

07.10

**RESOLUTION NO. 2020 - 43**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF POMPANO BEACH, FLORIDA ALLOCATING A  
MAXIMUM OF ONE HUNDRED (100) FLEX UNITS FOR A  
PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON  
THE NORTH AND SOUTH SIDES OF NW 8<sup>TH</sup> STREET ON  
THE WEST SIDE OF DIXIE HWY.; PROVIDING AN  
EFFECTIVE DATE**

**WHEREAS**, Paola Florida, LLC., WTLG, LLC and the City of Pompano Beach requests an allocation of a maximum of one hundred (100) residential flex units in order to construct 121 dwelling units for a residential development on property located on the north and south sides of NW 8<sup>th</sup> Street on the west side of Dixie Hwy., legally described in Exhibit "A"; and

**WHEREAS**, the subject property has both Low Medium Residential and Commercial Land Use Designations; and

**WHEREAS**, the City of Pompano Beach Planning Code Section 154.61 requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and

**WHEREAS**, the applicant intends to comply with the affordable housing requirements of Section 154.61(E), by providing an executed Declaration of Covenants regarding the provision of affordable housing prior to site plan approval; and

**WHEREAS**, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed resolution and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

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**WHEREAS**, in accordance with Section 154.61(C)(4), of the Pompano Beach Code of Ordinances, notice in accordance with said section has been mailed notifying residents within 500 feet of the subject property of one public hearing on this proposed Resolution; and

**WHEREAS**, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of 100 flex units; 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 hereby allocates a maximum of 100 flex units, all of which will come from the unified flex zone for the proposed housing 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 100 units.

**SECTION 3.** The proposed project shall be generally consistent in regard to building placement, setbacks and buffering with the attached conceptual site plan as shown in Exhibit "B," a copy of which is attached hereto. Minor revisions that are necessary to meet the City's Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.

**SECTION 4.** The proposed Development Project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit "B," a copy of which is attached and made a part of this Resolution. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on site based on all applicable code requirements, any flex units that will not fit on site must be returned to the flex pool.

**SECTION 5.** Prior to site plan approval the Applicant shall provide a signed agreement documenting that 45 units will be leased at 70% AMI and 15 units will be market rate units (above 120% of AMI) and how the affordability requirements will be met, pursuant to Section 154.61(E) Planning.

**SECTION 6.** The conceptual plan shall illustrate a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall screen off-street surface parking areas located adjacent to single-family residential development, in order to ensure compatibility.

**SECTION 7.** Prior to site plan approval, the applicant shall receive approval of an abandonment for the right-of-way that exists in the southwestern corner of the south parcel.

**SECTION 8.** Prior to the building permit approval, the dedication for additional right-of-way along Dixie Hwy, NW 8<sup>th</sup> Court, and NW 3<sup>rd</sup> Avenue shall be made.

**SECTION 9.** Prior to the building permit approval, the applicant shall provide a Unity of Title or its equivalent.

**SECTION 10.** Prior to the building permit approval, the applicant shall submit a platting determination letter.


**SECTION 11.** Failure of the applicant to obtain a principal building permit for its project as shown in Exhibit "B" within two years of the date of this resolution shall render the allocation of the flex units null and void.

**SECTION 12.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 22nd day of October, 2019.

  
\_\_\_\_\_  
**REX HARDIN, MAYOR**

**ATTEST:**

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



**Exhibit A**

**Survey 1:**

**PARCEL 1:**

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WET OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR OLD DIXIE HIGHWAY, INCLUDING THE FOLLOWING PORTION THEREOF RECENTLY DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 870.28 FEET, THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28", A DISTANCE OF 58.94 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 145.27 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.

AND LESS:

**PARCEL NO. 110**

THAT PART OF TRACT II OF THE PLAT OF THE SUB'D OF SEC. 35, T 48 S, R 42 E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) A

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1/27/21



Parcel 1

### LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 184 FEET OF THE EAST 210 FEET OF THE WEST 819.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES SAID LARGES SHUTE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR OLD ONE HIGHWAY, INCLUDING THE FOLLOWING PORTION THEREOF HERETOFORE DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO WIT: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 810.28 FEET, THENCE NORTH 02°57'51" WEST, A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°57'00" EAST, A DISTANCE OF 30.08 FEET, THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.0 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 53.62 FEET, THENCE NORTH 38°57'38" WEST, A DISTANCE OF 38.84 FEET, THENCE NORTH 87°17'39", A DISTANCE OF 58.84 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY), THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 143.27 FEET, THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.

AND LESS:

PARCEL NO. 110

THAT PART OF TRACT V OF THE PLAT OF THE SW 1/4 OF SEC. 35, T. 48 S., R. 42 E., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 810.28 FEET, THENCE NORTH 02°57'51" WEST, A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°57'00" EAST, A DISTANCE OF 30.08 FEET, THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.0 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 53.62 FEET, THENCE NORTH 38°57'38" WEST, A DISTANCE OF 38.84 FEET, THENCE NORTH 87°17'39" EAST, A DISTANCE OF 58.84 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY), THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 143.27 FEET, THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 96.568 SQUARE FEET EQUAL TO 2.217 ACRES MORE OR LESS.

PARCEL 2:

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

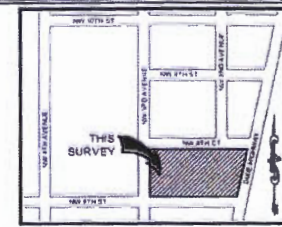
BEGINNING AT A POINT 408.5 FEET EAST OF, AND 35 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 35 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING. FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, AND 7 OF BLOCK 2 OF 54 VAMANA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN WARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 184 FEET OF THE EAST 210 FEET OF THE WEST 819.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

SAID LAND HAVING AN AREA OF 27.830 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

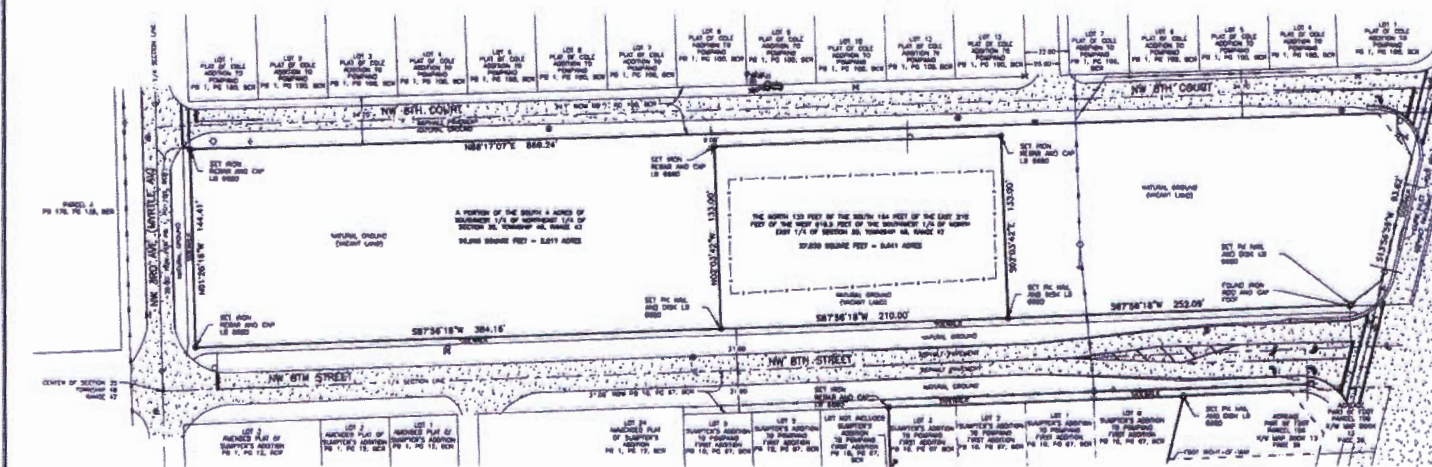
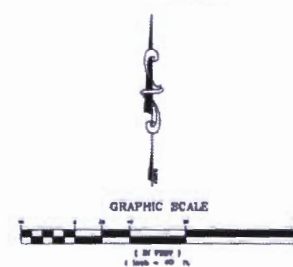
### SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, DOWNSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. 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.
6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
7. BENCHMARKS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
8. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 / 5000 TO 1/10000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY 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.
9. THE DOWNSHIP OF FENCES, PERMITTER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THIS IS NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERMITTER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERIDIAN, FLORIDA EAST ZONE.
11. 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 ALIGNED 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 1:5,000.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 40' OR SMALLER.



LOCATION SKETCH

NOT TO SCALE



### LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	IN	UNKNOWN VALVE
B.S.O.	BROWARD COUNTY RECORDS	W	WOOD LIGHT POLE
D.E.A.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	W	WATER METER
F.N.D.	FLORIDA DEPARTMENT OF TRANSPORTATION	W	WOOD UTILITY POLE
I.R.C.	IRON ROD & CAP	W	IRON PIPE
M.B.C.R.	MIAMI-DADE COUNTY RECORDS	W	IRON PIPE
O.A.R.	OFFICIAL RECORDS BOOK	W	IRON ROD
R.O.W.	RIGHT OF WAY	W	RAIL & DISC
R.O.W.	RIGHT OF WAY	W	CHAIN LINK FENCE
R.O.W.	RIGHT OF WAY	W	WOOD FENCE
R.O.W.	RIGHT OF WAY	W	OVERHEAD LINES
R.O.W.	RIGHT OF WAY	W	EASEMENT
R.O.W.	RIGHT OF WAY	W	CUT AND/OR
R.O.W.	RIGHT OF WAY	W	TIME DISCONTINUITY CONNECTION
R.O.W.	RIGHT OF WAY	W	SINGLE POST SIGN
R.O.W.	RIGHT OF WAY	W	SANITARY SEWER MANHOLE
R.O.W.	RIGHT OF WAY	W	BACK FLOW PREVENTER
R.O.W.	RIGHT OF WAY	W	FIRE HYDRANT

### CERTIFIED TO:

- PHINIAKE AT ENTRADA, LLC
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- SHUFFLE & BOWEN LLP

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SUPPLIED UNDER MY DIRECTION ON NOVEMBER 19, 2014 MEETS THE STANDARDS OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE) SUBJECT TO THE QUALIFICATIONS LISTED HEREON.

MICHAEL W. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5880  
STATE OF FLORIDA



Digitally signed by Michael W. Mossey  
DN: c=US, o=Michael W. Mossey, ou=Michael W. Mossey, email=Michael W. Mossey  
Date: 2014-07-08 15:23:54 -0500

**KEITH**  
consulting engineers  
301 EAST ARNOLD BOULEVARD  
POMPAHO BEACH, FLORIDA 33461  
PHONE: 561-868-1000  
FAX: 561-868-1001  
EMAIL: keith@keith-engineers.com

**BOUNDARY SURVEY**  
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE  
NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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09/25/2019



DISTANCE OF 870.28 FEET; THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.0 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28" EAST, A DISTANCE OF 60.83 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 46.75 FEET TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 96,568 SQUARE FEET EQUAL TO 2.217 ACRES MORE OR LESS.

PARCEL II:

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOTS 1, 2, 4, 5, 6, AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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SAID LAND HAVING AN AREA OF 27,930 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

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1/27/21

## Survey 2:

LOTS 1, 2, 3, 6 THRU 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PER PLAT BOOK 10 PAGE 67; TOGETHER WITH A VACATED ALLEY PORTION OF NW 6 CT (7 ST) AS DESCRIBED IN OR 45181/321 AND PER VACATED 15' ALLEY LYING BETWEEN LOTS 6 THRU 12 AND EAST 1/2 OF 13 PER OR 38597/1455 AND OR 43583/377.

SOURCE OF THE LEGAL DESCRIPTION: BROWARD COUNTY PROPERTY APPRAISER

SAID LAND HAVING AN AREA OF 116,603 SQUARE FEET EQUAL TO 2.677 ACRES MORE OR LESS.

TOGETHER WITH THOSE CITY PARCELS DESCRIBE AS:

Folio 4842 35 00 1210

35-48-42 BEG ON N LINE OF NW1/4 OF SE1/4 & ON W LINE OF FEC RR,W 210, SW 80,E 210,NE 80 TO POB, LESS N 30 OF W 154.23 M/L FOR NE 8 ST R/W

Folio 4842 35 00 1220

35-48-42 BEG 80 FT SWLY OF INTERSECTION OF N/L OF NW1/4 OF SE1/4 WITH W/L OF FEC RR,W 210,S 75, E 210,N 75 TO POB,LESS E 56.98 FOR ST

Folio 4842 35 00 1230

35-48-42 BEG 155 S OF N/L NW1/4 OF SE1/4 & W/L FEC R/W,W 210,S 75,E 210 TO R/W,N 75 TO BEG LESS 20 ON E USED AS DIXIE HWY AKA: PARCEL "A" OF PARCEL 105 OF CA 93-27271 FOR SR 811

Folio 4842 35 00 1240

35-48-42 BEGIN 170 NE FROM SE COR OF N3/4 OF N1/2 OF NW1/4 OF SE1/4 W OF R/W,THENCE RUN NE 100, W 210,SW 100,E 210 TO POB LESS E 55 FOR ST AKA: PARCEL "C" OF PARCEL 105 OF CA 93-27271 FOR SR 811

Folio 4842 35 00 1251

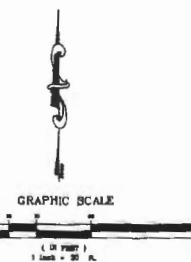
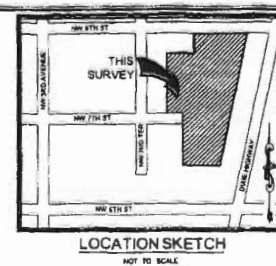
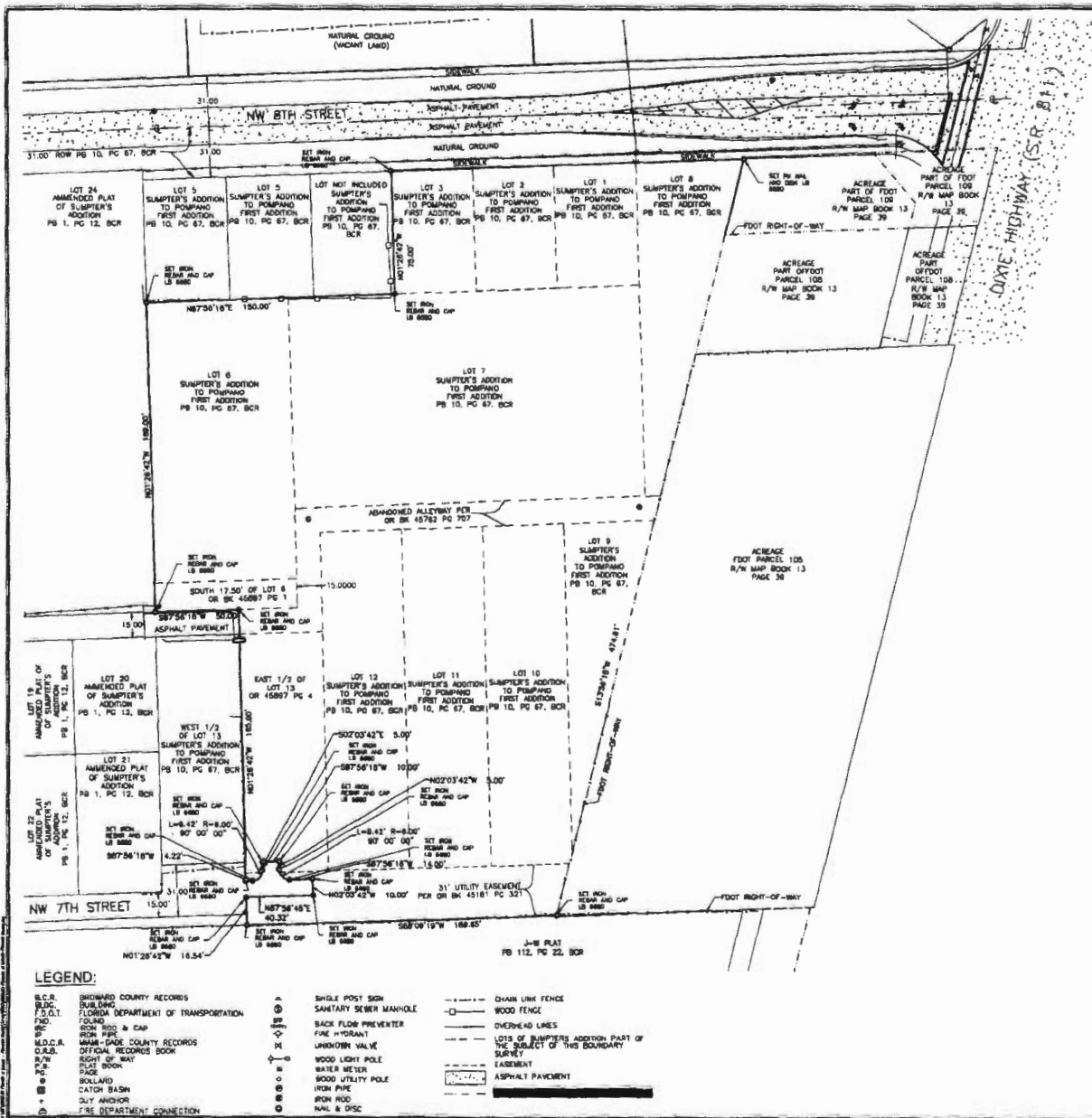
35-48-42 BEG AT INTER S/L OF N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SE1/4 & W/L OF FEC R/W,NE 110 TO POB,NELY 60,WLY 210,SWLY 60, ELY 210 TO POB AKA: PARCEL "B" OF PARCEL 105 OF CA 93-27271 FOR SR 811

Folio 4842 35 00 1250

35-48-42 BEG AT INTER OF S/L OF N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SE1/4 & W/L OF FEC R/W,NELY 110, W 210,SWLY 110,E 210 TO POB AKA: PARCEL "D" OF PARCEL 105 OF CA 93-27271 FOR SR 811

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09/25/2019  
**PZ20-12000028**  
**1/27/21**





**SURVEY NOTES:**

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- IT IS A VIOLATION OF 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
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- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
- 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, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY 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.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/32 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 1:10,000.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 30' OR SMALLER.

DATE	11-19-14
SCALE	1"=30'
FIELD BOOK	62
DRAWN BY	CS
CHECKED BY	MMW

**Keith**  
consulting engineers  
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(954) 788-3400 FAX (954) 788-3401  
E-MAIL: keith@keith-engineers.com 10 and 6080

**BOUNDARY SURVEY**  
PART OF THE  
SUMPTER'S ADDITION TO POMPADOUR FIRST ADDITION  
PLAT BOOK 10, PAGE 67, B.C.R.  
CITY OF POMPADOUR BEACH, BROWARD COUNTY, FLORIDA



RESIDENTIAL ACCESS ONLY

COMMERCIAL ACCESS ONLY

NW 8TH STREET

COMMERCIAL / RETAIL PARKING

GROUND FLOOR RETAIL

PROPOSED BUILDING 6-STORIES

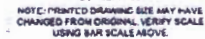
GROUND FLOOR AMENITIES

TOD LOT

ON-STREET PARKING

PEDESTRIAN PLAZA

DAVE HIGHWAY



000028

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

**MIXED USE  
DEVELOPMENT**

**DIXIE & 8TH**

SCALE:	AS NOTED
DATE ISSUED	SEPT. 5, 2019
DRAWN BY	
DESIGNED BY	
CHECKED BY	

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

SHEET NUMBER  
**P & Z**  
 CSP-10  
 PROJECT NO. 11101  
**PZ19-0500000**  
**09/25/2019**

# P&Z

**PZ20-12000028**

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KURITZKY

DESIGNED BY PEA  
DRAWN BY PEA  
CHECKED BY PEA  
☐ APPROVED BY PROJECT MANAGER  
☐ APPROVED BY CLIENT

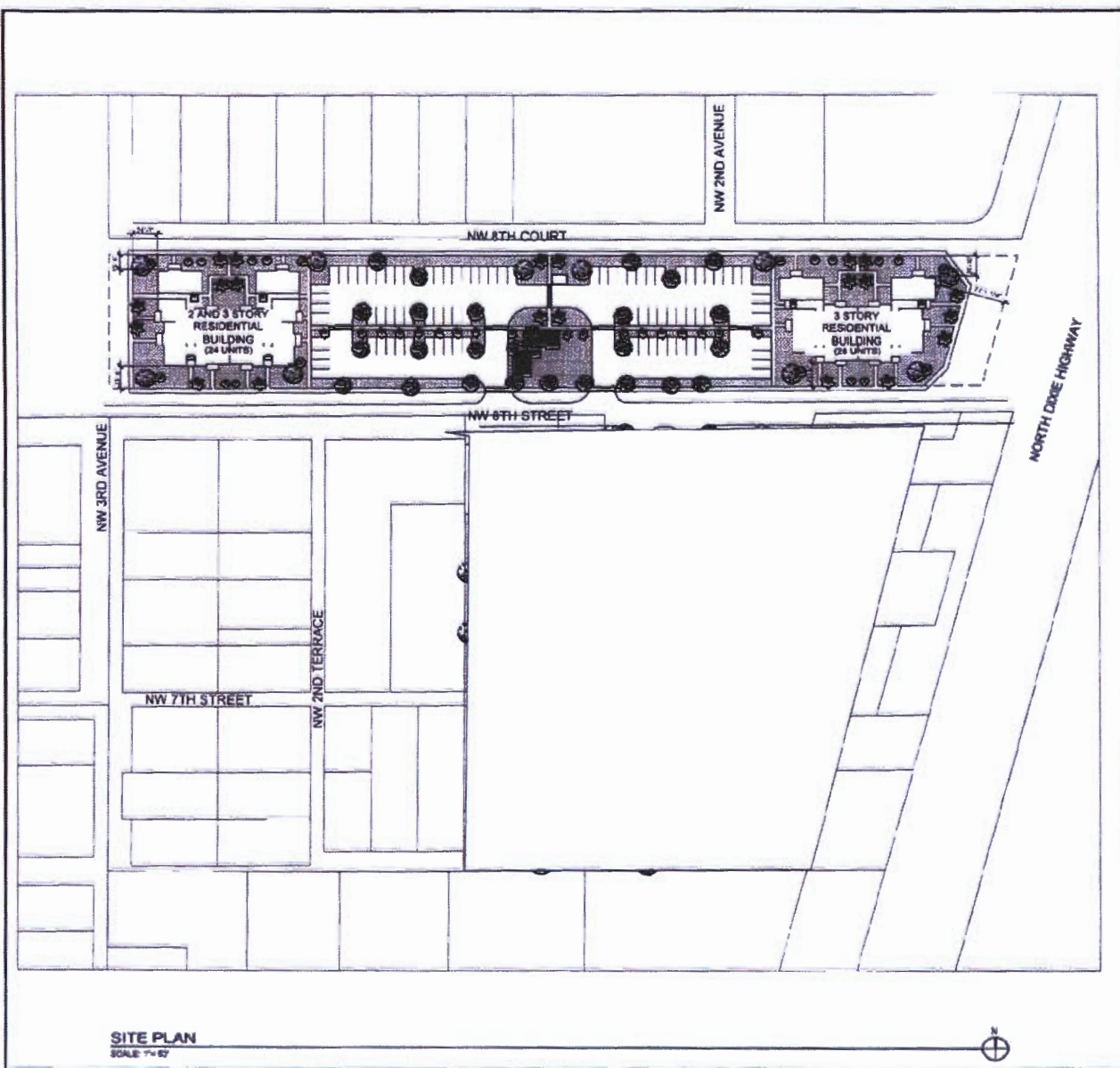
**Dixie & NW 8th  
North Parcel**

POINCIANA BEACH, FL  
PROJECT NO. 2480  
DATE 11/15/18

DESIGN  
11/21/18 SCHEMATIC

**SITE PLAN**

**P&Z**  
09/25/2019



**SITE PLAN**  
SCALE: 1" = 60'

**P&Z**

PZ20-12000028