

# MEMORANDUM

## Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-184

DATE: April 15, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

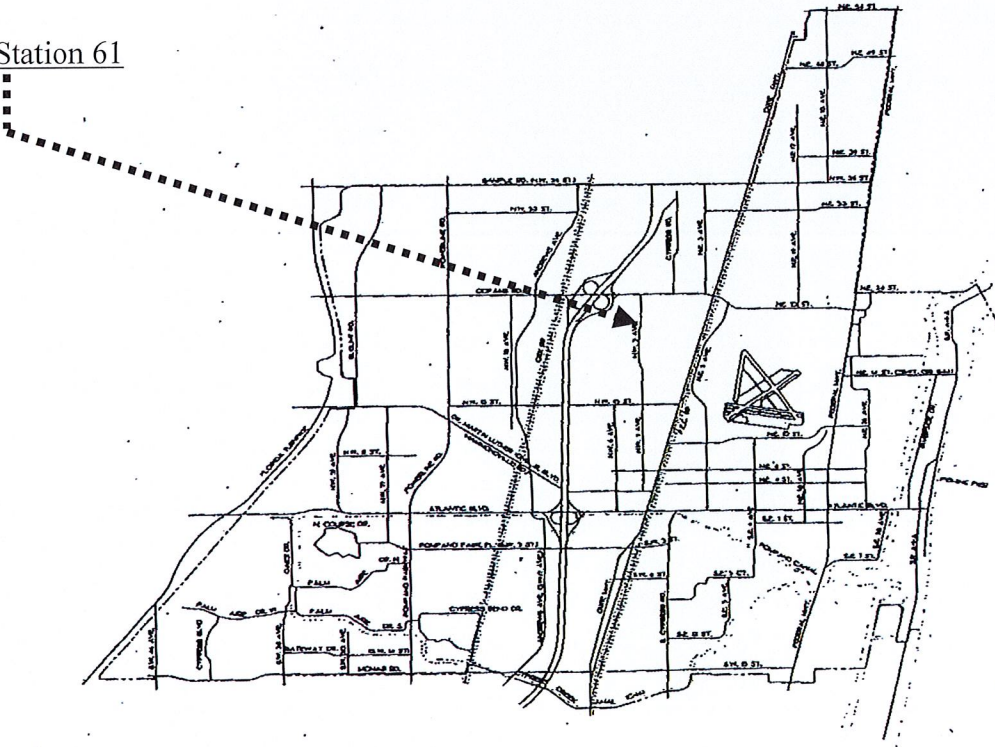
RE: Fire Station 61 Plat Request  
April 27, 2016 meeting

P&Z # 15-14000026

### Request

This City-initiated proposed plat is restricted to a 20,000-square foot fire station and 10,000 square feet of police station use. The site area is approximately 404,529 square feet or 9.287 acres. It is located at 2121 NW 3<sup>rd</sup> Avenue. The City wants to increase the size of the existing 8,340-square foot structure that is used as Fire Station 61. The City has included the potential use of police station in the request. The request is necessary since new development, including additions requires properties to be platted.

Fire Station 61



## 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

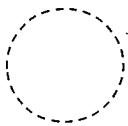
W      Water

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

\*

*	<b>Existing</b>
>	<b>Proposed</b>

### 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

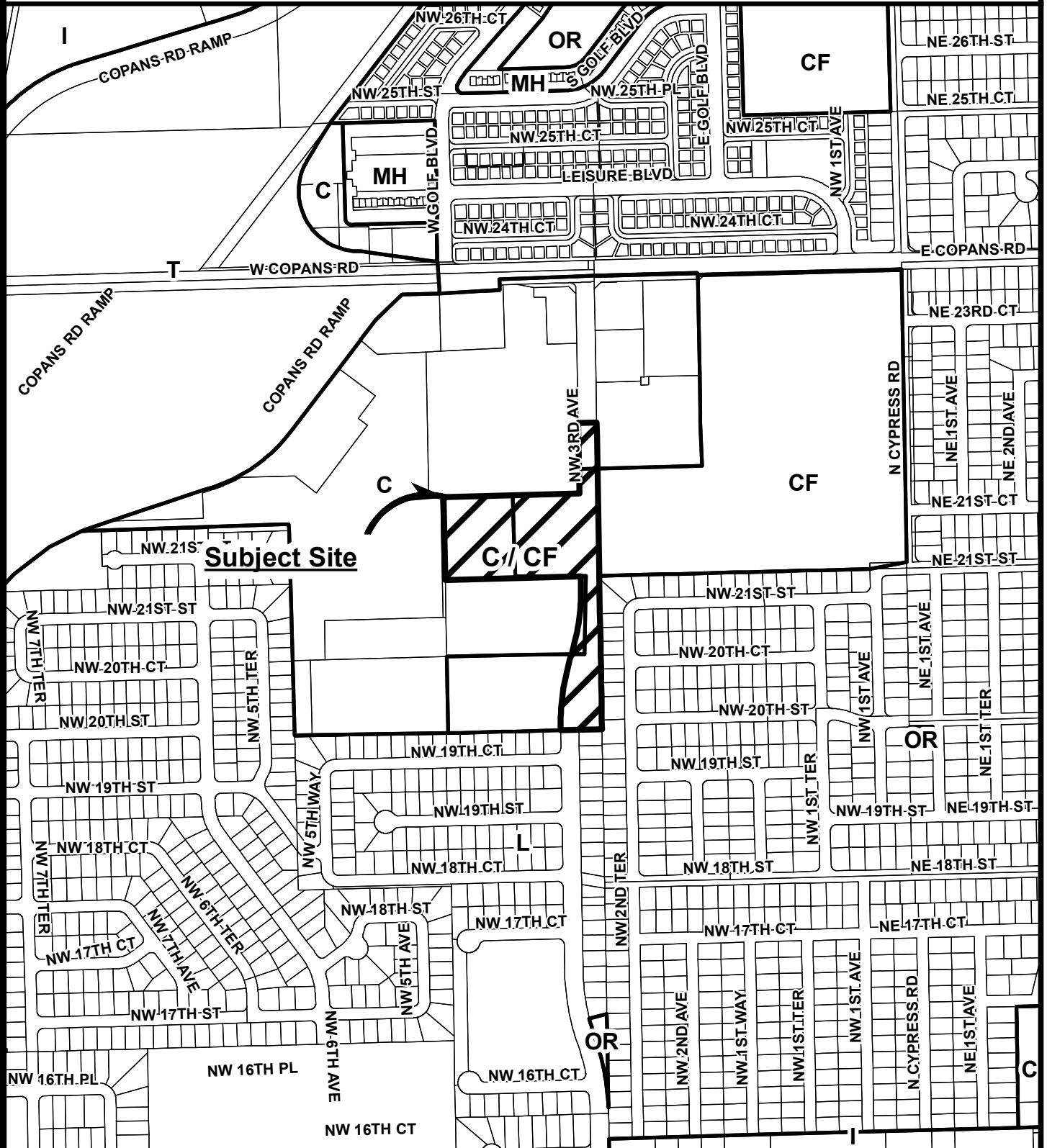
CR      Commerical Recreation

CF      Community Facilities

T      Transportation

PU      Public Utility

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



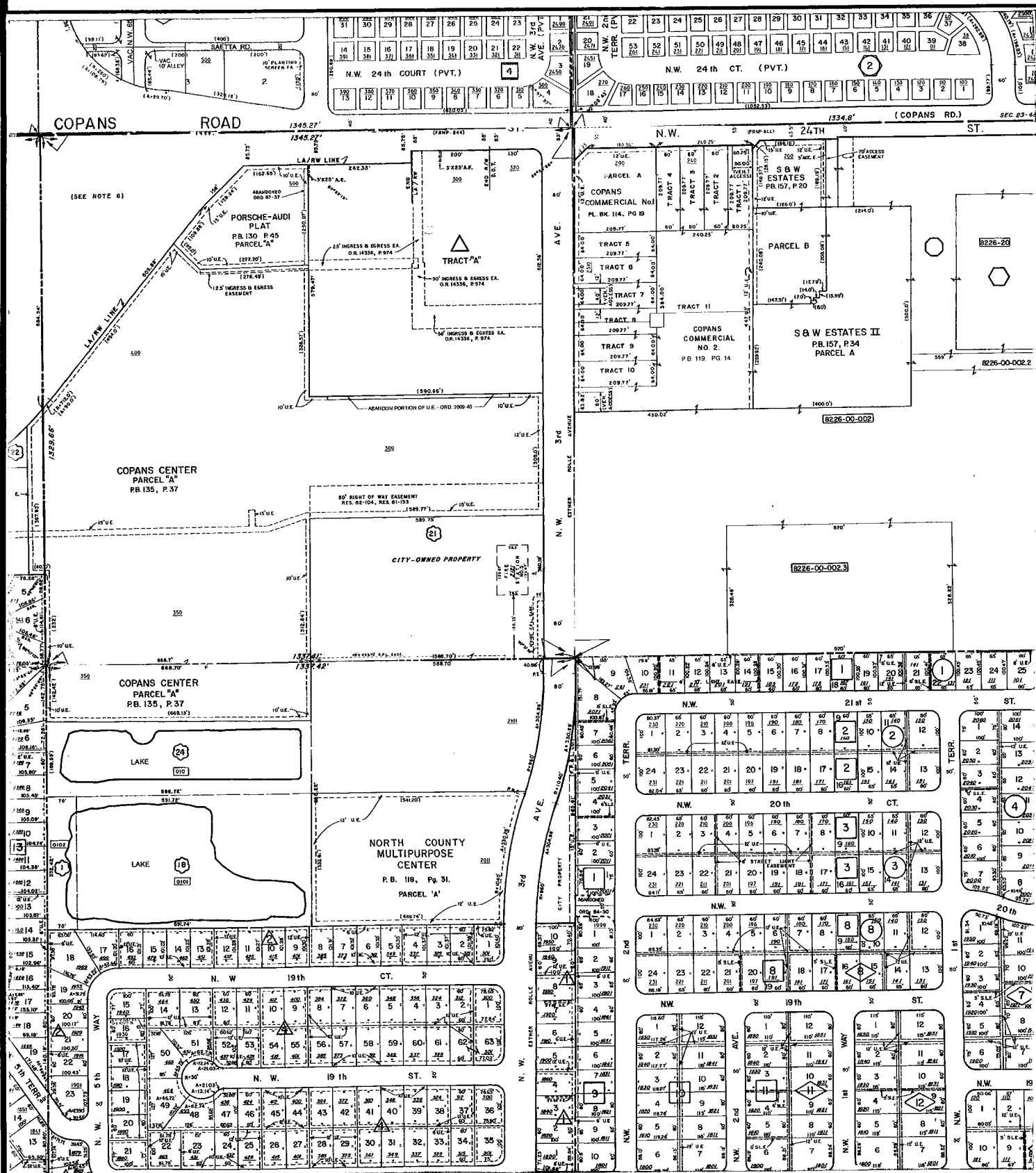




PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

## **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 **1/20/16** and found to be in compliance with Land Development regulations.

### **Zoning**

- 1) All Right-of-Way dedications shall be reflected on Plat.
- 2) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 3) Must submit a Title Opinion made out to the City, less than 6 months old.
- 4) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.

### **Engineering Department**

Approved.

### **CRA**

This project is in the NWCRA, no comments.

### **Utilities**

The City of Pompano Beach Utilities dept. has no objection to the requested plat approval.

### **Fire Department**

Fire has no objections at this time, subject to site plan changes from other departments:

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.

\*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.

## **Review and Summary cont.**

### **Teco Peoples Gas:**

Teco Gas has no objection to this Plat.

### **AT&T:**

AT&T has no objection to this Plat.

### **Comcast:**

Comcast has no objection to this Plat.

### **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 1/20/16 and found to be in compliance with Land Development regulations. The applicant knows that a Title Opinion must be submitted prior to City Commission agenda placement. Other than that, all comments from the DRC meeting have been addressed.

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 Opinion made out to the City, less than 6 months old; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.



DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE SOUTH 00 DEGREES 59' 50" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 26. A DISTANCE OF 970.61 FEET; THENCE SOUTH 88 DEGREES 26' 44" WEST. A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON WEST RIGHT OF WAY LINE OF NORTHWEST 3RD AVENUE; THENCE CONTINUE SOUTH 88 DEGREES 26' 44" WEST, ALONG THE SOUTH BOUNDARY OF PARCEL "A" OF COPANS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 37, BROWARD COUNTY, FLORIDA, A DISTANCE OF 589.77 FEET TO A POINT OF INTERSECTION OF THE AFOREMENTIONED PARCEL "A"; THENCE SOUTH 01 DEGREES 09' 58" EAST, ALONG THE EAST BOUNDARY OF THE AFOREMENTIONED PARCEL "A", AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 692.82 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF NORTH COUNTY MULTIPURPOSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 50' 03" EAST, ALONG THE NORTH LINE OF THE AFOREMENTIONED PARCEL "A", A DISTANCE OF 541.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED NORTHWEST 3RD AVENUE, SAID POINT BEING A POINT ON A 960 FOOT RADIUS OF A NONTANGENT CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS SOUTH 73 DEGREES 05' 31" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 54' 20", AN ARC DISTANCE OF 300.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 59' 50" WEST, ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE A DISTANCE OF 401.81 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 404,529 SQUARE FEET (9.287 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } SS DENNIS BEACH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD } SS THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FIRE STATION 61, DO HEREBY DEDICATE THE FOLLOWING:

NONE

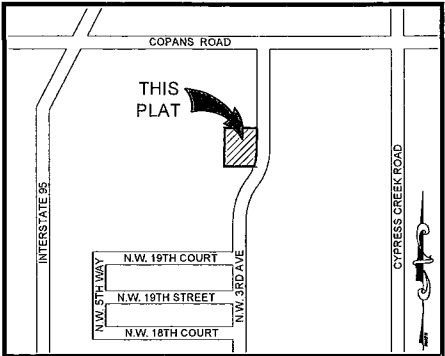
IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

WITNESS: \_\_\_\_\_ CITY OF POMPANO BEACH,  
PRINT NAME: \_\_\_\_\_ A MUNICIPAL CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME DENNIS BEACH

FIRE STATION 61

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)  
OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: \_\_\_\_\_  
CITY CLERK  
ASCELETA HAMMOND

BY: \_\_\_\_\_  
CITY MAYOR  
LAMAR FISHER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

BY: \_\_\_\_\_  
PLANNING AND ZONING BOARD  
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER  
JOHN SFIROPOULOS

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.O., 201\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

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 \_\_\_\_\_, 201\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR DEPUTY

MAYOR-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION  
AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
RICHARD TORNESE ROBERT P. LEGG, JR.  
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR  
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER  
REGISTRATION NO. 40263 REGISTRATION NO. 4030

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

BROWARD COUNTY ENVIRONMENTAL PROTECTION  
AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON xxxxxx xxx, 201x. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: \_\_\_\_\_ FOR THE FIRM BY: \_\_\_\_\_

A.M. LAZOWICK  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4105  
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
						<b>KEITH &amp; ASSOCIATES, INC.</b> consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860 002-MP-16

# FIRE STATION 61

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)  
OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 2

## 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.

## PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF PARCEL "A", NORTH COUNTY MULTIPURPOSE CENTER, PLAT BOOK 118, PAGE 31, BROWARD COUNTY PUBLIC RECORDS, BEING NORTH 88°50'36" EAST.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS Q 400 AND 023. BENCHMARK Q 400 IS AN ENCASED STAINLESS STEEL ROD & CAP STAMPED "Q 400 1991" 0.5 MILES SOUTHERLY ALONG THE FLORIDA EAST COAST RAILROAD FROM THE INTERSECTION OF COPANS ROAD IN POMPAÑO BEACH, 318.2 FEET SOUTH OF THE SOUTHEAST CORNER OF A CHAIN-LINK FENCE AROUND PUMP STATION 6, 151.6 FEET EAST OF THE NEAR RAIL, 101.7 FEET EAST OF UTILITY LIGHT POLE NUMBER 313 ESM 290, 77.1 FEET EAST OF THE CENTERLINE OF NORTHEAST 5TH AVENUE, AND 1.0 FOOT WEST OF A WITNESS POST AND FENCE. ACCESS TO THE DATUM POINT IS THROUGH 5-INCH LOGO CAP, ELEVATION=17.36'. BENCHMARK 023 IS A BRASS DISC IN CONCRETE MONUMENT STAMPED "023 2011", TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO NORTH ON NORTH DIXIE HIGHWAY 1.0 MILE TO THE JUNCTION OF NW 15TH STREET ON THE LEFT, TURN LEFT ON NW 15TH STREET AND GO WEST FOR 0.3 MILES TO THE MARK ON THE RIGHT, SET IN THE TOP OF A 10-INCH ROUND CONCRETE MONUMENT RECESSED 0.2 FEET BELOW THE LEVEL OF THE GROUND AND LEVEL WITH NW 15TH STREET. LOCATED 73.0 FEET WEST OF THE CENTERLINE OF ESTHER ROLLE AVENUE (NW THIRD AVENUE), 55.0 FEET NORTHWEST OF A CONCRETE POWER POLE, 35.1 FEET NORTH OF THE CENTERLINE OF NW 15TH STREET, 27.0 FEET SOUTHWEST OF A THE WEST END OF A CONCRETE SIGN, 5.0 FEET NORTH OF THE NORTH EDGE OF A CONCRETE SIDE WALK AND 1.0 FEET OF A CARSONITE WITNESS POST, ELEVATION=15.23'

THE FOLLOWING NOTE IS REQUIRED BY 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, AND OPERATION OF CABLE TELEVISION 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 COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX XX, 2021, 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

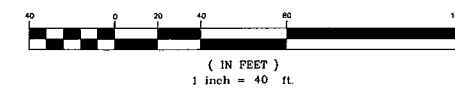
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXXX XX, 2021 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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

THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000 SQUARE FEET POLICE STATION.

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.

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.

## GRAPHIC SCALE



## LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FP&L FLORIDA POWER & LIGHT COMPANY
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION OFFICIAL RECORDS BOOK
- O.R.B. PLAT BOOK
- P.B. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- ONE-QUARTER SECTION CORNER
- SECTION CORNER

PREPARED BY:

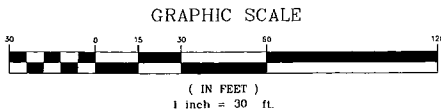
**KEITH ASSOCIATES, INC.**  
consulting engineers

301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX(954) 788-3500  
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

002-MP-16

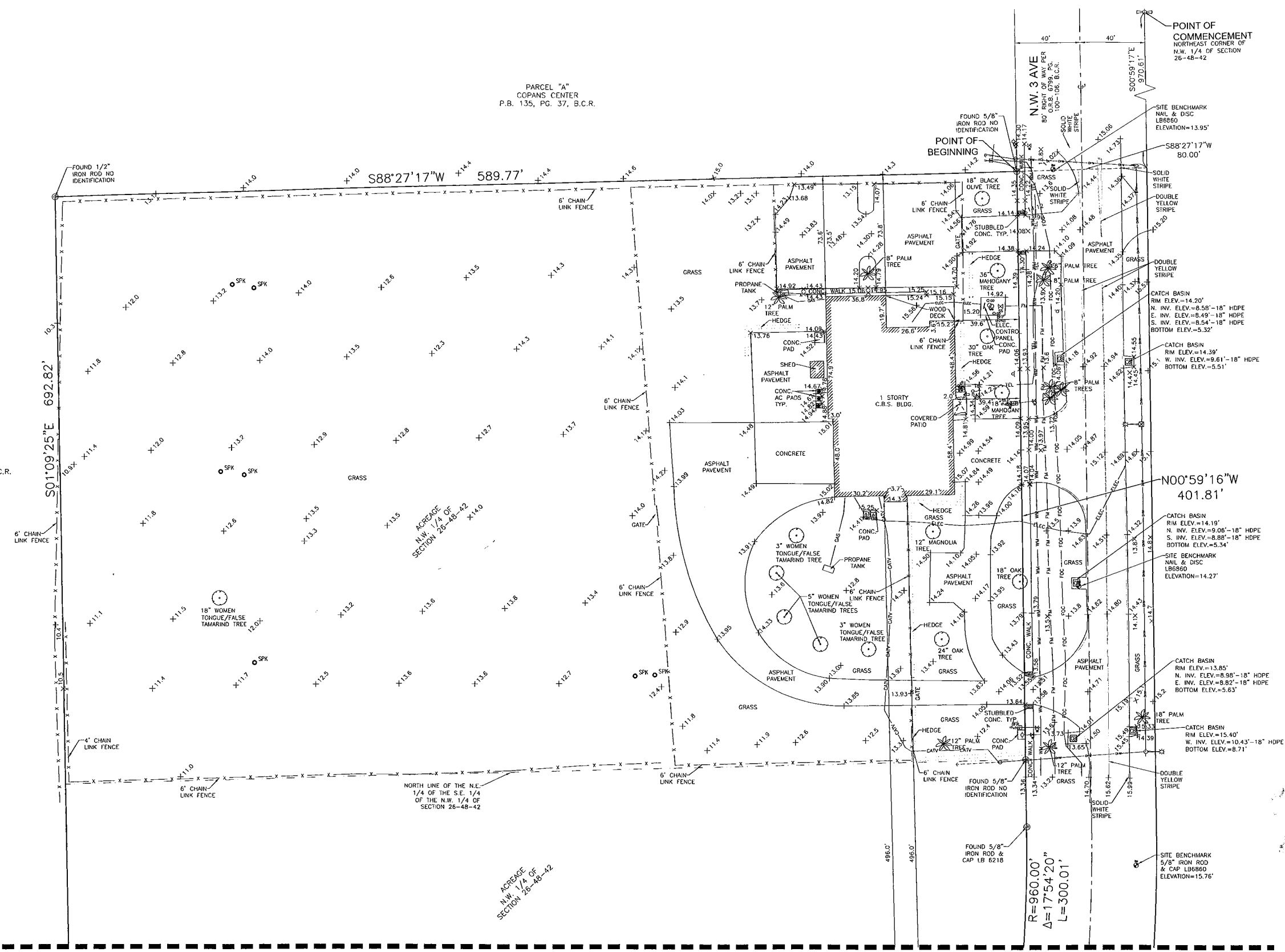






PARCEL "A"  
COPANS CENTER  
P.B. 135, PG. 37, B.C.R.

PARCEL "A"  
COPANS CENTER  
P.B. 135, PG. 37, B.C.R.



DATE	REVISION	BY

DATE	8-5-15
SCALE	1"=30'
FIELD BOOK	668
DRAWN BY	DOB
CHECKED BY	MMW

**Kent Associates, Inc.**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@kent-associates.com LB NO. 6860

**BOUNDARY & TOPOGRAPHIC SURVEY**

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4)  
OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPAHO BEACH BROWARD COUNTY, FLORIDA

As per 07/02/2017 File Status: 81 - Pompano Beach Survey 07/02/2017 - 07/02/2017 - 07/02/2017 - 07/02/2017