

REQUESTED COMMISSION ACTION:

Consent _____ Ordinance _____ X Resolution _____ Consideration/ Discussion _____ Presentation _____

SHORT TITLE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION AT NW 31ST AVENUE AND W. ATLANTIC BLVD., IDENTIFIED BY FOLIO NO. 484232190010, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why: The property owner, West Atlantic Boulevard Apartment Investors, LLC (WABAI) has submitted a letter of application requesting the City Commission designate the property identified by Folio # 484232190010, as a Brownfield site pursuant to Section 376.80(2)(c), Florida Statutes. The City has approved and permitted a 404 unit residential complex with a total capital cost estimated at over \$62 million. Staff finds that WABAI has demonstrated this project and property meet the five statutory criteria for designation of a Brownfield site as set forth in Section 376.80(2)(c), Florida Statutes and as such, it is a mandatory designation. Proper notice has been provided in accordance with Section 376.80(1) and 166.041(3)(c)2, Florida Statutes for this proposed action.

- (1) Origin of request for this action: City Manager's Office/ Dennis Beach
(2) Primary staff contact: Chris Clemens/ Greg Harrison Ext. 4048
(3) Expiration of contract, if applicable: N/A
(4) Fiscal impact and source of funding: N/A

Table with 4 columns: DEPARTMENTAL COORDINATION, DATE, DEPARTMENTAL RECOMMENDATION, DEPARTMENTAL HEAD SIGNATURE. Includes entries for Dev. Serv. Dept., City Attorney, and a signature.

Advisory Board

X City Manager

ACTION TAKEN BY COMMISSION:

Table with 4 columns: Ordinance/Workshop, Resolution, Consideration, Results. Includes rows for 1st Reading and 2nd Reading.

MEMORANDUM

Development Services

Memorandum No. 15-576

Date: October 23, 2015

To: Dennis W. Beach, City Manager

Via: Greg Harrison, Assistant City Manager

From:  Chris Clemens, AICP, Economic Development Manager

Subject: West Atlantic Boulevard Apartments Investors (3491 W. Atlantic Boulevard)
brownfield eligibility application

The following is a review of the West Atlantic Boulevard Apartments Investors (WABAI) brownfield application you had asked staff to review, specifically the five applicable brownfield area designation criteria set forth in Section 376.80(2)(c), Florida Statutes, as follows:

Agreement to Redevelop the Brownfield Site: WABAI satisfies this criterion in that it owns the Subject Property, is requesting the property be designated a Brownfield area, and has agreed to redevelop and, as necessary, rehabilitate the Subject Property. The applicant has provided proof of ownership.

Economic Productivity: WABAI satisfies this second criterion in that, when fully developed, the Project will employ 9 full-time associates. These figures exceed the requirement of the "creation of at least 5 new permanent jobs at the brownfield site." It is estimated that the total capital cost of the WABAI project exceeds \$62 million.

Consistency with Local Comprehensive Plan and Permissible Use Under Local Land Development Regulations: The land use and zoning at the Subject Property are Residential dashed-line Medium (16-25 du/ac) and Residential Planned Unit Development (RPUD) respectively. Both districts permit multifamily residential developments which satisfies the criteria. The applicant has also provided the Development Order (No. 14-1200018) for the project, issued by the Planning & Zoning Board authorizing the development of 19 new three-story multi-family buildings consisting of 404 residential units.

Public Notice and Comment: WABAI satisfied this criterion by posting notice at the Subject Property and in the Sun Sentinel, the Daily Business Review and on Craigslist. The applicant provided the City with a picture of the posting on the Subject Property and well as copies of the ads and the dates it ran. WABAI also hosted a public meeting at the Jan Moran Collier City Learning Library at 2800 NW 9th Court in Pompano Beach and stated to us that there were no attendees at the meeting.

Reasonable Financial Assurance: The applicant provided the City with a letter outlining the company's successful development record and the planned financing for the current project, as well as, personal assurances from the Operating Member and Manager of the project as to the financial assurances provided. The City's Finance Department reviewed the letter submittal and was satisfied that the provided assurances satisfied the statutory requirement.

Based on a review of the Statute and the provided information, staff finds that WABAI has satisfied each of the Florida Statute requirements for the Brownfield area designation. Lastly, the Economic Development Council reviewed these findings on October 26, 2015.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION AT NW 31ST AVENUE AND W. ATLANTIC BLVD., IDENTIFIED BY FOLIO NO. 484232190010, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to § 97-277, Laws of Florida, codified at § 376.77 – 376.86, Florida Statutes, the State of Florida has provided for designation of a “brownfield area” by resolution at the request of the person who owns or controls one or more real estate parcels, to provide for their environmental remediation and redevelopment and promote economic development and revitalization generally; and

WHEREAS, West Atlantic Boulevard Apartment Investors, LLC (“WABAI”) owns the property located on the Northwest quadrant of the intersection at NW 31st Avenue and West Atlantic Blvd., Pompano Beach, Broward County, Florida 33069, Folio number 484232190010, (hereinafter the “Property”) depicted and more particularly described in Exhibit “A” and is developing it for residential use; and

WHEREAS, WABAI has requested that the City Commission of Pompano Beach designate the Property as a “brownfield area” pursuant to §376.80(2)(c), Florida Statutes; and

WHEREAS, the City Commission has reviewed the criteria set forth in § 376.80(2)(c), Florida Statutes, and has determined that the Property qualifies for designation as a “brownfield area” because the following requirements have been satisfied:

1. WABAI owns the Property which is proposed for designation and has agreed to rehabilitate and redevelop it;
2. The rehabilitation and redevelopment of the Property will result in economic productivity in the area;
3. The redevelopment of the Property is consistent with the City’s Comprehensive Plan and is a permissible use under the City’s Zoning and Land Development Code;
4. Proper notice of the proposed rehabilitation of the Property has been provided to neighbors and nearby residents, and WABAI has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. WABAI has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan.

WHEREAS, the City Commission desires to notify the Florida Department of Environmental Protection of its resolution designating the Property as a “brownfield area” to further its rehabilitation and redevelopment for purposes of § 376.77 – 376.86, Florida Statutes; and

WHEREAS, the applicable procedures set forth in § 376.80 and § 166.041, Florida Statutes, have been followed and proper notice has been provided in accordance with § 376.80(1) and 166.041(3)(c)2, Florida Statutes; and

WHEREAS, such designation shall not render the City of Pompano Beach liable for costs or site remediation, rehabilitation and economic development or source removal, as those terms are defined in Section 376.79 (17) and (18), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution; now, therefore,

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

SECTION 1. That the recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

SECTION 2. That the City Commission finds that WABAI has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

SECTION 3. That the City Commission designates the Property depicted on Exhibit "A" attached hereto and incorporated herein by reference, as a "brownfield area" for purposes of §376.77 – 376.86, Florida Statutes.

SECTION 4. That the City Manager, or his designee, is hereby authorized to notify the Florida Department of Environmental Protection of the City Commission's resolution designating the Property a "brownfield area" for purposes of § 376.77 – 376.86, Florida Statutes.

SECTION 5. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

CLS:jrm
10/29/2015
L:reso/2016-33



Site Address	W ATLANTIC BOULEVARD, POMPANO BEACH	ID #	4842 32 19 0010
Property Owner	WEST ATLANTIC BOULEVARD APARTMENTS INVESTORS LLC	Millage	1512
Mailing Address	2001 SUMMIT PARK DR STE 300 ORLANDO FL 32810	Use	99

Abbreviated Legal Description	RESIDENCES AT PALM AIRE 181-178 B PARCEL A
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,169,250		\$1,169,250	\$1,169,250	
2015	\$1,169,250		\$1,169,250	\$321,510	
2014					

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,169,250	\$1,169,250	\$1,169,250	\$1,169,250
Portability	0	0	0	0
Assessed/SOH	\$1,169,250	\$1,169,250	\$1,169,250	\$1,169,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,169,250	\$1,169,250	\$1,169,250	\$1,169,250

Sales History			
Date	Type	Price	Book/Page or CIN
2/11/2015	SWD-D	\$3,640,600	112814101

Land Calculations		
Price	Factor	Type
\$1.00	1,169,248	SF
Adj. Bldg. S.F.		

* Click here for old map program *

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LAND DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, SAME BEING THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 365.78 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD, A 120.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 12 OF 18, SAME BEING THE SOUTHWEST CORNER OF TEXACO-POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,587.89 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 11°21'03" EAST), SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'04", AN ARC DISTANCE OF 67.93 FEET; THENCE NORTH 67°56'40" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 164.17 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.24 FEET; THENCE SOUTH 76°08'26" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 54.19 FEET; THENCE SOUTH 82°47'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 240.26 FEET; THENCE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 15°01'12" WEST, 256.26 FEET; THENCE NORTH 12°02'24" EAST, 44.31 FEET; THENCE NORTH 55°23'30" WEST, 132.52'; THENCE NORTH 00°00'00" EAST, 702.13 FEET; THENCE NORTH 90°00'00" WEST, 108.87 FEET; THENCE NORTH 00°00'00" EAST, 430.80 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°45'32" EAST ALONG THE AFORESAID SOUTH LINE, 793.50 FEET; THENCE SOUTH 01°22'47" EAST, 637.40 FEET; THENCE NORTH 88°48'35" EAST ALONG THE WESTERLY PROLONGATION OF A NORTH LINE OF PARCEL G, GIBSON'S PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 135.00 FEET TO THE WESTERLY MOST NORTHWEST CORNER OF SAID PARCEL G; THENCE SOUTH 01°22'47" EAST ALONG A WEST LINE OF SAID PARCEL G AND ALONG THE WEST LINE OF TRACTS 47, 48 AND 49 OF COLLIER CITY LOTS (UNRECORDED) AND ALONG THE WEST LINE OF TRACTS 1-3, PANTON FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALONG THE WEST LINE OF SAID TEXACO-POMPANO PLAT, 909.26 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 26.842 ACRES (1,169,248 SQUARE FEET), MORE OR LESS.



MEMORANDUM

Development Services

Memorandum No. 15-576

Date: October 23, 2015

To: Dennis W. Beach, City Manager

Via: Greg Harrison, Assistant City Manager

From:  Chris Clemens, AICP, Economic Development Manager

Subject: West Atlantic Boulevard Apartments Investors (3491 W. Atlantic Boulevard) brownfield eligibility application

2015 OCT 27 AM 10:23

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Chris Clemens

From: Dalayna Tillman <dtillman@Goldsteinenvlaw.com>
Sent: Tuesday, September 29, 2015 8:55 AM
To: Chris Clemens
Cc: Fawn Powers
Subject: RE: West Atlantic Boulevard Apartments Investors, LLC - Proposed Former Palm Aire Golf Course Brownfield Area, Pompano Beach - Notices

Chris, please be advised that as advertised, we held a community meeting yesterday evening regarding the proposed brownfield designation of the Former Palm Aire Golf Course from 5:30 to 7:30 PM at the Jan Moran Collier City Learning Library located at 2800 NW 9th Court, Pompano Beach, FL 33069. There were no attendees. Thank you.

Regards,

Dalayna

Dalayna M. Tillman, Esq
The Goldstein Environmental Law Firm, P.A.
One SE Third Avenue, Suite 2120
Miami, FL 33131
Direct Telephone: (305) 777-1686
Cell Phone: (703) 499-7132
Email: dtillman@goldsteinenvlaw.com
<http://www.goldsteinenvlaw.com/>

From: Dalayna Tillman
Sent: Monday, September 28, 2015 2:31 PM
To: 'Chris Clemens'
Cc: 'Fawn Powers'
Subject: West Atlantic Boulevard Apartments Investors, LLC - Proposed Former Palm Aire Golf Course Brownfield Area, Pompano Beach - Notices

Chris, please find enclosed copies of the notices that were published (i) in the Sun Sentinel Newspaper; (ii) in the New Times Newspaper, Community Bulletin Section; (iii) on Craigslist (Broward County Community Events); and (iv) at the property regarding the proposed former Palm Aire Golf Course Brownfield Area. Specifically, the notices advertise the community meeting, which will be held this evening, September 28th, at the Jan Moran Collier City Learning Library located at 2800 NW 9th Court, Pompano Beach, FL 33069 from 5:30 to 7:30 PM. We will supplement this email with a copy of the sign-in sheet from the meeting tonight. Thank you.

Regards,

Dalayna

Dalayna M. Tillman, Esq
The Goldstein Environmental Law Firm, P.A.
One SE Third Avenue, Suite 2120
Miami, FL 33131
Direct Telephone: (305) 777-1686
Cell Phone: (703) 499-7132
Email: dtillman@goldsteinenvlaw.com
<http://www.goldsteinenvlaw.com/>

Ad Number: 3589741-1 / PO# d tillman
 Insertion Number: The Goldstein Environmental Law Fir...
 Size: 2 x 5.25 Section/Page/Zone: Local/B006/SB
 Color Type: B&W Description: brownfield

Sun-Sentinel

Publication Date: 09/20/2015

This E-Sheet confirms that the ad appeared in Sun-Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content displayed or contained on the electronic tearsheet.

NOTICE OF PROPOSED TAX INCREASE

The *City of Hallandale Beach* has tentatively adopted a measure to increase its property tax levy.

Last year's property tax levy:

- A. Initially proposed tax levy..... \$24,743,900
- B. Less tax reductions due to Value Adjustment Board and other assessment changes..... \$2,259,242
- C. Actual property tax levy..... \$22,484,658

This year's proposed tax levy.....\$24,668,042

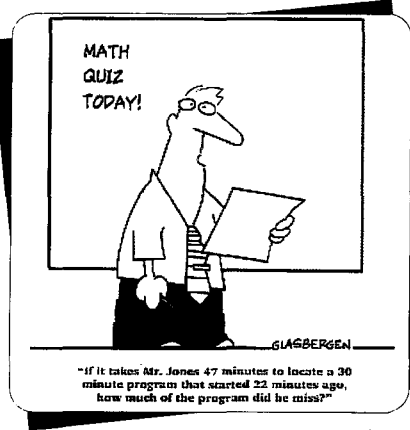
All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

**FRIDAY, SEPTEMBER 25, 2015
 5:05 P.M.
 AT
 400 SOUTH FEDERAL HIGHWAY
 HALLANDALE BEACH COMMISSION
 MEETING ROOM
 HALLANDALE BEACH, FLORIDA 33009**

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

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BUDGET SUMMARY CITY OF HALLANDALE BEACH - FISCAL YEAR 2015-16

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF HALLANDALE BEACH ARE 8.6% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

	GENERAL FUND	SPECIAL REVENUE FUNDS	GOLDEN ISLES DISTRICT	THREE ISLANDS DISTRICT	CAPITAL PROJECT FUNDS	ENTERPRISE FUNDS	INTERNAL SERVICE FUNDS	TOTAL ALL FUNDS
ESTIMATED REVENUES								
Taxes:								
Ad Valorem Taxes	5,1918	\$23,316,945	0	0	0	0	0	\$23,316,945
Ad Valorem Taxes	1,0934	0	0	\$277,891	58	0	0	277,891
Ad Valorem Taxes	0,6600	0	0	50	\$358,097	0	0	398,037
Charges for Services	13,258,157	1,053,253	0	0	26	26,428,863	4,443,813	36,235,076
Fines and Forfeitures	473,500	10,000	0	0	50	0	0	483,500
Franchise and Utility Taxes	8,474,170	0	0	0	0	287,400	0	8,761,570
Intergovernmental Revenue	3,724,781	397,429	0	0	0	0	0	4,122,210
Licenses and Permits	4,020,812	0	0	0	0	45,000	0	4,065,812
Other Financing Sources	2,007,772	80,285	1,800	\$2,760	12,685,011	1,458,544	842,455	17,676,867
TOTAL SOURCES	\$82,578,937	\$2,492,967	\$279,891	\$380,857	\$12,685,011	\$31,214,787	\$5,748,278	\$136,379,826
Transfers In	\$697,321	\$166,894	50	50	\$17,758,081			\$18,720,046
Fund Balances/Reserves/Net Assets	763,294	947,957	193,528	87,887	0	9,717,981	630,487	11,333,124
TOTAL REVENUES, TRANSFERS AND BALANCES	\$84,039,552	\$3,578,818	\$473,219	\$468,714	\$30,443,102	\$39,942,384	\$6,378,765	\$145,035,244
EXPENDITURES								
General Governmental Services	\$10,886,058	50	30	0	\$2,358,281	50	\$2,084,587	\$15,307,914
Public Safety	39,047,372	\$1,758,569	\$473,219	\$428,714	\$8,200,000	0	0	\$50,907,874
Physical Environment	2,055,403	0	0	0	50	37,148,429	0	39,171,882
Transportation	0	1,722,798	0	0	50	0	0	1,722,798
Human Services	2,255,741	0	0	0	50	0	0	2,256,741
Culture & Recreation	5,092,285	0	0	0	18,983,841	58,806	0	23,982,732
Other Financing Uses	0	0	0	0	0	0	3,475,831	3,475,831
TOTAL EXPENDITURES	\$59,248,887	\$3,481,367	\$473,219	\$428,714	\$30,443,102	\$37,393,916	\$5,544,428	\$136,893,732
Transfers Out	\$4,730,314	\$63,000	80	50	50	\$2,737,369	\$308,821	\$7,905,004
Fund Balances/Reserves/Net Assets	18,351	31,651	0	0	0	0	287,508	327,508
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES AND BALANCES	\$84,039,552	\$3,578,818	\$473,219	\$428,714	\$30,443,102	\$39,942,384	\$6,378,765	\$145,035,244

The tentative, adopted, and/or Final Budget is on file in the Office of the City Clerk of Hallandale Beach as a Public Record.

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*Wheels For Wishes is a DBA of Car Donation Foundation

NOTICE OF PROPOSED BROWNFIELD DESIGNATION

Representatives for West Atlantic Boulevard Apartments Investors, LLC, will hold a community meeting on September 28, 2015, from 5:30 P.M. to 7:30 P.M. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of the property identified by Folio Number 484232190010, Pompano Beach, Broward County, FL 33069, as a brownfield area pursuant to §376.80(2)(C), Florida Statutes, and about development and rehabilitation activities associated with the potential designation, including public hearings to be held by the Pompano Beach City Commission to consider the request for designation.

The community meeting will be held at the Collier City Library, 2800 NW 9th Court, Pompano Beach, FL, and is free and open to all members of the public.

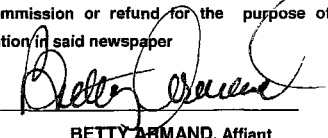
For more information regarding the community meeting, including directions, or to provide comments and suggestions at any time before or after the meeting date, please contact Michael R. Goldstein. By telephone: (305) 777-1682; by U.S. Mail: The Goldstein Environmental Law Firm, P.A., 1 SE 3rd Avenue, Suite 2120, Miami, FL 33131; and/or by email: mgoldstein@goldsteinenvlaw.com.

PLACE COPY OF LEGAL NOTICE HERE

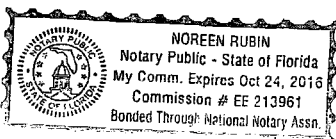
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Miami, Miami-Dade County, Florida

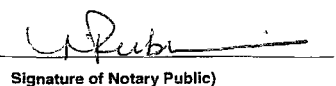
STATE OF FLORIDA
COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared BETTY ARMAND who on oath says that he/she is a duly authorized representative of the Classified Department of the Sun-Sentinel, daily newspaper published in Broward/Palm Beach/Miami-Dade County, Florida, that the attached copy of advertisement, being, a PUBLIC NOTICE in the matter of THE GOLDSTEIN ENVIRONMENTAL LAW FIRM of PROPOSED BROWNFIELD DESIGNATION appeared in the paper on SEPTEMBER 19, 2015 AD ID# 3589741-1, affiant further says that the said Sun-Sentinel is a newspaper published in said Broward/Palm Beach/ Miami-Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Broward/Palm Beach/Miami-Dade County, Florida, each day, and has entered as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant says that he/she has neither paid, nor promised, any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper


BETTY ARMAND, Affiant

Sworn to and subscribed before me on SEPTEMBER 21, 2015, A.D




Signature of Notary Public)

(Name of Notary typed, printed or stamped)

Personally Known or Produced Identification _____

NOTICE OF PROPOSED BROWNFIELD DESIGNATION

Representatives for West Atlantic Boulevard Apartments Investors, LLC, will hold a community meeting on September 28, 2015, from 5:30 P.M. to 7:30 P.M. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of the property identified by Folio Number 484232190010, Pompano Beach, Broward County, FL 33069, as a brownfield area pursuant to §376.80(2)(C), Florida Statutes, and about development and rehabilitation activities associated with the potential designation, including public hearings to be held by the Pompano Beach City Commission to consider the request for designation.

The community meeting will be held at the Collier City Library, 2800 NW 9th Court, Pompano Beach, FL, and is free and open to all members of the public.

For more information regarding the community meeting, including directions, or to provide comments and suggestions at any time before or after the meeting date, please contact Michael R. Goldstein. By telephone: (305) 777-1682; by U.S. Mail: The Goldstein Environmental Law Firm, P.A., 1 SE 3rd Avenue, Suite 2120, Miami, FL 33131; and/or by email: mgoldstein@goldsteinenvlaw.com.

CL south florida > broward county > community > general community

Posted: 2015-09-22 9:46am

Community Meeting - Proposed Pompano Beach Brownfield Area Designation

Representatives for West Atlantic Boulevard Apartments Investors, LLC, will hold a community meeting on September 28, 2015, from 5:30 P.M. to 7:30 P.M. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of the property identified by Folio Number 484232190010, Pompano Beach, Broward County, FL 33069, as a brownfield area pursuant to §376.80(2)(C), Florida Statutes, and about development and rehabilitation activities associated with the potential designation, including public hearings to be held by the Pompano Beach City Commission to consider the request for designation.

The community meeting will be held at the Collier City Library, 2800 NW 9th Court, Pompano Beach, FL, and is free and open to all members of the public.

For more information regarding the community meeting, including directions, or to provide comments and suggestions at any time before or after the meeting date, please contact Michael R. Goldstein. By telephone: (305) 777-1682; by U.S. Mail: The Goldstein Environmental Law Firm, P.A., 1 SE 3rd Avenue, Suite 2120, Miami, FL 33131; and/or by email (see above).

- do NOT contact me with unsolicited services or offers

contact name:

MICHAEL R. GOLDSTEIN

call:

☎ (305) 777-1680

reply by email:

✉ zvdcr-

5233512072@comm.craigslist.org



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Representatives for West Atlantic Boulevard Apartments Investors, LLC will hold a community meeting on September 28, 2016, from 5:30 PM to 7:30 PM for the purpose of soliciting interested parties, the opportunity to provide comments and suggestions about the potential designation of the property identified by Folio Number 4542220000, Pompano Beach, Broward County, FL 33061 as a townfield, rezoning pursuant to 175-50.02(2), Florida Statutes, and about the location of and the height of activities associated with the potential designation including public hearings to be held by the Pompano Beach City Commission to consider the rezoning designation.

The community meeting will be held at the City Clerk's Office, 2800 NW 7th Court, Pompano Beach, FL, and is free and open to all members of the public.

For more information regarding the community meeting including the address or to provide comment and suggestions at any time, please email the meeting date, please contact: Michael R. Goloff by telephone (954) 777-0852 by Fax: Marc T. Goloff or Environmental Law Firm, P.A., 1189 9th Avenue, Suite 129 Miami, FL 33131 and/or email: mgoloff@enviro.com

IMAGINE: a SEX-CESSFUL RELATIONSHIP?
 Mr. Recife, a Complex will soon receive This World! Get the Soap - a Soap a Day keeps the PLEBS out! 954-916-2299 3:00 PM - 6:00 PM, 7:00 PM - 9:00 PM

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Wanted Bartender Parttime
 Beer & Wine bar in Ft. Laud. Adult themed.
 Must be HAPPY and High Energy.
 Dimini Bay Bar 412 SE 32nd St. 33316
 Apply in person.

EXCEPTIONAL Housekeeping Service
 for busy professionals! 15 yrs experience with excellent references! Residential & Commercial!
 Ask about the 10% special - services for you & yours!
 Call Now for appt 954.245.2296

Do you have a FOOT ULCER?
 If you are 18+ diabetic with least one non-healing foot ulcer, you may be eligible to participate in a clinical research study with a grant accession. Must be approved for free travel. Call Jacinto - Miami Dale Medical Research - 305-722-7716

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 Now Accepting Insurance - with 28 day follow ups. 954.584.7009
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2006 Bentley Continental Flying Spur
 Only 22K Miles. 4 Dr. V12. 4 Wheel Drive. 400HP. 16.1 Ltr. Leather Interior. Sunroof. Heated Seats. Loaded. Very Low Miles. 87K. Must See. 954-590-4129 2/10/16

WANTED: P/T BARTENDER
 Beer & Wine bar in Ft. Laud. Adult themed.
 Must be HAPPY & High Energy. APPLY IN PERSON
 Dimini Bay Bar 412 SE 32nd St. 33316

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 LGBTQ+ marketing group has immediate openings for Advertising Sales Executives. We seek bright, creative and self-motivated individuals with a strong entrepreneurial spirit, excellent communication and sales skills. The right candidates will have a strong background in sales, professional demeanor and great customer service skills. Experience in real estate, retail or automotive sales would be helpful. Please share your resume.
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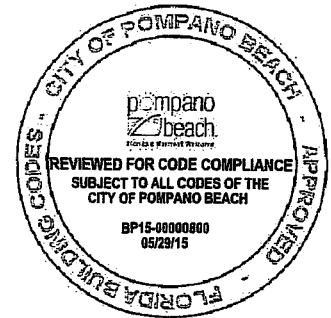
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CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 14-1200018



A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR PALM AIRE ASSOCIATES LIMITED PARTNERSHIP.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the project referenced above as a Major Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to issue a final development order for the subject project to construct nineteen (19) new three-story multi-family buildings with a total of 404 residential units, a club house building, dog park, tot lot, associated parking, and landscape improvement. The property is located at 3491 W. Atlantic Boulevard; more specifically described in the legal description below.

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA:

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 26.773 ACRES (1,166,233 SQUARE FEET), MORE OR LESS.

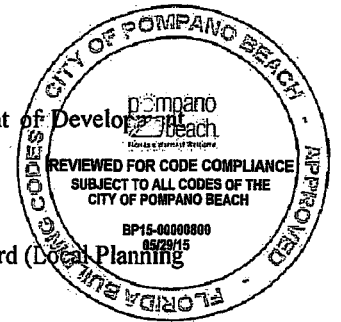
AS WELL AS:

A PARCEL OF LAND IN THE SOUTH ONE-HALF (S. 1/2) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 46.3524 ACRES (2,019,111 SQUARE FEET), MORE OR LESS.

WHEREAS, the Development Review Committee has met to review this project and has provided the applicant with written comments; and

WHEREAS, the Application for Development Permit is not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and




WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of November 19, 2014.

The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions and bases therefore:

1. Approval of the site plan is contingent upon the final approval of the RPUD.
2. Park dedication, at the northeast corner of the property, to the City of Pompano Beach must be completed prior to building permit approval.
3. Final plat approval is required prior to building permit approval.
4. No building may exceed 180 linear feet in length or exceed 20,000 square feet in building footprint.
5. Provide a photometric plan in compliance with Table 155.5401.E. showing a minimum of 1 foot candle illumination throughout the vehicular use area.
6. Provide details of each of the proposed amenities: tot lot, dog park, mail kiosks.
7. Applicant shall provide evidence that the project will achieve at least ten sustainable development points, prior to building permit approval.
8. Landscape & irrigation plans must meet zoning code requirements.
9. Address closure of Atlantic Boulevard tunnel prior to final C.O. of last building of Phase I.

Be advised that pursuant to Section 155.2407 (G) of the Pompano Beach Code of Ordinances, a DEVELOPMENT ORDER for a site plan application shall remain in effect for a period of 24 months from the date of its issuance.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this 19th day of November, 2014.


Jim Beeson Date 12/4/14
Chairman
Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 4 day of December, 2014.

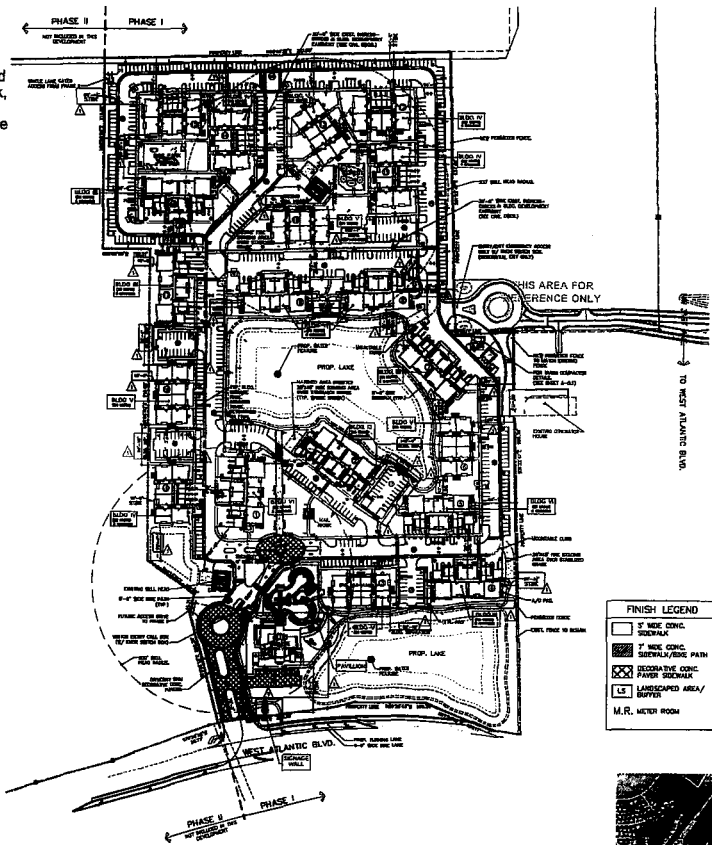

MATTHEW DESANTIS
Zoning Technician

Project Data

Site No. 1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000

SEPERATE permits are required for Dog Park, Tot Lot, Mail Kiosk, Pool, Pool Pavilion, Cabannas, Trash Compactor and Clubhouse

Item	Quantity	Unit	Notes
1.00	200 sqm	1.5 sqm/sqm	200 sqm
2.00	100 sqm	1.5 sqm/sqm	100 sqm
3.00	50 sqm	1.5 sqm/sqm	50 sqm



FINISH LEGEND

- 1" MIX CONC. SIDEWALK
- 2" MIX CONC. SIDEWALK/DRIVE PAVEN
- 3" MIX CONC. SIDEWALK/DRIVE PAVEN
- 4" MIX CONC. SIDEWALK/DRIVE PAVEN
- 5" MIX CONC. SIDEWALK/DRIVE PAVEN
- 6" MIX CONC. SIDEWALK/DRIVE PAVEN
- 7" MIX CONC. SIDEWALK/DRIVE PAVEN
- 8" MIX CONC. SIDEWALK/DRIVE PAVEN
- 9" MIX CONC. SIDEWALK/DRIVE PAVEN
- 10" MIX CONC. SIDEWALK/DRIVE PAVEN
- 11" MIX CONC. SIDEWALK/DRIVE PAVEN
- 12" MIX CONC. SIDEWALK/DRIVE PAVEN
- 13" MIX CONC. SIDEWALK/DRIVE PAVEN
- 14" MIX CONC. SIDEWALK/DRIVE PAVEN
- 15" MIX CONC. SIDEWALK/DRIVE PAVEN
- 16" MIX CONC. SIDEWALK/DRIVE PAVEN
- 17" MIX CONC. SIDEWALK/DRIVE PAVEN
- 18" MIX CONC. SIDEWALK/DRIVE PAVEN
- 19" MIX CONC. SIDEWALK/DRIVE PAVEN
- 20" MIX CONC. SIDEWALK/DRIVE PAVEN

- GENERAL NOTES**
1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ARCHITECTURAL FINISHES (ACI 308.1R-90).
 2. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ARCHITECTURAL FINISHES (ACI 308.1R-90).
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 10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ARCHITECTURAL FINISHES (ACI 308.1R-90).

0 50 100 150 200 250 300
GRAPHIC SCALE IN FEET

PHASE 1- MASTER SITE PLAN
BUILDING III
SCALE: 1"=100'



RESIDENCES AT PALM AIRE
Z- DEVELOPMENT, LLC
POMPANO BEACH, FLORIDA

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DRAWN: [Name]
CHECKED: [Name]
DATE: 04/15/2011
SCALE: AS SHOWN
JOB NO.: 100101
SHEET: 1011-9-1011

30-1
SHEETS