BLOCK 7, OF "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS: THE NORTHERLY 25.9 FEET OF LOT 1, AND THE NORTHERLY 25 FEET OF LOTS 11 THROUGH 15, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; ALSO LESS: THE EASTERLY 15 FEET OF LOTS 1 THROUGH 5, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, USING AN ASSUMED BEARING OF SOUTH 89°50'30" WEST, A DISTANCE OF 292.43 FEET; THENCE SOUTH 00°09'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", AND THE POINT OF BEGINNING; THENCE NORTH 89°50'30" EAST, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE SAID NORTHERLY LINE OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 250.80 FEET; THENCE SOUTH 04°25'43" WEST, A DISTANCE OF 0.82 FEET; THENCE NORTH 89°53'51" EAST, A DISTANCE OF 135.42 FEET; THENCE SOUTH 04°25'45" WEST, A DISTANCE OF 230.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°34'15" WEST, A DISTANCE OF 365.00 FEET; THENCE NORTH 04°25'45" EAST, A DISTANCE OF 220.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAINING 90,795.4 SQUARE FEET (2.08 ACRES) MORE OR LESS.

**DRC**

**PZ20-12000005**

**11/18/20**

**DRC**

**PZ20-12000005**

**8/19/2020**

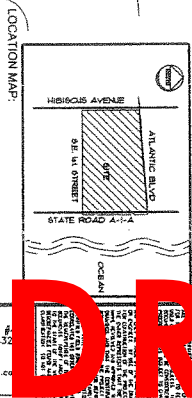
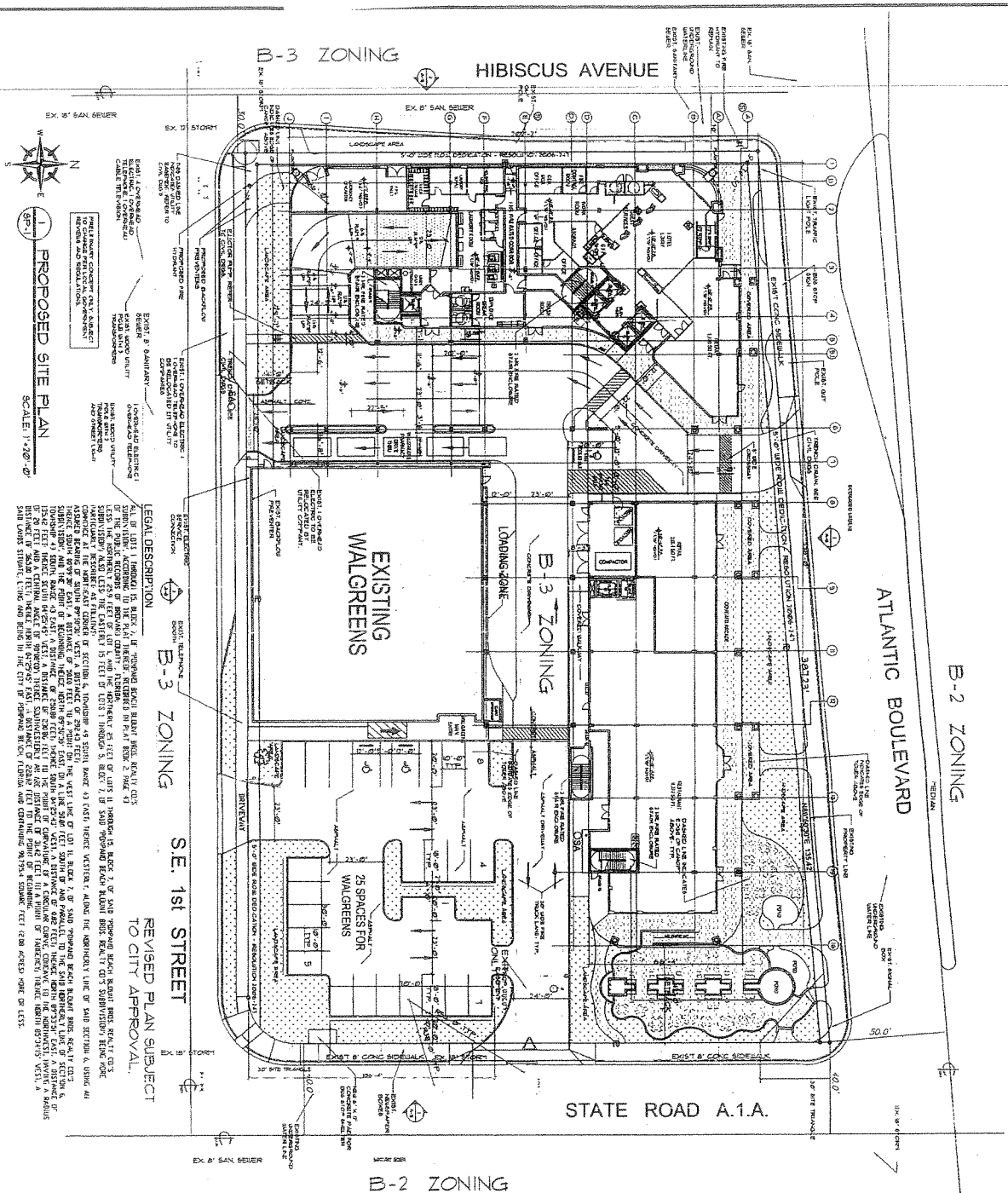
**DRC**

**PZ20-12000005**

**6/3/2020**



EXHIBIT "B"

[illegible][illegible]

OF RECENT RESEARCH IN ANATOMY AND PHYSIOLOGY OF FISHES AND AMPHIBIANS AND THE EFFECTS OF FISHES AND AMPHIBIANS ON THE ENVIRONMENT. 3-10