



Major Site Plan Application - signed.pdf

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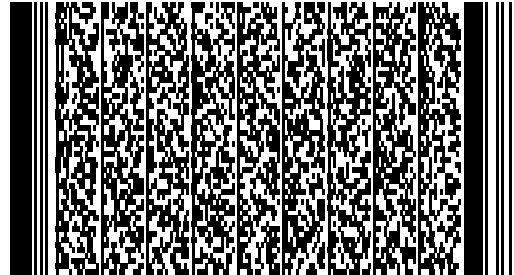
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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)

May 10, 2021 12:16:33 -8:00 [1EB0F2206575] [162.244.152.118]

dramos@brzoninglaw.com





City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Development Review (Check all that apply)

Site Plan				Building Design	
<input type="checkbox"/> Minor	4	<input type="checkbox"/> Major	4	<input type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
MINOR Site Plan Review (Pg. 2)	DRC Review	Development Order from the DSD		
MAJOR Site Plan Review (Pg. 2)	Pre-Application Meeting (Required Prior to DRC Submittal)	DRC Review	P&Z Review	Development Order from the P&Z Board
MAJOR Building Design Review (Pg. 3)			AAC Review	Development Order from the AAC

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/>	One (1) completed application with original signatures. (pg. 4)*
	<input type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 5)*
	<input type="checkbox"/>	Signed acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity. (pg. 6)
	<input type="checkbox"/>	Four (4) Electronic Signature Affidavits (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input type="checkbox"/>	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input type="checkbox"/>	Recorded or proposed plat.
	<input type="checkbox"/>	Narrative with project specifics including a full description of the proposed development (PDF).*
	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out</i>). (pg. 7-9)
	<input type="checkbox"/>	Legal Description (Digital copy in WORD)
	<input type="checkbox"/>	Current survey (with flood information)
	<input type="checkbox"/>	Digital Plans**

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's file.)

**Refer to the Plans Checklist on page 7 of this application

G:\Zoning 2009\Forms and documents\Website Documents\Planning & Zoning\Forms

March 10, 2021

Page 1 of 10

33-58D3BF772512

Page 1 of 11

158D3BF772512



P&Z

PZ21-200023
8/25/2021

Digitally signed by Diana P. PZ21-200023
Signed on 2021/05/10 12:16:33 -8:00



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

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Development Application

Development Review

A development order for a **Minor Site Plan** in accordance with section 155.2407 is required before issuance of a Zoning Compliance Permit for any development other than those for which a Major Site Plan is required in accordance with subsection 3.

A development order for a **Major Site Plan** in accordance with section 155.2407 is required before issuance of a Zoning Compliance Permit for the development listed in [Table 155.2407.B.1](#).

TABLE 155.2407.B.1: MAJOR SITE PLAN APPLICABILITY

	RESIDENTIAL USE		NONRESIDENTIAL USE	
Designated Brownfield Area or Brownfield site	New Development	More than 15 new multifamily dwelling units	New Development	More than 7,500 sq ft gfa
	Existing Development	Addition of more than 15 new multifamily dwelling units	Existing Development that is 7,500 sq ft gfa or less	An addition that results in development that contains more than 7,500 sq ft gfa
			Existing Development that is more than 7,500 sq ft gfa	One of the following, whichever is less: <ul style="list-style-type: none"> An addition that adds more than 37,500 sq ft gfa. An addition that increases the amount of lot coverage of such existing development by more than 37.5%. An addition that increases the gross floor area of the primary building of such existing development by more than 37.5%.
All Other Property Types	New Development	More than 10 new multifamily dwelling units	New Development	More than 5,000 sq ft gfa
	Existing Development	Addition of more than 10 new multifamily dwelling units	Existing Development that is 5,000 sq ft gfa or less:	An addition that results in development that contains more than 5,000 sq ft gfa
			Existing Development that is more than 5,000 sq ft gfa:	One of the following, whichever is less: <ul style="list-style-type: none"> An addition that adds more than 25,000 sq ft gfa. An addition that increases the amount of lot coverage of such existing development by more than 25%. An addition that increases the gross floor area of the primary building of such existing development by more than 25%.

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Development Review

A development order for **Building Design** in accordance with section 155.2408 is required before issuance of a Zoning Compliance Permit for the development listed in [Table 155.2408.B.1](#).

TABLE 155.2408.B.1: BUILDING DESIGN APPLICABILITY

All property	All new Institutional: Open Space Uses identified in Section 155.4210 , of at least 10,000 sq. ft.			
Property abutting a designated arterial or collector road as defined by the Broward County Trafficways Plan	All new free standing buildings and all new attached additions facing or visible from the roadway. New free standing buildings or attached additions that are not facing or visible from the roadway shall comply with other applicable thresholds below.			
PROPERTY TYPE	RESIDENTIAL USE		NONRESIDENTIAL USE	
Designated Brownfield Area or Brownfield Site	New Development	More than 15 new multifamily dwelling units	New Development	More than 7,500 sq ft gfa
	Existing Development	Addition of more than 15 new multifamily dwelling units	Existing Development that is 7,500 sq ft gfa or less	An addition that results in development that contains more than 7,500 sq ft gfa
			Existing Development that is more than 7,500 sq ft gfa	One of the following, whichever is less: • An addition that adds 37,500 sq ft gfa. • An addition that increases the amount of lot coverage of such existing development by more than 37.5%. • An addition that increases the gross floor area of the primary building of such existing development by more than 37.5%.
All Other Property Types	New Development	More than 10 new multifamily dwelling units	New Development	More than 5,000 sq ft gfa
	Existing Development	Addition of more than 10 new multifamily dwelling units	Existing Development that is 5,000 sq ft gfa or less:	An addition that results in development that contains more than 5,000 sq ft gfa
			Existing Development that is more than 5,000 sq ft gfa:	One of the following, whichever is less: • An addition that adds more than 25,000 sq ft gfa. • An addition that increases the amount of lot coverage of such existing development by more than 25%. • An addition that increases the gross floor area of the primary building of such existing development by more than 25%.

P&Z

PZ21-12080023

8/25/2021





City of Pompano Beach
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Planning & Zoning Division

P&Z#: _____

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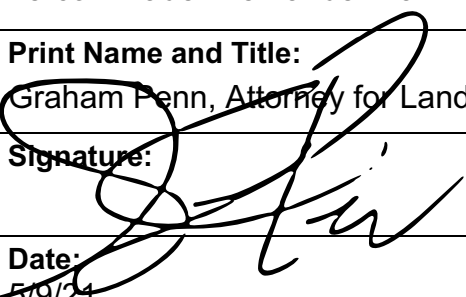
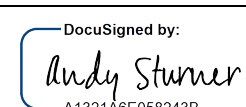
Development Application**Development Review (Check all that apply)**

Site Plan		Building Design	
<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 1500 N Federal Highway et al.		Folio Number: See attached (multiple)	Zoning District: PDI
Subdivision: see legal (multiple)		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan): N/A			

Site Data

Project Name: Harbourside at Hidden Harbour		
Acres*: 6.9	Number of units (Residential): 271	Total square feet of the building* (Non-Residential): 13,539 (new)

*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes	Business Name (if applicable): AMP IV-Hidden Harbour, LLC
Print Name and Title: Graham Penn, Attorney for Landowner	Print Name and Title: Andrew Sturner, Authorized Person
Signature: 	Signature: 
Date: 5/9/21	Date: 5/10/2021
Street Address: 200 S. Biscayne Blvd., Suite 300	Street Address: 3000 W SR 84
Mailing Address City/ State/ Zip: Miami, FL 33131	Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33312
Phone Number: 305 374 5300	Phone Number: 305 931 2550
Email: gpenn@brzonglaw.com	Email: asturner@aquamarinepartners.com
Email of e-plan agent (if different): Same as representative	

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P&Z

PZ21-12000023





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Development Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: AMP IV-Hidden Harbour, LLC
(Print or Type)

Address: 3000 SR 84
Fort Lauderdale, FL 33312
(Zip Code)

Phone: 305 931 2550

Email address: asturner@aquamarinepartners.com

DocuSigned by:
Andy Sturner
A1321A0E056243B...
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 10th day of May, 2021, _____ by means of
☐ physical presence or ☒ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
Signed on 2021/05/10 12:16:33 -8:00

(Name of Notary Public: Print, stamp, or Type as Commissioned)

Diana Ramos
Commission # **GG 308355**
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)

P&Z

PZ21-12006023





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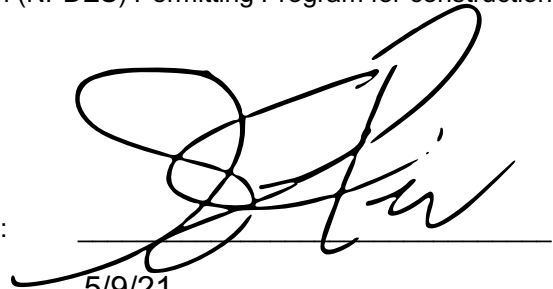
Development Application

**Acknowledgement receipt of the Florida
NPDES Stormwater Permitting Program
for Construction Activity**

Graham Penn Attorney
I _____ am the _____ of the proposed application for
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature: _____


5/9/21

Date: _____

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P&Z





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Development Application

PLANS CHECKLIST

***** THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER. *****

<input type="checkbox"/> Survey	<input type="checkbox"/> Architectural Plans (Elevations, Floor Plans, etc.)	<input type="checkbox"/> Landscape Plan	<input type="checkbox"/> Irrigation Plan	<input type="checkbox"/> Photometric Plan
<input type="checkbox"/> Site Plan(s)	<input type="checkbox"/> Life Safety Plans	<input type="checkbox"/> Recorded Plat	<input type="checkbox"/> Tree Survey and Tree Appraisals	<input type="checkbox"/> CPTED Security Plan

All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above. An example is provided below:

001 S-1 Survey
002 SP-1 Site Plan
003 C-1 Civil Plan
004 A-1 Architectural Floor Plan

SURVEY: COPY of signed and sealed original:

<input type="checkbox"/>	Current or dated within 1 year of submittal
<input type="checkbox"/>	Legal description of property
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Location of all easements and utilities
<input type="checkbox"/>	All adjacent rights-of-way with dimensions to centerline, dimension of width, pavement width
<input type="checkbox"/>	Flood zone and flood elevation data in NAVD format

SITE PLAN(S): Must be drawn to ONE (1") INCH = TWENTY (20') FEET where practical and include the following:

A. General Information:

<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers
<input type="checkbox"/>	Location map showing arterial streets and section lines
<input type="checkbox"/>	All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths
<input type="checkbox"/>	Dimension all site features, overall building footprint, setbacks, parking stalls, driveway widths, walkways, landscape areas, signs, and provide sight triangles
<input type="checkbox"/>	Scale and north arrow
<input type="checkbox"/>	Property lines and easements clearly shown
<input type="checkbox"/>	Utility lines with sizes including water, sewer, gas, & assoc. elements including DDCV, Siamese connections, backflow preventers, etc.
<input type="checkbox"/>	Location of all water features, drainage improvements and on-site retention areas
<input type="checkbox"/>	Flow calculations - water & sewer demand (gallon usage per day)
<input type="checkbox"/>	Off-site improvements such as sidewalks, bus bays, turning lanes, utility lines and fire hydrants; also indicate all driveways or curb cuts within 300 feet of the site

B. Article 3 / Zoning District Information:

<input type="checkbox"/>	Current land use designation of property								
<input type="checkbox"/>	Current zoning of project and abutting properties (and proposed zoning, if applicable)								
<input type="checkbox"/>	Location of all principal and accessory structures with dimensions to lot lines and between structures								
<input type="checkbox"/>	Building elevations and height								
<input type="checkbox"/>	Total square footage of pervious and impervious areas and as percentages of total area								
<input type="checkbox"/>	Computation - Gross acreage								
<input type="checkbox"/>	Computation - Net acreage								
<input type="checkbox"/>	<table border="1"> <tr><td rowspan="4">Residential Use</td><td>Number of dwellings</td></tr> <tr><td>Density</td></tr> <tr><td>Dwelling units by type</td></tr> <tr><td>Floor area of dwelling units by type</td></tr> <tr><td rowspan="2">Non-Residential Use</td><td>Total Gross square footage for all buildings</td></tr> <tr><td>Gross square footage for all uses</td></tr> </table>	Residential Use	Number of dwellings	Density	Dwelling units by type	Floor area of dwelling units by type	Non-Residential Use	Total Gross square footage for all buildings	Gross square footage for all uses
Residential Use	Number of dwellings								
	Density								
	Dwelling units by type								
	Floor area of dwelling units by type								
Non-Residential Use	Total Gross square footage for all buildings								
	Gross square footage for all uses								





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<input type="checkbox"/>		Gross square footage for individual buildings
<input type="checkbox"/>	Non-Residential Use (cont.)	Gross square footage for individual buildings per floor
C. Use Information:		
<input type="checkbox"/>	Proposed Principal Use(s), <i>fill in:</i>	
<input type="checkbox"/>	Proposed Accessory Use(s), <i>fill in:</i>	
D. Development and Design Information:		
<input type="checkbox"/>	Off-Street Parking and Loading Plan: Number of off-street parking spaces required and provided including handicapped: with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways; interaction with circulation plan; and surfacing materials	
<input type="checkbox"/>	Location of all ground-mounted mechanical equipment, commercial containers, and rescreening methods	
<input type="checkbox"/>	Location, height, and specifications of all fences and walls	
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points	
<input type="checkbox"/>	Separate Sign Plan to include location and type of sign	
<input type="checkbox"/>	Refuse apparatus circulation plan incorporating the approved road widths and turning radius at 30ft inside and 50ft outside minimum	
ARCHITECTURAL PLAN(S) Must be sealed by a Florida Registered Architect and include the following:		
<input type="checkbox"/>	Dimensioned floor plans for all floors proposed	
<input type="checkbox"/>	Design Plan – Residential Compatibility: Roofs; Exterior color palette; Architecture features; outdoor activity areas; location of off-street parking areas; location of loading, service, and refuse areas; and location and photographs of abutting single family residential development	
<input type="checkbox"/>	Design Plan – Multifamily Residential: Site layout including buildings, parking, and outdoor activity areas; Building Size; Building Facades (including list of options); Architectural Variability options; Roofs; and Materials	
<input type="checkbox"/>	Design Plan – Commercial, Institutional, and Mixed Use: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Façades and materials; Building Entrances; Fenestration/ Transparency; and Roofs	
<input type="checkbox"/>	Design Plan – Industrial: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Façades and materials; and Building Entrances	
<input type="checkbox"/>	Elevations of all facades identifying colors and materials (by manufacturer and name/number) proposed	
<input type="checkbox"/>	Roof plan showing location of all rooftop mechanical equipment and screening methods	
<input type="checkbox"/>	Vertical dimensions of façade and elevation features, building floors, mean height/high point and slope of roof	
LIFE SAFETY PLAN(S):		
<input type="checkbox"/>	Circulation Plan: Street Connectivity; Emergency and service vehicle access; Vehicle stacking; Turning radii; Traffic calming measures; Bicycle access; Number of bicycle spaces required and provided; and Pedestrian access	
<input type="checkbox"/>	Site plan development standards for fire prevention NFPA 1 - Chapter 18, Fire Department Access and Water Supply	
<input type="checkbox"/>	All proposed and existing buildings: provide occupancy classification, construction type, square footage, number of floors and height of building to highest occupiable floor level	
<input type="checkbox"/>	Fire apparatus circulation plan incorporating the approved road widths and turning radius at 30ft inside and 50ft outside minimum. Provide both arcs and center point that arcs are measured from	
<input type="checkbox"/>	Location of all existing and proposed water utilities, fire hydrants, and main sizes. Fire hydrants and other fire protection appliances need to be placed along fire department access routes. Refer to NFPA 1 2009ed Chapter 18 for required fire flow and Annex I for number of hydrants and spacing. Minimum of 2 fire hydrants are required within 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C))	
<input type="checkbox"/>	Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 and Annex I for required fire flow, number/spacing of fire hydrants	
RECORDED PLAT: COPY of original:		
<input type="checkbox"/>	Signed and sealed by the City Clerk, City Engineer, Mayor and the Chairman of the Planning & Zoning Board	
<input type="checkbox"/>	Plat net & gross acreage	
<input type="checkbox"/>	All existing and proposed public or private streets, alleys, right-of-ways, easements for utilities, bike paths, bus shelters, or bus bays, canals, lakes and other major water courses either on or adjacent to property	
<input type="checkbox"/>	Dedication of streets or other improvements	
<input type="checkbox"/>	Area of each lot and of the plat as a whole to the nearest square foot area tabulation including the right-of-way dedication, easements, etc	
LANDSCAPE PLAN: Must be sealed by a Florida Registered Landscape Architect and include the following:		
<input type="checkbox"/>	Location of all landscaped areas with dimensions	





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<input type="checkbox"/>	Table indicating all landscape requirements	Common and scientific names for all plant material
<input type="checkbox"/>		Plant location and spacing of plant material
<input type="checkbox"/>		Quantities and sizes of plant material with percentages of material by species and nativity
<input type="checkbox"/>	Building location	
<input type="checkbox"/>	Light pole fixtures and light pole locations showing required 15-foot radius around each fixture	
<input type="checkbox"/>	Parking and vehicular-use areas	
<input type="checkbox"/>	Square footage of vehicular use area and percentage of interior landscaping	
<input type="checkbox"/>	Location of all walls, fences, berms and other buffers with material specifications and heights	
<input type="checkbox"/>	Commercial container locations and screening	
<input type="checkbox"/>	Screening of ground-mounted mechanical equipment	
<input type="checkbox"/>	Location of all easements	
TREE SURVEY & TREE APPRAISALS:		
Tree Survey must be sealed by a FL Registered Surveyor and Appraisals must be done by a Certified Arborist and include:		
<input type="checkbox"/>	Tree survey to include corresponding tree assessments in table form. Include the following data: common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated)	
<input type="checkbox"/>	Tree appraisals to follow cost approach as identified in Rule 14-40.030 in the FL Administrative Code	
IRRIGATION PLAN: Must be sealed by a FL Registered Landscape Architect or Professional Engineer:		
<input type="checkbox"/>	Irrigation plan showing irrigation layout	
<input type="checkbox"/>	Location of all existing and proposed paved areas, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Location of all existing and proposed water and sewer utilities	
<input type="checkbox"/>	Location of all easements	
CIVIL PLAN(S): Must be sealed by a Florida Registered Professional Engineer and include the following:		
<input type="checkbox"/>	Paving, grading, and drainage (PGD) plan showing location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Water and sewer (WS) plan showing location of all existing and proposed utilities for water and sewer, AT&T, Comcast, FPL, and Teco Gas	
<input type="checkbox"/>	Traffic markings and signage (TMS) plan showing all pavement markings and traffic signage	
<input type="checkbox"/>	Paving, grading, drainage, and sewer details	
PHOTOMETRIC PLAN:		
<input type="checkbox"/>	Lighting / Photometric Plan: Location, height, and detail of Lighting fixtures; and Illumination levels, direction and shielding	
PUBLIC SAFETY SECURITY PLAN: Incorporating security strengthening and CPTED principles:		
<input type="checkbox"/>	Signed & Sealed CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan 24"x36" . Plan must be signed and sealed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	
<input type="checkbox"/>	Location of all walls, fences, and gates with material specifications and heights	
<input type="checkbox"/>	Location of all external cameras and motion sensors	
<input type="checkbox"/>	Location of dumpster with gate detail allowing for gap from grade to gate	
<input type="checkbox"/>	Bench/seating area locations with furnishing detail to include separators	
<input type="checkbox"/>	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs)	
<input type="checkbox"/>	Specifications of non-impact and impact glass	
<input type="checkbox"/>	CPTED Security Narrative 8.5"x11" identifying how all 5 CPTED Principles are being achieved in the Security Drawing Plan, along with an approved maintenance plan. Narrative must be signed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	

P&Z



Exhibit A

LAND DESCRIPTION:

(PARCEL 1-comprised of the following parcels designated as Parcel 1 A and Parcel 1 B)

(PARCEL 1 A)

Lots 1, 2, 3, 4, 5, 6, 7 and 8, in Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the north 1/2 of the vacated N.E. 15th Street, lying south of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the South 1/2 of the vacated N.E. 15th Street, lying north of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 2)

Tract "A", of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida.

(PARCEL 3)

Lot 4 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 111,466 square feet (2.559 acres) more or less.

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EXHIBIT B

All Impacted Folio Numbers and Addresses:

484330160080 -- 1590 N. Federal Highway

484330160090 -- 1580 N. Federal Highway

484330160100 -- 1550 N. Federal Highway

484330160110 -- 1540 N. Federal Highway

484330160120 -- 1530 N. Federal Highway

484330160130 -- 1500 N. Federal Highway

484330160140

484330160141

484330160160 -- 1490 N. Federal Highway

484330160161

484330160040 -- 2300 NE 16 Street

484330050050 -- NE 16 Street (No Assigned Number)

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