

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-374

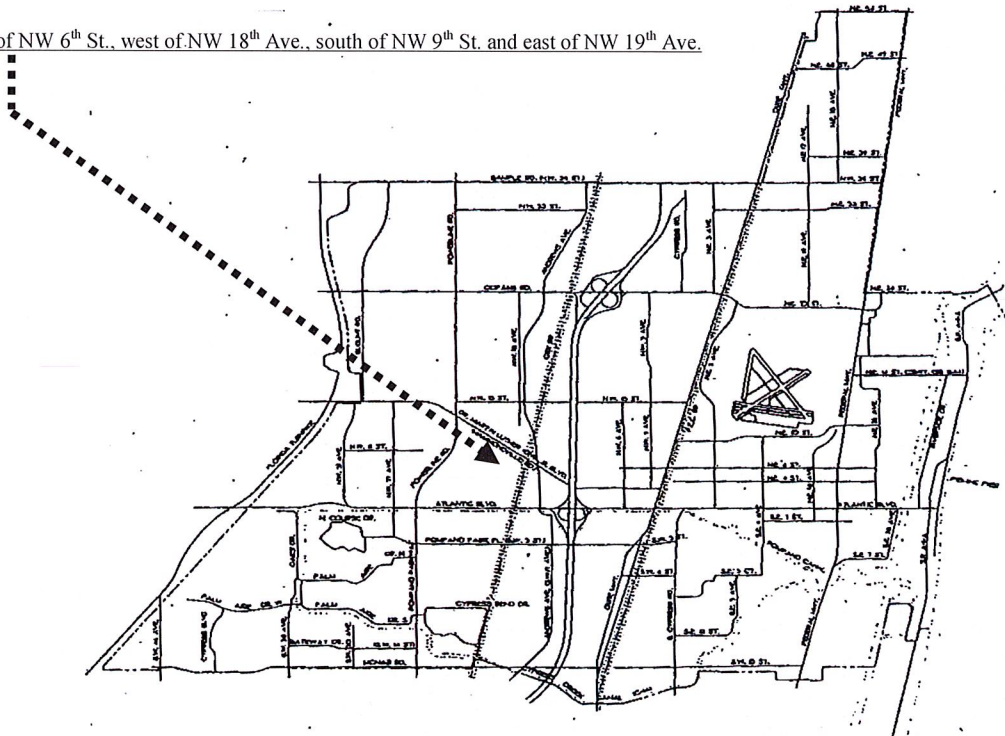
DATE: August 11, 2016
TO: Planning and Zoning Board
VIA: Robin M. Bird, Development Services Director *RB*
FROM: Maggie Barszewski, AICP, Planner *MB*
RE: Hunter's Manor Community Plat Request
August 24, 2016 meeting

P&Z # 15-14000021

Request

This request is for a proposed boundary plat and is restricted to 65 Single family detached units. The site area is approximately 418,922 square feet or 9.6171 gross acres. It is generally located north of NW 6th St., west of properties fronting NW 18th Ave., south of NW 9th St. and east of NW 19th Ave. The owner of the property, the Pompano Beach Community Redevelopment Agency (CRA), desires to re-plat this portion of the Hunter's Manor Plat in order to prepare the property for development. The CRA has launched an RFP seeking a developer for the site. The CRA's intent for development is market-rate housing with a layout providing up to 65 units. A boundary plat is proposed in order to maximize flexibility for the ultimate developer. The property is currently zoned Single Family Residential (RS-3) and Multi Family Residential (RM-12) and it has a Low (L) and Low Medium (LM) Residential land Use designation. Rezoning and site plan approval will be the responsibility of the developer. The property is currently vacant.

North of NW 6th St., west of NW 18th Ave., south of NW 9th St. and east of NW 19th Ave.



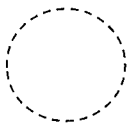
LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

		Gross Residential Density
		Residential
	E	Estate
*	L	Low
*	LM	Low- Medium
	M	Medium
	MH	Medium-High
	H	High
	C	Commercial
	CR	Commercial Recreation
	I	Industrial
	T	Transportation
	U	Utilities
	CF	Community Facilities
	OR	Recreation & Open Space
	W	Water
	RAC	Regional Activity Center
		Boundaries
		City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

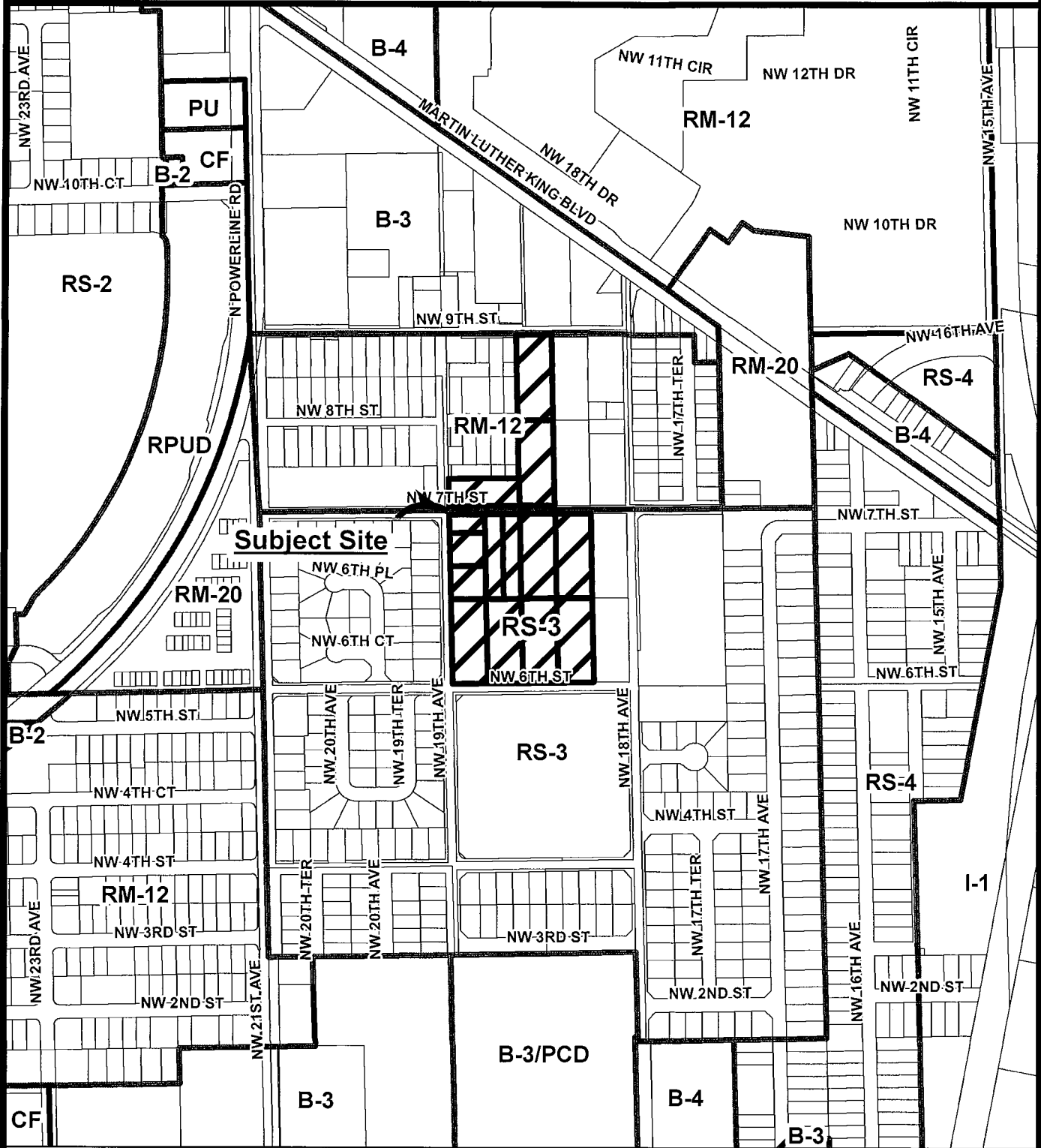
FOR ZONING MAP

Symbol District

	RS-1	One-Family Residence
	RS-2	One-Family Residence
*	RS-3	One-Family Residence
	RS-4	One-Family Residence
	RD-1	Two- Family Residence
*	RM-12	Multi-Family Residence
	RM-20	Multi-Family Residence
	RM-30	Multi-Family Residence
	RM-45	Multi-Family Residence
	RM-45/HR	Overlay
	RPUD	Residential Planned Unit Dev.
	AOD	Atlantic Boulevard Overlay District
	MH-12	Mobile Home Park
	B-1	Limited Business
	B-2	Neighborhood Business
	B-3	General Business
	B-4	Heavy Business
	RO	Residence Office
	M-1	Marina Business
	M-2	Marina Industrial
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	BP	Business Parking
	BSC	Planned Shopping Center
	PCI	Planned Commercial / Industrial Overlay
	PR	Parks & Recreation
	CR	Commerical Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility



CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

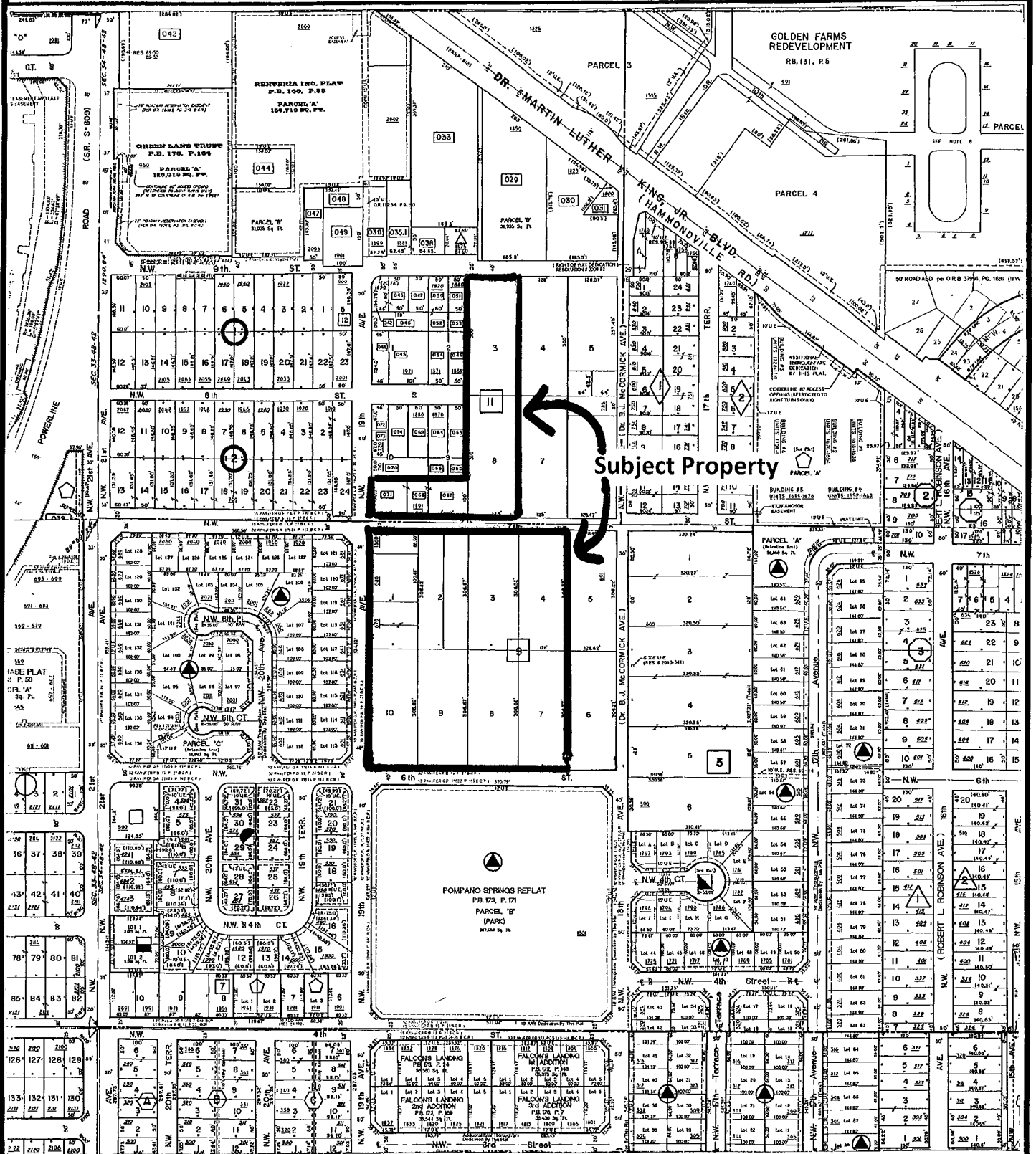


1 in = 500 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **1/6/16** and found to be in compliance with Land Development regulations.

Zoning

- 1) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 2) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.

Engineering Department

No comments.

CRA

This project is in the NW CRA and promotes the City's redevelopment efforts.

Utilities

Utilities have no objection to the requested plat approval .

Fire Department

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BSO

No Comments.

Landscaping

Comments to be made at time of site plan submittal.

Building Division

The Building Division has no objections to the requested Plat Approval

* Additional comments may follow throughout the remainder of the permitting process.

Buildings shall comply with the 2014 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.

1. Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.
2. Be advised of the Erosion Control permit application may be needed at time of Site Development application as per City code of Ordinances 53.14

Comments from Service Providers

Teco Peoples Gas:

No Teco Gas comment has been submitted as yet.

AT&T:

AT&T has no objection to this Plat.

Comcast:

No Comcast comment has been submitted as yet.

FPL:

FPL has no objection to the proposed Plat.

FDOT:

There is no State Road adjacent, therefore no letter is necessary.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on 1/6/16 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

Development Services staff recommends **approval** of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old;
2. Amend the location map on page 2 of 3 to correct to leave out properties along NW 18th Avenue;
3. Identify and highlight O.R. Book and page numbers required to be listed by the County's DRR Report on item 3) 6) of page 10;
4. Identify and highlight section of Plat note requirement referred to in the DRR Report on item 11, of page 14 stating the following: "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."; and
5. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

HUNTER'S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
2016

PLAT BOOK PAGE
SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10, BLOCK 9, HUNTER'S MANOR, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 3 AND 8, TOGETHER WITH THE SOUTH 100 FEET OF LOTS 9 AND 10, ALL IN BLOCK 11, HUNTER'S MANOR, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9.6171 ACRES
(418,922 SQUARE FEET), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD }SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, 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 "HUNTER'S MANOR COMMUNITY PLAT", BEING A
REPLAT OF PORTIONS OF BLOCKS 9 AND 11, HUNTER'S MANOR, (P.B. 19, PG. 27, B.C.R.). THE ADDITIONAL THOROUGHFARE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER
PURPOSES.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND AFFIX THE CITY'S CORPORATE SEAL, IN THE CITY OF POMPANO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA, THIS _____ DAY
OF _____, 2016.

WITNESS

PRINT NAME

WITNESS

PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD }SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LAMAR FISHER, BEING THE MAYOR OF POMPANO BEACH, ON BEHALF OF SAID CITY, WHO EXECUTED THE FOREGOING INSTRUMENT
FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREIN EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL _____, DAY OF _____, 2016.

COMMISSION # _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ STATE OF FLORIDA

NAME OF NOTARY PRINTED _____

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD }SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, BEING THE _____, TO ME WELL KNOWN TO BE THE SAME PERSON DESCRIBED IN
AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL _____, DAY OF _____, 2016.

COMMISSION # _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ STATE OF FLORIDA

NAME OF NOTARY PRINTED _____

SURVEYOR'S CERTIFICATE

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE
APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS _____ DAY OF _____, 2016. THE
BENCHMARKS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD
ORDER CONTROL STANDARDS.

BY: _____
WALTER DE LA ROCHA
FLORIDA SURVEYOR AND MAPPER NO. 6081
FOR STONER & ASSOCIATES, INC. L.B. 6633

DATE

PREPARED BY:
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
TEL (954) 585-0997 www.stonersurveyors.com
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF
_____, 2016.

BY: _____
FRED STACER, CHAIRMAN

CITY ENGINEER

THIS PLAT ENTITLED "HUNTER'S MANOR COMMUNITY PLAT" HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016.

BY: _____
JOHN SFIROPOULOS, P.E., CITY ENGINEER

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO.
_____, ADOPTED BY SAID COMMISSION ON THIS _____ DAY OF _____, 2016.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS
_____ DAY OF _____, 2016.

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.

BY: _____
ASCELETA HAMMOND, CITY CLERK

BY: _____
LAMAR FISHER, MAYOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION – RECORDING SECTION

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016. AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD
VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

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 _____ DAY OF _____, 2016.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR – COUNTY COMMISSION

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS _____
DAY OF _____, 2016.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF
_____, 2016.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
ROBERT P. LEGG JR.
COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. LS4030

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION No. 40263

CITY OF POMPANO BEACH SEAL	CITY ENGINEER SEAL	COUNTY COMMISSION SEAL	COUNTY SURVEYOR SEAL	COUNTY ENGINEER SEAL	SURVEYOR SEAL

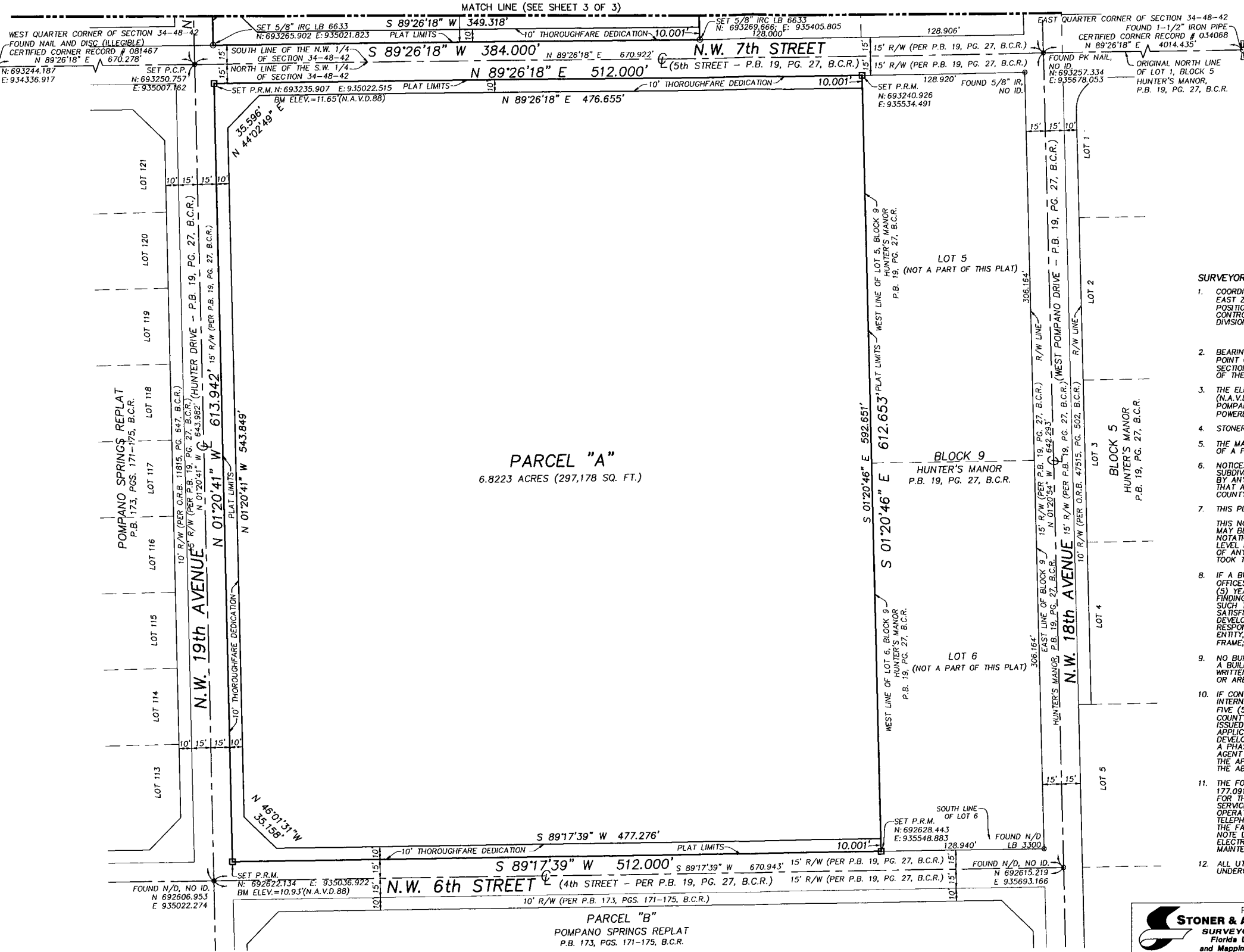
PLANNING FILE NO. _____-MP-

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CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
2016

PLAT BOOK PAGE
SHEET 2 OF 3 SHEETS

AREA TABULATION TABLE	
PARCEL "A"	297,178 SQUARE FEET (6.8223 ACRES)
PARCEL "B"	98,613 SQUARE FEET (2.2638 ACRES)
THOROUGHFARE DEDICATION	23,131 SQUARE FEET (0.5310 ACRES)
TOTAL	418,922 SQUARE FEET (9.6171 ACRES)
TOTAL NET	395,791 SQUARE FEET (9.0861 ACRES)



ABBREVIATIONS:	
BM	BENCHMARK
C	CENTERLINE
E	EASTING COORDINATES
ELEV.	ELEVATION
ID.	IDENTIFICATION
IR	IRON ROD
IRC	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
MAINT.	MAINTENANCE
M.B.	MAP BOOK
N	NORTHING COORDINATES
N.A.V.D.88	NORTH AMERICAN VERTICAL DATUM OF 1988
N/D	NAIL AND DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG(S)	NAIL AND DISC STAMPED "STONER&ASSOC. LB 6633"
PK	PAGE(S)
P.R.M.	PARKER-KAYLON
R/W	PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB 6633"
SQ. FT.	RIGHT OF WAY
	SQUARE FEET

- SURVEYOR'S NOTES:**
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM. EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
POINT G13: NORTHING 693244.187, EASTING 934336.916
POINT I13: NORTHING 693296.686, EASTING 939692.295
 - BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 - THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) ESTABLISHED FROM CITY OF POMPAÑO BEACH BENCHMARK 005, A STANDARD CITY OF POMPAÑO BEACH ALUMINUM DISC STAMPED "005 2011" LOCATED 85.0' EAST OF THE CENTERLINE OF POWERLINE ROAD AND 55.0' NORTH OF THE CENTERLINE OF N.W. 15th STREET. ELEVATION=10.315'.
 - STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
 - THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
 - 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 THIS COUNTY.
 - THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.

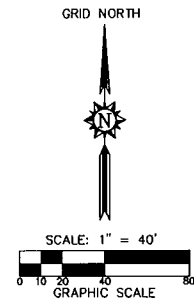
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
 - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MONTH, DAY, YEAR, WHICH 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 SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR
 - 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 MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.
 - IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MONTH, DAY, YEAR, 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 SHALL MAKE 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 OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
 - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (20), 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 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 PUBLIC SERVICE COMMISSION.
 - ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND.

PREPARED BY:
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
TEL (954) 585-0997 www.stonersurveyors.com
4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

PLANNING FILE NO. -MP-

PLAT BOOK PAGE
SHEET 3 OF 3 SHEETS

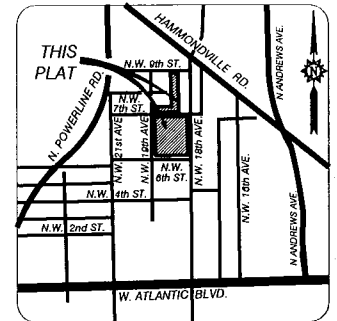
REDUCED PRINT DO NOT SCALE



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POINT I13: NORTHING 693296.686, EASTING 939692.295
 2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER SECTION 34, 48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 3. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) ESTABLISHED FROM CITY OF POMPAHO BEACH BENCHMARK 005, A STANDARD CITY OF POMPAHO BEACH ALUMINUM DISC STAMPED "005 2011" LOCATED 85.0' EAST OF THE CENTERLINE OF POWERLINE ROAD AND 55.0' NORTH OF THE CENTERLINE OF N.W. 15th STREET. ELEVATION=10.315'.
 4. STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
 5. THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
 6. 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 SUPPLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS SET FORTH IN ANY INSTRUMENT ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 7. THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, THE NOTATION AND ANY OTHER INDICATION OF THE APPROVED DEVELOPMENT OF THE PLAT SHALL BE AT THE SAME LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
8. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MONTH, DAY, YEAR, WHICH 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 SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
 9. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THE PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.
 10. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MONTH, DAY, YEAR, 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 SHALL MAKE 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 OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
 11. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION 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 PUBLIC UTILITIES GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL BE PUBLIC SERVICE COMMISSION.
 12. ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND.

 PREPARED BY:
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PLANNING FILE NO. -MP-