

REQUESTED COMMISSION ACTION: **QUASI-JUDICIAL**

Consent                       Ordinance                       Resolution                       Consideration/ Discussion                       Presentation

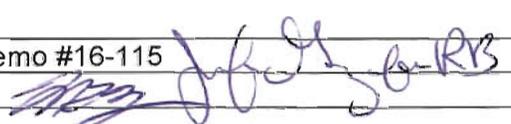
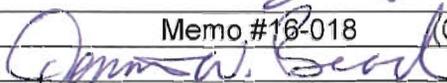
**SHORT TITLE**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF THREE (3) FLEX UNITS FOR A PROPOSED MULTIFAMILY RESIDENTIAL PROJECT TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST ATLANTIC BOULEVARD AND SE 7<sup>TH</sup> WAY; PROVIDING AN EFFECTIVE DATE.

**Summary of Purpose and Why:**

This Flex Unit allocation request is for a three (3) Flex units for a .15 acre (6,508 sq ft) property located at the southeast corner of East Atlantic Blvd and SE 7<sup>th</sup> Way (aka 100 SE 7<sup>th</sup> Way). The property has a Commercial (C) Land Use and Limited Business (B-1) Zoning and is owned by 9 Atlantic East, LLC. The purpose for the Flex unit allocation request is to allow the development of the three townhome units for the Atlantic East development. In 2004 the property received an allocation of five Reserve Units via Resolution 2004-104 and Major Site Plan approval. The time limit for those approvals has since lapsed. In addition to the flex unit allocation request, the applicant has applied for, and recently received, Major Site Plan approval (P&Z #15-12000051). The subject property is located in an area that was included in the 2013 Atlantic Blvd Corridor Study. Atlantic Boulevard is envisioned as a vibrant street, serving as the main street of the City and as a gateway to the heart of Pompano Beach and the Atlantic Ocean beaches. The corridor features a number of opportunities to evolve into a center of activity for the City, including additional housing opportunities. The Study identifies this property as "Residential Mixed-Use Frontage". The proposed application was unanimously recommended at the March 23, 2016 Planning and Zoning Board meeting, with no conditions of approval. A copy of the Draft minutes from the hearing is attached.

- (1) Origin of request for this action: 9 Atlantic East, LLC
- (2) Primary staff contact: Robin M. Bird/ Karen Friedman Ext. 7792
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: None

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	03/14/2016	Approval	Memo #16-115 
City Attorney	<u>4-13-16</u>		
X Planning and Zoning Board		Approval	Memo #16-018 (04/12/2016)
X City Manager			

<u>Ordinance Workshop</u>	<u>Resolution</u>	<u>Consideration</u>
1 <sup>st</sup> Reading	1 <sup>st</sup> Reading	Results:
2 <sup>nd</sup> Reading		Results:





**City Attorney's Communication #2016-684**

March 28, 2016

**TO:** Karen Friedman, AICP, Principal Planner

**FROM:** Mark E. Berman, City Attorney

**RE:** Resolution – Flex Unit Allocation for 100 SE 7<sup>th</sup> Way / 9 Atlantic East, LLC

As requested in your memorandum of March 25, 2016, Department of Development Services Memorandum No. 16-140, the following form of Resolution, relative to the above-referenced matter, has been prepared and is attached:

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF THREE (3) FLEX UNITS FOR A PROPOSED MULTIFAMILY RESIDENTIAL PROJECT TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST ATLANTIC BOULEVARD AND SE 7<sup>TH</sup> WAY; PROVIDING AN EFFECTIVE DATE.**

Please feel free to contact me if I may be of further assistance.



MARK E. BERMAN

/jrm  
l:cor/dev-srv/2016-684

Attachment

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF THREE (3) FLEX UNITS FOR A PROPOSED MULTIFAMILY RESIDENTIAL PROJECT TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST ATLANTIC BOULEVARD AND SE 7<sup>TH</sup> WAY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 9 Atlantic East, LLC (“Applicant”) requests an allocation of a maximum of three (3) flex units in order to construct a multifamily residential project on property known as Atlantic East, legally described in Exhibit “A”; and

**WHEREAS**, the City’s Comprehensive Plan provides for the utilization of flexibility units (“Flex Units”) to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character; and

**WHEREAS**, the City’s Comprehensive Plan further provides that the City shall use Flex Units to increase residential densities within flex receiving areas when consistent with the community character and adjacent land uses; and

**WHEREAS**, the applicant has submitted a compatibility plan demonstrating compatibility with adjacent properties; and

**WHEREAS**, the 2013 Atlantic Boulevard Corridor Study’s Transformation Plan identified this property as “Residential Mixed-Use Frontage”; and

**WHEREAS**, pursuant to Section 154.61(C)(3) the Development Services Department has obtained a recommendation of approval from the Planning and Zoning Board on March 23, 2016; and

**WHEREAS**, the City is willing to transfer a maximum of three (3) Flex Units to Applicant pursuant to the terms of this Resolution; 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 finds that the requirements in Section 154.61(D) have been met and hereby allocates a maximum of three (3) Flex Units, all of which will come from the unified flex zone for the proposed multifamily residential 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 three (3) Flex Units.

**SECTION 3.** The proposed project must be built in substantial conformity with the attached conceptual site plan, a copy of which is attached hereto and made a part hereof (Exhibit "B").

**SECTION 4.** Failure of the applicant to obtain apply for a Major Site Plan for the proposed building and related site features as shown in Exhibit "B" within twelve (12) months of the date of this resolution shall render the allocation of the flex units null and void.

**SECTION 5.** Failure of the applicant to obtain a principal building permit for the proposed building and related site features as shown in Exhibit "B" within twenty four (24) months 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ASCELETA HAMMOND, CITY CLERK**

:jrm  
3/28/16  
l:reso/2016-180

# Exhibit A

## LEGAL DESCRIPTION

**A PORTION OF PARCEL "A", ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY**

### **DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89° 44' 54" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 84. 76 FEET;**

**THENCE SOUTH 00° 06' 37" EAST, 72. 16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;**

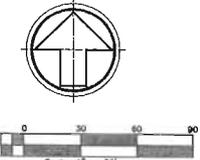
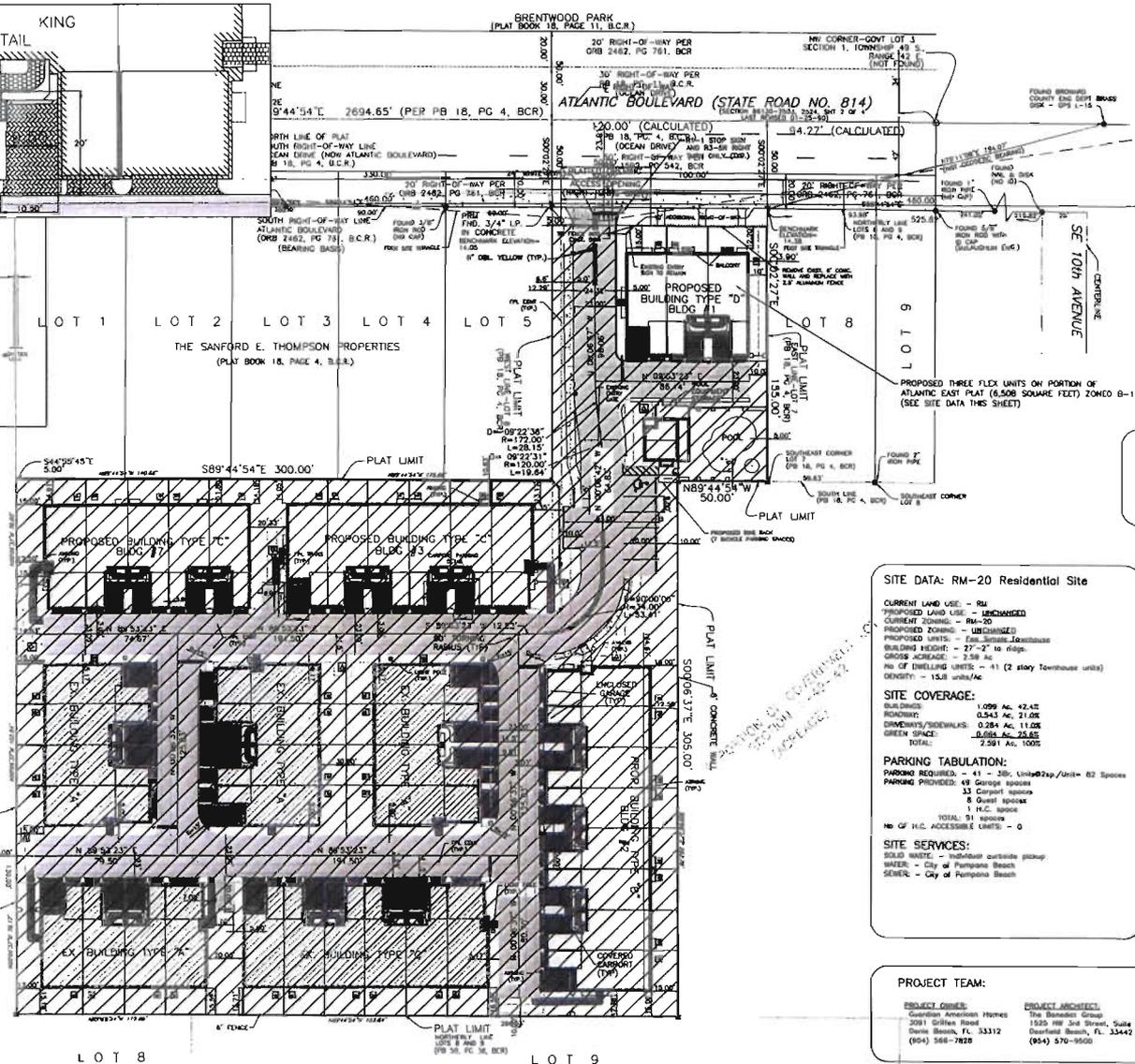
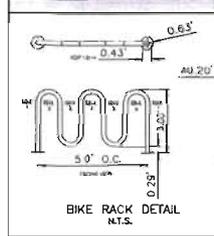
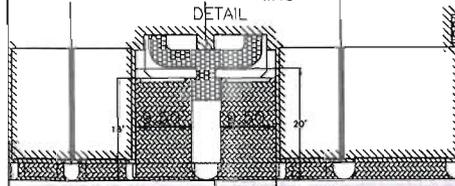
**THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5. 00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 7. 86 FEET TO THE POINT OF TANGENCY;**

**THENCE NORTH 89°53' 23" EAST, 79. 66 FEET TO THE EAST LINE OF SAID PARCEL "A";**

**THENCE NORTH 00° 02' 27" WEST, ALONG SAID EAST LINE, 76. 62 FEET TO THE POINT OF BEGINNING.**

**SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 6,508 SQUARE FEET, MORE OR LESS.**

ZONING: RM-20 KING



**DESCRIPTION:**  
 PARCEL 7A, ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATED LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 130,289 SQUARE FEET (2.891 ACRES), MORE OR LESS.

**SITE DATA: RM-20 Residential Site**  
 CURRENT LAND USE: - RM  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - RM-20  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - 11 (2 story Townhouse units)  
 BUILDING HEIGHT: - 27'-2" to slope  
 GROSS AREA: - 2.58 Ac  
 NET ACRES: - 0.40 Ac  
 DENSITY: - 15.8 units/Ac  
**SITE COVERAGE:**  
 BUILDINGS: 1.099 Ac, 42.4%  
 ROADS: 0.343 Ac, 21.0%  
 DRIVEWAYS/SIDEWALKS: 0.284 Ac, 11.0%  
 GREEN SPACE: 0.856 Ac, 25.6%  
 TOTAL: 2.581 Ac, 100%  
**PARKING TABULATION:**  
 PARKING REQUIRED: - 41 - 380 Units@2sp/Unit= 82 Spaces  
 PARKING PROVIDED: 49 Garage spaces  
 33 Carport spaces  
 6 Guest spaces  
 1 H.C. space  
 TOTAL: 81 spaces  
 NO OF H.C. ACCESSIBLE UNITS: - 0  
**SITE SERVICES:**  
 SOLID WASTE: - individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

**SITE DATA: B1 Commercial Site**  
 CURRENT LAND USE: - C  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - B1  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - 3 (2 story Townhouse units)  
 BUILDING HEIGHT: - 27'-2" to slope  
 GROSS AREA: - 0.427 Ac  
 NET ACRES: - 0.10 Ac  
 DENSITY: - 7.0 units/Ac  
**SITE COVERAGE:**  
 BUILDINGS: 0.053 Ac, 12.4%  
 ROADS: 0.288 Ac, 68.0%  
 DRIVEWAYS/SIDEWALKS: 0.038 Ac, 8.9%  
 GREEN SPACE: 0.048 Ac, 11.3%  
 TOTAL: 0.427 Ac, 100%  
**PARKING TABULATION:**  
 PARKING REQUIRED: - 3 - 380 Units@2sp/Unit= 6 Spaces  
 PARKING PROVIDED: 3 Garage spaces  
 3 Carport spaces  
 0 Guest spaces  
 0 H.C. space  
 TOTAL: 3 spaces  
 NO OF H.C. ACCESSIBLE UNITS: - 0  
**SITE SERVICES:**  
 SOLID WASTE: - individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

**PROJECT TEAM:**  
**PROJECT OWNER:** Custom American Homes, 2091 Gilkes Road, Pompano Beach, FL 33312, (954) 584-7828  
**PROJECT ARCHITECT:** The Benzel Group, 1925 10th Street, Suite 1, Pompano Beach, FL 33442, (954) 943-9500  
**PROJECT ENGINEER:** Shih, Gruber & Associates, 2410 North Andrews Avenue, Suite 401, Pompano Beach, FL 33064, (954) 943-9433  
**PROJECT LANDSCAPE ARCHITECT:** Tom Lavettish, 4210 W. Broward Blvd., Pompano Beach, FL 33317, (954) 327-1955

- NOTES:**
- ALL PARKING SPACES TO BE DOUBLE STRIPPED PER CITY OF POMPANO BEACH STANDARDS.
  - ALL TRELLIS, FENCING AND WALLS WILL NOT EXCEED 6' IN HEIGHT.

DATE	BY	REVISION
12-12-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH
12-14-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH
12-16-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH
12-18-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH
12-19-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH
12-21-11	AME	REVISED SITE PLAN TO REFLECT COMMENTS FROM CITY OF POMPANO BEACH

**ENGINEERING SURVEYING PLANNING**  
**SDA SHAH DROTOS & ASSOCIATES**  
 Certificate of Authorization No. LBG455  
 3410 North Andrews Avenue, Suite 401, Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-753-4754

**RESIDENCES AT ATLANTIC EAST**  
 POMPANO BEACH, BROWARD COUNTY, FLORIDA  
**SITE PLAN**  
 DRAWN BY: HSS  
 CHECKED BY: JFD  
 DESIGNED BY: JFD  
 APPROVED BY: SDA  
 SCALE: 1"=30'

**FOR THE FIRM:**  
 BY: James Drotos, P.E.  
 ARCH, 2011

**P&Z**  
 PZ16-0508001  
 MAR 23 2016

Exhibit "B"

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #16-018**

**DATE:** March 30, 2016  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** FLEX UNIT REQUEST  
100 SE 7<sup>th</sup> Way  
P & Z #16-05000001 9 Atlantic East, LLC / Flex Allocation request

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on March 23rd, 2016, the Board considered the request by **9 ATLANTIC EAST, LLC** requesting 3 FLEX UNITS on the above referenced property that has a Commercial Land Use.

As it is consistent with Section 154.61(D)(3) of the Code and the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 16-115, the Board unanimously recommends the approval of the flex allocation.

 4-12-16

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Fred Stacer  
Chairman  
Planning and Zoning Board/ Local Planning Agency

**MOTION** was made by Jeff Torrey and seconded by Beth Anderson to approve the site plan subject to the nine (9) conditions of staff. All voted in favor of the above motion; therefore, the motion passed.

7.    **9 ATLANTIC EAST, LLC / RESIDENCES AT ATLANTIC EAST - FLEX UNIT REQUEST**

**Planning and Zoning #16-05000001**

Consideration of the FLEX UNIT REQUEST submitted by **JAMES DROTOS** on behalf of **9 ATLANTIC EAST, LLC** to request three (3) Flex units to be allocated on a property that has a Commercial Land Use and Limited Business (B-1) Zoning. The .15 acre subject property is located at 100 SE 7<sup>th</sup> Way and is owned by 9 Atlantic East, LLC. The purpose for the flex unit allocation is to allow the development of the three townhome units for the Atlantic East Development. The property is more specifically described as follows:

A PORTION OF PARCEL "A", ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A";  
THENCE NORTH 89°44'54" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 84.76 FEET;  
THENCE SOUTH 00°06'37" EAST, 72.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 7.86 FEET TO THE POINT OF TANGENCY;  
THENCE NORTH 89°53'23" EAST, 79.66 FEET TO THE EAST LINE OF SAID PARCEL "A";  
THENCE NORTH 00°02'27" WEST, ALONG SAID EAST LINE, 76.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 6,508 SQUARE FEET, MORE OR LESS.

AKA: 100 SE 7<sup>th</sup> Way  
ZONED: Limited Business (B-1)  
STAFF CONTACT: Karen Friedman (954) 545-7792

Karen Friedman introduced herself to the Board and stated that the Flex allocation request is for three (3) Flex units in conjunction with the next item on the agenda. The property is located at 100 SE 7<sup>th</sup> Way. In 2004, the property received an allocation of

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

five Reserve Units via Resolution 2004-104 (Attachment III) and Major Site Plan approval (Attachment IV). The time limit for these approvals has since lapsed.

The purpose for the Flex unit allocation request is to allow the development of the three townhome units for the Atlantic East development. The subject property is located in an area that was included in the 2013 Atlantic Blvd Corridor Study. The study identifies this property for residential mixed-use frontage and an excerpt from the corridor study is included in the backup.

The B-1 zoning would allow up to 46 units per acre and this property could have a maximum of 6 units; however, the Applicant is proposing three units. This application is exempt from the affordable housing requirement due to its size (.15 acre) and it is also located in the City's urban infill area. Pertinent goals, objectives and policies from the City's Comprehensive Plan are included in Staff's report.

Alternative Motion I is to recommend approval of this flex application because the Board finds that it is consistent with the Comprehensive Plan goals, objectives and policies as identified.

Alternative Motion II is to table the application for additional information as requested by the Board.

Alternative Motion III is to recommend denial.

The Chair asked if the Board had any questions of Staff and no one responded.

James Drotos (3400 N Andrews avenue Pompano Beach, FL) introduced himself to the Board. Mr. Drotos stated that the townhouses were built but the development stopped when the economy slowed. There is a new owner and they would like to finish the project and the site plan has not changed from when it was originally approved.

Tobi Aycock asked if they are requesting less flex units than they originally were approved for. The Applicant confirmed and stated that they are requesting three now instead of the five that were previously granted.

The Chairman asked if there were any questions from the audience and received no response.

**MOTION** was made by Trip Bechert and seconded by Jeff Torrey to recommend approval of the Flex Unit request. All voted in favor of the above motion; therefore, the motion passed.

**8.    9 ATLANTIC EAST, LLC / RESIDENCES AT ATLANTIC EAST  
Planning and Zoning #15-1200051**

Consideration of the MAJOR SITE PLAN submitted by **JAMES DROTOS** on behalf of **9 ATLANTIC EAST, LLC** in order to construct

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

# MEMORANDUM

## Development Services

**ADMINISTRATIVE MEMORANDUM NO. 16-115**

DATE: March 14, 2016  
TO: Planning and Zoning Board  
VIA: Robin M. Bird, Development Services Director  
FROM: Karen Friedman, Principal Planner *KRF dw for RFB*  
RE: 9 Atlantic East, LLC / Flex Allocation Request  
March 23, 2016 meeting

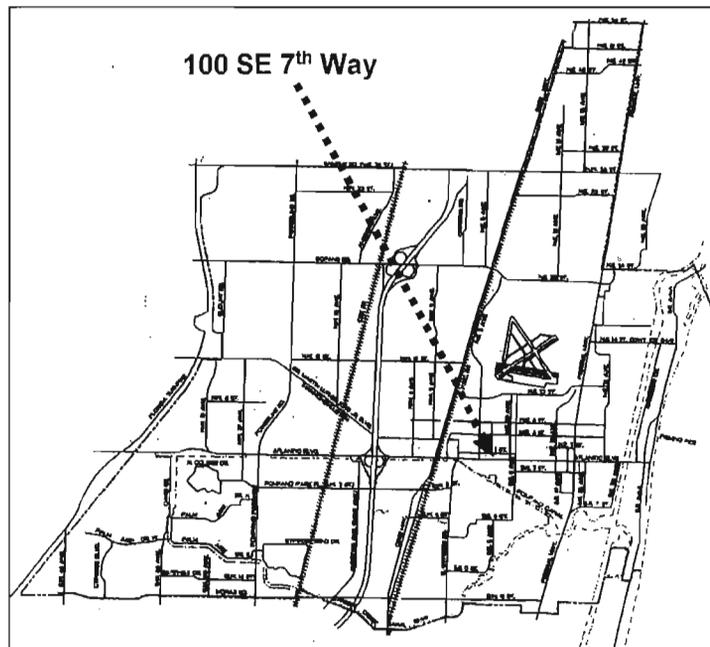
P&Z # 16-500001

**Request**

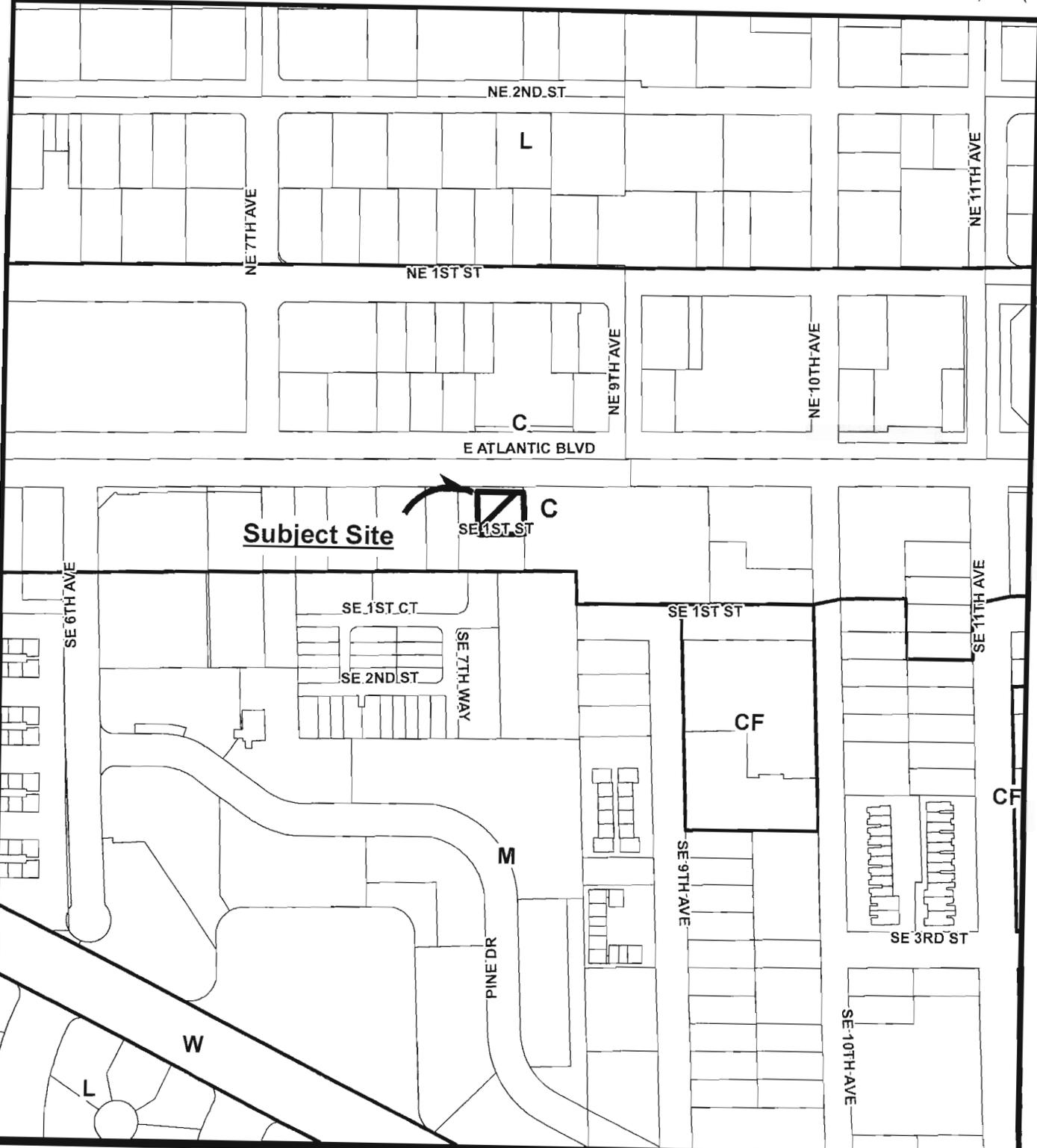
This Flex allocation request is for three (3) Flex units for a .15 acre (6,508 sq ft) property located at 100 SE 7<sup>th</sup> Way. The property has a Commercial (C) Land Use and Limited Business (B-1) Zoning. The site is owned by 9 Atlantic East, LLC. The purpose for the Flex unit allocation request is to allow the development of the three townhome units for the Atlantic East development. The applicant is concurrently seeking Major Site Plan approval (P&Z #15-1200051). The applicant has submitted a conceptual site plan showing the layout of the units on the subject property (Attachment I). The applicant has submitted a compatibility plan demonstrating the existing adjacent uses (Attachment II)

In 2004 the property received an allocation of five Reserve Units via Resolution 2004-104 (Attachment III) and Major Site Plan approval (Attachment IV). The time limit for those approvals has since lapsed.

The subject property is located in an area that was included in the 2013 Atlantic Blvd Corridor Study. Atlantic Boulevard is envisioned as a vibrant street, serving as the main street of the City and as a gateway to the heart of Pompano Beach and the Atlantic Ocean beaches. The corridor features a number of opportunities to evolve into a center of activity for the City, including additional housing opportunities. The Study identifies this property as "Residential Mixed-Use Frontage" (Attachment V).



# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**Subject Site**

SE 1st St

SE 1st Ct

SE 2nd St

SE 7th Way

M

PINE DR

SE 1st St

CF

SE 9th Ave

SE 3rd St

SE 10th Ave

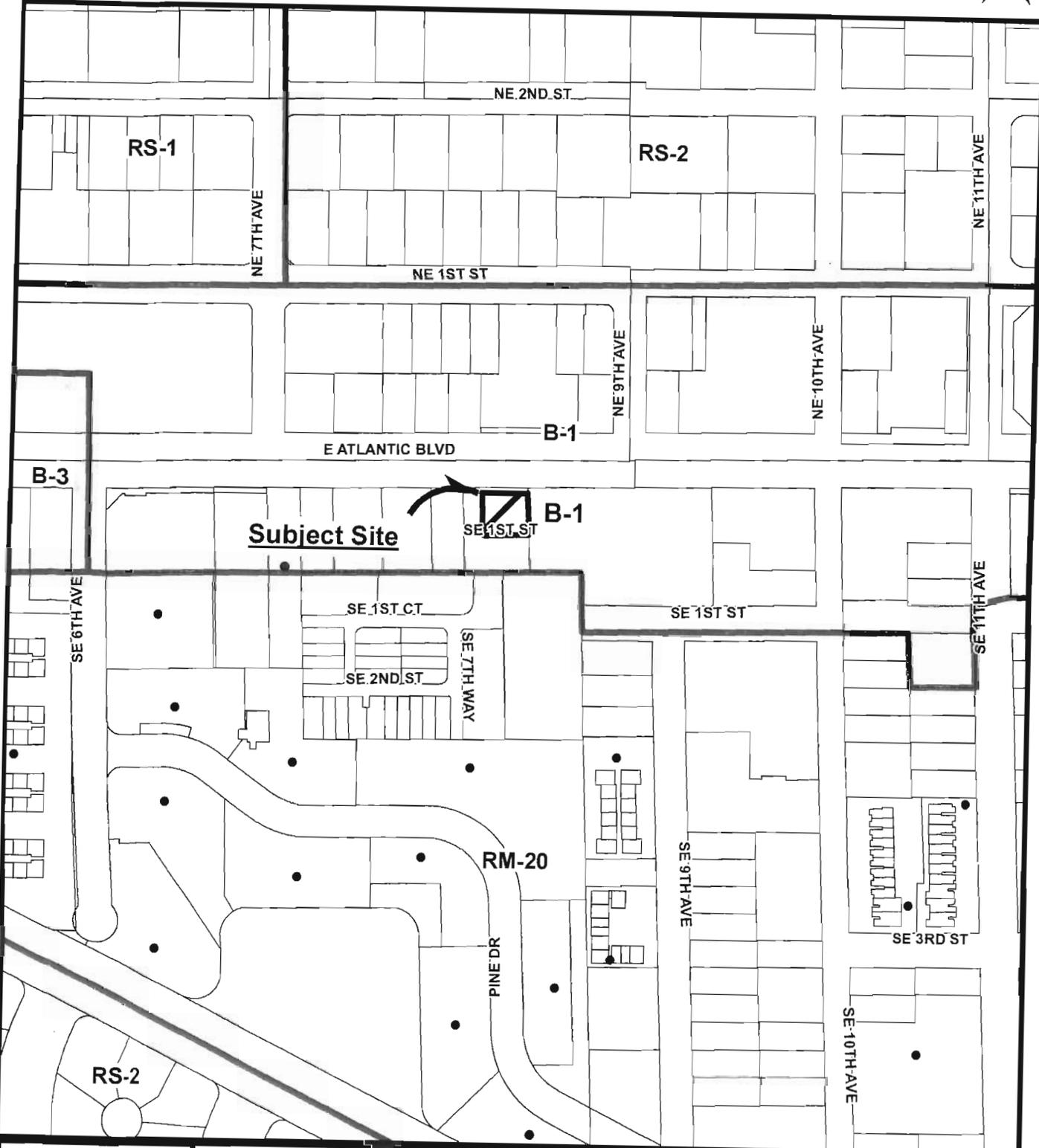
CF

1 in = 250 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP



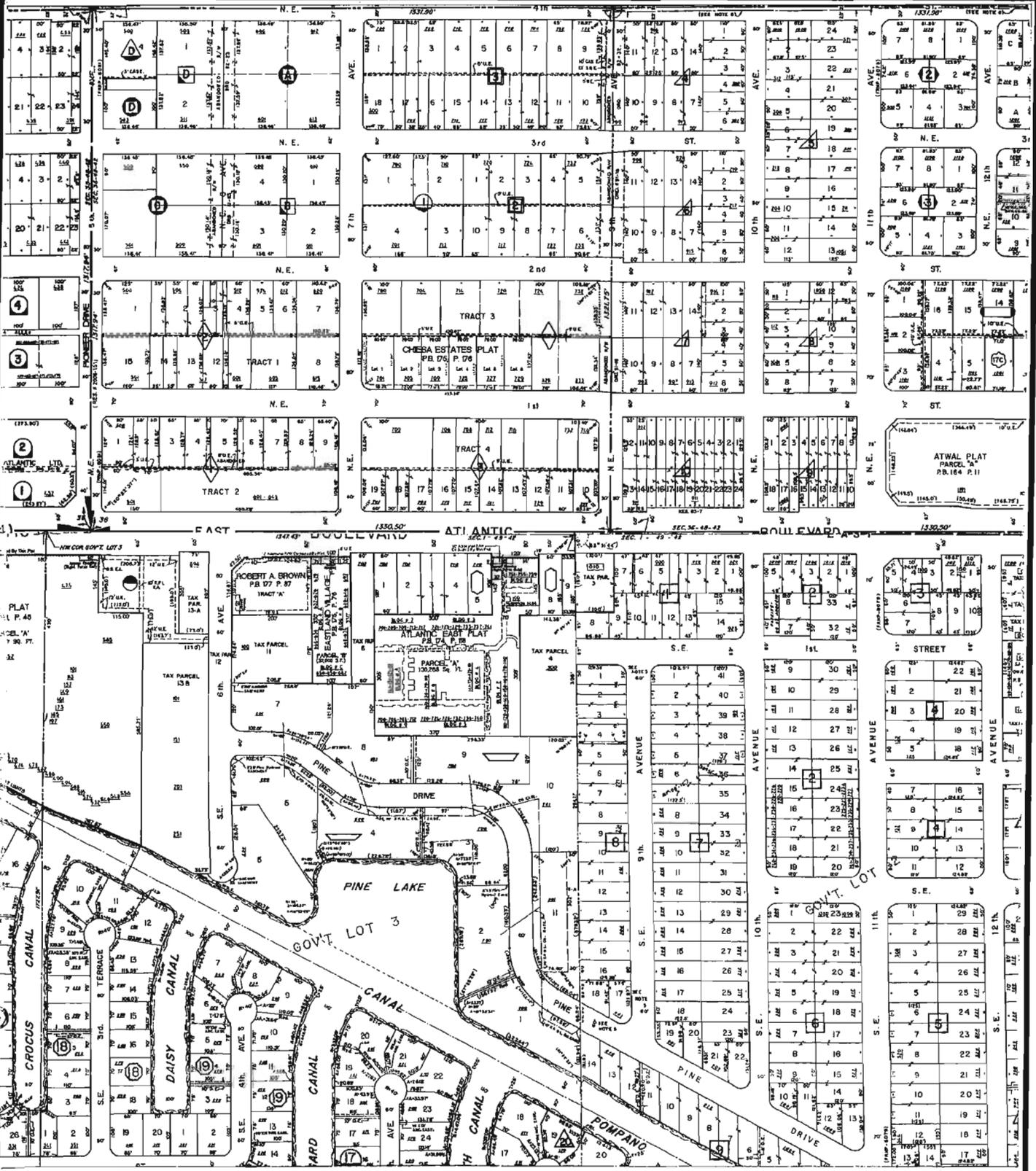
**Subject Site**

1 in = 250 ft

5

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

↑  
NORTH

## REVIEW & SUMMARY

### A. Development Services Department staff submits the following factual information which is relevant to this Flex Allocation request:

1. The property is located at 100 SE 7<sup>th</sup> Way and will be accessed from SE 7<sup>th</sup> Way.
2. The Zoning and uses of adjacent properties are:

Direction	Zoning	Use
North	B-1	Health Care Uses / Indoor Commercial Recreation
South	RM-20	Two-story multifamily / two-story townhomes
East	B-1	Retail shopping center
West	B-1	Personal Services / Retail

3. In 2004 the site, in conjunction with property located to the south, received Major Site Plan approval via PZ04-12000025 (PRA #04-2929). The 2004 Major Site Plan included three townhouses at the subject site, as currently proposed. In 2004 the site was approved for the allocation of five Reserve Units (Resolution 2004-104).
4. The applicant is concurrently requesting Major Site Plan approval via application P&Z #15-12000051.
5. The Land Use Designation is C (Commercial) and the zoning would remain B-1 (Limited Business).
6. The subject property is included in the Flex Receiving Area.
7. The B-1 zoning allows 46 units per acre. The maximum density on this lot is 6 units, however the applicant is proposing only three units.
8. The review criteria is Section 154.61(D) and states the following:  
An application shall only be approved on a finding that there is competent substantial evidence in the record that all of the following standards are met:
  - (1) Consistency with applicable goals, objectives and policies of the city's Comprehensive Plan and this chapter.
  - (2) The use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.
  - (3) An agreement to provide affordable housing units per subsection (E) below, except that infill properties which are one-acre or less are exempt from this requirement.
9. This application is exempt from the requirement to provide affordable housing per 154.61(D)(3), due to its size (.15 acre) and location within urban infill area (east of I-95).

### B. The following goals, objectives and policies of the City's Comprehensive Plan have been identified as pertinent to this flex application:

#### Goal

01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

#### Policies

01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**C. Recommendation:**

Given the information provided to the Board, as the findings of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

**Alternative Motion I**

Recommend approval of the Flex allocation. This approval is recommended since the use of the flexibility units will produce a reasonable development pattern. Furthermore, the request is consistent with the goals, and policies of the Comprehensive Plan specifically:

**Goal**

**01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

**Objectives**

**01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**01.12.00** Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

**Policies**

**01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**01.12.04** The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 13.01.10 of the Broward County Land Use Plan.

**Alternative Motion II**

Table this application for additional information as requested by the Board.

**Alternative Motion III**

Recommend denial as the Board finds that the use of the reserve and flexibility units will not produce a reasonable development pattern, including failure to demonstrate compatibility of adjacent land uses and suitability of the parcel for various development patterns.

Further, the Flex request is found to be not consistent with the goals, objectives and policies of the Comprehensive Plan, specifically:

**Goal**

**01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

**Objectives**

**01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**01.12.00** Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

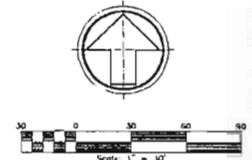
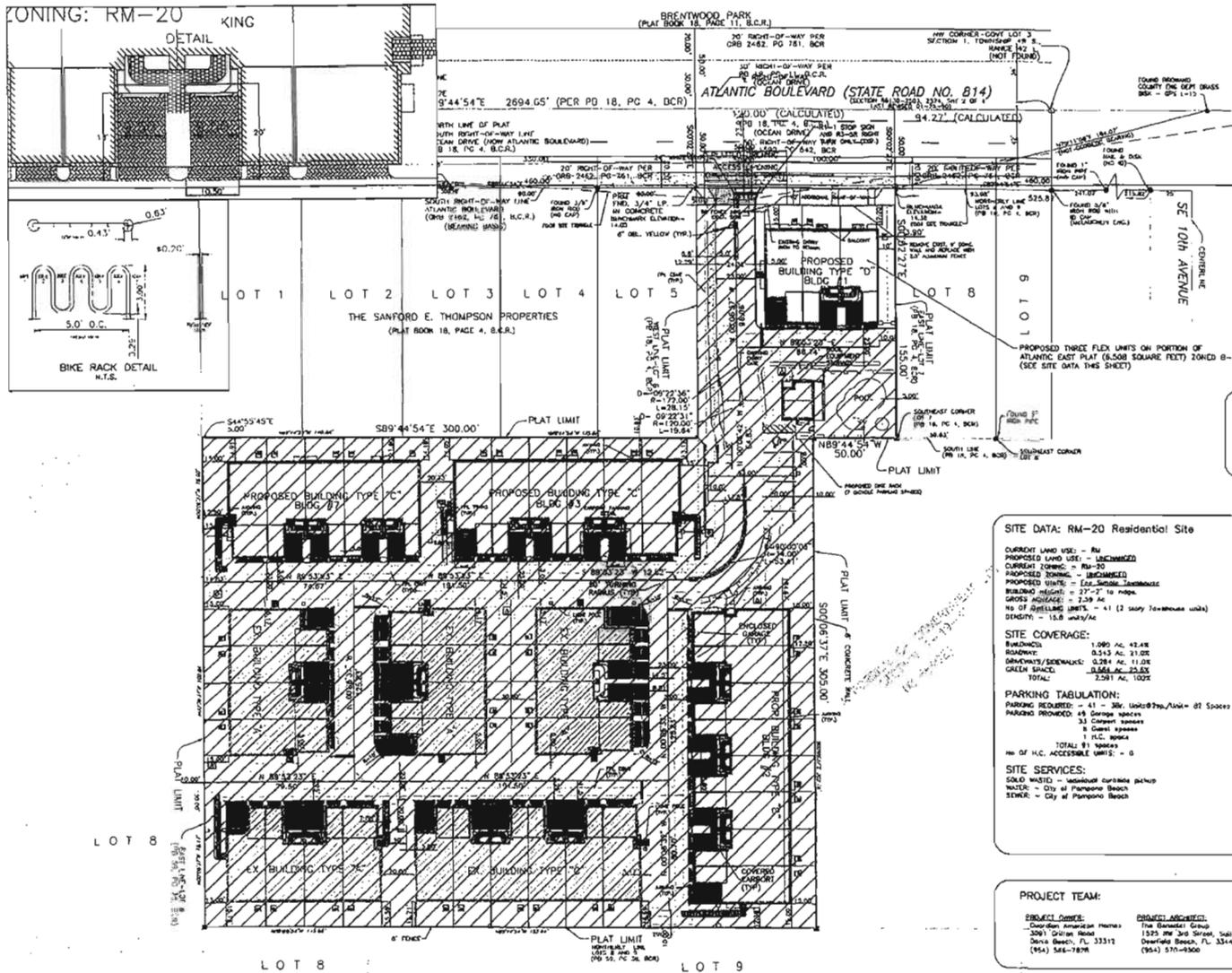
**Policies**

**01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**01.12.04** The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 13.01.10 of the Broward County Land Use Plan.

# Attachment I

## Conceptual Plan



**DESCRIPTION:**  
 PARCELS "A", ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 124, PAGE 113 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATED LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 130,280 SQUARE FEET (2.991 ACRES), MORE OR LESS.

**SITE DATA: RM-20 Residential Site**  
 CURRENT LAND USE: - RM  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - RM-20  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - 41 (2 story townhouse units)  
 BUILDING HEIGHT: - 27'-7" in height  
 GROSS AREA: - 5,427 sq ft  
 NET AREA: - 6,440 sq ft  
 NO. OF DWELLING UNITS: - 3 (2 story townhouse units)  
 DENSITY: - 15.8 units/acre  
**SITE COVERAGE:**  
 BUILDINGS: 1,095 AC, 42.4%  
 DRIVEWAYS: 0.513 AC, 21.0%  
 DRIVEWAYS/SIDEWALKS: 0.284 AC, 11.0%  
 GREEN SPACE: 3.588 AC, 25.6%  
 TOTAL: 7.580 AC, 100%  
**PARKING TABULATION:**  
 PARKING REQUIRED: - 41 - 30% Units @ 75 sq ft/Unit = 27 Spaces  
 PARKING PROVIDED: 43 Garage spaces  
 33 Covered spaces  
 8 Open spaces  
 TOTAL 84 spaces  
 No. of H.C. ACCESSIBLE UNITS: - 0  
**SITE SERVICES:**  
 SOLID WASTE: - Individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

**SITE DATA: B1 Commercial Site**  
 CURRENT LAND USE: - C  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - B1  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - 3 (2 story townhouse units)  
 BUILDING HEIGHT: - 27'-7" in height  
 GROSS AREA: - 5,427 sq ft  
 NET AREA: - 6,440 sq ft  
 NO. OF DWELLING UNITS: - 3 (2 story townhouse units)  
 DENSITY: - 7.8 units/acre  
**SITE COVERAGE:**  
 BUILDINGS: 0.033 AC, 12.4%  
 DRIVEWAYS: 0.588 AC, 50.8%  
 SIDEWALKS: 0.178 AC, 30.0%  
 DRIVEWAYS/SIDEWALKS: 0.766 AC, 8.9%  
 GREEN SPACE: 4.135 AC, 28.1%  
 TOTAL: 7.580 AC, 100%  
**PARKING TABULATION:**  
 PARKING REQUIRED: - 3 - 30% Units @ 75 sq ft/Unit = 6 Spaces  
 PARKING PROVIDED: 3 Garage spaces  
 3 Covered spaces  
 0 Open spaces  
 TOTAL 6 spaces  
 No. of H.C. ACCESSIBLE UNITS: - 0  
**SITE SERVICES:**  
 SOLID WASTE: - Individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

**PROJECT TEAM:**  
**PROJECT OWNER:**  
 The Sanford E. Thompson Properties  
 3061 Griffin Road  
 Boca Raton, FL 33312  
 (954) 585-7878  
**PROJECT ARCHITECT:**  
 The Brandon Group  
 1525 NW 3rd Street, Suite 1  
 Deerfield Beach, FL 33442  
 (954) 570-9500  
**PROJECT ENGINEER:**  
 Steve Drotos & Associates  
 3410 North Andrews Avenue East  
 Pompano Beach, FL 33064  
 (954) 963-8123  
**PROJECT LANDSCAPE ARCHITECT:**  
 Tom Lombardi  
 4310 N. Broward Blvd.  
 Pompano Beach, FL 33117  
 (954) 357-1926

**NOTES:**  
 1. ALL PARKING SPACES TO BE DOUBLE STRIPED PER CITY OF POMPANO BEACH STANDARDS.  
 2. ALL TROLLEY FENCING AND WALLS SHALL NOT EXCEED 6" IN HEIGHT.

NO.	DATE	DESCRIPTION
1	11/11/03	ISSUED FOR PERMITS
2	11/11/03	REVISED PER COMMENTS
3	11/11/03	REVISED PER COMMENTS
4	11/11/03	REVISED PER COMMENTS
5	11/11/03	REVISED PER COMMENTS
6	11/11/03	REVISED PER COMMENTS
7	11/11/03	REVISED PER COMMENTS
8	11/11/03	REVISED PER COMMENTS
9	11/11/03	REVISED PER COMMENTS
10	11/11/03	REVISED PER COMMENTS

**ENGINEERING**  
 Steve Drotos  
 P.E.  
 3410 North Andrews Avenue East  
 Pompano Beach, FL 33064  
 (954) 963-8123

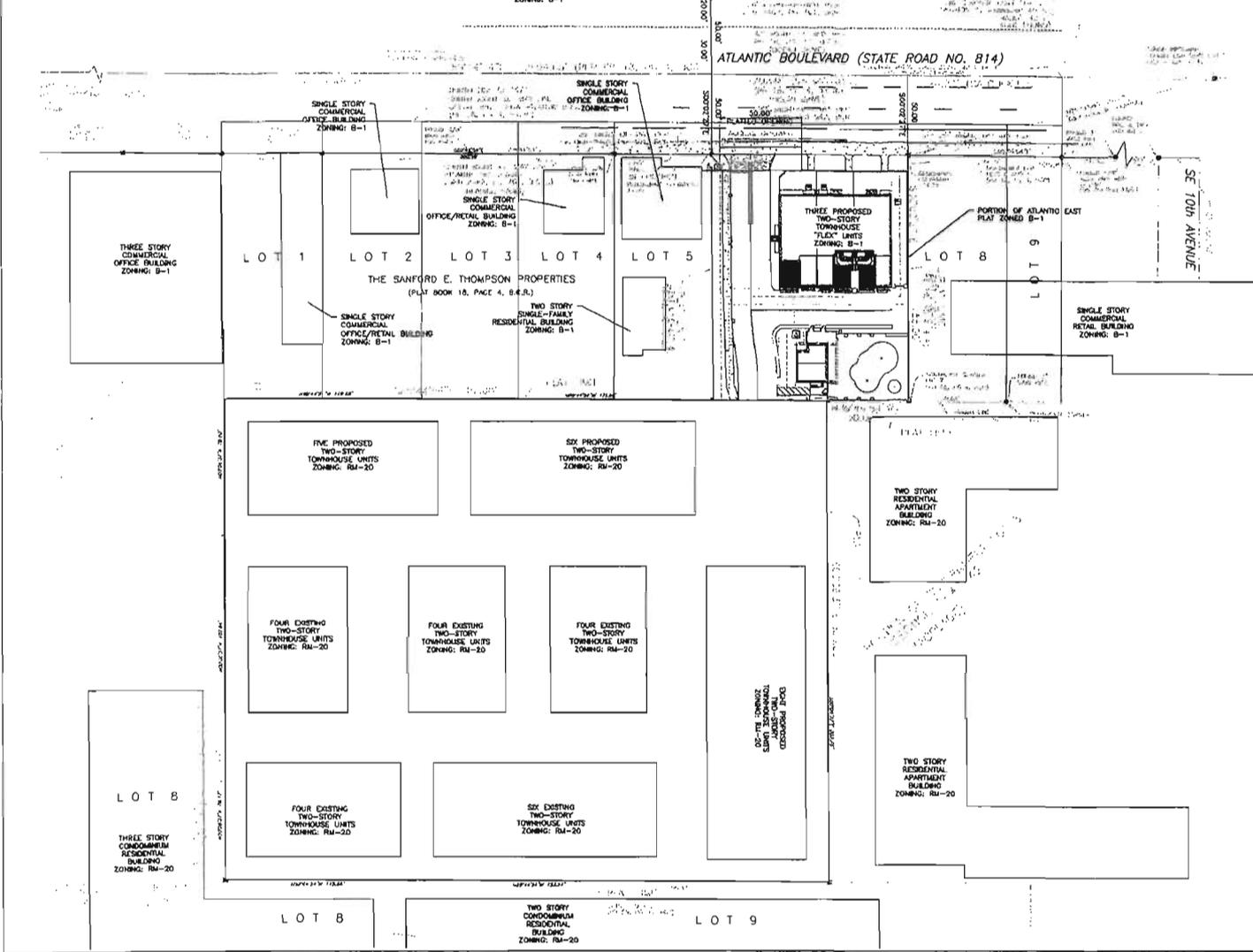
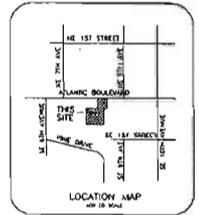
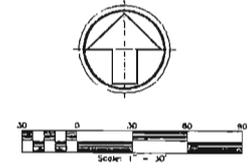
**RESIDENCES AT ATLANTIC EAST**  
 POMPANO BEACH, BROWARD COUNTY, FLORIDA  
**SITE PLAN**

**FOR THE FIRM:**  
 Steve Drotos  
 P.E.  
 3410 North Andrews Avenue East  
 Pompano Beach, FL 33064  
 (954) 963-8123  
**DATE:**  
 MARCH, 2004  
**JOB NO.:**  
 04-0648  
**SHEET:**  
 SP1

# Attachment II

## Compatibility Plan

**DESCRIPTION:**  
 PARCEL "A", ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATED LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 1,30,288 SQUARE FEET (2.991 ACRES), MORE OR LESS.



**SITE DATA: B1 Commercial Site**

CURRENT LAND USE: - C  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - B1  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - 27 (2 story townhouse)  
 BUILDING HEIGHT: - 27'-2" to code  
 GROSS ACREAGE: - 0.427 AC  
 NET ACREAGE: - 0.40 AC  
 NO OF DWELLING UNITS: - 3 (2 story townhouse units)  
 DENSITY: - 7.0 units/AC

**SITE COVERAGE:**

PONDAGE: 0.033 AC, 12.0%  
 BUILDINGS: 0.088 AC, 20.6%  
 ROADWAYS: 0.178 AC, 30.2%  
 DRIVEWAYS/PARKWAYS: 0.008 AC, 8.5%  
 GREEN SPACE: 0.120 AC, 28.3%  
 TOTAL: 0.427 AC, 100%

**PARKING TABULATION:**

PARKING REQUIRED: - 3 - 36, Units/100sq./Unit - 6 Spaces  
 PARKING PROVIDED: 3 Garage spaces  
 3 Curbside spaces  
 0 Guest spaces  
 0 H.C. spaces  
 TOTAL: 6 spaces  
 NO OF H.C. ACCESSIBLE UNITS: - 0

**SITE SERVICES:**

SOLID WASTE: - Individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

**SITE DATA: RM-20 Residential Site**

CURRENT LAND USE: - RM  
 PROPOSED LAND USE: - UNCHANGED  
 CURRENT ZONING: - RM-20  
 PROPOSED ZONING: - UNCHANGED  
 PROPOSED UNITS: - UNCHANGED  
 BUILDING HEIGHT: - 27'-2" to code  
 GROSS ACREAGE: - 2.50 AC  
 NET ACREAGE: - 2.41 AC  
 NO OF DWELLING UNITS: - 41 (2 story townhouse units)  
 DENSITY: - 15.8 units/AC

**SITE COVERAGE:**

PONDAGE: 1.059 AC, 42.4%  
 ROADWAYS: 0.343 AC, 20.2%  
 DRIVEWAYS/PARKWAYS: 0.204 AC, 11.0%  
 GREEN SPACE: 0.668 AC, 26.5%  
 TOTAL: 2.274 AC, 100%

**PARKING TABULATION:**

PARKING REQUIRED: - 41 - 36, Units/100sq./Unit - 82 Spaces  
 PARKING PROVIDED: 49 Curbside spaces  
 33 Curbside spaces  
 8 Curbside spaces  
 0 H.C. spaces  
 TOTAL: 91 spaces  
 NO OF H.C. ACCESSIBLE UNITS: - 0

**SITE SERVICES:**

SOLID WASTE: - Individual curbside pickup  
 WATER: - City of Pompano Beach  
 SEWER: - City of Pompano Beach

RESIDENCES AT ATLANTIC EAST  
 POMPANO BEACH, BROWARD COUNTY, FLORIDA  
 COMPATIBILITY PLAN

FOR THE FIRM:  
 James Drotsis  
 JAMES DROTSIS, P.E.  
 F.L.A. P.E. NO. 35565  
 DATE: FEB 2016  
 JOB NO: 04-0648  
 SHEET: CP1

DRAWN BY: HSB  
 CHECKED BY: JFD  
 DESIGNED BY: JFD  
 APPROVED BY: SGA  
 SCALE: 1"=30'

SDA SHAH DROTSIS & ASSOCIATES  
 ENGINEERING ARCHITECTURE PLANNING  
 Certificate of Authorization No. LB6-456  
 3410 PINE BLVD., SUITE 200  
 P.O. BOX 954-943-9433 • FAX: 954-983-4754

X:\54546\BCHC&ED\ATLANTIC EAST\050120050.dwg, 1/15/2016 10:11:54 AM, CIVIL, 10/20/16

# Attachment III

## Resolution 2004-104

CITY OF POMPANO BEACH  
Broward County, Florida

**A RESOLUTION OF THE CITY COMMISSION OF  
THE CITY OF POMPANO BEACH, FLORIDA,  
ALLOCATING FIVE RESERVE UNITS FOR A  
PROPOSED RESIDENTIAL PROJECT LOCATED  
AT 724 EAST ATLANTIC BOULEVARD;  
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, James F. Drotos of Shah Drotos & Associates representing Residences at Atlantic East, LLC has requested the allocation of five (5) reserve units in order to construct free standing residential buildings with a total of forty four (44) dwelling units on property known as 724 East Atlantic Boulevard, which is legally described in Exhibit A;

WHEREAS, the Comprehensive Plan permits free standing residential buildings in areas designated as Commercial, subject to the allocation of flex or reserve units, on parcels of land ten (10) acres or less in the Urban Infill Area;

WHEREAS, The applicant, being required to obtain a special exception according to Section 155.183 (D) (4) of Chapter 155 of the Code Ordinances, brought his request before the Planning and Zoning Board/Local Planning Agency, who at their September 17, 2003 meeting recommended approval, subject to the following conditions:

1. All required parking spaces within the project to be 10 feet by 20 feet unencumbered;
2. Parallel spaces shall be 22 feet in length with a maximum of 4 in a row;
3. Setbacks and design standards of Section 155.187 shall be strictly observed.
4. Applicant to dedicate right of way for East Atlantic Boulevard.
5. Applicant must seek approval from F.D.O.T. of landscape nodes to terminate the on-street parking along Atlantic Boulevard for each side of the access drive.

WHEREAS, The Zoning Board of Appeals at their October 16, 2003 meeting, heard Appeal 04-10 by Residences at Atlantic East, LLC for a special exception and voted in favor of the special exception subject to the following conditions as required by the Planning and Zoning Board at their September 17, 2003 meeting.

WHEREAS, The proposed density of the free standing residential building on the commercial portion of the project which requires the five (5) reserve units would not exceed the maximum density of twenty (20) dwelling units per net acre as allowed in the B-1, Limited Business, Zoning District;

WHEREAS, in order to construct the proposed free standing residential building on the subject property, the City will have to allocate five (5) reserve units from Flex Zone 23;

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 five (5) reserve units from Flex Zone 23 to property known as 724 East Atlantic Boulevard, legally described in Exhibit A.

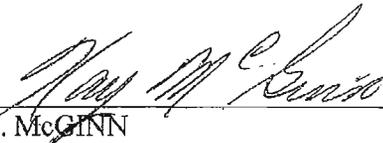
SECTION 2: The number of reserve units in Flex Zone 23 shall be reduced accordingly.

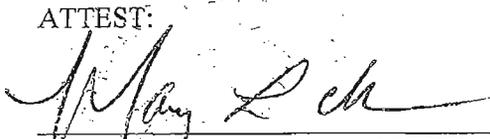
SECTION 3: The applicant is advised that Special Exception Permits shall expire within one hundred eighty (180) days after approval unless the applicant has obtained the principal building permit as per Section 155.024 of the Code of Ordinances of the City of Pompano Beach, Florida.

SECTION 4: Failure of the applicant to obtain a principal building permit for its free standing residential project within eighteen (18) months after the date of Planning and Zoning Board site plan approval, which date is contained in Exhibit "B", TIME FRAME FOR RESIDENCES AT ATLANTIC EAST, LLC., shall render the allocation of five (5) reserve units from Flex Zone 23 null and void.

SECTION 5: This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 13th day of January, 2004.

  
\_\_\_\_\_  
KAY. MCGINN MAYOR

ATTEST:  
  
\_\_\_\_\_  
MARY L. CHAMBERS CITY CLERK

## **Exhibit A**

Lots 6 and 7 of the Sanford E. Thompson Properties, according to the plat thereof as recorded in Plat Book 18, Page 4 of the public records of Broward County, Florida, less the north 20.00 feet thereof as described in the official record book 2462, page 761 of said public records; and the north 305 feet of the following property:

Beginning at the southwest corner of Lot 1 of said Sanford E. Thompson Properties, thence east 370 feet, south 656.36 feet, more or less, to the south boundary of the north one-half of Government Lot 3, Section 1, Township 49 South, Range 42 East; thence west 370 feet, thence north 656.36 feet, more or less, to the Point of Beginning; said lands situated lying and being in Broward County Florida.

**Exhibit "B"**

**TIME FRAME FOR RESIDENTIAL RESIDENCES AT ATLANTIC EAST, LLC.,  
DEVELOPMENT**

This time frame allows for some overlap of review and approvals but some sequences require previous approvals.

**Site-Plan Approval**

The site-plan should be submitted to the city no later than **January 21, 2004**.

DRC review on **February 18, 2004**.

Architectural Appearance Committee on **February 23, 2004**.

P&Z Approval on **March 24, 2004**.

**Plat Approval**

The property will require a replat with concurrent reviews by the City and Broward County.

Plat Application filed with the city by **February 3, 2004**.

Plat Application to DRC on **February 18, 2004**.

Plat Application to P&Z on **March 24, 2004**.

Plat Application to City Commission on **April 13, 2004**.

According to County staff it can take from 6 to 9 months to review, approve, and record a plat with the county.

**Building Permits**

Building permit plans can be filed with Zoning staff any time the **after March 24, 2004** P&Z approval. If filed in anticipation of an 8 month plat review and approval process permits could be issued in **November 2004**. The allocated units must be included in a building permit issued no later than August 24, 2005.

# Attachment IV

## 2004 Major Site Plan

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PRA NO. 04-2929

---

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 157 OF THE CODE OF ORDINANCES;  
APPROVING WITH CONDITIONS THE APPLICATION  
FOR DEVELOPMENT PERMIT FOR RESIDENCES  
AT ATLANTIC EAST, LLC

WHEREAS, Section 157.05, of the Code of Ordinances, defines the project referenced  
above as a Major Review; and

WHEREAS, Section 157.32, of the Code of Ordinances, authorizes the Planning  
and Zoning Board (Local Planning Agency) to issue a final development order for the  
subject project which is the construction of 44 townhouses on the property known as 724  
East Atlantic Boulevard; and;

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  
Planning and Growth Management Director finds reasonably necessary to insure  
compliance are met; and

WHEREAS, copies of the survey and final site plan are attached hereto as  
Exhibits "A" and "B" respectively and are incorporated herein by reference as if set  
full in full.

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

PRA NO. 04-2929

Page 2

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) Recording of the final plat in Broward County records and providing a copy of the plat to the Planning Department.
- 2) Maintaining in good status the Special Exception approval and the flex or reserve units awarded by the City Commission.
- 3) Relocate the mechanical equipment from the front elevation towards Atlantic Boulevard. Mechanical equipment may not be located in front of a building wall facing a street.
- 4) Satisfaction of the comments of the Urban Forester as follows:
  - a) The applicant must submit a tree appraisal prepared by an ISA certified arborist pursuant to the guide for plant appraisal.
  - b) Provide irrigation plans.
- 5) Payment of the appropriate park impact fees at time of building permit.

DONE AND ORDERED this 28th day of July, 2004.

A.L. STEIN

A.L. STEIN

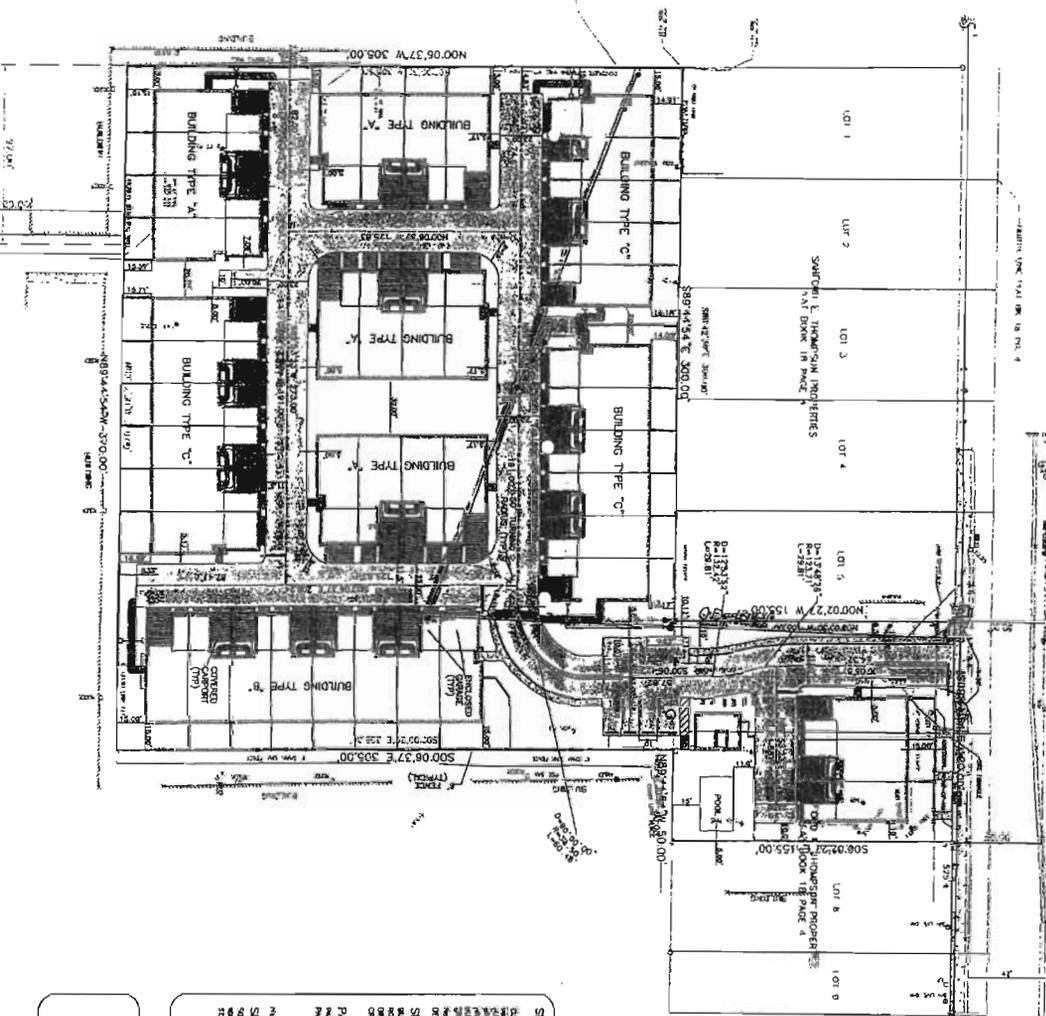
Chairman

Planning and Zoning Board/Local Planning Agency

lrh

8.1.04

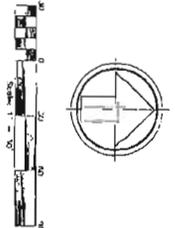
**CAUTION**  
 This project is under construction. The  
 location of all buildings and structures  
 shown on this plan may vary from the  
 location shown on this plan.



ATLANTIC BOULEVARD

SEE OTHER SHEETS

**CAUTION**  
 This plan is a preliminary site plan. The  
 location of all buildings and structures  
 shown on this plan may vary from the  
 location shown on this plan.



**DESCRIPTION:**  
 This project is a residential development consisting of 100 units. The units are arranged in a grid pattern around a central courtyard. The site is bounded by 1st Street to the north, 15th Street to the south, 30th Street to the east, and 35th Street to the west. The site is divided into 10 lots, each containing a building and a parking lot. The buildings are arranged in a grid pattern around a central courtyard. The site is bounded by 1st Street to the north, 15th Street to the south, 30th Street to the east, and 35th Street to the west. The site is divided into 10 lots, each containing a building and a parking lot. The buildings are arranged in a grid pattern around a central courtyard.

**SITE DATA: RM-20 Residential Site**  
**CLIENT:** JAMES DROTOS & ASSOCIATES  
**PROJECT:** RESIDENCES AT ATLANTIC EAST  
**ADDRESS:** 3410 NORTH ANDREWS AVENUE EXT., POMPANO BEACH, FL 33064  
**DATE:** 04-06-18  
**SCALE:** 1"=40'  
**PROJECT TEAM:**  
**OWNER:** JAMES DROTOS & ASSOCIATES  
**ARCHITECT:** JAMES DROTOS & ASSOCIATES  
**ENGINEER:** JAMES DROTOS & ASSOCIATES  
**PLANNER:** JAMES DROTOS & ASSOCIATES  
**CONTRACTOR:** JAMES DROTOS & ASSOCIATES  
**DATE:** 04-06-18  
**SCALE:** 1"=40'

**SITE DATA: B1 Commercial Site**  
**CLIENT:** JAMES DROTOS & ASSOCIATES  
**PROJECT:** RESIDENCES AT ATLANTIC EAST  
**ADDRESS:** 3410 NORTH ANDREWS AVENUE EXT., POMPANO BEACH, FL 33064  
**DATE:** 04-06-18  
**SCALE:** 1"=40'  
**PROJECT TEAM:**  
**OWNER:** JAMES DROTOS & ASSOCIATES  
**ARCHITECT:** JAMES DROTOS & ASSOCIATES  
**ENGINEER:** JAMES DROTOS & ASSOCIATES  
**PLANNER:** JAMES DROTOS & ASSOCIATES  
**CONTRACTOR:** JAMES DROTOS & ASSOCIATES  
**DATE:** 04-06-18  
**SCALE:** 1"=40'

**FOR THE RECORD:**  
 DATE: APR 11 2018  
 TIME: 10:00 AM  
 DRAWN BY: JAMES DROTOS  
 CHECKED BY: JAMES DROTOS  
 APPROVED BY: JAMES DROTOS  
 SCALE: 1"=40'

**RESIDENCES AT ATLANTIC EAST**  
 POMPANO BEACH, BROWARD COUNTY, FLORIDA  
**SITE PLAN**

**SDA SHAH DROTOS & ASSOCIATES**  
 Certificate of Authorization No. LB6456  
 3410 North Andrews Avenue Ext., Pompano Beach, FL 33064  
 PH: 954-943-3433 • FAX: 954-783-4754

NO.	DATE	DESCRIPTION
1	04-06-18	PRELIMINARY SITE PLAN
2	04-06-18	FINAL SITE PLAN

26.5/20.0/25.0/30.0/35.0/40.0/45.0/50.0/55.0/60.0/65.0/70.0/75.0/80.0/85.0/90.0/95.0/100.0

# Attachment V

## Corridor Study Designation of Parcel

# DOWNTOWN POMPANO Atlantic Boulevard and Dixie Highway

Downtown Pompano is solidifying its role as the heart of the City. Plans for this area will capitalize on the rich history of Old Pompano while embracing new efforts such as the transit oriented corridor area focused on Dr. Martin Luther King Boulevard and Community Redevelopment Agency (CRA) plans. A planned civic campus near City Hall will add another layer of vibrancy to the community and become a gathering place for community events. The area is envisioned as a walkable, mixed-use environment with pedestrian-oriented streets with retail shops, local services, office space and a mix of housing types. Downtown Pompano will fill in with a mix of specialty stores, dining establishments, unique work spaces and urban housing types, addressing the nearby bus transfer station and future FEC commuter train station.



Old Pompano retail area on NE 1st Street



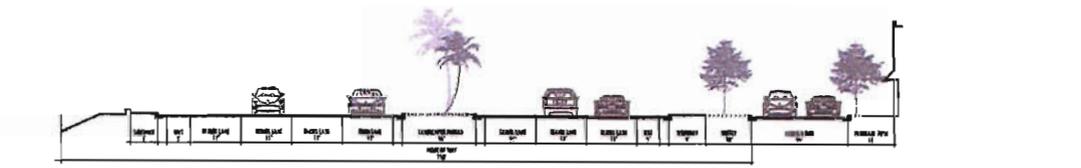
NE 1st Street, looking east toward NE 2nd Avenue



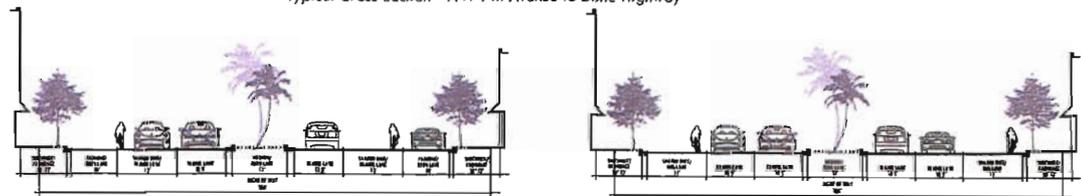
Intermodal Transfer Center at Dixie Highway and Dr. Martin Luther King, Jr. Boulevard



- LEGEND**
- Framing Streets / Study Corridors
  - Pedestrian Emphasis Streets
  - Local / Access Streets
  - ..... Greenway
  - ..... Blueway
  - Retail Frontage
  - Commercial Mixed Use Frontage
  - Residential Mixed Use Frontage
  - Residential Frontage
  - Industrial Frontage
  - ..... Parking Structure



Typical Cross Section - NW 7th Avenue to Dixie Highway



Typical Cross Section - NE 2nd Avenue to Federal Highway