

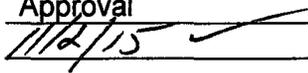
REQUESTED COMMISSION ACTION:

Consent	Ordinance	<input checked="" type="checkbox"/> 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.

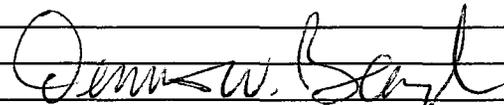
Summary of Purpose and Why: The property owner, West Atlantic Boulevard Apartment Investors, LLC (WABAI) has submitted a letter of application requesting the City Commission designate the property identified by Folio # 484232190010, as a Brownfield site pursuant to Section 376.80(2)(c), Florida Statutes. 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

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Serv. Dept.	10/23/2015	Approval	
City Attorney	10/28/2015		

Advisory Board

 City Manager



ACTION TAKEN BY COMMISSION:

<u>Resolution</u>		<u>Consideration</u>	
<u>Workshop</u>			
1 st Reading	11/10/15	Results:	Results:
Approved			
2 nd Reading	12/8/15		



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

OFFICE OF THE CITY CLERK
POMPAÑO BEACH, FLORIDA

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. 14-12000018) 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

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/>

Client Name: / PO# d tillman
 Advertiser: The Goldstein Environmental Law Fir...
 Section/Page/Zone: Local/B0006/SB
 Description: brownfield

Ad Number: 3589741-1
 Insertion Number:
 Size: 2 x 5.25
 Color Type: B&W

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:

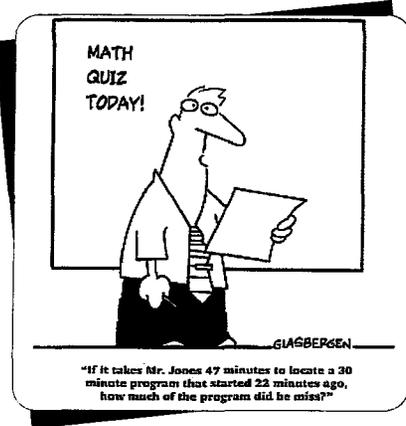
**FRIDAY, SEPTEMBER 25, 2015
 5:05 P.M.**

**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
General Fund	5,1919						
Golden Isles District	1,9934						
Three Isles District	0.6600						
ESTIMATED REVENUES							
Taxes:	Millage Per \$1000						
Ad Valorem Taxes	5.1919	\$23,316,945	0	0	0	0	\$23,316,945
Ad Valorem Taxes	1.9934	0	0	\$77,891	\$0	0	277,891
Ad Valorem Taxes	0.6600	0	0	\$368,027	0	0	358,027
Charges for Services	19,858.157	1,382,253	0	0	\$0	29,439,853	4,443,813
Fines and Penalties	473,500	10,000	0	0	\$0	0	483,500
Franchise and Utility Taxes	6,474,170	0	0	0	0	287,400	6,741,570
Intergovernmental Revenue	3,724,781	\$279,429	0	0	0	0	4,004,210
Licenses and Permits	4,020,812	0	0	0	0	45,000	4,065,812
Other Financing Sources	2,807,772	80,285	1,800	\$2,900	12,885,011	1,458,544	942,456
TOTAL SOURCES		\$62,675,937	\$2,492,967	\$278,691	\$360,827	\$12,885,011	\$31,210,221
Transfers to	\$897,321	\$168,894	\$0	\$0	\$17,758,051		
Fund Balance/Reserve/Net Assets	783,294	947,957	193,528	67,867	0	8,717,961	630,487
TOTAL REVENUES, TRANSFERS AND BALANCES		\$64,059,352	\$2,670,318	\$472,219	\$428,714	\$30,443,102	\$32,840,384
EXPENDITURES							
General Governmental Services	\$10,888,098	\$0	\$0	\$0	\$2,359,261	\$0	\$2,084,507
Public Safety	29,047,372	\$1,756,569	\$472,219	\$428,714	\$9,200,000	0	0
Physical Development	2,025,433	0	0	0	\$0	37,148,409	39,173,842
Transportation	0	1,722,796	0	0	\$0	0	1,722,796
Human Services	2,269,741	0	0	0	\$0	0	2,269,741
Culture & Recreation	5,022,285	0	0	0	18,883,841	58,608	23,962,732
Other Financing Uses	0	0	0	0	0	0	3,475,831
TOTAL EXPENDITURES		\$39,249,837	\$2,491,267	\$472,219	\$428,714	\$30,443,102	\$32,203,215
Transfers Out	\$4,780,314	\$63,500	\$0	\$0	\$0	\$2,737,549	\$308,621
Fund Balance/Reserve/Net Assets	19,251	31,861	0	0	0	0	287,508
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES AND BALANCES		\$64,059,352	\$2,876,518	\$472,219	\$428,714	\$30,443,102	\$6,116,765

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@goldsteinenvironment.com.

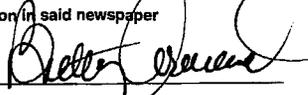
Sun-Sentinel
Publication Date: 09/20/2015

PLACE COPY OF LEGAL NOTICE HERE

SUN SENTINEL
Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

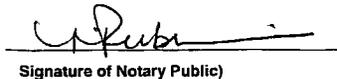
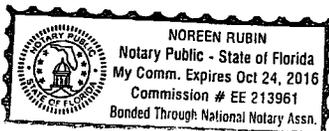
STATE OF FLORIDA
COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

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

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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@goldsteinenvironmental.com.

CL south florida > broward county > community > general community

Posted: 2015-09-22 9:46am

☆ Community Meeting - Proposed Pompano Beach Brownfield Area Designation

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- 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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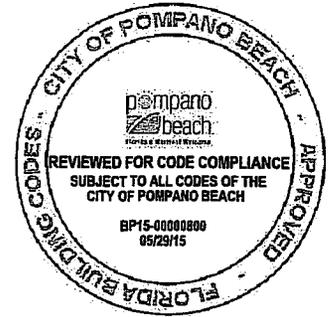
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CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 14-12000018



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.

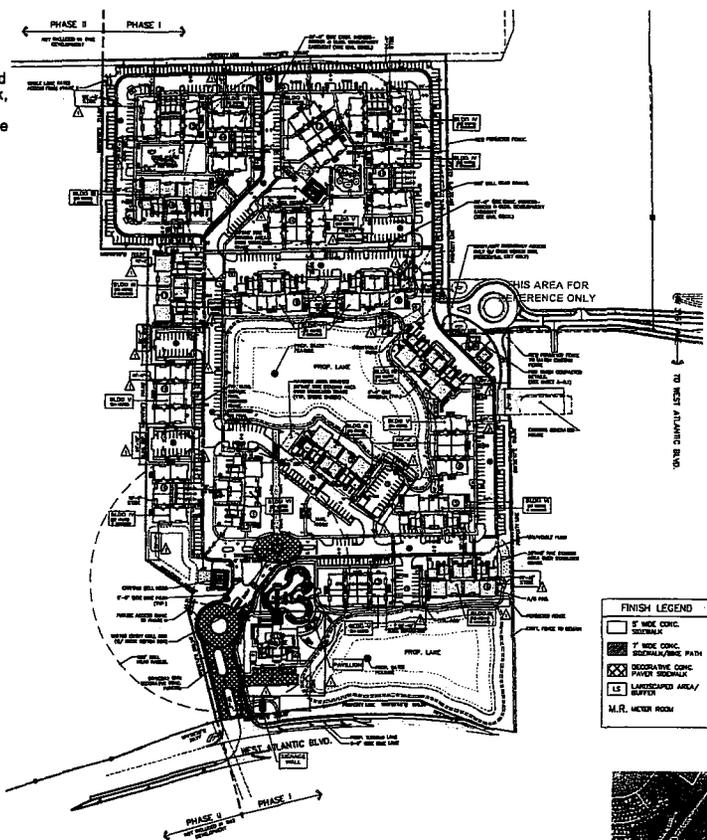
WHEREAS, the Development Review Committee has met to review this project and has provided the applicant with written comments; and

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

Project Data

Project Name	RESIDENCES AT PALM AIRE
Client	ZF DEVELOPMENT, LLC
Site Address	2700 S. PALM BLVD., SUITE 100, POMPANO BEACH, FL 33069
Site Area	12.5 ACRES
Site Zoning	RS-10
Site Plan No.	19-0000000-0000
Site Plan Date	10/15/2019
Site Plan Status	Final
Site Plan Author	MSA ARCHITECTS & PLANNING
Site Plan Designer	MSA ARCHITECTS & PLANNING
Site Plan Checker	MSA ARCHITECTS & PLANNING
Site Plan Approver	MSA ARCHITECTS & PLANNING
Site Plan Date	10/15/2019
Site Plan Scale	1" = 100'
Site Plan Sheet	SP-1

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



Site Data

Item	Quantity	Unit	Notes
Garage Spaces	100	Spaces	
Car Spaces	100	Spaces	
Truck Spaces	10	Spaces	
Motorcycle Spaces	10	Spaces	
Storage Spaces	10	Spaces	
Other Spaces	10	Spaces	

Site Summary

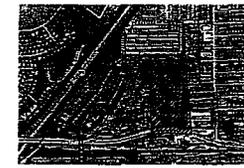
Category	Quantity	Unit	Notes
Total Building Area	100,000	Sq. Ft.	
Total Parking Area	10,000	Sq. Ft.	
Total Site Area	110,000	Sq. Ft.	
Site Coverage	10%	%	
Site Density	100	Units/Acre	

Site Schedule

Item	Start Date	End Date	Duration
Site Preparation	10/15/2019	11/15/2019	30 Days
Foundation Work	11/15/2019	12/15/2019	30 Days
Structural Work	12/15/2019	01/15/2020	30 Days
Interior Work	01/15/2020	02/15/2020	30 Days
Exterior Work	02/15/2020	03/15/2020	30 Days
Final Inspection	03/15/2020	04/15/2020	30 Days

FINISH LEGEND

[Symbol]	8" WIDE CONC. SIDEWALK
[Symbol]	8" WIDE CONC. SIDEWALK WITH CURB
[Symbol]	8" WIDE CONC. SIDEWALK WITH CURB AND BUFFER
[Symbol]	LANDSCAPED AREA/BUFFER
[Symbol]	M.R. MECH. ROOM



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

LOCATION MAP
SCALE: 1"=100'

MSA ARCHITECTS & PLANNING

RESIDENCES AT PALM AIRE
ZF DEVELOPMENT, LLC
2700 S. PALM BLVD., SUITE 100
POMPANO BEACH, FLORIDA 33069

ARCHITECTS & PLANNING

DATE: 10/15/2019
SCALE: 1"=100'
SHEET: SP-1