

NARRATIVE STATEMENT
REZONING APPLICATION TO AMEND MASTER PLAN AND DEVELOPMENT
STANDARDS FOR
POMPAÑO CENTER OF COMMERCE

I. INTRODUCTION

The Pompano Center of Commerce (the “Project”) is located at 1700 NW 18th Street Pompano Beach, Florida 33069, Broward County Parcel ID Number 4842 27 44 0030 as depicted on Exhibit “A” (the “Property”). Under Final Rezoning Ordinance 2009-32 the Property was rezoned from a zoning classification of I-1 (General Industrial) and O-IP (Office Industrial Park) to (O-IP) (Office Industrial Park) with an overlay of a PCD (Planned Commercial/Industrial Park). The Property’s future landuse is Industrial. The Project site plan was approved under Development Order 2013-12000027. The original Master Plan for the PCD did not include outdoor storage as a permitted use, although that use is permitted by right in the PCD zoning designation and is in high demand by the Class A Industrial end-users and operators within the Project. Despite the use being allowed in a PCD by right under City Zoning Code, the Type B buffer requirements are entirely too burdensome for the typical, accessory outdoor storage use actually undertaken in the PCD.

In light of these facts, the applicant is confident that outdoor storage within the project fits within the PCD overlay as long as satisfiable and adequate screening standards are established in the PCD Master Plan and Development Standards Plan. Outdoor storage use within the PCD, as set forth in this application, will also be compatible with and help achieve the goals and objectives of the Pompano Beach Comprehensive Plan and the City’s economic development objectives, as set forth in more detail below. The goal of this application is to therefore (i) amend the PCD Master Plan to allow for outdoor storage in the areas depicted and as set forth in Exhibit “B” attached and incorporated into this Narrative Statement (the “Concept Plan”); (ii) amend the PCD Master Plan to update the various use descriptions and to permit the outdoor storage use as set forth in Exhibit “C” attached and incorporated into this Narrative Statement (the “First Master Plan Amendment”); and (iii) incorporate the development standards for outdoor storage use within the PCD, as defined and set forth in Exhibit “D” attached and incorporated into this Narrative Statement (the “First Development Standards Plan Amendment”).

II. BACKGROUND

Anixter, Inc. (“Applicant”), headquartered in greater Chicago and founded in 1957, is a Fortune 500 company that supplies goods and services for communications, security, networking, audio-visual and industrial control applications. Outdoor storage is an essential part of Anixter’s business, and the Property is ideally situated for this business. In January of 2020, Anixter, Inc., as Tenant, entered into that certain Lease Agreement (the “Lease”) with Pompano Industrial Venture LLC as Landlord, and both parties quickly learned that through inadvertence, neither

realized that outdoor storage is not presently a permitted use within the PCD. Landlord has also joined in this application because it foresees other users/tenants in the Project will also require outdoor storage use and Landlord, as a seasoned and experienced industrial real estate owner and operator, wishes to apply sound master planning and development standards to all future outdoor storage use permitted within the Project/PCD. Applicant and Landlord have agreed that in order to allow Applicant to perform its core business functions, both parties would agree to submit the present rezoning application to the city of Pompano. The requisite Statement of Interest in Property and Authorization to File Applications/Petitions is incorporated into the present application.

As depicted in the plans submitted with the application, the outdoor storage use will comprise less than thirty-five percent (35%) of the total square footage of the Property. For that reason, the standards in Section 155.4303 of the Pompano Beach Zoning Code (“Code”) apply. Under Section 155.4303.W.I. outdoor storage as an accessory use is permitted by right in the PCD zoning classification. The specific use standards set forth in Code Section 155.4303.W.I.3 apply to this Project:

a. Perimeter buffer and screening standards

i. A Type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and all property lines.

(A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a Landscape Plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section.

(1) The modifications permitted in Section 155.4228.A.3.a.ii.(A) may be permitted.

b. The total area of outdoor storage areas shall not exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot.

c. Each outdoor storage area shall be incorporated into the overall design of the principal structure on the site and shall be located to the side or rear of the principal structure, and not on the roof of a structure.

d. Goods stored in an outdoor storage area intended for sale or resale shall be limited to those sold on the premises in conjunction with the principal use.

The Applicant thinks it appropriate to adopt a modified version of the Type B Buffer required under Code Section 155.4303.W.I.3 and set forth in Code Section 155.5203.F, which modified, narrow version would permit for either an opaque fence, a semi-opaque fence or a solid fence at least 6 feet high but would not permit a masonry wall or landscaping as the buffer for the denoted storage areas. The above, narrowed standards are appropriate because the other elements of the Type B Buffer under Code Section 155.4303.W.I.3 do not all fit within the overall plan and scheme of development within the PCD, and would require not only unnecessary and inordinate cost burden on any user in the PCD wishing to conduct outdoor storage as an accessory use, but would also require unnecessary and incompatible improvements be made to the Property and various

industrial tenant spaces. Specifically, tearing up parking and loading areas to install landscaping in loading bay areas where typical industrial products are being stored, or constructing masonry walls inside of loading bay areas. These kinds of improvements would be unfitting for the PCD. Many operators such as Anixter, Inc. are invested in leasing Class A industrial space in Pompano for the central purpose of conducting a well-organized, well-maintained and properly screened outdoor storage use as would be typical in any Class A industrial park in North America. For these reasons, Applicant strongly feels that as long as the other basic standards are met as set forth in the First Development Standards Plan Amendment, end users, operators and lessees in the PCD should be able to conduct outdoor storage in the PCD under the PCD Master Plan and Development Standards Plan.

III. POMPANO BEACH COMPREHANSIVE PLAN

Several aspects of Pompano Beach's Comprehensive Plan are worth noting as being congruent with and served by the First Master Plan Amendment and First Development Standards Plan Amendment proposed in this Application. Being that Class A industrial uses have been heavily promoted in Pompano in recent years, as set forth with regard to the City's economic development objectives as set forth below, it makes sense that the outdoor storage use as set forth in this Application fits perfectly within the City's economic development and planning objectives.

First, Pompano Comprehensive Plan ("Comp Plan") Policy 01.03.12 states "future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports." The Property is perfectly situated for Anixter's business with close access to multi-modal network of logistics networks. Being that the PCD is adjacent to Interstate 95 and close to Pompano's cargo rail connections and south Florida marine and inland ports, the Property, and the outdoor storage use proposed in this Application fits within this planning objective.

Second, Comp Plan policy 01.07.06 states, "through ongoing updates to the land development regulations revise prohibited and permitted uses in the mixed use, commercial, industrial and non-residential zoning districts." Considering that progress and success happen through change and adaptation, the plan already contemplates the land development regulations being a living entity that can undergo "ongoing" change and update to permitted uses.

Third, with regard to economic development as addressed in the Comp Plan, Pompano's long-standing prominence as a destination for industrial uses is apparent. Objective 01.23.00, titled "Economic Development" states a goal to "expand the economic base by attracting Class A office space and higher education institutional uses, *continuing to support the industrial and manufacturing sectors* while protecting tourism as well as the quality of life and delivery of services to local residents." [Emphasis Added] Taken with the above objectives laid out thus far, it follows that continuing to support industrial uses goes right alongside policy 01.07.06 of continually updating and refining permitted and prohibited uses, such as proposed in this Application geared toward maintaining and increasing the PCD and thus Pompano's value as a Class A industrial destination.

Fourth, the Comp Plan definition of “Industrial Uses” states, “means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products or materials”. Thus, storage generally is contemplated in the very definition of industrial uses, and the amendments sought in this Application fit squarely within that definition.

Fifth and lastly, the Future Land Use Element at Comp Plan Section 1-45F includes the following uses for industrial land use category, all of which fit into Anixter’s business and use: transportation and communication facilities, ancillary commercial uses within buildings devoted to primary industrial uses, wholesaling uses.

It is also worth noting that the Capital Improvements Plan at Comp Plan Policy 14.01.01 prioritizes capital improvement projects that meet certain enumerated criteria. Two of those include “accommodation of new development and redevelopment in the Northwest Area” and “promotes or accelerates sustainable economic development, increased tax base, increased property values, and improved job opportunities”. Being that the Project contemplated in the instant Application is a private capital improvement project it also serves the above-stated goals of the City’s own Capital Improvements Plan. The Project has already contributed to redevelopment of the Northwest Area by bringing Class A, national industrial space operators into the City. That continued redevelopment is well served by also having the flexibility for well-thought and planned outdoor storage use and standards as set forth in this Application. The second enumerated goal above is served by virtue of the following additional facts: (i) Anixter’s business is environmentally sustainable, (ii) the value of the Property and thus City tax base is enhanced and bolstered with Anixter and other national Fortune 500 industrial users having an outdoor storage component to their business as tenants and business operators in the City, (iii) improved job opportunities as Fortune 500 employers come into Pompano and provide much needed jobs to local residents.

IV. POMPANO BEACH ZONING CODE CONSIDERATIONS

The outdoor storage use proposed in this application also comports with the General Purposes of Planned Development Zoning Districts found in Code Section 155.3601. First, it will reduce and diminish the inflexibility that sometimes results from strict application of zoning and development standards designed for individual lots. The outdoor storage use is even permitted in the underlying PCD, PD-I, I-I and I-X zoning districts by right, and the Pompano Center of Commerce PCD is in fact adjacent to mostly I-I properties and corner-adjacent to an I-X zoning district. Thus the present application is aimed at providing more flexibility by actually applying the underlying district standards, but with the added flexibility of modification of the screening requirements as set forth in this application and the amended Master Plan.

This will also allow greater freedom in selecting the means of providing the design amenity of comprehensively-regulated outdoor storage uses that are sought after in the Property and adjacent properties. The goal of this application is also to allow more efficient use of land, as the buffer and screening requirements will save users from having to provide a buffer that is required by code but at the same time inconsistent with the optimally efficient use of the Property and the

PCD. Finally, the outdoor storage use and screening standards set forth in this application will promote quality design and environmentally sensitive development that respects surrounding established land use character. Being that the outdoor storage use will be relegated to only certain areas of the PCD as set forth in this application, the use will be compatible with surrounding uses, which are mostly industrial. Quality design is promoted here by keeping the storage in the loading bay areas and well screened from the vantage point of the adjacent rights of way and abutting properties. This efficiency of design in turn helps to promote economic development in Pompano Beach, as highly sought-after industrial property offers a competitive mix of possible uses to keep the city highly competitive with similarly-situated municipal industrial districts in other municipalities around south Florida.

V. POMPANO BEACH ECONOMIC DEVELOPMENT CONSIDERATIONS

The 2014 City of Pompano Beach Economic Development Strategy Evaluation and Strategic Update addresses Pompano's robust industrial sector in a number of aspects. It sets forth that the Pompano Beach municipal submarket is the "single largest industrial/warehouse market in Broward County" (Page 12, Figure 3). In the same section, the 2014 Update notes the historically low vacancy rates and high absorption rates for industrial space within the city (*Id.* at Page 12).

At Page 8, Section 2, the 2014 Update further notes industrial and distribution as part of the City's economic base. That same Section 2 also states that industrial and distribution was central to the City's recovery from the 2008 economic downturn as it was central to the nation's recovery (*Id.* At Page 8). Further on in Section 2, the 2014 Update makes special note of the growth in wholesaling businesses (such as Anixter's), which growth has mitigated job loss from the manufacturing-based industrial sector (*Id.* At Page 8).

Finally, on Page 16 at the Market Summary, the 2014 Update acknowledges that "Pompano continues to be the center of activity for distribution in northern Broward County and serves as one of the main distribution centers in South Florida. As a result, the City has a strong and growing corporate presence and awareness upon which to attract new industries and build on those that already exist. Additionally, while only 10 percent of employees in Pompano Beach businesses live in Pompano Beach, the industrial areas of the City provide an opportunity to link residents of the City, particular those residents who live in the northwest quadrant of the City, to jobs in the area" (*Id.* at Page 16).

V. CONCLUSION

In conclusion, Applicant is confident this Application meets the Code standards, fits within and promotes the goals of the Comp Plan and serves a number of Pompano economic development objectives. The amendments proposed to the PCD in the First Master Plan Amendment and First Development Standards Plan Amendment, respectively, will serve to promote a consistent plan of development within the PCD, while also accommodating Class A

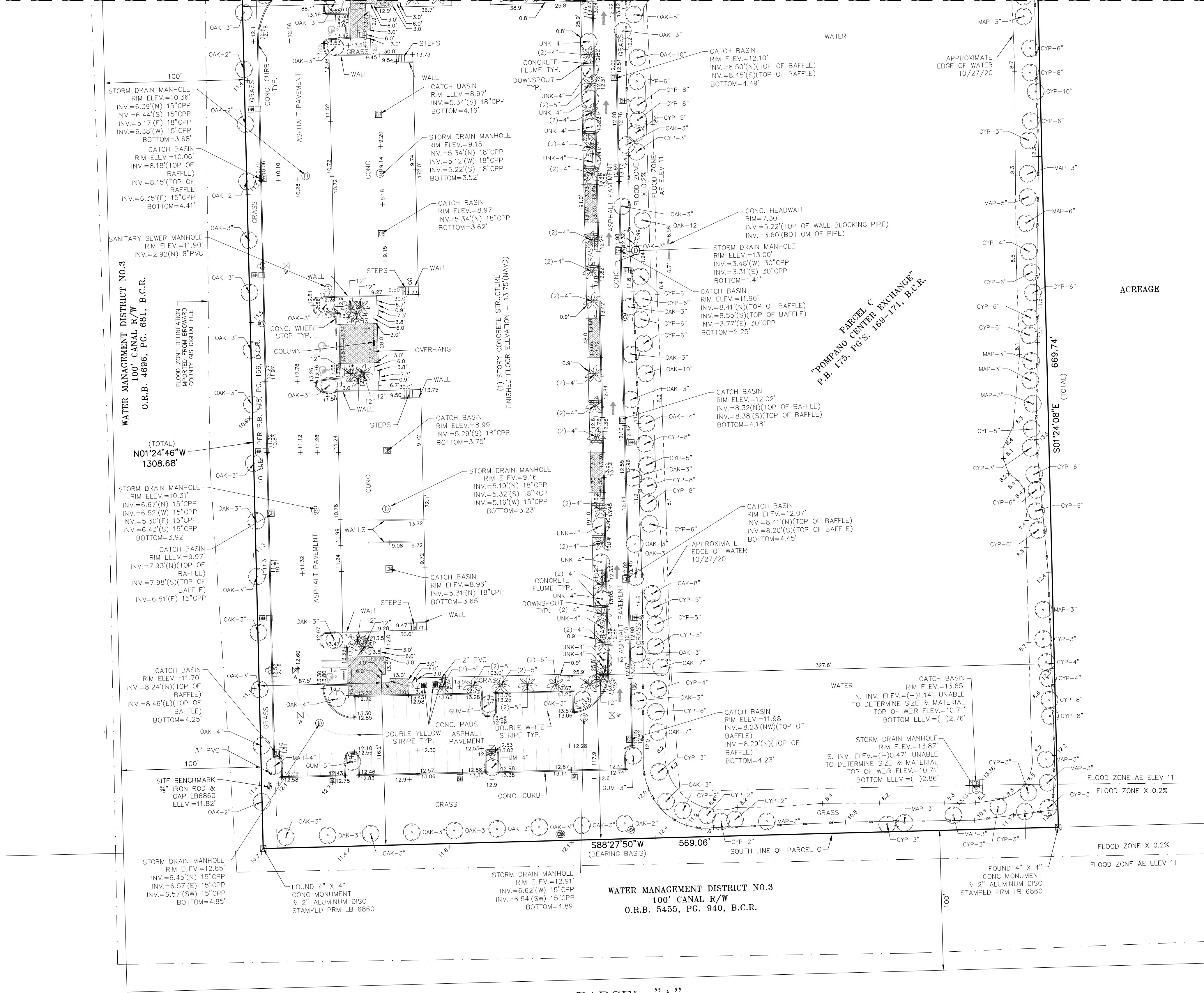
industrial users who would otherwise be dismayed and turned away by the cost associated with installing a Type B buffer for every accessory outdoor storage use otherwise permitted by right within the PCD. The updated screening standards set forth in the First Development Standards Plan Amendment will make it so that land values, tax base and job opportunities continue to increase.

EXHIBIT "A"

SURVEY OF PROPERTY

MATCH LINE "A"
SEE SHEET 2

MATCH LINE "A"
SEE SHEET 2



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
CB CATCH BASIN
CONC CONCRETE
CPP CORRUGATED PLASTIC PIPE
CYP CYPRESS TREE
DEED BOOK
ELEVATION
F.L. FALSE TAMARIND
FLORIDA POWER & LIGHT
GEOGRAPHIC INFORMATION SYSTEM
GUMBO LIMBO TREE
HOLLY TREE
INVT INVERT
LB FLORIDA LICENSED BUSINESS NUMBER
MAP NORTH AMERICAN VERTICAL DATUM OF 1988
N.T.S. NOT TO SCALE

O.R.B. PLAT BOOK
P.G. PERMANENT REFERENCE MONUMENT
PRM POLYVINYL CHLORIDE PIPE
R/W RIGHT OF WAY
SGC SEA GRAPE CLUSTER
SGC SEA GRAPE TREE
TYP. TYPICAL
U.E. UTILITY EASEMENT
UM UMBRELLA TREE
UNK. UNKNOWN TREE
W/ WITH
R. RADIUS
C.A. CENTRAL ANGLE
A.L. ARC LENGTH
C.L. CENTERLINE
A.C. AIR CONDITIONER
B.F.P. BACK FLOW PREVENTER

BENCHMARK
BOLLARD
CATCH BASIN
CLEAN OUT
CONCRETE LIGHT POLE
CONCRETE MONUMENT
CURB INLET
DOUBLE DETECTOR CHECK VALVE
ELECTRICAL BOX
ELECTRIC HAND HOLE
FIRE DEPARTMENT CONNECTOR
FIRE HYDRANT
HANDICAP PARKING

IRRIGATION CONTROL VALVE
IRON ROD
MAILBOX
NATURAL GAS VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER VALVE
SINGLE POST SIGN
STORM DRAINAGE MANHOLE
TELEPHONE HAND HOLE
TRAFFIC DIRECTION ARROWS
TRANSFORMER

WATER METER
WATER VALVE
WOOD UTILITY POLE
TOP OF BANK
DETECTABLE CONCRETE
PAVERS
PALM TREE
SHADE TREE

PARCEL "A"
REGENCY GARDENS APARTMENTS
P.B. 170, PG'S. 158-160, B.C.R.

WATER MANAGEMENT DISTRICT NO.3
100' CANAL R/W
O.R.B. 5455, PG. 940, B.C.R.

LAND DESCRIPTION:

ALL OF PARCEL C, "POMPAÑO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,141,236 SQUARE FEET (26.20 ACRES) MORE OR LESS.

SURVEY NOTES:

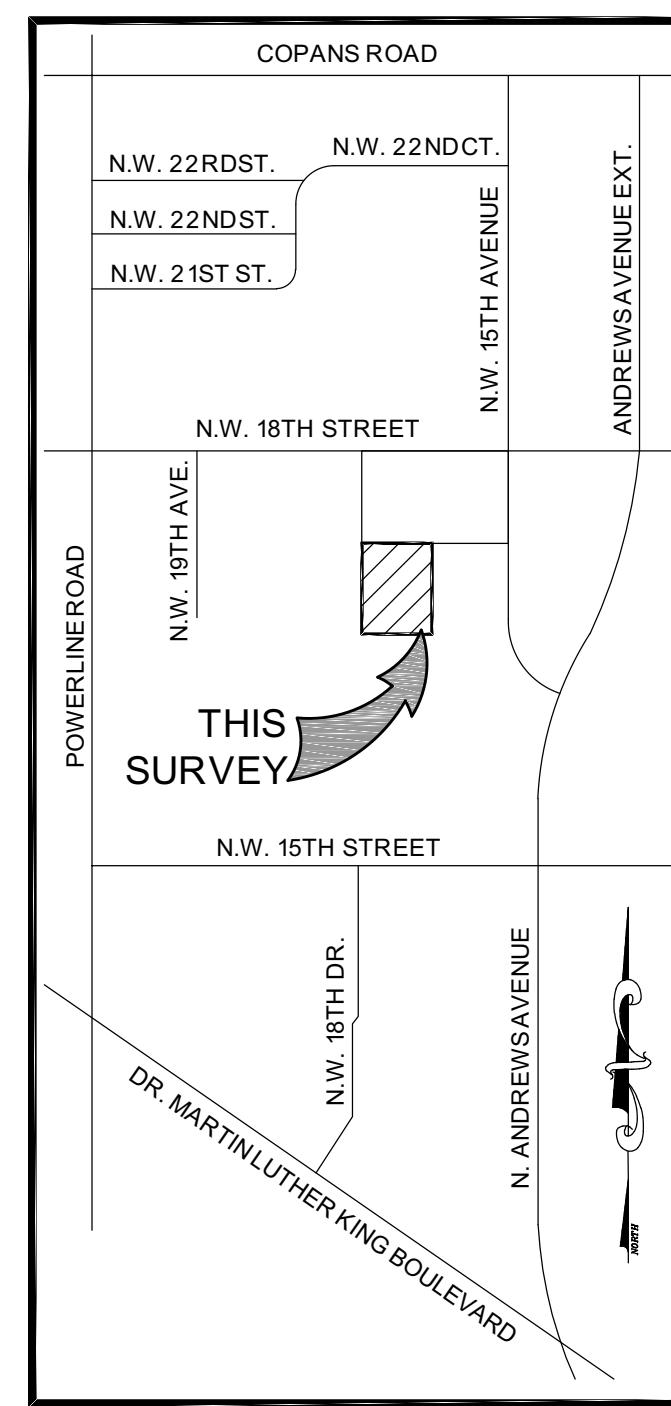
- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°27'50" WEST ALONG THE SOUTH LINE OF PARCEL C, "POMPAÑO CENTER EXCHANGE", AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "005" AND "022". BENCHMARK 005 IS A BRASS DISC STAMPED "005 2011" SET IN THE TOP OF A CONCRETE MONUMENT 85.0 FT +/- EAST OF THE CENTERLINE OF NORTH POWER LINE ROAD AND 55.0 FT +/- NORTH OF THE CENTERLINE OF NORTHWEST 15TH STREET; ELEVATION = 10.31' AND BENCHMARK 022 IS A BRASS DISC STAMPED "022 2011" SET IN THE TOP OF A ROUND CONCRETE MONUMENT 39.7 FT +/- EAST OF THE EAST RAIL OF THE CSX RAIL ROAD, 24.6 FT +/- SOUTH OF THE CENTERLINE OF NW 15TH STREET AND 5.0 FT NORTH OF THE NORTH EDGE OF A CONCRETE SIDE WALK; ELEVATION = 11.97'.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0170H, COMMUNITY NO. 120055, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X 0.2%, BASE FLOOD ELEVATION (NONE) AND ZONE AE, BASE FLOOD ELEVATION (11).
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.

CERTIFICATION:

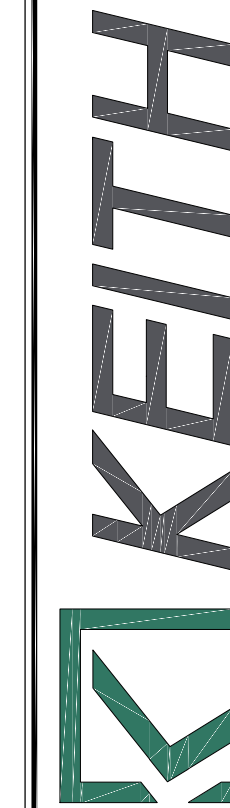
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 27, 2020 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



LOCATION SKETCH
NOT TO SCALE



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY
POMPAÑO COMMERCE CENTER

ALL OF PARCEL C, "POMPAÑO CENTER EXCHANGE"
PLAT BOOK 175, PAGES 169-171, B.C.R.

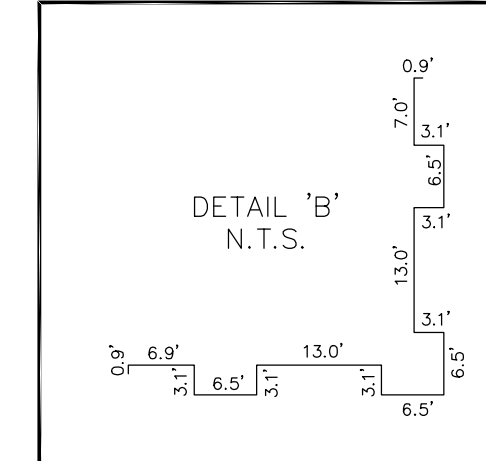
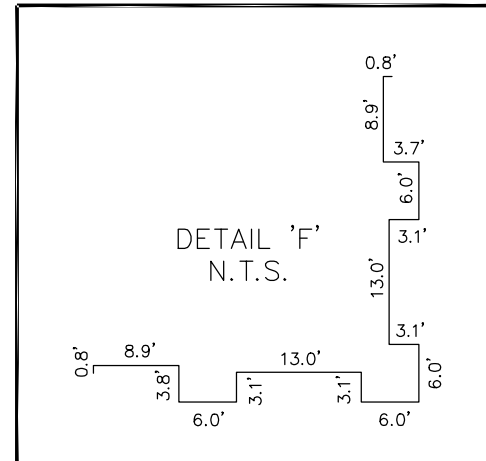
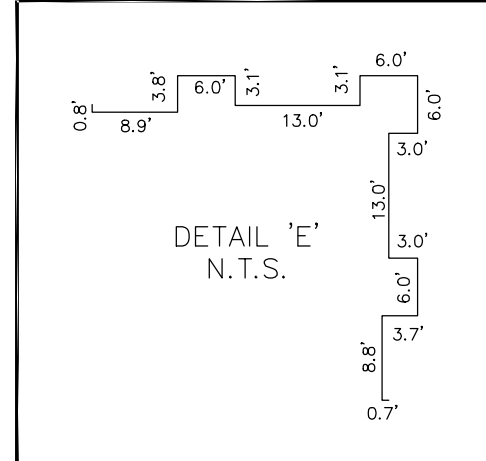
CITY OF POMPAÑO BEACH


FLORIDA

SHEET 1 OF 3
PROJECT NUMBER
11781.00

DATE	REVISION	BY

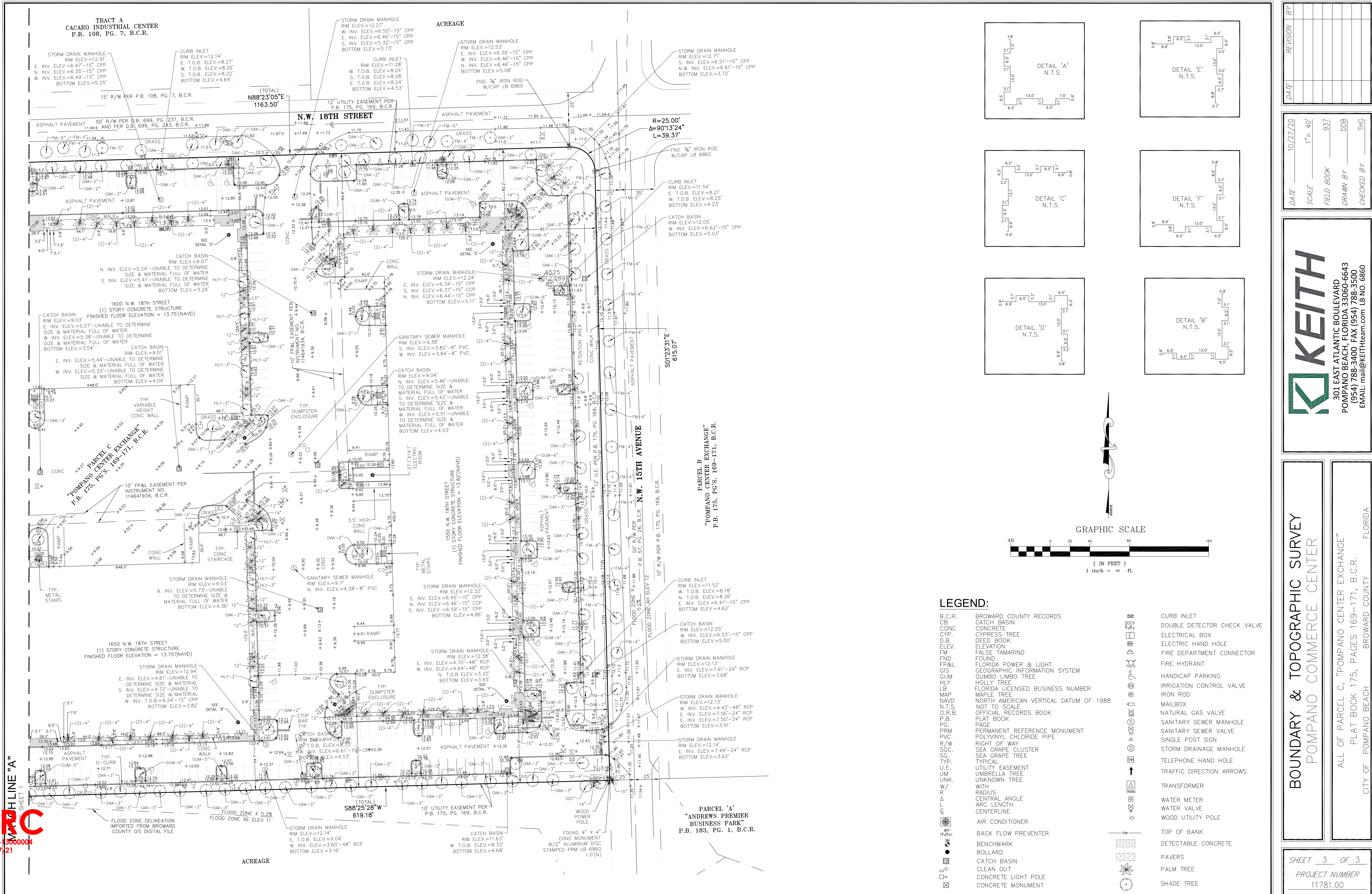
DATE	10/27/20
SCALE	1"= 40'
FIELD BOOK	937
DRAWN BY	DOB
CHECKED BY	THG



- | | | | |
|---|---------------------------------------|---|-----------------------------|
| CUR.B. | BROWARD COUNTY RECORDS |  | CURB INLET |
| CB | CATCH BASIN |  | DOUBLE DETECTOR CHECK VALVE |
| CONC | CONCRETE |  | ELECTRICAL BOX |
| CYP. | CYPRESS TREE |  | ELECTRIC HAND HOLE |
| D.B. | DEED BOOK |  | FIRE DEPARTMENT CONNECTOR |
| ELEV. | ELEVATION |  | FIRE HYDRANT |
| FM | FALSE TAMARIND |  | HANDICAP PARKING |
| FND | FOUND |  | IRRIGATION CONTROL VALVE |
| FP&L | FLORIDA POWER & LIGHT |  | IRON ROD |
| GIS | GEOGRAPHIC INFORMATION SYSTEM |  | MAILBOX |
| GUM | GUMBO LIMBO TREE |  | NATURAL GAS VALVE |
| HLV | HOLLY TREE |  | SANITARY SEWER MANHOLE |
| LB | FLORIDA LICENSED BUSINESS NUMBER |  | SANITARY SEWER VALVE |
| MAP | MAPLE TREE |  | SINGLE POST SIGN |
| NAVD | NORTH AMERICAN VERTICAL DATUM OF 1988 |  | STORM DRAINAGE MANHOLE |
| N.T.S. | NOT TO SCALE |  | TELEPHONE HAND HOLE |
| O.R.B. | OFFICIAL RECORDS BOOK |  | TRAFFIC DIRECTION ARROWS |
| P.B. | PLAT BOOK |  | TRANSFORMER |
| PG. | PAGE |  | WATER METER |
| PRM | PERMANENT REFERENCE MONUMENT |  | WATER VALVE |
| PVC | POLYVINYL CHLORIDE PIPE |  | WOOD UTILITY POLE |
| R/W | RIGHT OF WAY |  | TOP OF BANK |
| SGC. | SEA GRAPE CLUSTER |  | DETECTABLE CONCRETE |
| SG. | SEA GRAPE TREE |  | PAVERS |
| TYP. | TYPICAL |  | PALM TREE |
| U.E. | UTILITY EASEMENT |  | SHADE TREE |
| UM | UMBRELLA TREE | | |
| UNK. | UNKNOWN TREE | | |
| W/ | WITH | | |
| R | RADIUS | | |
| Δ | CENTRAL ANGLE | | |
| L | ARC LENGTH | | |
| ℄ | CENTERLINE | | |
|  | AIR CONDITIONER | | |
|  | BACK FLOW PREVENTER | | |
|  | BENCHMARK | | |
| ● | BOLLARD | | |
|  | CATCH BASIN | | |
| co o | CLEAN OUT | | |
|  | CONCRETE LIGHT POLE | | |
|  | CONCRETE MONUMENT | | |

SHEET 2 OF 3
PROJECT NUMBER
11781.00

DRC
P220-1300004
3/17/21



DATE	REVISION	BY

DATE	10/27/20
SCALE	1" = 40'
FIELD BOOK	937
DRAWN BY	DOB
CHECKED BY	THG

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

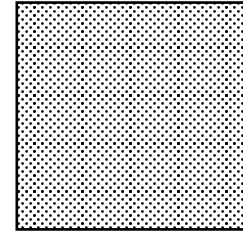
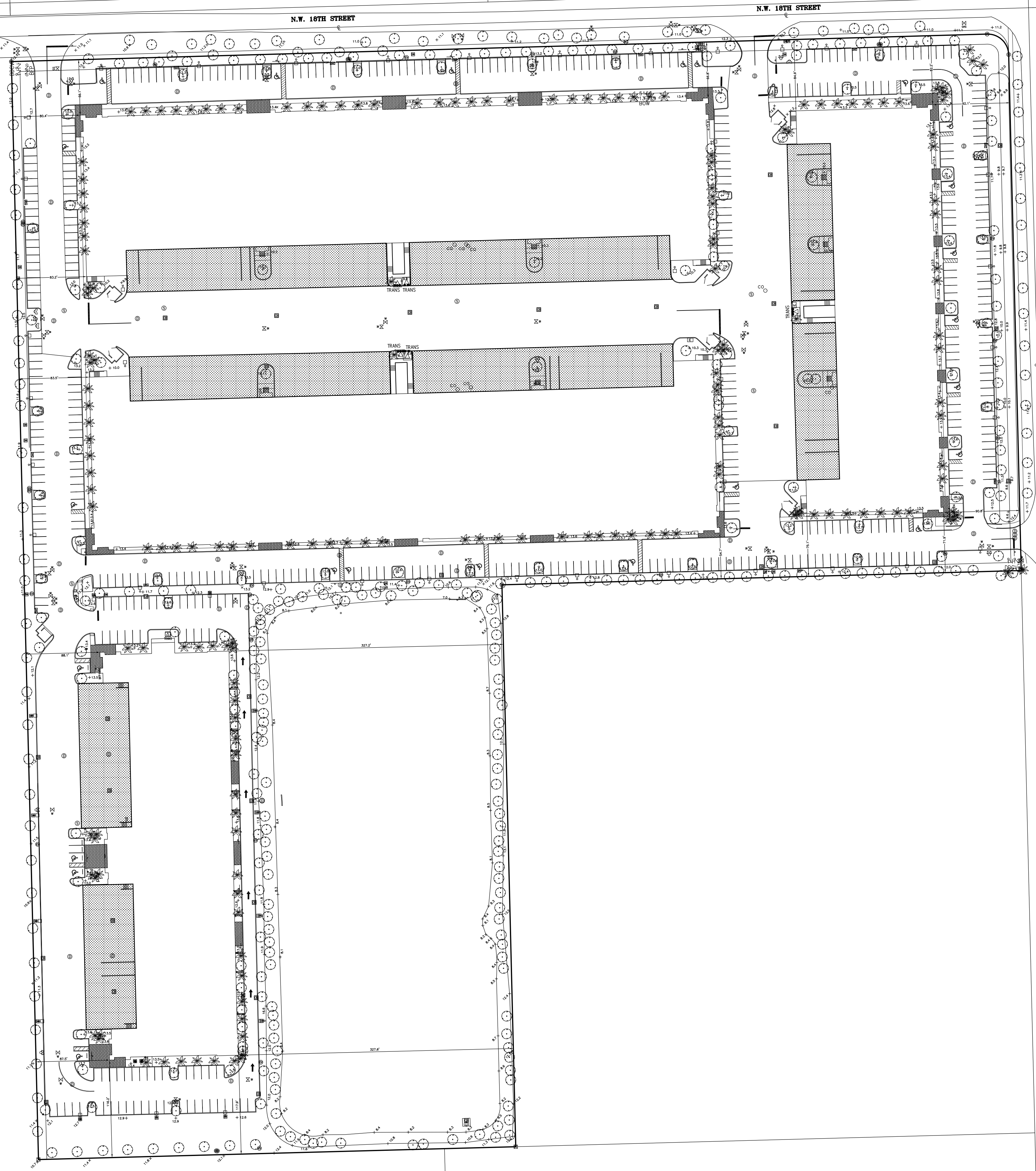
BOUNDARY & TOPOGRAPHIC SURVEY
POMPAO COMMERCE CENTER

ALL OF PARCEL C, "POMPAO CENTER EXCHANGE"
PLAT BOOK 175, PAGES 169-171, B.C.R.

CITY OF POMPAO BEACH BROWARD COUNTY FLORIDA

SHEET	3	OF	3
PROJECT NUMBER	11781.00		

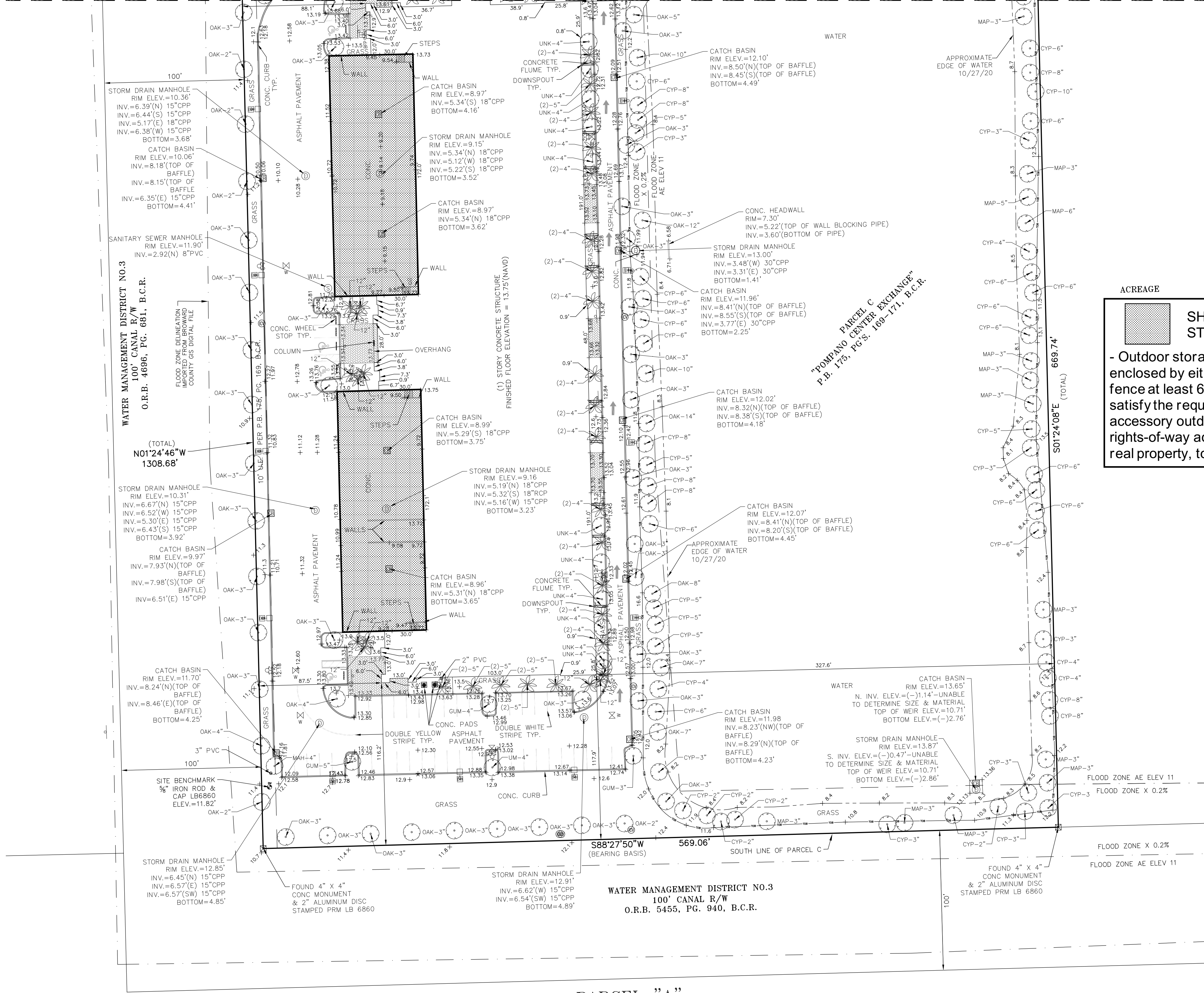
EXHIBIT “B”
CONCEPT PLAN



SHADED AREA DENOTES LOCATION OF
OUTDOOR STORAGE UNDER APPROVED
PCD MASTER PLAN

MATCH LINE "A"
SEE SHEET 2

MATCH LINE "A"
SEE SHEET 2



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
CB CATCH BASIN
CONC CONCRETE
CPP CORRUGATED PLASTIC PIPE
CYP CYPRESS TREE
DEED BOOK
ELEVATION
F.L. FALSE TAMARIND
F.L. FLORIDA POWER & LIGHT
G.I.S. GEOGRAPHIC INFORMATION SYSTEM
G.L. GUMBO LIMBO TREE
H.L. HOLLY TREE
INV. INVERT
LB. FLORIDA LICENSED BUSINESS NUMBER
MAP NORTH AMERICAN VERTICAL DATUM OF 1988
N.T.S. NOT TO SCALE

O.R.B. PLAT BOOK
P.G. PAGE
PRM PERMANENT REFERENCE MONUMENT
P.V.C. POLYVINYL CHLORIDE PIPE
R/W. RIGHT OF WAY
S.G. SEA GRAPE CLUSTER
TYP. TYPICAL
U.E. UTILITY EASEMENT
UM. UMBRELLA TREE
UNK. UNKNOWN TREE
W. WITH
R. RADIUS
C. CENTRAL ANGLE
L. ARC LENGTH
C. CENTERLINE
A.C. AIR CONDITIONER
B.F.P. BACK FLOW PREVENTER

BENCHMARK
BOLLARD
CATCH BASIN
CLEAN OUT
CONCRETE LIGHT POLE
CONCRETE MONUMENT
CURB INLET
DOUBLE DETECTOR CHECK VALVE
ELECTRICAL BOX
ELECTRIC HAND HOLE
FIRE DEPARTMENT CONNECTOR
FIRE HYDRANT
HANDICAP PARKING
IRRIGATION CONTROL VALVE
IRON ROD
MAILBOX
NATURAL GAS VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER VALVE
SINGLE POST SIGN
STORM DRAINAGE MANHOLE
TELEPHONE HAND HOLE
TRAFFIC DIRECTION ARROWS
TRANSFORMER

WATER METER
WATER VALVE
WOOD UTILITY POLE
TOP OF BANK
DETECTABLE CONCRETE
PAVERS
PALM TREE
SHADE TREE

ACREAGE
SHADED AREA DENOTES LOCATION OF OUTDOOR STORAGE UNDER APPROVED PCD MASTER PLAN
- Outdoor storage areas, as permitted in the Master Plan, shall be enclosed by either a wall, semi-opaque fence, opaque fence, or solid fence at least 6 feet high. Decorative screening may be employed to satisfy the requirement of a solid fence. The areas for permitted accessory outdoor storage shall be out of view from both (i) the public rights-of-way adjacent to the PCD and (ii) from adjacent parcels of real property, to the maximum extent practicable.

LAND DESCRIPTION:

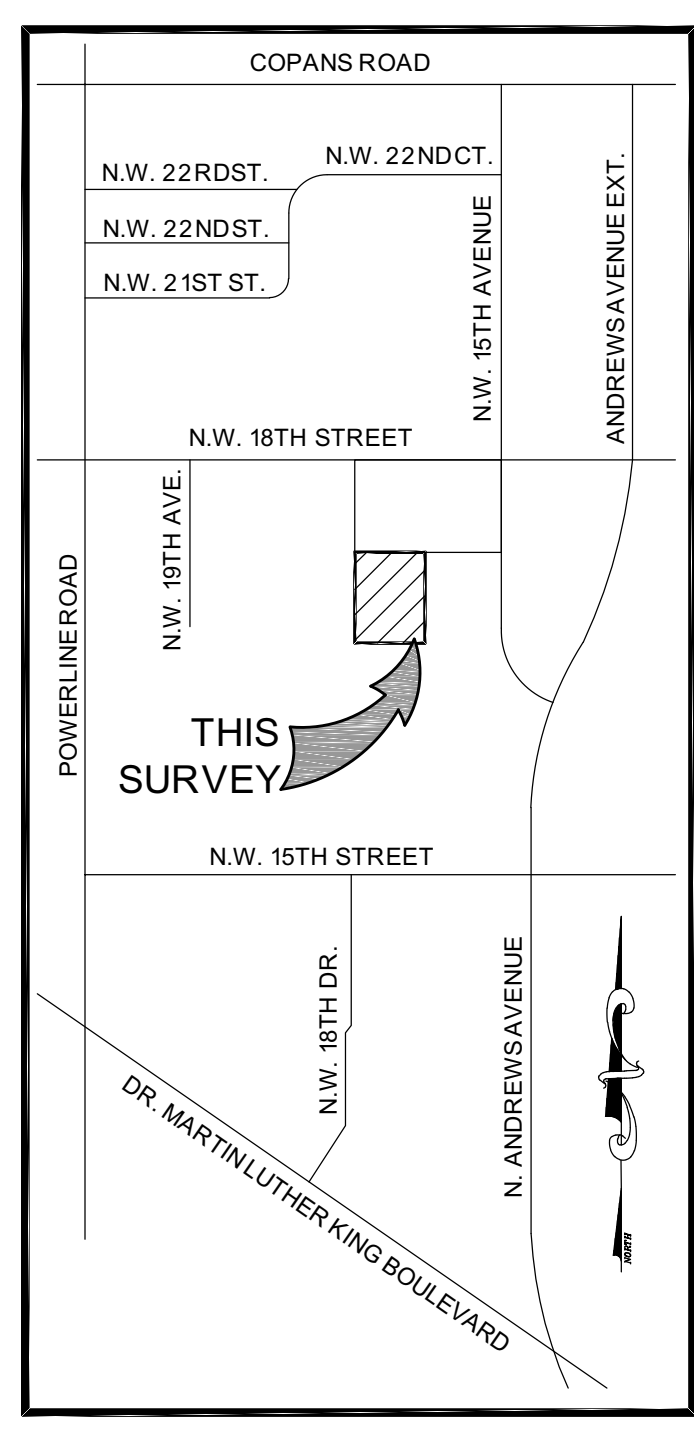
ALL OF PARCEL C, "POMPANO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,141,236 SQUARE FEET (26.20 ACRES) MORE OR LESS.

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°27'50" WEST ALONG THE SOUTH LINE OF PARCEL C, "POMPANO CENTER EXCHANGE", AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "005" AND "022". BENCHMARK 005 IS A BRASS DISC STAMPED "005 2011" SET IN THE TOP OF A CONCRETE MONUMENT 85.0 FT +/- EAST OF THE CENTERLINE OF NORTH POWER LINE ROAD AND 55.0 FT +/- NORTH OF THE CENTERLINE OF NORTHWEST 15TH STREET; ELEVATION = 10.31' AND BENCHMARK 022 IS A BRASS DISC STAMPED "022 2011" SET IN THE TOP OF A ROUND CONCRETE MONUMENT 39.7 FT +/- EAST OF THE EAST RAIL OF THE CSX RAIL ROAD, 24.6 FT +/- SOUTH OF THE CENTERLINE OF NW 15TH STREET AND 5.0 FT NORTH OF THE NORTH EDGE OF A CONCRETE SIDE WALK; ELEVATION = 11.97'.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0170H, COMMUNITY NO. 120055, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X 0.2%, BASE FLOOD ELEVATION (NONE) AND ZONE AE, BASE FLOOD ELEVATION (11).
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 27, 2020 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS
TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



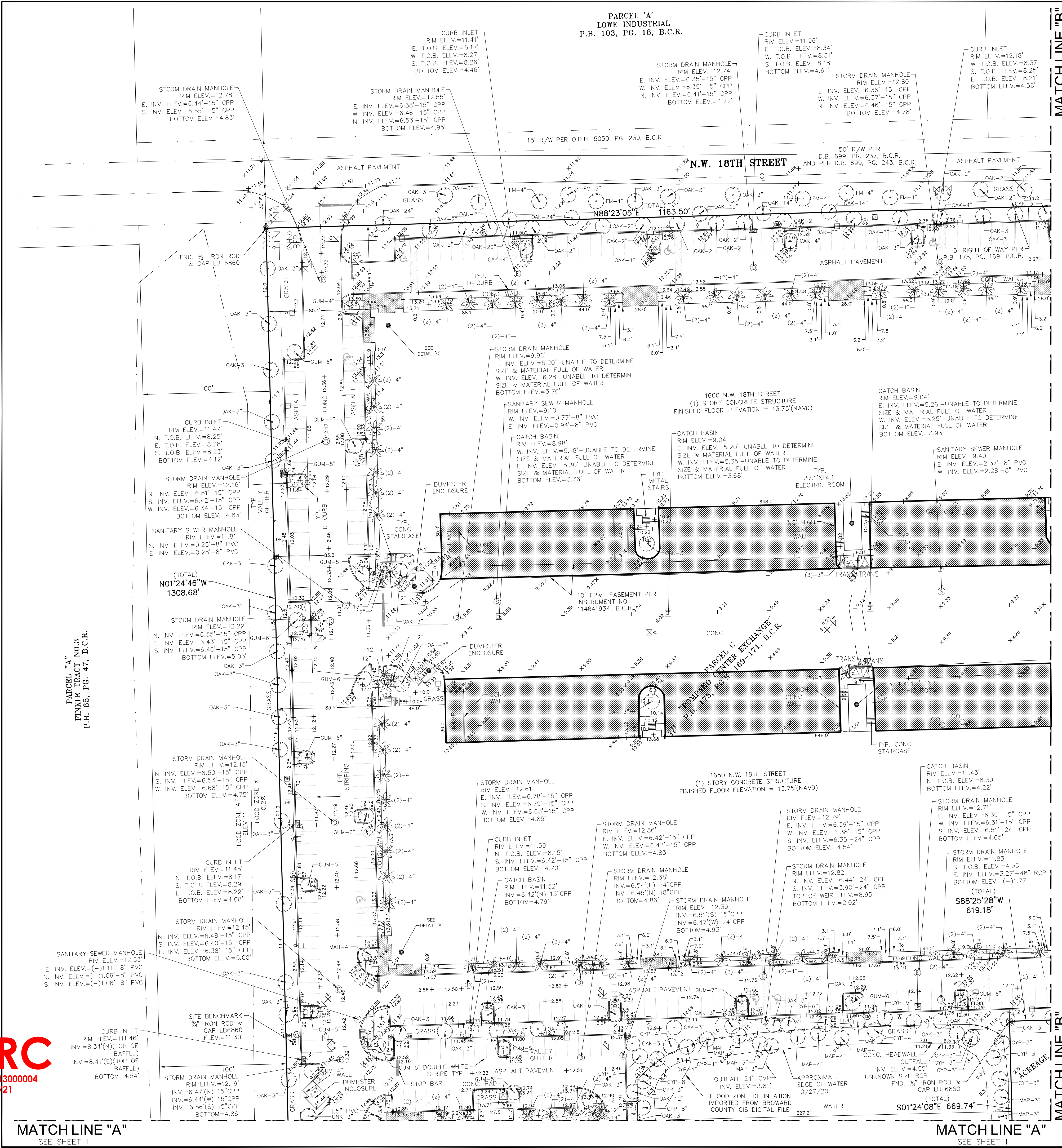
LOCATION SKETCH
NOT TO SCALE

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY
POMPANO COMMERCE CENTER
ALL OF PARCEL C, "POMPANO CENTER EXCHANGE"
PLAT BOOK 175, PAGES 169-171, B.C.R.
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

SHEET 1 OF 3
PROJECT NUMBER
11781.00

DRC
P220-13000004
3/17/21

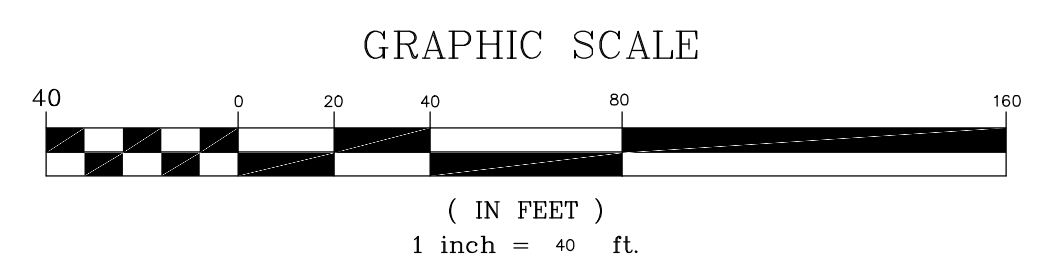


LEGEND:

- | | | |
|--|--|--|
| B.C.R.
CB
CONC
CYP
D.B.
ELEV.
FM
FND
FP&L
GIS
GUM
HLY
LB
MAP
NAVD
N.T.S.
O.R.B.
P.B.
PAGE
PRM
PVC
R/W
SGC.
SG.
TYP.
U.E.
UM
UNK.
W/
Δ
L
C | BROWARD COUNTY RECORDS
CATCH BASIN
CONCRETE
CYPRESS TREE
DEED BOOK
ELEVATION
FALSE TAMARIND
FOUND
FP&L
FLORIDA POWER & LIGHT
GEOGRAPHIC INFORMATION SYSTEM
GUMBO LIMBO TREE
HOLLY TREE
FLORIDA LICENSED BUSINESS NUMBER
MAPLE TREE
NORTH AMERICAN VERTICAL DATUM OF 1988
NOT TO SCALE
OFFICIAL RECORDS BOOK
PLAT BOOK
PAGE
PERMANENT REFERENCE MONUMENT
POLYVINYL CHLORIDE PIPE
RIGHT OF WAY
SEA GRAPE CLUSTER
SEA GRAPE TREE
TYPICAL
UTILITY EASEMENT
UMBRELLA TREE
UNKNOWN TREE
WITH
RADIUS
CENTRAL ANGLE
ARC LENGTH
CENTERLINE | CURB INLET
DOUBLE DETECTOR CHECK VALVE
ELECTRICAL BOX
ELECTRIC HAND HOLE
FIRE DEPARTMENT CONNECTOR
FIRE HYDRANT
HANDICAP PARKING
IRRIGATION CONTROL VALVE
IRON ROD
MAILBOX
NATURAL GAS VALVE
SANITARY SEWER MANHOLE
SINGLE POST SIGN
STORM DRAINAGE MANHOLE
TELEPHONE HAND HOLE
TRAFFIC DIRECTION ARROWS
TRANSFORMER
WATER METER
WATER VALVE
WOOD UTILITY POLE
TOP OF BANK
DETECTABLE CONCRETE
PAVERS
PALM TREE
SHADE TREE |
| AC
ACF
ACI
ACQ
ACR
ACS
ACT
ACU
ACV
ACW
ACX
ACY
ACZ
ACAA
ACAB
ACAC
ACAD
ACAE
ACAF
ACAG
ACAH
ACAI
ACAJ
ACK
ACL
ACM
ACN
ACO
ACP
ACQ
ACR
ACS
ACT
ACU
ACV
ACW
ACX
ACY
ACZ
ACAA
ACAB
ACAC
ACAD
ACAE
ACAF
ACAG
ACAH
ACAI
ACAJ
ACK
ACL
ACM
ACN
ACO
ACP | AIR CONDITIONER
BACK FLOW PREVENTER
BENCHMARK
BOLLARD
CATCH BASIN
CLEAN OUT
CONCRETE LIGHT POLE
CONCRETE MONUMENT | |

SHADED AREA DENOTES LOCATION OF OUTDOOR STORAGE UNDER APPROVED PCD MASTER PLAN

- Outdoor storage areas, as permitted in the Master Plan, shall be enclosed by either a wall, semi-opaque fence, opaque fence, or solid fence at least 6 feet high. Decorative screening may be employed to satisfy the requirement of a solid fence. The areas for permitted accessory outdoor storage shall be out of view from both (i) the public rights-of-way adjacent to the PCD and (ii) from adjacent parcels of real property, to the maximum extent practicable.



DATE	REVISION	BY

DATE	10/27/20
SCALE	1" = 40'
FIELD BOOK	937
DRAWN BY	DOB
CHECKED BY	THG



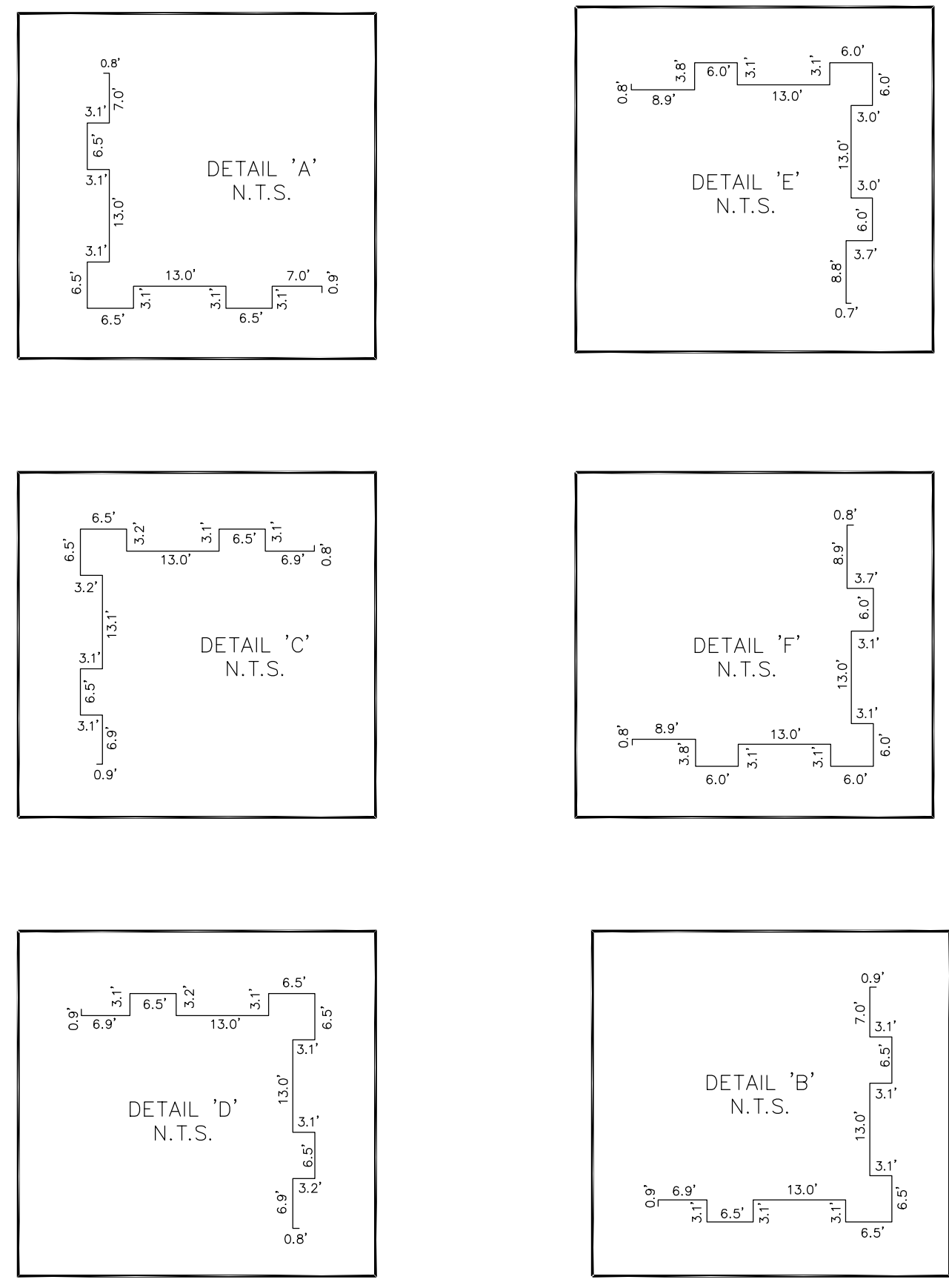
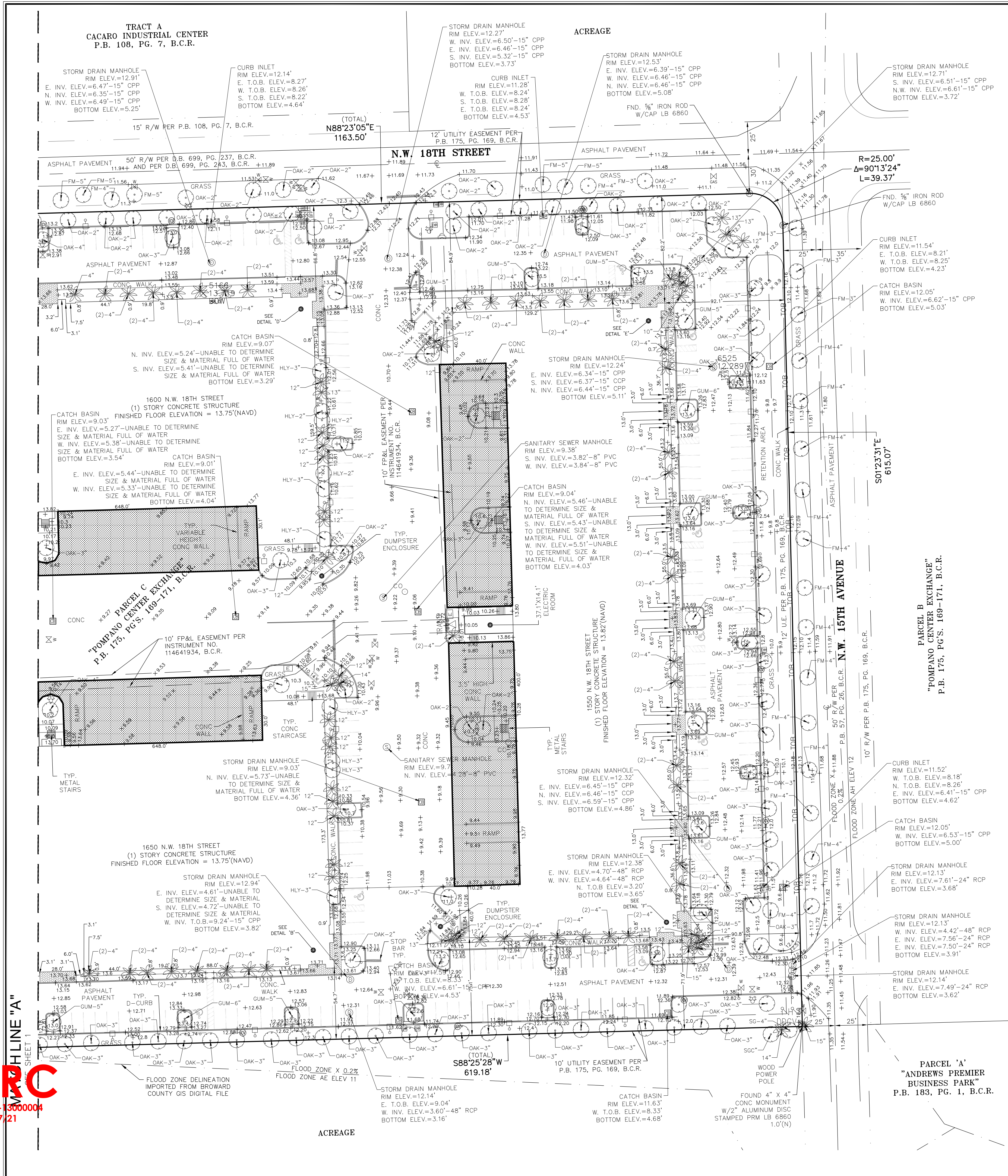
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY
POMPANO COMMERCE CENTER

ALL OF PARCEL C, "POMPANO CENTER EXCHANGE"
PLAT BOOK 175, PAGES 169-171, B.C.R.

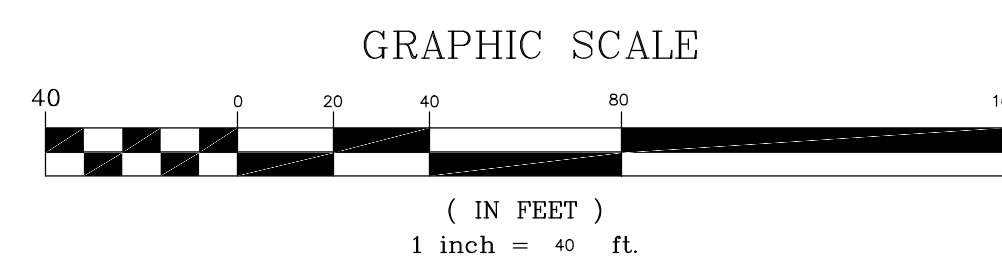
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

DRC
P220-1300004
3/17/21



SHADED AREA DENOTES LOCATION OF OUTDOOR STORAGE UNDER APPROVED PCD MASTER PLAN

- Outdoor storage areas, as permitted in the Master Plan, shall be enclosed by either a wall, semi-opaque fence, opaque fence, or solid fence at least 6 feet high. Decorative screening may be employed to satisfy the requirement of a solid fence. The areas for permitted accessory outdoor storage shall be out of view from both (i) the public rights-of-way adjacent to the PCD and (ii) from adjacent parcels of real property, to the maximum extent practicable.



- LEGEND:**
- | | | |
|--------|---------------------------------------|-----------------------------|
| B.C.R. | BROWARD COUNTY RECORDS | CURB INLET |
| CB | CATCH BASIN | DOUBLE DETECTOR CHECK VALVE |
| CONC | CONCRETE | ELECTRICAL BOX |
| CYP | CYPRESS TREE | ELECTRIC HAND HOLE |
| D.B. | DEED BOOK | FIRE DEPARTMENT CONNECTOR |
| ELEV. | ELEVATION | FIRE HYDRANT |
| FM | FOUND | HANDICAP PARKING |
| FP&L | FLORIDA POWER & LIGHT | IRRIGATION CONTROL VALVE |
| GIS | GEOGRAPHIC INFORMATION SYSTEM | IRON ROD |
| GUM | GUMBO LIMBO TREE | MAILBOX |
| HLV | HOLLY TREE | NATURAL GAS VALVE |
| LB | FLORIDA LICENSED BUSINESS NUMBER | SANITARY SEWER MANHOLE |
| MAP | MAPLE TREE | SANITARY SEWER VALVE |
| NAVD | NORTH AMERICAN VERTICAL DATUM OF 1988 | SINGLE POST SIGN |
| N.T.S. | NOT TO SCALE | STORM DRAINAGE MANHOLE |
| O.R.B. | OFFICIAL RECORDS BOOK | TELEPHONE HAND HOLE |
| P.B. | PLAT BOOK | TRAFFIC DIRECTION ARROWS |
| PC | PERMANENT REFERENCE MONUMENT | TRANSFORMER |
| PRM | POLYVINYL CHLORIDE PIPE | WATER METER |
| PVC | RIGHT OF WAY | WATER VALVE |
| R/W | SEA GRAPE CLUSTER | WOOD UTILITY POLE |
| SC | SEA GRAPE TREE | |
| TYP. | UTILITY EASEMENT | |
| U.E. | UMBRELLA TREE | |
| UNK. | UNKNOWN TREE | |
| W/ | | |
| Δ | AIR CONDITIONER | |
| L | BACK FLOW PREVENTER | |
| ⊙ | BENCHMARK | |
| ⊙ | BOLLARD | |
| ⊙ | CATCH BASIN | |
| ⊙ | CLEAN OUT | |
| ⊙ | CONCRETE LIGHT POLE | |
| ⊙ | CONCRETE MONUMENT | |

BOUNDARY & TOPOGRAPHIC SURVEY

POMPANO COMMERCE CENTER

ALL OF PARCEL C, "POMPANO CENTER EXCHANGE"

PLAT BOOK 175, PAGES 169-171, B.C.R.

CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE 10/27/20

SCALE 1" = 40'

FIELD BOOK 937

DRAWN BY DDB

CHECKED BY THG

SHEET 3 OF 3

PROJECT NUMBER 11781.00

EXHIBIT “C”

FIRST MASTER PLAN AMENDMENT

PERMITTED USES

All uses that are permitted within Section 155.207 O-IP/PCD shall be permitted within this zoning district. In addition, Table II below depicts additional specific uses permitted within the Pompano Center of Commerce PCD.

TABLE II POMPAÑO CENTER OF COMMERCE ADDITIONAL PERMITTED USES
a. Food and/or Beverage Products Manufacturing (without slaughtering)
b. Building, Heating/Air Conditioning, Plumbing, or Electrical Contractor’s Storage Yard, Home and Building Supply Center, Contractor’s Office, Automobile and Light Truck Rental
c. Child Care Facility
d. Automotive Repair and Maintenance Facility, Electric Motor Repair, General Industrial Services
e. Food and/or Beverage Products Manufacturing (without slaughtering)
f. Other Indoor Commercial or Membership Recreation/Entertainment Use
g. Automotive Painting or Body Shop, Automotive Parts Sales without Installation, Automotive Parts Sales with Installation, Automotive Repair and Maintenance Facility
h. Metal Working, Welding, Plumbing, or Gas, Steam, or Water Pipe Fitting
i. Audio and Visual Recording and Production Studio
j. Restaurant – subject to the allocation of Commercial Flex
k. Telecommunications Facility, on New Freestanding Tower – (stealth tower only)
l. Truck or Freight Terminal
m. Food and/or Beverage Products Manufacturing (without slaughtering)
n. Warehouse Distribution and Storage
o. Utility Use, Minor (screened and accessory to primary use)
p. Outdoor Storage (as accessory use)

EXHIBIT “D”

FIRST DEVELOPMENT STANDARDS PLAN AMENDMENT

The Master Plan table of uses for the Pompano Center of Commerce is hereby amended to allow for outdoor storage as an accessory use. Any outdoor storage within the PCD shall comprise less than thirty-five percent (35%) of the total square footage of the principal building footprint. Any outdoor storage use permitted under this First Master Plan Amendment shall adhere to certain containment and screening standards as set forth in the Pompano Center of Commerce First Development Standards Plan Amendment.

The Development Standards Plan for Pompano Center of Commerce is hereby amended to state the following:

Outdoor storage areas, as permitted in the Master Plan, shall be enclosed by either a wall, semi-opaque fence, opaque fence, or solid fence at least 6 feet high. Decorative screening may be employed to satisfy the requirement of a solid fence. The areas for permitted accessory outdoor storage shall be out of view from both (i) the public rights-of-way adjacent to the PCD and (ii) from adjacent parcels of real property, to the maximum extent practicable.