



Staff Report

File #: LN-18

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: FEBRUARY 24, 2021

SONATA PLAT

Request: Plat
P&Z# 20-14000014
Owner: Paola Florida LLC, WLTG LLC & City of Pompano Beach
Project Location: NW 3 Ave, NW 8 Ct, NW 7 St & N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251
Land Use Designation: LM 10 Residential and C (Commercial)
Zoning District: RM-20/ B-3 (Multiple Family Residential 20 units per acre/General Business)
Commission District: 4
Agent: Michael Vonder Meulen (954) 788-3400
Project Planner: Maggie Barszewski (954-786-7921) / maggie.barszewski@copbfl.com

Summary:

A plat is a map, drawn to scale, showing the divisions of a piece of land. It can delineate blocks, streets, alleys and easements. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots, this has become known as subdivision. Upon the filing of a plat, legal descriptions can then refer to block and lot-numbers rather than portions of sections. In order for plats to become legally valid, a local governing body must review and approve them.

In Broward County, such legal authority is bestowed upon the Broward County Commission as stipulated within Article 7 of the Broward County Administrative Rules Document. Section 7.2 - ‘Countywide Platting Authority’ states that “No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission.” Section 7.4 provides for the input of each local government within Broward County, whereby a plat application must first be approved by the local jurisdiction before final approval by the County Commission. That section states that “local jurisdictions shall require platting at least in those circumstances where the Broward County Land Use Plan requires platting.”

The applicant is requesting plat approval for the “Sonata Plat.” The property is located to the west of Dixie Highway, between NW 6th Street & NW 8th Court. The agent Mike Vonder Meulen of Keith, Inc. is representing the applicant Cornerstone Group and the owners of the property, Paola Florida, LLC, and the City of Pompano Beach. Portions of the subject property have been previously platted. The proposed plat, totaling

6.87 acres of currently vacant land, divides the property into 5 parcels (Parcels A through E). The Plat is restricted to 44 garden apartments units, 77 Midrise Units and 10,000 square feet of commercial use that is restricted to Parcels B and D only. Parcel E is simply the right of way dedication Parcel for NW 8th Court and NW 3rd Avenue. The subject property north of NW 8th Street on the Plat is zoned RM-20 and has a land use designation of LM 10 Residential and Commercial. The subject property south of NW 8th Street on the Plat is zoned B-3 and has a land use designation of Commercial. The Applicant intends to construct a 121 unit multi-family project with 3,467 square feet of commercial space. The project would consist of two three-story buildings and one eight-story building along Dixie Highway with ground floor commercial square footage (on the southern parcel). The main entrances for the project are located on NW 8th Street. A Site Plan was approved for this project by the Planning & Zoning Board on January 27, 2021 (see attached Development Order 20-1200028). The Applicant also received approval for 100 Flex units on October 22, 2019 (see attached Resolution No. 2020-43).

Section 155.2410. PLAT:

A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's requirement that local governments require compliance with the county's platting requirements and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways

Plan has been conveyed to public by deed or grant of easement;

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Staff Analysis:

The property is zoned RM-20 (Multiple-Family Residence) and B-3 (General Commercial); and has the land use designations of LM 10 (Low Medium Residential 10 units per acre) and C (commercial). This plat was reviewed by the Development Review Committee (DRC) on October 21, 2020, and found to be in compliance with the City’s Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the plat.

The Plat needs two corrections prior to being placed on a City Commission agenda, which include the correction of the City Manager’s name on page 1 of 5, and the identification of Parcel C on Page 5 of 5. Staff will recommend conditions for these.

Also, to clean up previous issues with this property, there is a remnant of a right-of-way that must be abandoned prior to recordation of this Plat (located in the southwestern most corner of the Plat). Staff recommends a condition that the Applicant apply for the vacation prior to City Commission approval and completion of the vacation prior to recordation. This abandonment is also a condition of the Site Plan approval.

Service providers are required to provide a letter, prior to City Commission approval. One out of the four required providers has not yet responded. That response is required prior to being placed on a City Commission agenda.

FDOT:	FDOT was not required since the Plat does not impact a State Road.
Teco Peoples Gas:	TECO Gas has reviewed the plat & has no objection.
AT&T:	AT&T has reviewed the plat & has no objection.
Comcast:	Comcast has reviewed the plat & has no objection.
FPL:	FPL has not yet responded.

Recommendations/Conditions:

Development Services staff recommends approval of this Plat with the following five conditions to be satisfied prior to the City Commission hearing:

1. An FPL service provider letter shall be received;
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners;
3. The City Manager's name shall be corrected on Page 1 of 5;
4. Parcel C shall be identified on Page 5 of 5; and
5. The Applicant shall apply for the vacation of the remnant right of way found on page 5 of 5 prior to city commission approval and completion of the vacation shall be prior to recordation.

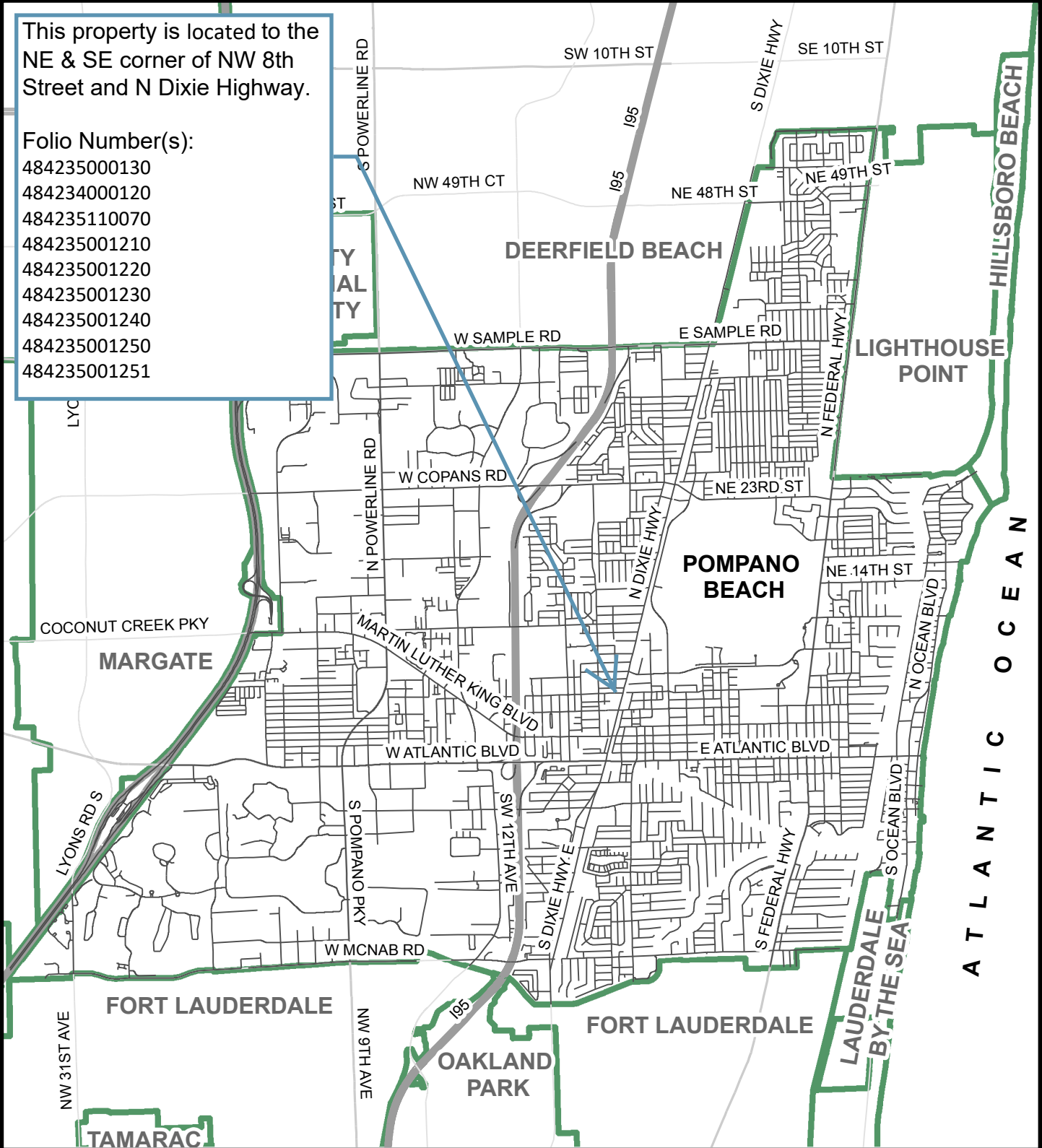
CITY OF POMPANO BEACH LOCATION MAP



This property is located to the NE & SE corner of NW 8th Street and N Dixie Highway.

Folio Number(s):

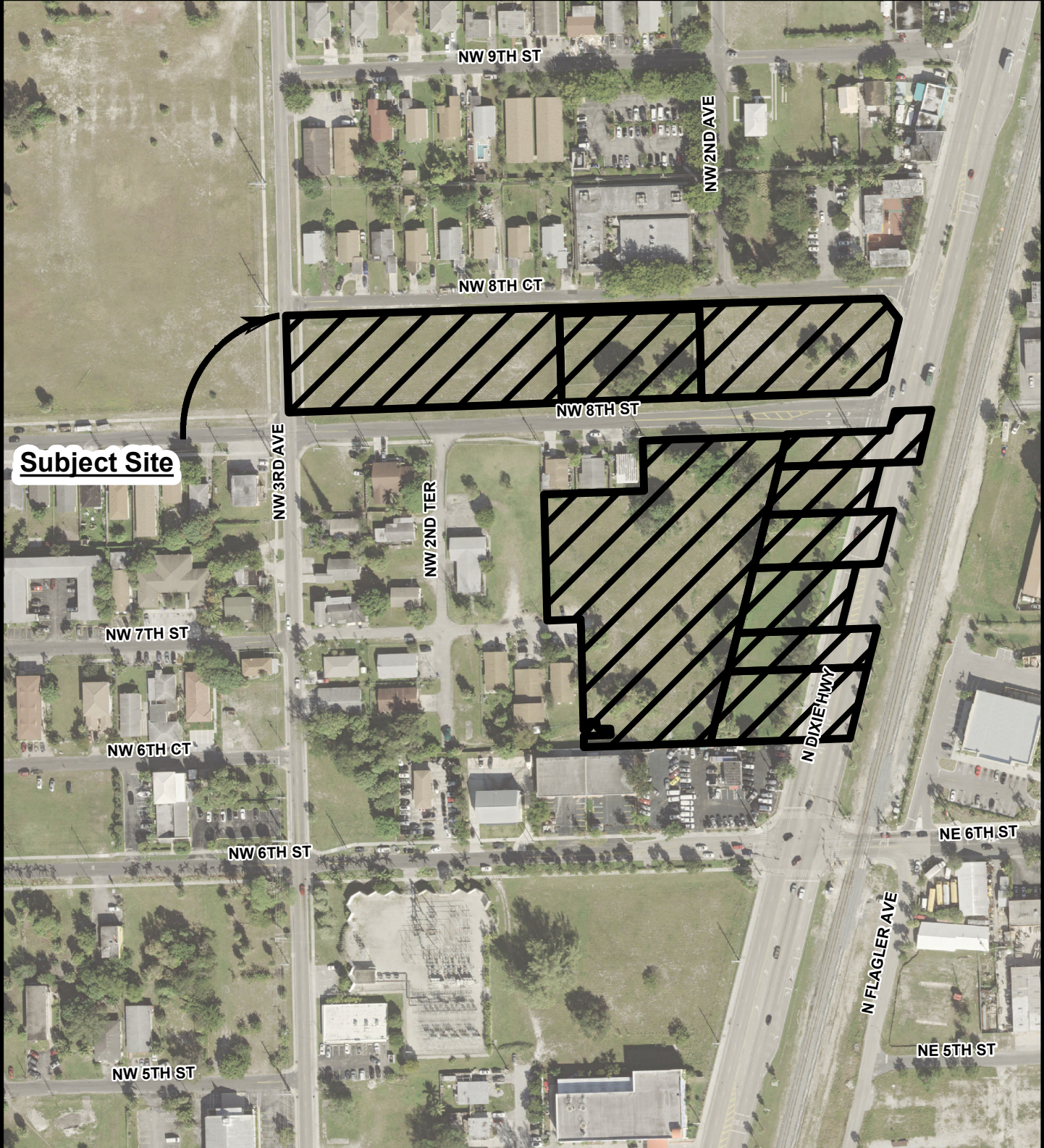
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- 484235110070
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- 484235001220
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- 484235001250
- 484235001251



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

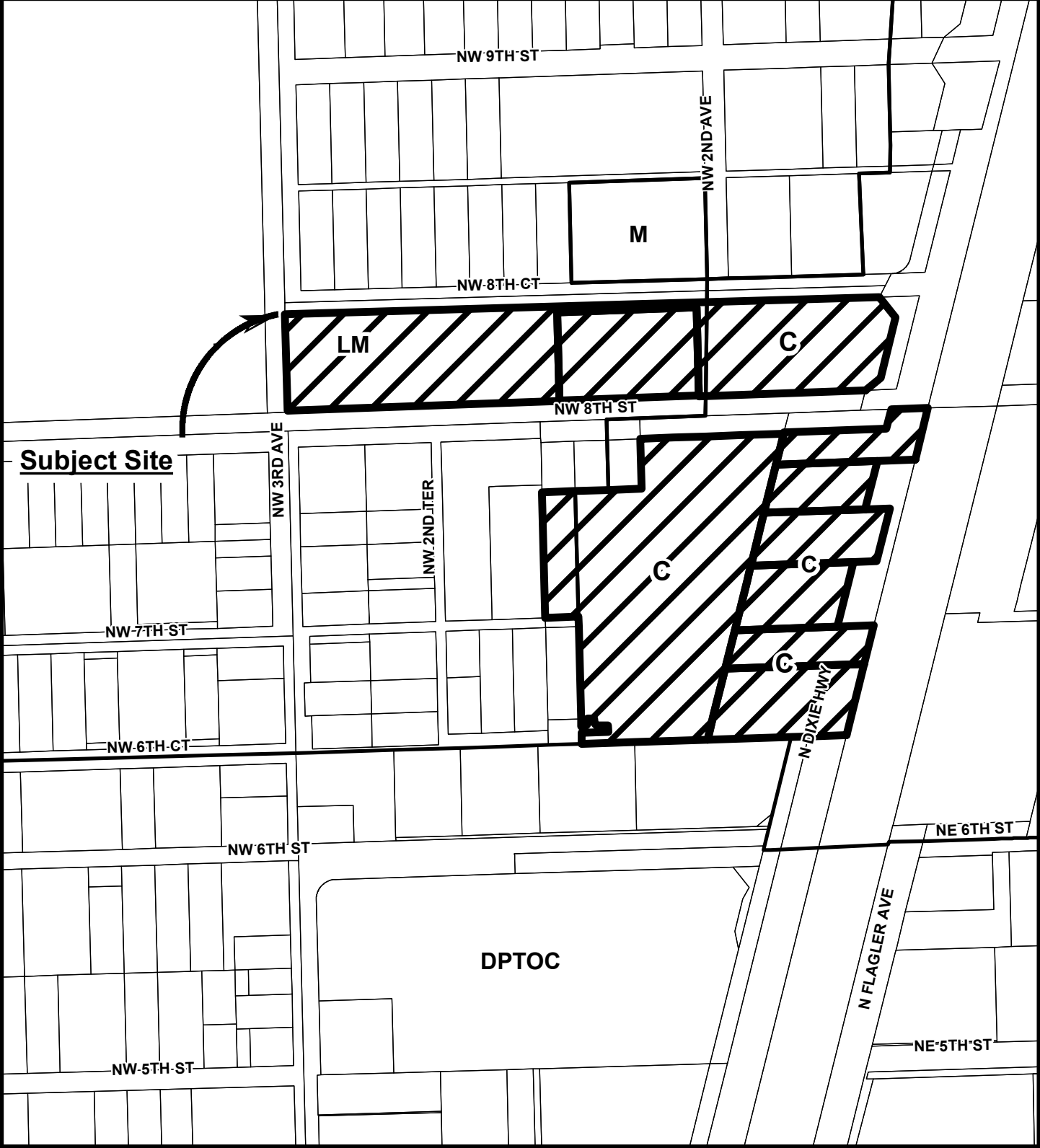
CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

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DEVELOPMENT SERVICES

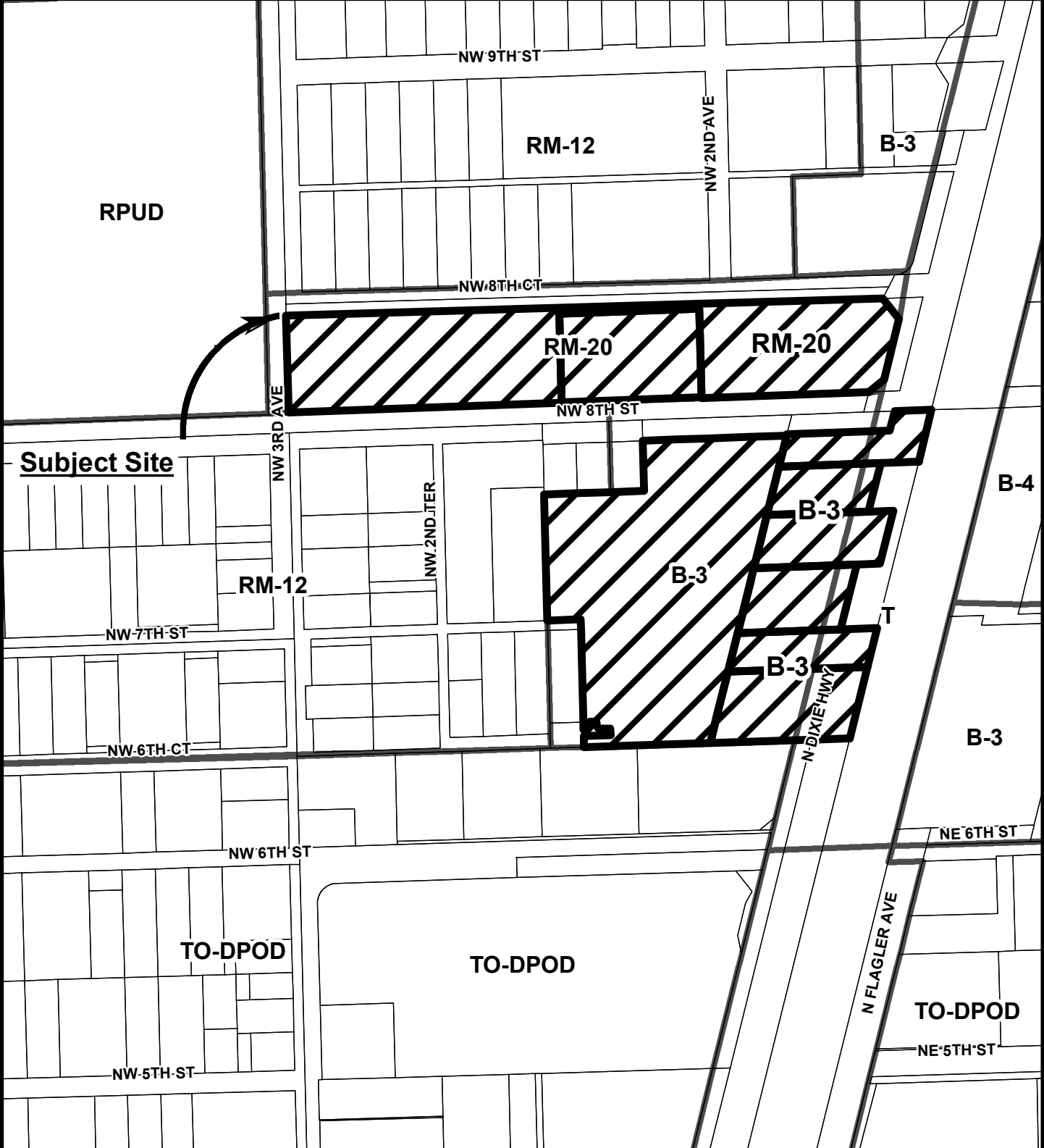
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

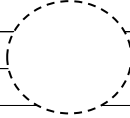
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
* LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
* C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	* RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		* B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay

Attachment I

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 20-12000028

A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR THE CITY OF POMPANO BEACH.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the specific application for Development referenced above as a Major Site Plan Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to review and issue a final development order with respect to the Applicant's request to construct two three-story multi-family buildings and one eight-story mixed-use residential and commercial/retail building, along with associated amenities, parking, and landscaping (Project). The Project encompasses the property located on the west side of Dixie Highway occupying the block north of 8th Street and a majority of the block south of 8th Street; which are more specifically described as follows:

PARCEL I

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 80.00 FEET WEST OF THE FLORIDA EAST COAST RAILWAY WEST 100-FOOT RIGHT OF WAY LINE, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 615.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES.

TOGETHER WITH:

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THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 615.5 FEET 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.

TOGETHER WITH: PARCEL II

LOTS 1, 2, 3, 6 THROUGH 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS.

TOGETHER WITH:

THAT PORTION OF THE VACATED ALLEY, CITY OF POMPANO BEACH ORDINANCE No. 2005-04, LYING WITHIN LOTS 1, 2, 3, 6 THROUGH 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS,

TOGETHER WITH:

THAT PORTION OF THE N.W. 6 COURT (SEVENTH PER PLAT) 31-FOOT RIGHT OF WAY, VACATED PER OFFICIAL RECORDS BOOK 45181, PAGE 321, BROWARD COUNTY PUBLIC RECORDS, LYING SOUTH OF AND ADJACENT TO LOTS 9, 10, 11, 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION, PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS.

LESS AND EXCEPT:

THE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 45181, PAGE 321, BROWARD COUNTY PUBLIC RECORDS BEING A PORTION OF THE N.W. 6 COURT (SEVENTH PER PLAT) 31-FOOT VACATED RIGHT OF WAY.

TOGETHER WITH: PARCEL III

ALL THOSE PORTIONS OF PARCELS 105, 108 & 109, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, LYING 80.00 FEET WEST OF THE WEST LINE OF THE FLORIDA EAST COAST (FEC) RAILWAY 100-FOOT RIGHT OF WAY.

DEVELOPMENT ORDER

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WHEREAS, the Development Review Committee has met to review this Project and has provided the Applicant with written comments; and

WHEREAS, the Application for Development Permit is in general compliance with the applicable standards and minimum requirements of this Code, and no building permit will be issued until the Development Services Director finds all conditions issued are met; and

WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of January 27, 2021.

IT IS THEREFORE ORDERED by the Board that the requested Major Site Plan Application for the above Project is hereby **GRANTED**, with the following conditions to which the Applicant has agreed to comply with:

Obtain approval and revise affected plans to address the following issues prior to Zoning Compliance Permit approval:

1. The Applicant must provide a signed agreement prior to building permit approval documenting how the affordability requirements will be met, pursuant to Section 156.64.E, as required by Resolution 2020-43.
2. Provide details of off-site improvements including sidewalks for all frontages of the development site with the existing streets. The City will be improving the frontage along Dixie Highway as part of the G.O. Bond Program. Provide these details illustrating how it will integrate with the project at time of building permit.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plan shall comply with conditions of Flex Approval via Resolution 2020-43.
 - b. Plat must be reviewed and approved by the City Commission, prior to building permit approval. (P&Z: 20-14000014 under review)
 - c. Obtain Unity of Title prior to building permit approval.
 - d. Provide necessary dedications for right-of-way.
 - e. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - f. A copy of the CPTED plan approved by the Broward Sheriff's Office.

Be advised that pursuant to Section 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 20-12000028

Page 4

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this

____ 27th ____ day of ____ January ____, 2021.

DocuSigned by:

Fred Stacer

A7709CDFAFBC46B...

Fred Stacer

Chairman

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this ____ 3rd ____ day of ____ February ____,
2021.

DocuSigned by:

Pamela McCleod

DA60CAC540A4459...

Pamela McCleod

Assistant Planner

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 8TH 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 8th 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

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 however 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 8th Court, and NW 3rd 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

P&Z

**PZ19-0500005
09/25/2019**

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING 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 HIGHWAY PURPOSES SAID LANDS SITING, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR OLD ONE HIGHWAY, INCLUDING THE FOLLOWING PORTION THEREOF RECEIVED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO W-1: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), A DISTANCE OF 870.25 FEET; THENCE NORTH 02°02'17" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°37'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 137°27'30" 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 TRACKS, A DISTANCE OF 83.82 FEET; THENCE NORTH 38°52'38" WEST, A DISTANCE OF 38.84 FEET; THENCE NORTH 89°17'58" EAST, A DISTANCE OF 58.54 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DUKE HIGHWAY); THENCE SOUTH 137°52'20" WEST, A DISTANCE OF 145.25 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 ¼ OF SEC. 35, T. 48 S. R. 42 E., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, 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 ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) 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 ¼) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), A DISTANCE OF 870.25 FEET; THENCE NORTH 02°02'17" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°37'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 137°27'30" 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 TRACKS, A DISTANCE OF 83.82 FEET; THENCE NORTH 38°52'38" WEST, A DISTANCE OF 38.84 FEET; THENCE NORTH 89°17'58" EAST, A DISTANCE OF 58.54 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DUKE HIGHWAY); THENCE SOUTH 137°52'20" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 98,546 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 ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) 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 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE ¼), 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 ¼), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

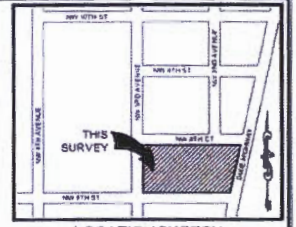
FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, AND 7 OF BLOCK 2 OF SHALOMA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPAUD BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE NORTH 184 FEET OF THE EAST 210 FEET OF THE WEST 819.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 35.

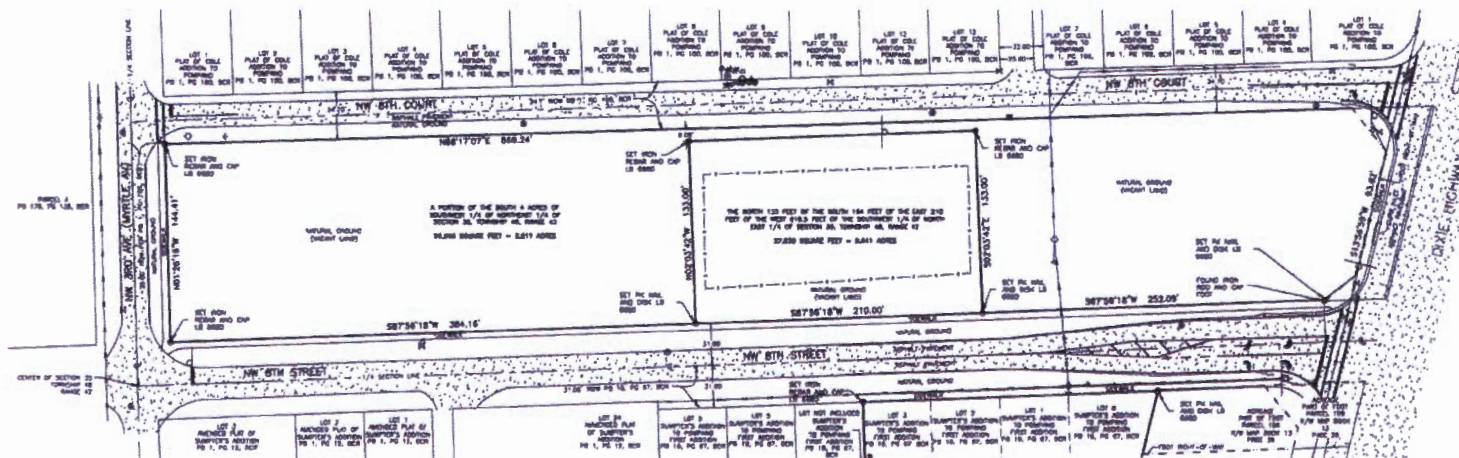
SAID LAND HAVING AN AREA OF 27,830 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RASSED SEAL OR AN ENCRYPED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF RULE 24-17 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, DOWNSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 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.
- 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 24-17 OF THE FLORIDA ADMINISTRATIVE CODE). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE DOWNSHIP OF FENCES, PERIMETER WALLS AND/OR WEEDS SHOWN HEREON ARE NOT SHOWN AND THIS 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 BY THE BEST ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- 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 6:1.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 40' OR SMALLER.



LOCATION SKETCH NOT TO SCALE



LEGEND:

S.C.R.	BROWARD COUNTY RECORDS	IN	UNKNOWN VALUE
F.D.C.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	←	WOOD LIGHT POLE
FO.	FOUND	≡	WATER METER
IPC	IRON PIPE	≡	WOOD UTILITY POLE
IPC	IRON PIPE AND CAP	○	IRON PIPE
M.C.R.	MARSH-CRAIG COUNTY RECORDS	○	IRON ROD
O.R.	OFFICIAL RECORD BOOK	○	IRON ROD
R/W	RIGHT OF WAY	○	IRON & DISC
PL	PLAT NUMBER	—	CHAIN LINK FENCE
PC	PAGE	—	WOOD FENCE
B	BOLLARD	—	OVERHEAD LINES
CB	CATCH BASIN	—	EASEMENT
C	CUT AND/OR	—	
FC	FILE DEPARTMENT CONNECTION	—	
SB	SINGLE POST SIGN	—	
SS	SANITARY SEWER MANHOLE	—	
SP	BACK FLOW PREVENTER	—	
VS	VALVE HYDRANT	—	

CERTIFIED TO:

- PARADEL AT ENTRADA, LLC
- OLD REPUBLIC NATIONAL TITLE ASSURANCE COMPANY
- SHUTTS & 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 SURVEYED UNDER MY DIRECTION ON NOVEMBER 19, 2014 MEETS THE STANDARDS OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 24-17 OF THE FLORIDA ADMINISTRATIVE CODE) SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6662
STATE OF FLORIDA



Digitally signed by Michael M. Mossey
DN: c=US, ou=North and South Florida, ou=AD 1427000001872645000, email=Michael.M.Mossey@keith-engineers.com
Date: 2019.09.25 08:15:23 -0500

P & Z
719-940-0885
09/25/2019

KEITH
consulting engineers
301 EAST ATLANTIC BOULEVARD, SUITE 202
POMPAUD BEACH, FLORIDA 33450
PHONE: 772-534-1234
FAX: 772-534-1235
WWW: 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 POMPAUD BEACH, BROWARD COUNTY, FLORIDA

DATE	REVISION	BY

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.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 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 27,930 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

P&Z

**PZ19-0500005
09/25/2019**

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

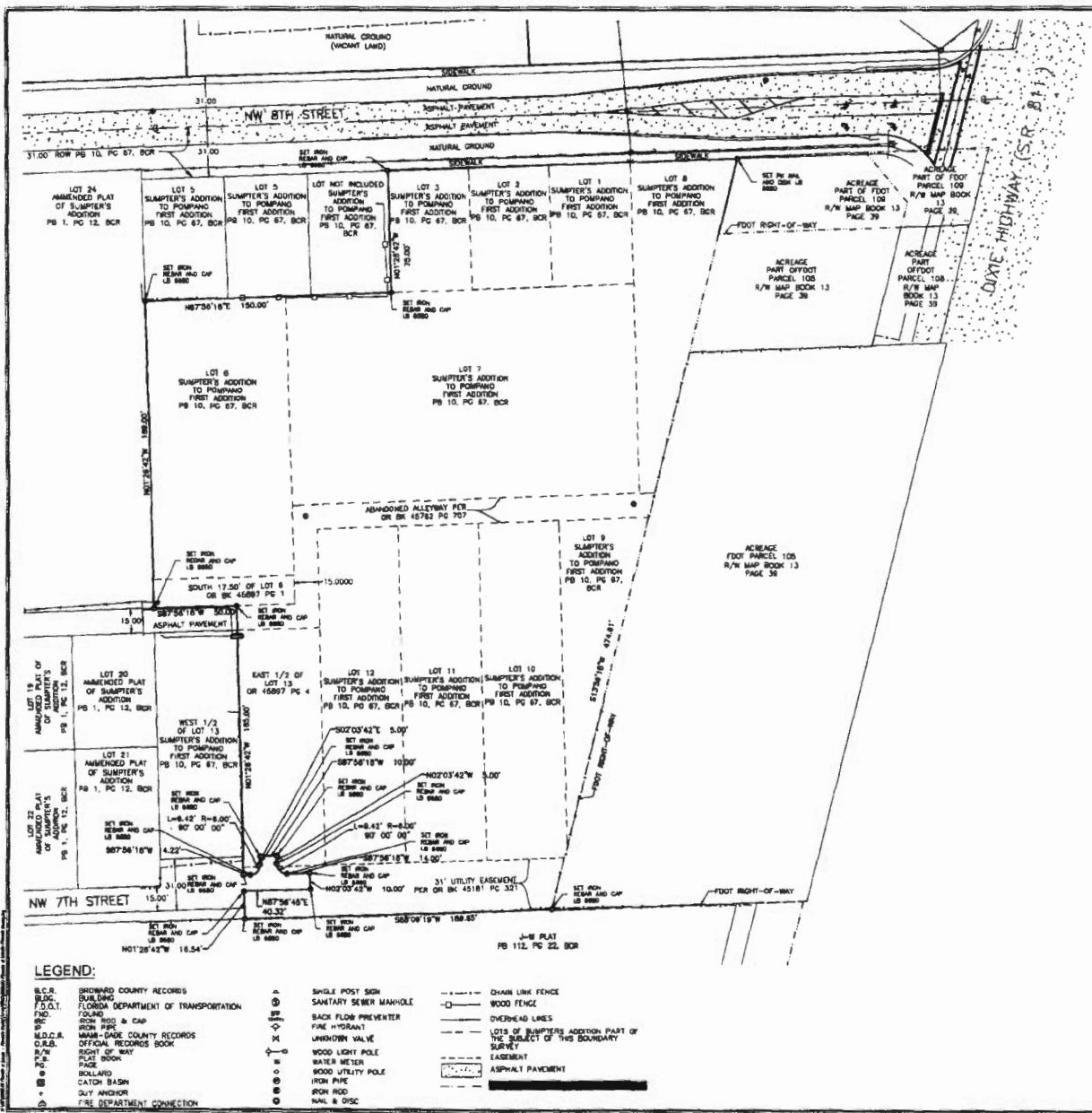
35-48-42 BEG AT INTER OF S/L OF N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SE1/4 & W/L OF FEC R/W,NELY 110, W 210,SWLY 110,E 210 TO POB AKA: PARCEL "D" OF PARCEL 105 OF CA 93-27271 FOR SR 811

P&Z

PZ19-0500005

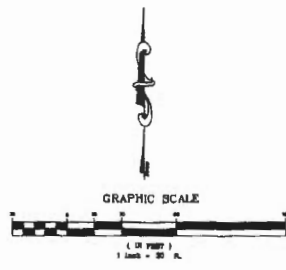
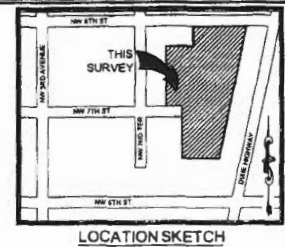
09/25/2019

Parcel 2



LEGEND:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> B.C.R. BROWARD COUNTY RECORDS B.U.D. BUILDING F.O.D.T. FLORIDA DEPARTMENT OF TRANSPORTATION F.O. FOUND R.O.N. ROAD & CAP R.P.F. IRON PIPE M.A.M.-D.A.E. COUNTY RECORDS D.O.B. OFFICIAL RECORDS BOOK R/W RIGHT OF WAY P.A. PLAT BOOK PC. CATCH BASIN R.I. ROLLBAR W.A. WATER METER U.P. UTILITY POLE A.A. ASPHALT ALLEYWAY A.C. ASPHALT CURB U.A. UTILITY ANCHOR F.D.C. FIRE DEPARTMENT CONNECTION | <ul style="list-style-type: none"> SP. SINGLE POST SIGN SS. SANITARY SEWER MANHOLE PF. BACK FLOOD PREVENTER HY. FINE HYDRANT UV. UNKNOWN VALVE WLP. WOOD LIGHT POLE WM. WATER METER WUP. WOOD UTILITY POLE IP. IRON PIPE IR. IRON ROD M. & S. MAIL & SIGN | <ul style="list-style-type: none"> CLF. CHAIN LINK FENCE WF. WOOD FENCE OL. OVERHEAD LINES LA. LOTS OF SURVEY ADDITION PART OF THE SUBJECT OF THIS BOUNDARY SURVEY EA. EASEMENT AP. ASPHALT PAVEMENT |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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 MAPPED.
3. IT IS A VIOLATION OF RULE 54-17 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.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, 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. BEARINGS 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 FOOT IN 15,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 54-17 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 OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THIS ARE NOT LISTED AS ENCROACHMENTS, FENCES, HEDGES AND/OR PERIMETER 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 MERCATOR, FLORIDA EAST ZONE.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 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'.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 30' OR SMALLER.

DATE	BY

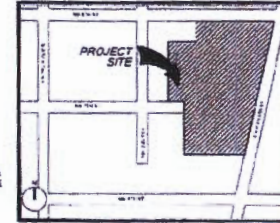
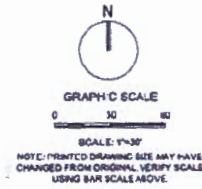
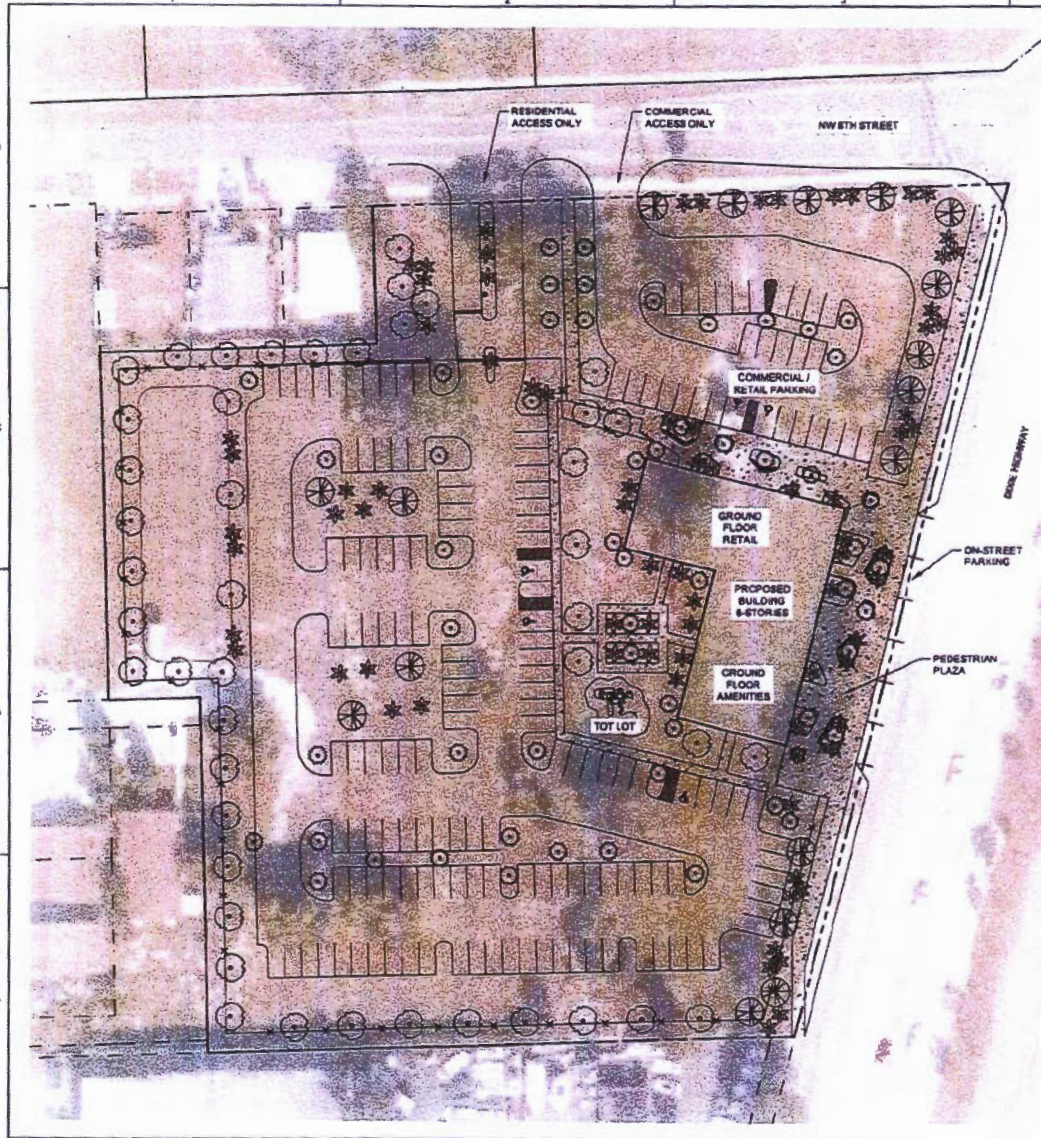
SCALE	1"=30'
PROJ. BOOK	62
DRAWN BY	CS
CHECKED BY	MM

KEPITH
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-3543
(954) 788-3400 FAX (954) 788-3539
CELL: mkepith@comcast.com 10' NC 9880

BOUNDARY SURVEY

PART OF THE
SUMNER'S ADDITION TO POMPANO FIRST ADDITION
PLAT BOOK 10, PAGE 67, B.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

Exhibit B



SITE DATA TABLE:

PROJECT ADDRESS: N DIXIE HIGHWAY & NW 8TH STREET POLY: 484235001231, 484235001232, 484235001233, 484235001234, 484235001235, 484235001236	
PROJECT INFORMATION:	
LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	B-3 GENERAL BUSINESS
COMMERCIAL RETAIL SF	3,500 SF
# OF RESIDENTIAL UNITS	69
PARKING CALCULATIONS:	
	REQUIRED PROVIDED
MIXED USE BUILDING	
RESIDENTIAL (1 PER UNIT X 69)	69
RETAIL (1 PER 300 SF @ 3,500 SF)	12
	133 STANDARD (8'X15')
	5 ADA (12'X18')
TOTAL PARKING	81 138

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33068
PH: (954) 786-3400
Florida Certificate of
Authorization # - 7528

NO. CONTRACT NO.		
REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN AND ALL CITY PLANNING AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THIS PLAN MADE BY ANY PARTY FROM ALL AGREEMENTS AND/OR ORDINANCES OF THE CITY OF JACKSONVILLE.

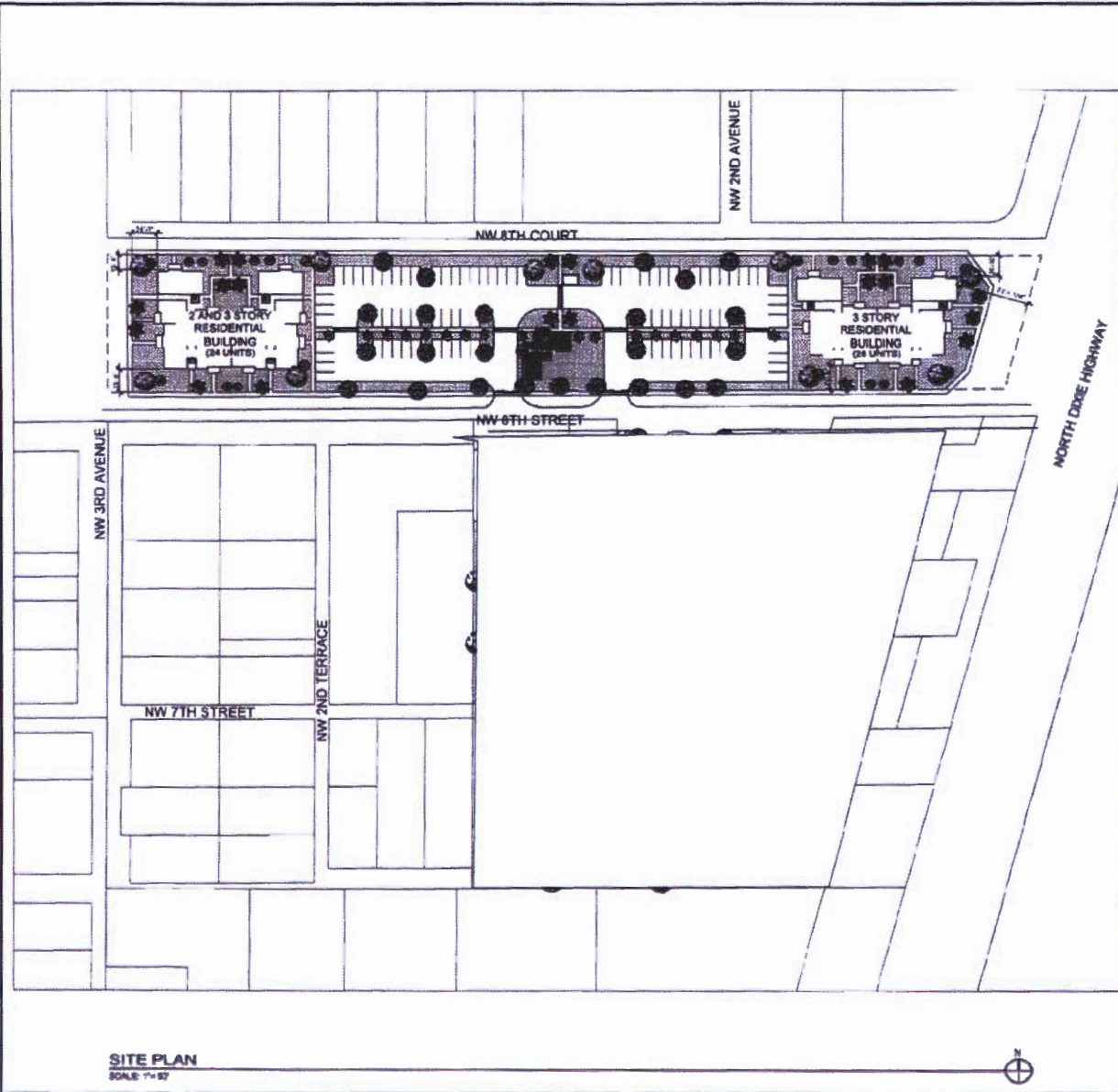
**MIXED USE
DEVELOPMENT
DIXIE & 8TH**

SCALE: AS NOTED
DATE ISSUED: SEPT 3, 2019
DRAWN BY:
DESIGNED BY:
CHECKED BY:

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER
CSP-1

P&Z
PLANNING & ZONING
P: 904-339-8888
F: 904-339-8899
09/25/2019



SITE PLAN
SCALE: 1"=57'

PASQUALE KURITZKY
ARCHITECTS

5101 NW 21ST AVENUE, SUITE 300
PORT LAUDERDALE, FL 33077
T (954) 332-0184
F (954) 332-0187

DESIGNED BY P.K.
CHECKED BY P.K.
DATE 11/18/16

**Dixie & NW 8th
North Parcel**

PORTLAND BEACH, FL
PROJECT NO. 160
DATE 11/18/16

REV. SHEET
11/24/16 SUBMITTAL

SITE PLAN

P&Z
09/25/2019