

CONSTRUCTION OR REPAIR:

SURVEY DESCRIPTION:

MAXIMUM BUILDING HEIGHT=105

SETBACKS: FRONT=NONE, REAR=30", STREET SIDE/ CORNER=NONE PARKING: 387 REQUIRED, 278  
EXISTING INCLUDING 8 HANDICAPPED

PARCEL 7:

PARCEL "A", ASSOCIATED PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS A PARCEL OF LAND, BEING PARCEL "A", "ASSOCIATED PLAT NO.3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89 DEGREES 01' 09" EAST, 302.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", SOUTH 1 DEGREE 18' 19" EAST, 513.79 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", SOUTH 43 DEGREES 47' 57" WEST, 35.42 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 88 DEGREES 54' 13" WEST, 277.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 1 DEGREE 16' 26" WEST, 539.49 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

PARCEL "A", ASSOCIATED PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS A PARCEL OF LAND, BEING PARCEL "A", "ASSOCIATED PLAT NO.1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89 DEGREES 01' 31" EAST, 305.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", SOUTH 1 DEGREE 19' 06" EAST, 537.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" SOUTH 88 DEGREES 54' 02" WEST, 280.89 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL NORTH 46 DEGREES 12' 08" WEST, 35.29 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 1 DEGREE 18' 19" WEST, 513.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 326,982 SQUARE FEET OR 7.5065 ACRES, MORE OR LESS,

**AAC**

PZ24- 30000012  
01/06/2026

TOGETHER WITH THE RIGHTS TO USE THE EASEMENTS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12876, PAGE 738, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

