

DRC

PZ25-12000023

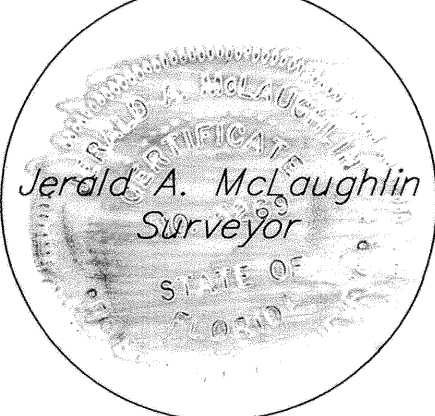
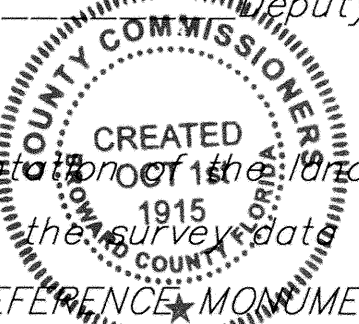
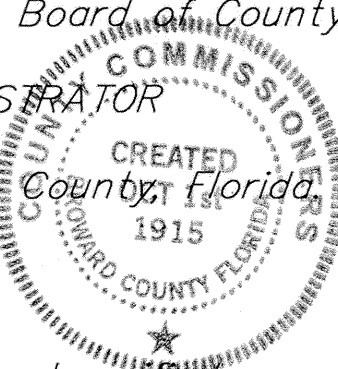
09/03/2025

City of
Pompano Beach
Corporate Seal

City Engineer's
Seal

Robert P. Legg, Jr.
County Surveyor's
Seal

Richard Tornese
Engineers
Seal



INSTR #112026437,
Page1 of 6
Recorded 01/07/2014 at 02:44 PM

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted this plat 27TH day of FEBRUARY, 20 08. (City of Pompano Beach P&Z # 07-14000005.

By: George Fivek Chairman, this 7TH day of APRIL, 20 08.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF POMPANO BEACH, FLORIDA, in and by RESOLUTION NO. 2008-143, adopted by the said City Commission, this 25 day of MARCH, 20 08.

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 written confirmation from Broward County that all applicable impact fees have been paid or are not due.

Attest: Mary Chambers Mary Chambers, City Clerk, this 27TH day of March, 20 08.

By: Lamar Fisher Lamar Fisher, Mayor, this 27 day of MARCH, 20 08.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this 2ND day of APRIL, 20 08.

By: Helen Gray Helen Gray, P.E., City Engineer, Florida P.E. Registration No. 57037

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 3RD day of JANUARY, 20 14.

By: Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 12/31/13
Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper Florida
Registration Number: LS 4030

By: Richard Tornese 12/31/15
Richard Tornese (date)
Director
Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 28TH day of August, 20 08.

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 6TH day of January, 20 14.

By: Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE 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 14TH day of April, 20 09. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: Deputy

By: Mayor - Broward County, Florida

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

This plat filed for record this 7 day of JANUARY, 20 14, in BOOK 181 of PLATS, at Page 22, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16TH day of November, 20 13. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 23rd day of January, 2008.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That PPI, Inc., a Florida Corporation, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "POMPANO PARK RACINO PLAT", being a plat of a portion of the North one-half (N 1/2) of Section 3, Township 49 South, Range 42 East, Broward County, Florida.

The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand and affix the Corporate Seal in the City of Pompano Beach, County of Broward,

State of Florida, this 2TH day of January, 2008.

Witness: Lynn Ray Name of witness printed LYNN RAY

Witness: Allan B. Solomon Name of witness printed Douglas Shipley Allan B. Solomon Director

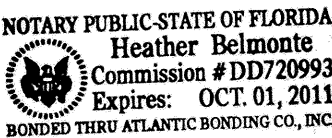
ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 24TH day of January, 2008, by COUNTY OF BROWARD Allan B. Solomon, being Director of PPI, Inc., a Florida Corporation, on behalf of said Corporation.

He is
[☒] personally known to me or
[☐] has produced _____, as identification,
and
[☒] did take an oath.
[☐] did not take an oath.

NOTARY PUBLIC Heather Belmonte STATE OF FLORIDA

Name of Notary printed HEATHER BELMONTE



NOTARY SEAL

"POMPANO PARK RACINO PLAT"
A PORTION OF THE NORTH ONE-HALF (N 1/2),
OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
DECEMBER, 2007

DRC

PZ25- 12000023
12/03/2025

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PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:
09/03/2025

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.

PLAT RESTRICTION

This plat is restricted to: 278,381 square foot / 5,256 Seat Racetrack Grand Stand Facility (existing); a 230,000 square foot Casino Building with 55,000 square feet of Casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary Commercial (115,906 square feet existing and 59,094 square feet proposed); a 500 – Room Hotel; 550 Horse Stalls (existing); and 44 Dormitory Rooms for jockeys (existing).

No free standing drive-thru bank facilities are permitted and residential uses are not permitted within the hotel use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

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 thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

All facilities for the distribution of electricity, telephone, and cable television shall be installed underground.

SURVEYOR'S NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances 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 Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark #2990, Brass Disk in concrete walk in the Southeast corner of the intersection of S.W. 1st Street and S.W. 1st Avenue.

Bench Mark Elevation = **7.85** (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon are based on an assumed meridian, and assume the West line of Section 3--49--42 as North 00°00'00" East, as referenced by monumentation, as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **April 14, 2014**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by **April 14, 2014**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.

LEGAL DESCRIPTION:

A portion of the North one-half (N 1/2) of Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of Tract "B", ARVIDA POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, Page 33, of the public records of Broward County, Florida; thence South 13°03'47" West, on the West right-of-way line of the Seaboard Coast Line Railroad (100 foot right-of-way), a distance of 656.16 feet to the Point of Beginning; thence continuing South 13°03'47" West, on the said West right-of-way line, a distance of 1637.77 feet; thence North 86°02'56" West, on the South line of the Northeast one-quarter (NE 1/4) of said Section 3 and on the South line of the Northwest one-quarter (NW 1/4) of said Section 3, a distance of 3078.76 feet; thence North 00°00'00" East, on a line 33.00 feet East of and parallel with the West line of said Section 3, being the East right-of-way line of Powerline Road (Pompano Parkway), a distance of 1007.53 feet; thence North 90°00'00" East, on said East right-of-way line, a distance of 3.50 feet; thence North 00°59'01" East, on said East right-of-way line, a distance of 494.15 feet; thence North 14°25'04" East, on said East right-of-way line, a distance of 64.33 feet; thence North 00°00'00" East, on said East right-of-way line, a distance of 283.29 feet; thence North 45°00'00" East, on said East right-of-way line, a distance of 57.98 feet; thence North 001°3'22" West, on said East right-of-way line, a distance of 84.24 feet; thence North 89°46'38" East, on the South line of Tract "A", of said ARVIDA POMPANO PARK, a distance of 1023.67 feet; thence North 44°48'39" East, on a boundary of said Tract "A", a distance of 49.47 feet; thence North 00°09'21" West, a distance of 685.69 feet; thence North 88°01'37" West, on a boundary of said Tract "A", a distance of 50.25 feet; thence North 00°09'21" West, on a boundary of said Tract "A", a distance of 71.60 feet to the Most Northerly Northeast corner of said Tract "A"; thence South 88°01'37" East, on the South right-of-way line of Pompano Park Place (S.W. 3rd Street/Race Track Road), as shown on said ARVIDA POMPANO PARK, a distance of 220.20 feet to the Most Northerly Northwest corner of said Tract "B", ARVIDA POMPANO PARK; thence South 00°09'21" East, on a boundary of said Tract "B", a distance of 71.60 feet; thence North 88°01'37" West, on a boundary of said Tract "B", a distance of 49.86 feet; thence South 00°09'21" East, on the West line of said Tract "B", a distance of 681.01 feet; thence South 45°11'22" East, on a boundary of said Tract "B", a distance of 49.53 feet; thence North 89°46'38" East, on a South line of said Tract "B", a distance of 1347.69 feet; thence South 001°2'26" East, a distance of 602.61 feet; thence North 89°45'15" East, a distance of 809.43 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 6,513,579 square feet or 149.5312 acres more or less.

LEGEND

- P.R.M. – indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)

N.O. – indicates number

SQ. FT. – indicates square feet

B.M. ELEV. – indicates Bench Mark Elevation

L.B. – indicates Licensed Business Number

P.B., PG. – indicates Plat Book & Page

B.C.R. – indicates Broward County Records

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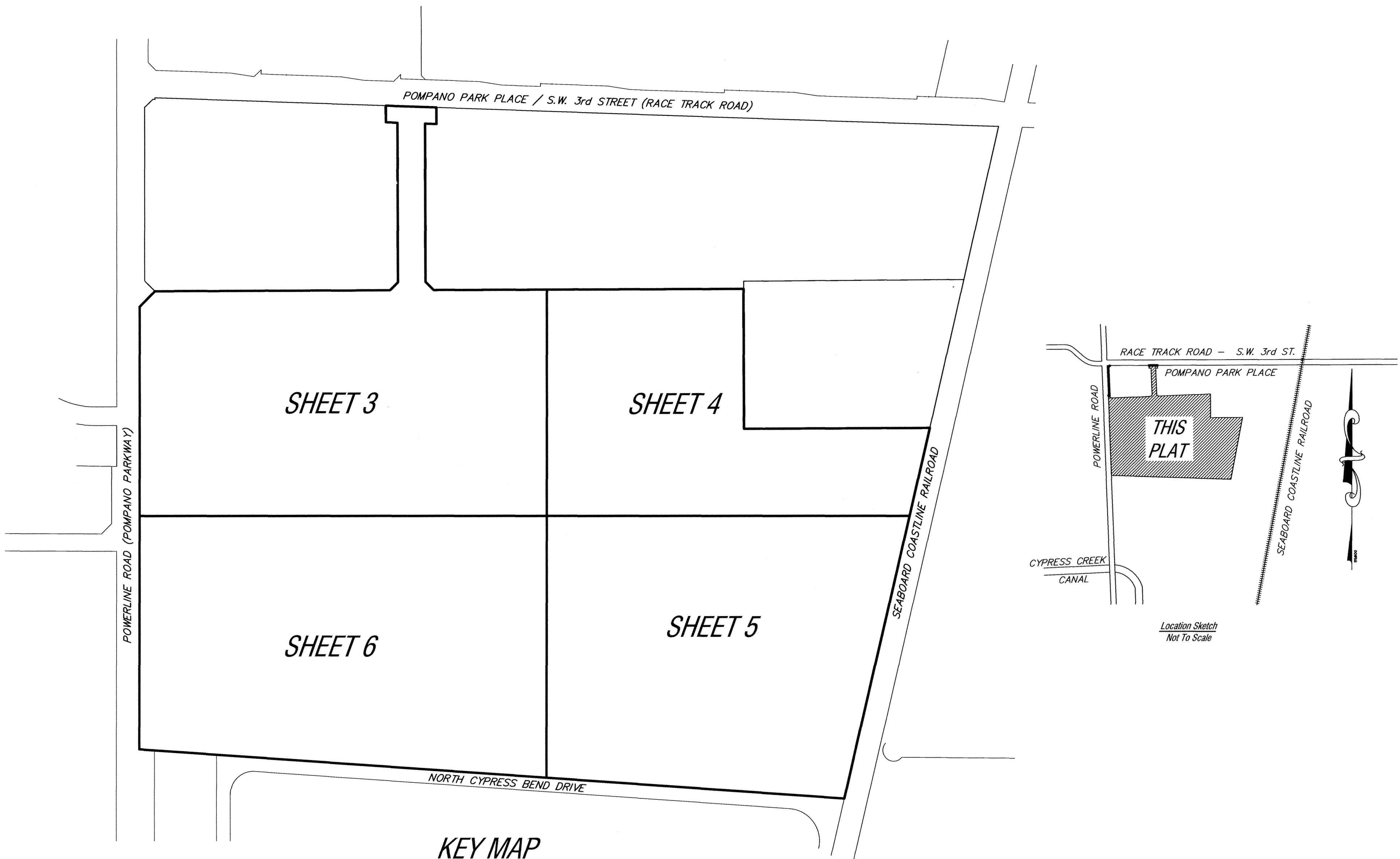
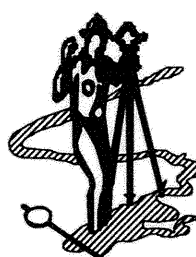
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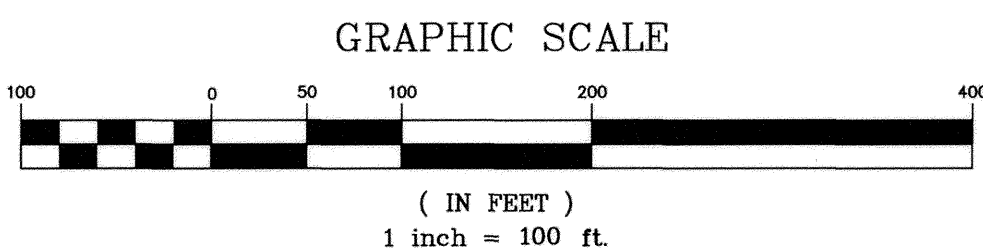
F.D.O.T – indicates the Florida Department of Transportation



KEY MAP
NOT TO SCALE

"POMPANO PARK RACINO PLAT"

**A PORTION OF THE NORTH ONE-HALF (N 1/2),
OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
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DECEMBER, 2007**



DRC

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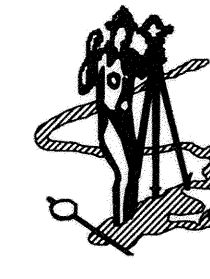
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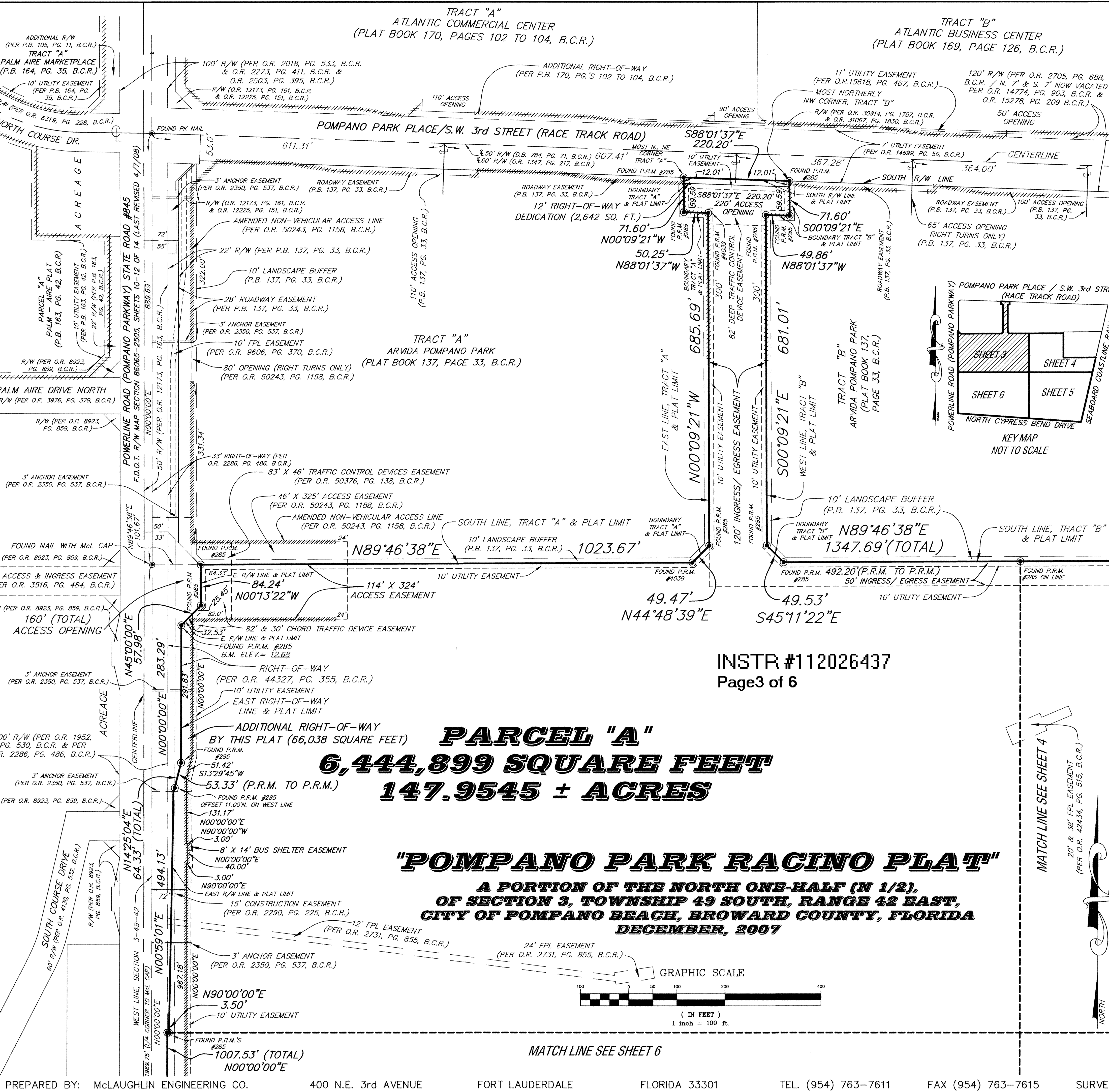
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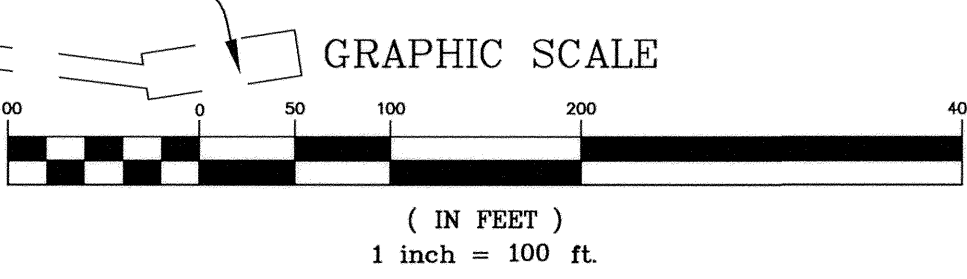


PZ25- 12000023  
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**PARCEL "A"**  
**6,444,899 SQUARE FEET**  
**147.9545 ± ACRES**

**"POMPANO PARK RACINO PLAT"**  
**A PORTION OF THE NORTH ONE-HALF (N 1/2),**  
**OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,**  
**CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**  
**DECEMBER, 2007**





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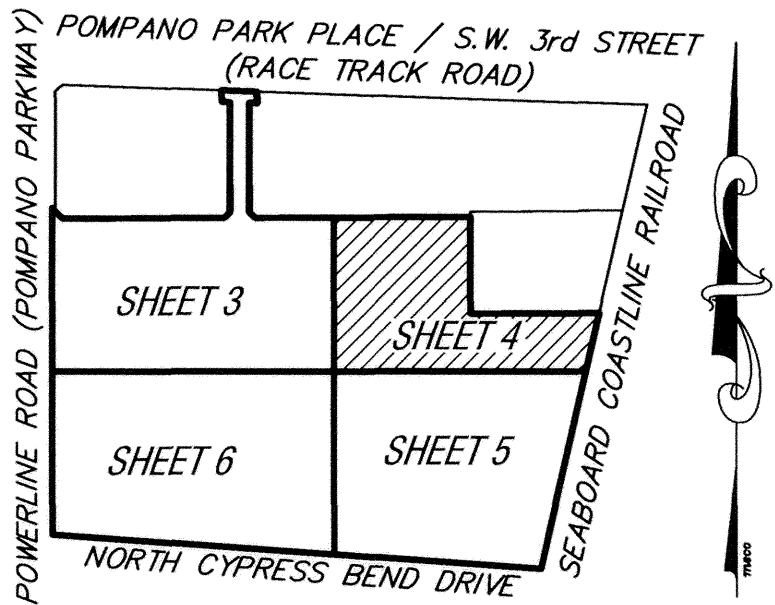
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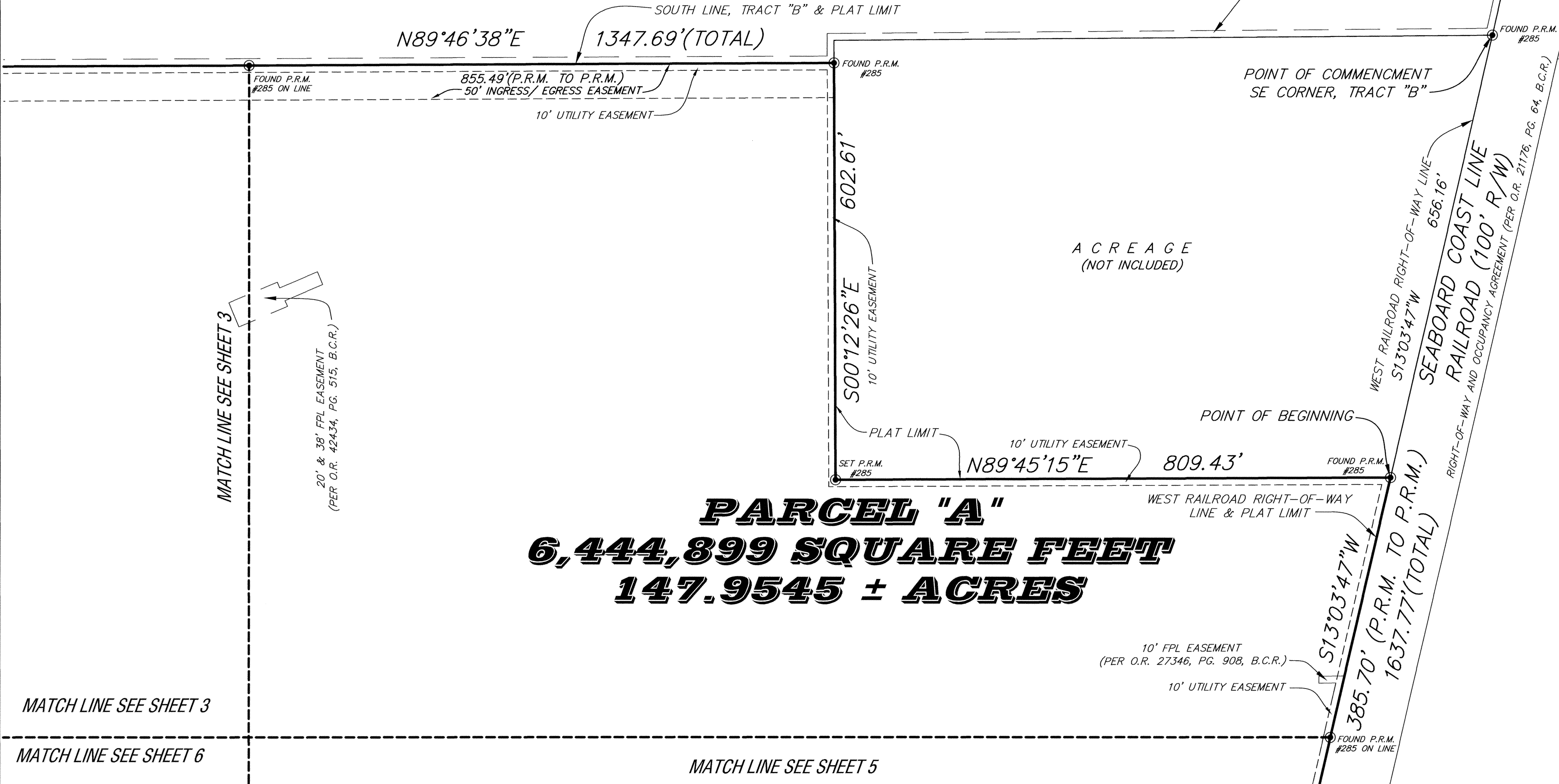
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KEY MAP  
NOT TO SCALE

TRACT "B"  
ARVIDA POMPANO PARK  
(PLAT BOOK 137, PAGE 33, B.C.R.)





P225-T2000023

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR  
PURSUANT TO CHAPTER 177.091, SUBSECTION(2) OF THE 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.

**PLAT RESTRICTION**

This plat is restricted to: 278,381 square foot / 5,256 Seat Racetrack Grand Stand Facility (existing); a 230,000 square foot Casino Building with 55,000 square feet of Casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary Commercial (115,906 square feet existing and 59,094 square feet proposed); a 500 – Room Hotel; 550 Horse Stalls (existing); and 44 Dormitory Rooms for jockeys (existing).

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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.

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Reference Bench Mark: Broward County Bench Mark #2990, Brass Disk in concrete walk in the Southeast corner of the intersection of S.W. 1st Street and S.W. 1st Avenue.

Bench Mark Elevation = **7.35** (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon are based on an assumed meridian, and assume the West line of Section 3–49–42 as North 00°00'00" East, as referenced by monumentation, as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ~~April 14, 2016~~ **April 14, 2025**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

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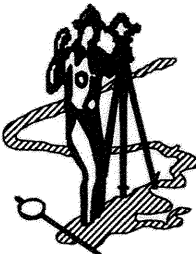
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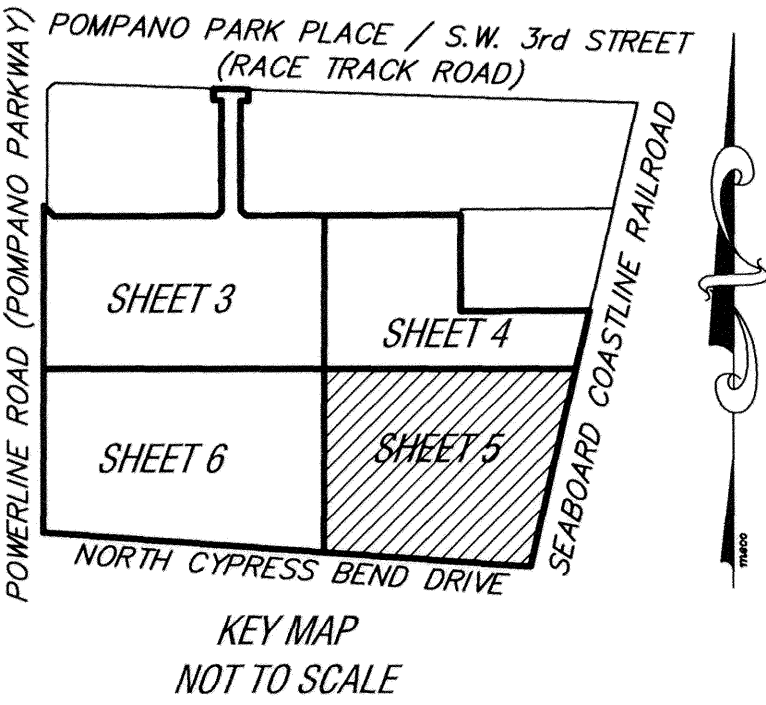
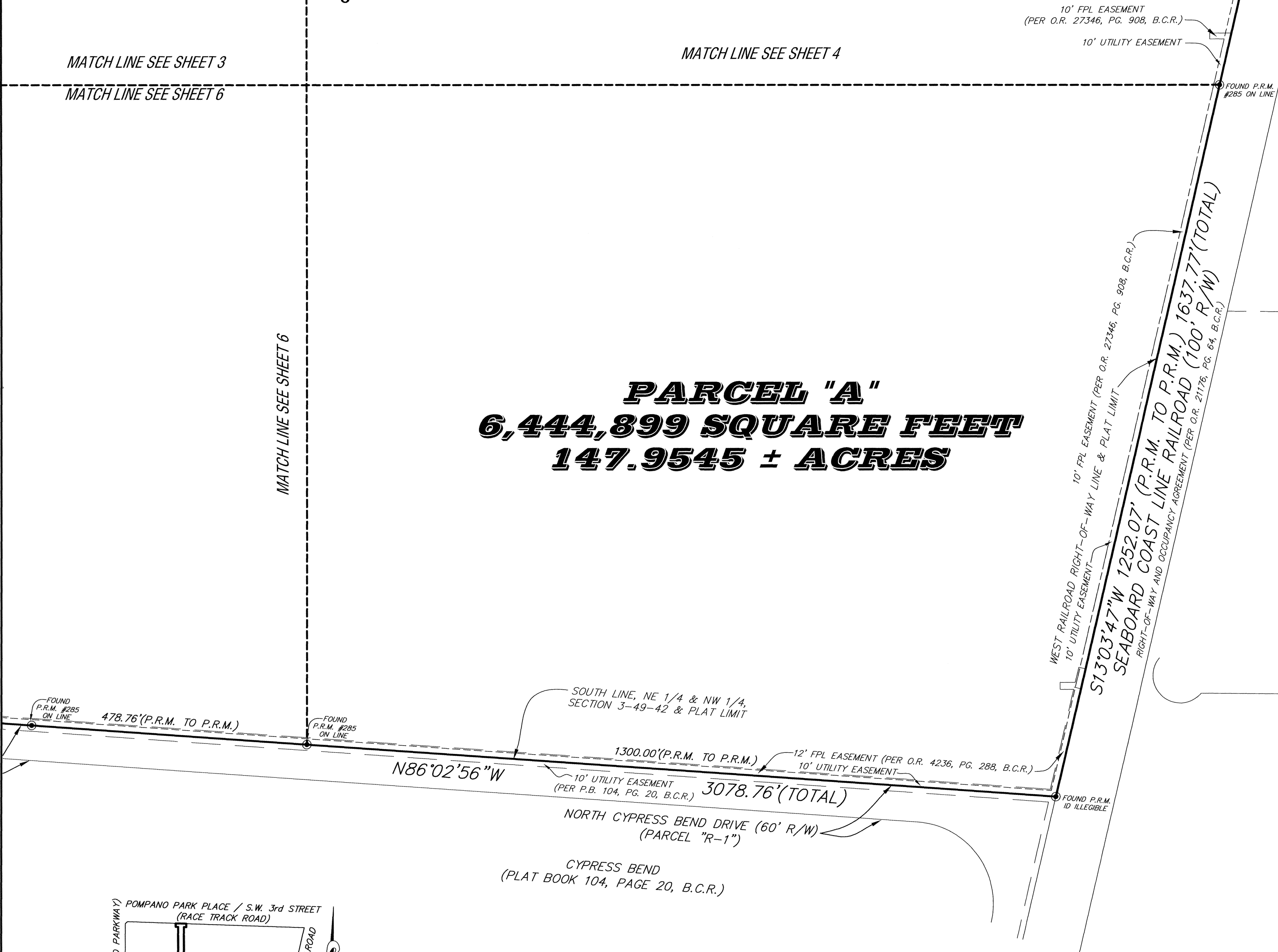
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6

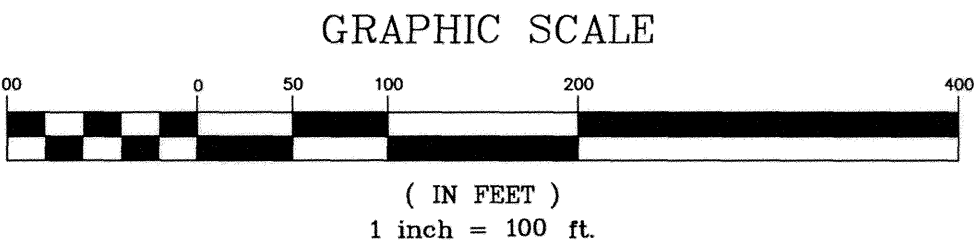
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

**PARCEL "A"**  
**6,444,899 SQUARE FEET**  
**147.9545 ± ACRES**



**"POMPANO PARK RACINO PLAT"**  
**A PORTION OF THE NORTH ONE-HALF (N 1/2),**  
**OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,**  
**CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**  
**DECEMBER, 2007**



**DRC**

PZ25- 12000023  
12/03/2025



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PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:  
09/03/2025

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