

G. FLEX

2. USMAN PALMIRE LLC FLEX
Planning and Zoning No. 19-05000002
Commission District: 5

Consideration of the FLEXIBILITY UNITS REQUEST submitted by **GHULEM USMAN** on behalf of **USMAN PALMAIRE LLC** approval for 58 Flexibility Units on a 1.3-acre property located on the southwestern corner of South Palm Aire Drive and South Powerline Road. The property has not previously been allocated residential units in the Palm Aire Stipulated Settlement Agreement. This parcel is legally defined as follows:

BEING OUT PARCEL 1 SHOWN ON THAT SURVEY BY C.C. WININGHAM CORPORATION, A/K/A WINNINGHAM & LIVELY, INC., CERTIFIED ON MAY 2, 1994 AND NUMBERED 36252-A, AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING A PORTION OF TRACT A, ACCORDING TO THE REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH 89°11'54" WEST (ON AN ASSUMED BEARING) 67.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF POMPAÑO PARKWAY (POWERLINE ROAD); THENCE RUN NORTH 00°14'01" EAST 455.07 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'01" EAST 421.03 ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE SOUTH; THENCE RUN NORTH 89°45'49" WEST 67.50 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ON THE ARC OF SAID CURVE TO THE LEFT; HAVING A RADIUS OF 82.50 FEET AND A CENTRAL ANGLE OF 90°, RUN SOUTHWESTERLY 129.59 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE SOUTH; THENCE RUN SOUTH 00°14'01" WEST 186.33 FEET ALONG SAID EASTERLY RIGHT-OF-WAY, BEING THE TANGENT EXTENDED, TO A

POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 157.74 FEET AND A CENTRAL ANGLE OF 88°57'53", RUN SOUTHWESTERLY 244.93 FEET TO A POINT OF TANGENCY ON A LINE 455 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN NORTH 89°11'54" EAST 304.94 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 4851, PAGE 447 AND OFFICIAL RECRDS BOOK 8923, PAGE 859, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AKA: 1001 SW 26 Avenue
ZONED: RM-45 (Multiple-Family Residence 45)
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

H. MAJOR SITE PLANS

3. EXIT 69 LLC/WAREHOUSE COMPLEX
Planning and Zoning No. 19-12000004
Commission District: 4

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL VONDER MEULEN** on behalf of the **EXIT 69 LLC** in order to construct 3 new warehouse buildings on a site with 2 existing warehouse buildings that are to remain, with associated parking, loading and landscaping. The total footprint of the proposed buildings is 71,440 square feet and the footprint of the existing buildings is 36,438 square feet for a total of 107,878 square feet on a 390,802 sq. ft. (8.97 acre) site (a lot coverage of 27.6%). All parcels are legally defined as follows:

TRACT E OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 391,784 SQUARE FEET (8.994 ACRES), MORE OR LESS.

AKA: 3420 NW 27 Avenue
ZONED: I-1 (General Industrial)
STAFF: Pamela Stanton (954) 786-5561