

RESOLUTION NO. 2016-_____

CITY OF POMPANO BEACH
Broward County, Florida

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF POMPANO BEACH, FLORIDA, APPROVING
THE HABITAT COLLIER PLAT LYING AT THE
NORTHWEST CORNER OF NW 6 STREET AND NW 27
AVENUE; PROVIDING AN EFFECTIVE DATE.**

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

SECTION 1. That the City of Pompano Beach hereby approves the Habitat Collier Plat located on a parcel of land lying at the northwest corner of NW 6 Street and NW 27 Avenue, as described in full on the plat document itself, a copy of said plat is being attached hereto and made a part hereof as if set forth in full.

SECTION 2. That the City Clerk is hereby authorized to certify the approval of said plat by the City Commission by affixing her signature thereto.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2016.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

PREPARED BY:
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26268 • LB7924



APRIL 2018

HABITAT COLLIER

A PORTION OF THE NORTH 2/3 OF THE SOUTH 3/5 OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

LEGAL DESCRIPTION

THE NORTH 2/3 OF THE SOUTH 3/5 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, EXCEPT THE WEST 510 FEET;
AND LESS THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 25 FEET THEREOF.

LESS THEREFROM THAT PORTION LYING NORTHEASTERLY OF A CIRCULAR CURVE CONCAVE TO THE
SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE NORTH AND EAST LINES
OF THE ABOVE-DESCRIBED PARCEL.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN
0.630 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
POMPAÑO BEACH

KNOW ALL MEN BY THESE PRESENTS: THAT HABITAT FOR HUMANITY OF BROWARD INC., A FLORIDA
NOT-FOR-PROFIT CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN
THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN
AS "HABITAT COLLIER".

IN WITNESS WHEREOF: HABITAT FOR HUMANITY OF BROWARD, INC., A FLORIDA NOT-FOR-PROFIT
CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NANCY L. ROBIN, ITS EXECUTIVE
DIRECTOR, THIS 4TH DAY OF AUGUST, 2018.

WITNESS: Donna C. West

BY: Nancy L. Robin
NANCY L. ROBIN
EXECUTIVE DIRECTOR

PRINT NAME: Donna C. West

WITNESS: Daniel C. Laak

PRINT NAME: Daniel C. Laak

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
POMPAÑO BEACH

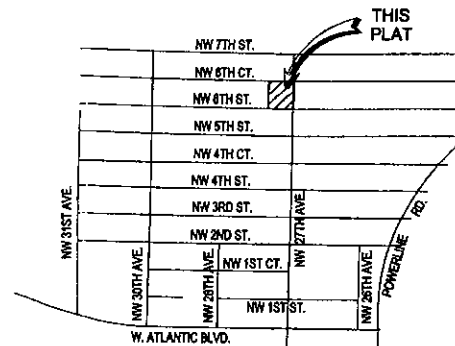
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, NANCY L. ROBIN, AS
EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF BROWARD INC., A FLORIDA NOT-FOR-PROFIT
CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE
EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE 4th DAY OF AUGUST, 2018.

MY COMMISSION EXPIRES 10/7/19

NAME: Donna C. West
(PRINT NAME) Donna C. West
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. FF925523



LOCATION MAP
NOT TO SCALE

POMPAÑO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE
CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, BY RESOLUTION NO. _____
ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 20____.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES
THIS MUNICIPALITY WITH THE WRITTEN CONFORMANCE FROM BROWARD COUNTY THAT ALL
APPLICABLE CONCURRENT IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: Lamar Fisher ATTEST: Ascleeta Hammond
MAYOR CITY CLERK

THIS _____ DAY OF _____, 20____.

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPAÑO BEACH,
FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 20____.

BY: Fred Stacer DATE _____
CHAIRPERSON

CITY OF POMPAÑO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: John Sfiropoulos, P.E. DATE _____
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION
AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER
177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 84-17, FLORIDA ADMINISTRATIVE
CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE
PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091
OF SAID CHAPTER 177, ON THIS 29th DAY OF MARCH, 2016.

Donna C. West 7.25.16
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4200
STATE OF FLORIDA
HSQ GROUP, INC.
1489 W. PALMETTO PARK RD., SUITE 340
BOCA RATON, FL 33486
CERTIFICATE OF AUTHORIZATION NO. LB7924

HABITAT FOR HUMANITY
OF BROWARD, INC.

COUNTY
COMMISSION

COUNTY
ENGINEER

COUNTY
SURVEYOR

CITY
COMMISSION

CITY
ENGINEER

SURVEYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT
SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR
TRAFFICWAYS THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE
ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED
FOR RECORD.

THIS PLAT HAS BEEN REVIEWED AND FOUND TO
CONFORM WITH CHAPTER 177, PART 1 FLORIDA
STATUTES.

BY: Richard Torrese DATE _____
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40283

BY: Robert P. Legg, Jr. DATE _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATION SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA
STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF
BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

ATTEST: Bertha Henry
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 20____, AND RECORDED IN

PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: Bertha Henry
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

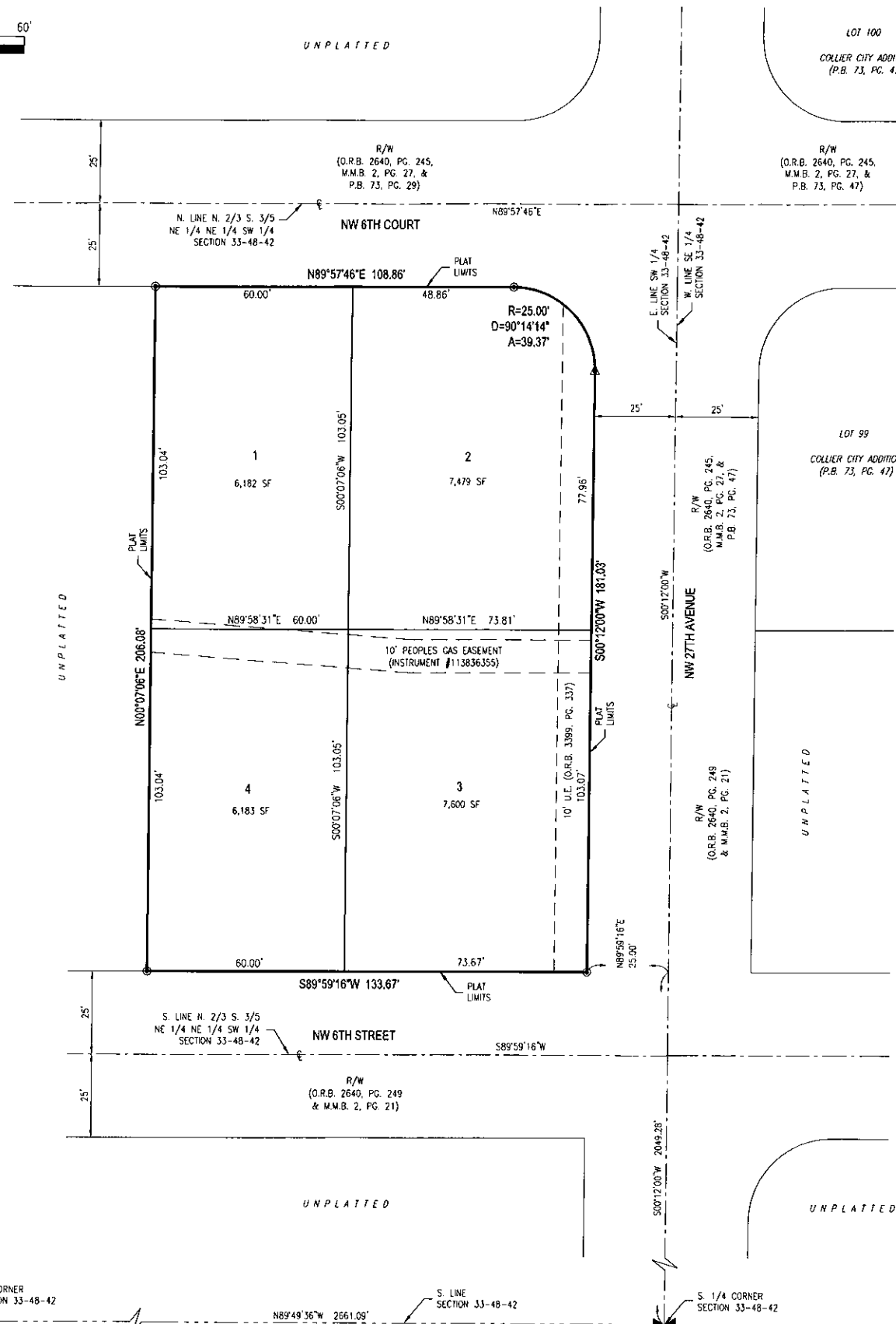
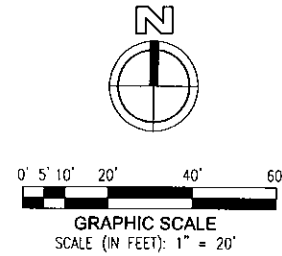
BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR/DESIGNEE DATE _____

HABITAT COLLIER

A PORTION OF THE NORTH 2/3 OF THE SOUTH 3/5 OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF NW 27TH AVENUE HAVING AN ASSUMED BEARING OF NORTH 00°12'00" EAST, AS SHOWN ON THE PLAT OF COLLIER CITY ADD. NO.1 (P.B. 73, PG. 29).
2. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.
3. THIS PLAT IS RESTRICTED TO 4 SINGLE FAMILY DETACHED UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREOF ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
4. THE SUBDIVIDED LANDS DESCRIBED HEREIN WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH:
ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.
6. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
7. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND

- ① CENTERLINE
- ② PRM - SET 4"x4" X 24" LENGTH CONCRETE MONUMENT W/ ALUMINUM CAP STAMPED LB7924 (UNLESS OTHERWISE NOTED)
- ③ PRM - SET NAIL IN DISC STAMPED LB7924 (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

- CONC. = CONCRETE
- FND. = FOUND
- LB = LICENSED BUSINESS
- M.M.B. = MISCELLANEOUS MAP BOOK
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET

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004-MP-16