

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN OFF STREET PARKING AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND DOWNEY PROPERTIES, LLC; PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:**

**SECTION 1.** That an Agreement between the City of Pompano Beach and Downey Properties, LLC, a copy of which Agreement is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

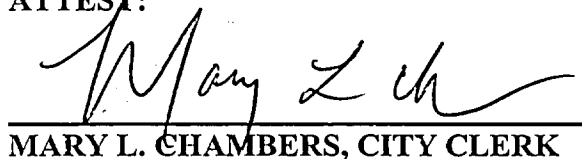
**SECTION 2.** That the proper City officials are hereby authorized to execute said Agreement between the City of Pompano Beach and Downey Properties, LLC.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 12th day of July, 2005.

  
\_\_\_\_\_  
**JOHN C. RAYSON, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN OFF STREET PARKING AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND DOWNEY PROPERTIES, LLC; PROVIDING AN EFFECTIVE DATE.**

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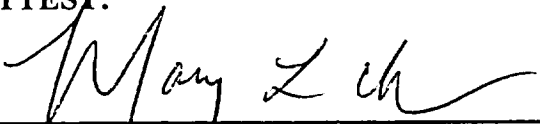
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**PASSED AND ADOPTED** this 12<sup>th</sup> day of July, 2005.

  
\_\_\_\_\_  
**JOHN C. RAYSON, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

## OFF STREET PARKING AGREEMENT

THIS IS AN AGREEMENT, by and between DOWNEY PROPERTIES, LLC, (Hereinafter OWNER ) and THE CITY OF POMPANO BEACH, a municipal corporation of the State of Florida, (Hereinafter CITY).

WHEREAS, Chapter 155, Section 155.112(A), City of Pompano Beach Code of Ordinances, requires that off-street parking facilities shall be located upon the same parcel of land the facilities are intended to serve, or on an additional parcel of land within five hundred feet (500') of the nearest property line of the premises the off-street parking facilities are intended to serve; and

WHEREAS, 155.112 (A)(1) requires an off street parking agreement between the property owners of the respective parcels and CITY OF POMPANO BEACH if a separate parcel is to be used for off-street parking facilities; and

WHEREAS, OWNER is the owner of two contiguous real property parcels, lying and being in Pompano Beach, Broward County, Florida and described more fully in Exhibit "A" and Exhibit "B", and

OWNER wishes to make improvements on Parcel "A", which may require additional off-street parking facilities in order to be in compliance with the provisions of Chapter 155 of the CITY Code of Ordinances. OWNER intends to utilize both parcels for the mutual benefit of each other with regard to their parking facilities;

In consideration of the mutual promises, terms and conditions contained herein, OWNER and CITY agree as follows:

1. The CITY gives OWNER permission to use the real property described in Exhibit B, attached hereto and incorporated herein and known as Parcel B, for off-street parking in connection with the real property described in Exhibit A, attached hereto and incorporated herein and known as Parcel A. In consideration for said permission, OWNER covenants and agrees that the portion of Parcel B, which satisfies the off-street parking requirement of Parcel A shall never be sold or disposed of except in conjunction with the sale of Parcel A, as long as off-street parking facilities are required by applicable City ordinances.
2. The provisions contained herein shall be restrictions and covenants running with the land and shall be binding upon the heirs, successors and assigns of the parties.
3. An additional parcel or parcels of land meeting the provisions of the City of Pompano Beach Code of Ordinances may be substituted for Parcel B, with the permission of the City of Pompano Beach, by means of an agreement of equal dignity to this Agreement and recorded in the Public Records of Broward County.
4. This Agreement shall be of no effect until it is properly executed by the CITY and OWNER and recorded in the Public Records of Broward County at the expense of the OWNER.

ON WITNESS WHEREOF, CITY and OWNER have executed this Agreement on the respective dates under each signature.

Witnesses:

[Signature] CAROL CONWAY  
[Signature] ANGELA SOTO

OWNER: PARCEL A (Daniel Downey) Downey Properties LLC

BY: [Signature]  
Daniel Downey as Authorized Representative  
1100 NW 15<sup>th</sup> Avenue  
Pompano Beach, FL 33069

OWNER: PARCEL B (DOWNEY PROPERTIES, (LLC))

BY: [Signature]  
Daniel Downey as authorized representative  
1010 NW 15<sup>TH</sup> Avenue  
Pompano Beach, FL 33069

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DANIEL DOWNEY, to me known to be the person who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforementioned  
this 19<sup>th</sup> day of May, 2005.

[Signature]  
Notary Public

3



"CITY":

Witnesses:

Maria M. Dancy  
Signature

Shelley R. Bartholomew  
Signature

CITY OF POMPANO BEACH

By: John C. Rayson  
JOHN C. RAYSON, MAYOR

By: C. William Hargett, Jr.  
C. WILLIAM HARGETT, JR.,  
CITY MANAGER

Attest:

Mary L. Chambers  
MARY L. CHAMBERS  
CITY CLERK

(SEAL)

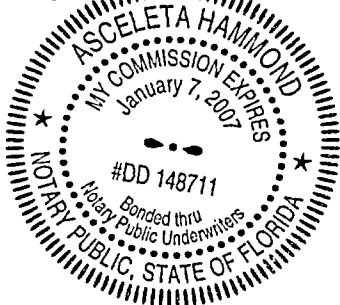
Approved As To Form:

Gordon B. Linn  
GORDON B. LINN  
CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of July, 2004 by JOHN C. RAYSON, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY SEAL:



Asceletha Hammond  
NOTARY PUBLIC, STATE OF FLORIDA

Asceletha Hammond

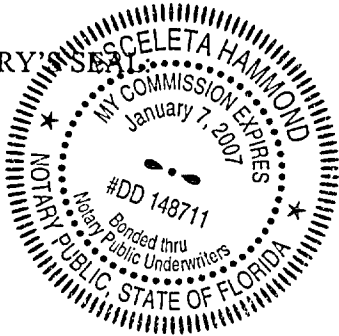
(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of July, 2005 by **C. WILLIAM HARGETT, JR.**, as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:



Asceletha Hammond  
NOTARY PUBLIC, STATE OF FLORIDA

Asceletha Hammond

(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of July, 2005 by **MARY L. CHAMBERS** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:



Asceletha Hammond  
NOTARY PUBLIC, STATE OF FLORIDA

Asceletha Hammond

(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

Exhibit A

PARCEL "A":  
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, A DISTANCE OF 25 00 FEET OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 525 01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD, THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 78° 13'18" AND ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 397 84 FEET, THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 170° 25'00" A DISTANCE OF 118 58 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 99° 35'00" A DISTANCE OF 406 52 FEET, THENCE NORTH MAKING AN INCLUDED ANGLE OF 102° 11'00" ALONG A LINE 25.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST (NE ¼) OF SAID SECTION 34, A DISTANCE OF 416 93 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY TAKEN BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PER STIPULATED ORDER OF TAKING CASE NO. CA-02-000492, BROWARD COUNTY CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, PARCEL NO. 121, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCE AT A FOUND 1 ½ INCH IRON PIPE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 27'03" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 814 846 METERS (2,673 37 FEET) TO A FOUND KEITH & SCHNARS NAIL AND BRASS CAP MARKING THE CENTER OF SAID SECTION 34 AND A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 2306191, THENCE NORTH 01° 24'23" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 AND SAID BASELINE OF SURVEY, A DISTANCE OF 399 804 METERS (1,311 69 FEET), THENCE NORTH 88° 35'37" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7 620 METERS (25 00 FEET) TO A POINT ON THE SOUTHWEST CORNER OF LOT 1, BLOCK C "POMPAÑO RAIL TERMINALS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE POINT OF BEGINNING, THENCE NORTH 88° 59'48" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 19 813 METERS (65 00 FEET) TO A POINT ON A LINE 27 432 METERS (90 00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, THENCE SOUTH 01° 24'43" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 131 134 METERS (430 23 FEET), THENCE NORTH 79° 13'10" WEST, A DISTANCE OF 20 269 METERS (66 50 FEET) TO A POINT ON SAID EASTERLY EXISTING RIGHT-OF-WAY, LINE, THENCE NORTH 01° 24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY AND ALONG A LINE 7 620 METERS (25 00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, A DISTANCE OF 126 995 METERS (416 65 FEET) TO THE POINT OF BEGINNING. CONTAINING 0 2557 HECTARES (0 632 ACRES), MORE OR LESS

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 190,066 708 F.

AKA: 1100 NW 15 Avenue



## Exhibit B

### PARCEL "B"

#### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼); THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) FOR A DISTANCE OF 720.034 FEET TO THE POINT OF BEGINNING #1 FROM SAID POINT OF BEGINNING CONTINUING NORTHERLY ALONG THE SAID WEST LINE A DISTANCE OF 180.10 FEET, THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 77° 49' 00" ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF THE MAIN TRACK OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 448.84 FEET TO A POINT 60 FEET WEST OF SAID CENTERLINE AS MEASURED ALONG SAID PERPENDICULAR LINE, THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 77° 58' 36" A DISTANCE OF 194.00 FEET THENCE NORTHWESTERLY MAKING AN INCLUDED ANGLE OF 90° 04' 00" A DISTANCE OF 66.10 FEET, THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 191° 57' 24" A DISTANCE OF 305.75 FEET TO THE POINT OF BEGINNING #1, LESS THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES) FOR ROAD RIGHT-OF-WAY, AND LESS THE RIGHT-OF-WAY TAKEN BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PER STIPULATED ORDER OF TAKING CASE No. CA-02-000492, BROWARD COUNTY CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, PARCEL No. 120, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 ½ INCH IRON PIPE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 27' 03" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 814.846 METERS (2,673.37 FEET) TO A FOUND KEITH & SCHNARS NAIL AND BRASS CAP MARKING THE CENTER OF SAID SECTION 34 AND A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 2306191, THENCE NORTH 01° 24' 23" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 AND SAID BASELINE OF SURVEY, A DISTANCE OF 217.915 METERS (714.94 FEET), THENCE NORTH 88° 35' 37" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.620 METERS (25.00 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE POINT OF BEGINNING, THENCE NORTH 01° 24' 23" WEST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE AND ALONG A LINE 7.620 METERS (25.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY A DISTANCE OF 54.895 METERS (180.10 FEET), THENCE SOUTH 79° 13' 10" EAST, A DISTANCE OF 20.269 METERS (66.50 FEET), THENCE SOUTH 01° 24' 23" EAST ALONG A LINE 27.432 METERS (90.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, A DISTANCE OF 20.048 METERS (65.77 FEET) TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A CHORD BEARING OF SOUTH 02° 40' 12" EAST, THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 794.077 METERS (2,605.24 FEET), THROUGH A CENTRAL ANGLE OF 02° 31' 38", AN ARC DISTANCE OF 35.025 METERS (114.91 FEET) TO THE END OF SAID CURVE, THENCE NORTH 79° 13' 10" WEST, A DISTANCE OF 21.059 METERS (69.09 FEET) TO THE POINT OF BEGINNING.  
CONTAINING 1,096.5 SQUARE METERS (11,803 SQUARE FEET), MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

AKA: 1010 NW 15 Avenue

*Composite*  
**EXHIBIT**  
*C*

## THE SOTO LAW GROUP, P.A.

Galleria Professional Building • 915 Middle River Drive, Suite 304 • Fort Lauderdale, FL 33304

Oscar E. Soto  
Angela D. Soto  
Alexander O. Soto  
Felena R. Talbott  
Kimberly A. Gessner  
Gabriela C. Novo

Telephone (954) 567-1776  
Facsimile (954) 567-1778  
E-Mail: [Sotolawgrp@aol.com](mailto:Sotolawgrp@aol.com)  
[www.sotolawgroup.com](http://www.sotolawgroup.com)

May 24, 2005

City of Pompano Beach  
Zoning Department  
100 West Atlantic Blvd.  
Pompano Beach, Florida 33060

Re: 1010 NW 15<sup>th</sup> Avenue, Pompano Beach, Florida 33069

Dear Sir/Madam:

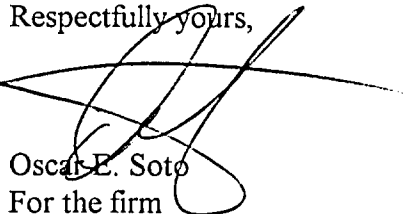
The undersigned is counsel to Downey Properties, LLC, with respect to that real property legally described as:

34-48-42 PT OF SW1/4 OF NE1/4 DESC'D AS, COMM AT SW COR OF SW1/4 OF NE1/4 NLY ALG W/L 720.34 TO POB, CONT NLY 180.10, ELY 448.84 TO A PT 60 W OF C/L OF SCL RR, SWLY 194, NWLY 66.10, WLY 305.75 TO POB, LESS W 25 FOR RD & LESS PT DESC COMM AT SW COR OF NE1/4, N 714.94 E 25 TO POB, N 180.10, ELY 66.50. SLY 65.77 TO P/C, SLY ARC DIST OF 114.91, WLY 69.09 TO POB a/k/a 1010 NW 15<sup>th</sup> AVENUE, POMPANO BEACH, FLORIDA 33069

**THE ABOVE LEGALLY DESCRIBED REAL PROPERTY IS OWNED IN FEE SIMPLE BY DOWNEY PROPERTIES, LLC, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

If you have any questions please let us know.

Respectfully yours,



Oscar E. Soto  
For the firm

OES/cec  
cc: client

*Composite*  
**EXHIBIT**  
*C*

## THE SOTO LAW GROUP, P.A.

Galleria Professional Building • 915 Middle River Drive, Suite 304 • Fort Lauderdale, FL 33304

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Telephone (954) 567-1776  
Facsimile (954) 567-1778  
E-Mail: [Sotolawgrp@aol.com](mailto:Sotolawgrp@aol.com)  
[www.sotolawgroup.com](http://www.sotolawgroup.com)

May 24, 2005

City of Pompano Beach  
Zoning Department  
100 West Atlantic Blvd.  
Pompano Beach, Florida 33060

Re: 1100 NW 15<sup>th</sup> Avenue, Pompano Beach, Florida 33069

Dear Sir/Madam:

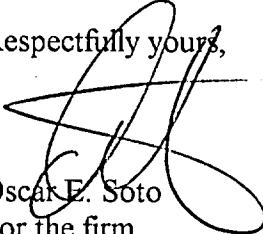
The undersigned is counsel to Downey Properties, LLC, with respect to that real property legally described as:

34-48-42 BEG AT PT ON N/L OF SW1/4 OF NE1/4 25 E OF NE COR, E ALG N/L 525.31 TO PT ON W R/W/L OF NE1/4 416.93 TO POB, LESS PT DESC AS, COMM AT SW COR, NE1/4, N 1311.69, E 25 TO POB, E65, S 430.23, WLY 66.50, NLY 416.65 TO POB A/K/A 1100 NW 15<sup>TH</sup> AVENUE, POMPANO BEACH, FLORIDA 33069

**THE ABOVE LEGALLY DESCRIBED REAL PROPERTY IS OWNED IN FEE SIMPLE BY DOWNEY PROPERTIES, LLC, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

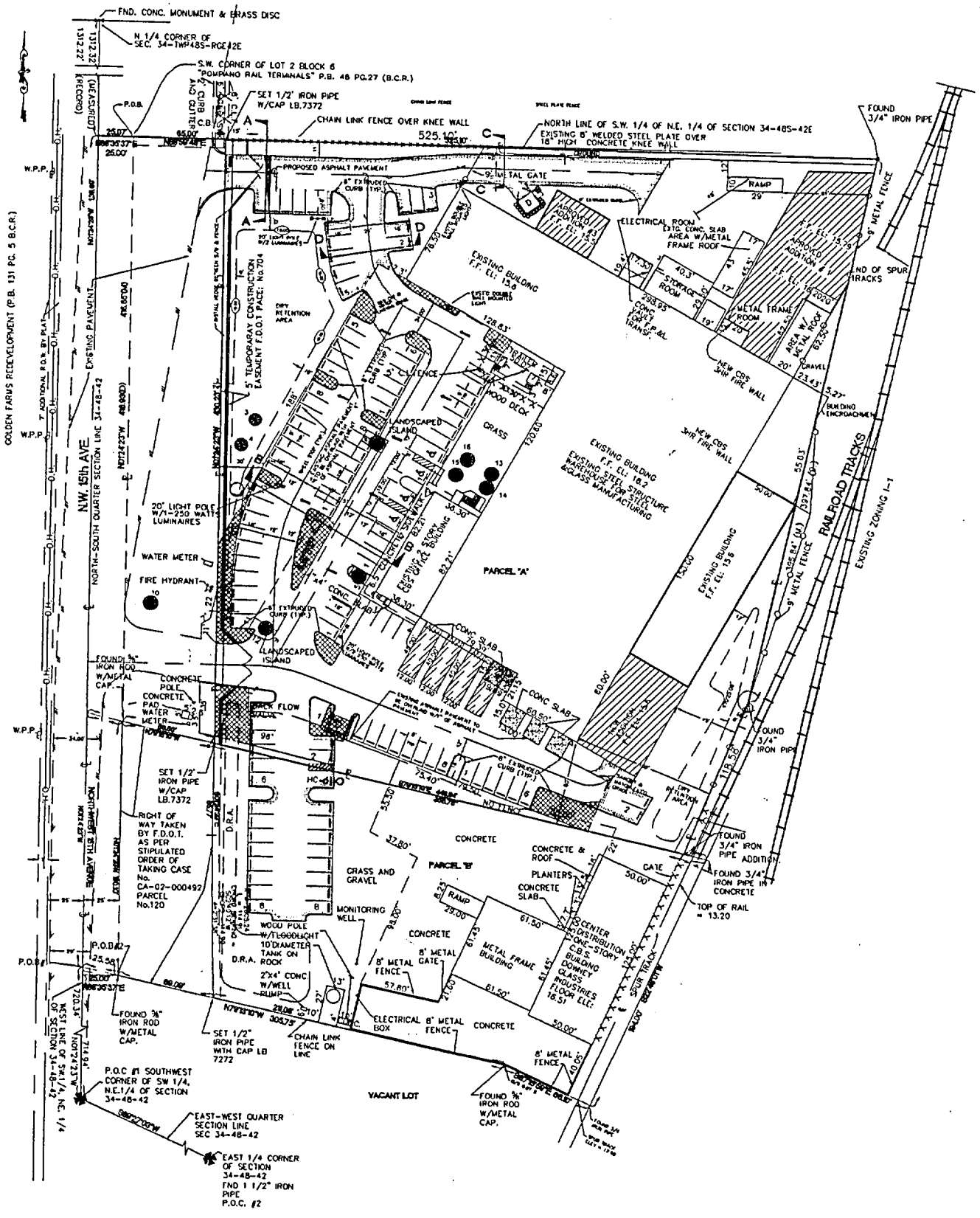
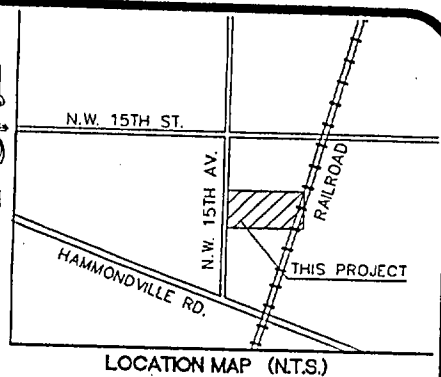
If you have any questions please let us know.

Respectfully yours,

  
Oscar E. Soto  
For the firm

OES/cec  
cc: client

8



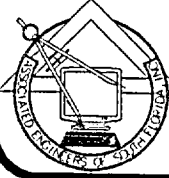
REVISIONS/UPDATES:

DATED:

SCALE: 1"= 100' DRAWN BY: A.B. CHECKED BY: G.X.A. PROJECT No.: 05-115 SHEET 1 OF 3

FOR:  
DAN DOWNEY

PROJECT:  
DOWNEY INDUSTRIAL  
CENTER  
SITE PLAN



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.  
PLANNING • STUDIES • DESIGN • INSPECTION SERVICES  
5450 GRIFFIN ROAD, SUITE M, DAVIE, FL 33314  
PHONE (954) 584-6880 FAX (954) 584-2862  
CERTIFICATE OF AUTHORIZATION NO. 0042

NOTE:

THIS PROJECT DOES NOT  
REQUIRE ADDITIONAL YARD  
LIGHTING. HOURS OF OPERATION  
ARE ONLY DURING DAYLIGHT  
HOURS. LIGHTING PROVIDED  
IS ONLY FOR SECURITY PURPOSES.

NO MEZZANINE OFFICES WILL BE  
PROVIDED OR CONSTRUCTED IN THE  
FUTURE WITHIN THE PROPOSED

PARCEL "A"

OPEN SPACE REQUIRED ----- 38,014.00 SQFT (20%)  
OPEN SPACE PROVIDED -----56,281.94SQFT (29.61 %)

SITE DATA:

EXISTING ZONING: I-1  
PROPOSED ZONING: I-1  
EXISTING LAND USE: INDUSTRIAL  
PROPOSED LAND USE: INDUSTRIAL

TOTAL SITE AREA AFTER D.O.T. TAKE: 190,066.70 S.F.=4.363 Acres.

TOTAL EXISTING BLDG. AREA: 66,031.00 S.F.

APPROVED BLDG. AREA: 8,171.00 S.F.

PROPOSED ADDITIONAL BLDG. AREA: 3,585.34 S.F.

TOTAL BLDG. AREA: 77,787.34 S.F.

TOTAL EXISTING ASPHALT PAVEMENT AREA: 49,636.83 S.F.

TOTAL EXISTING ASPHALT PAVEMENT TO BE REMOVED: 6,759.00 S.F.

NEW ASPHALT PAVEMENT TO BE ADDED: 12,533.55 S.F.

EXISTING MISCELANEOUS CONC. SLAB: 11,481.00 S.F.

TOTAL PAVEMENT AFTER IMPROVEMENTS: 66,892.38 S.F.

PARKING REQUIRED:

EXISTING OFFICE= 2,835 S.F. • 1 SPACE/250 S.F.= 11.34

EXISTING SHOWROOM= 2,835 S.F. • 1 SPACE/500 S.F.= 5.67

EXISTING AND APPROVED ADDITION INDUSTRIAL= 68,532 S.F.

FIRST 10,000 S.F. • 1 SPACE/500 S.F. 20.00

REMAINDER 58,532 S.F. • 1 SPACE/1000 S.F. 58.53

PROPOSED INDUSTRIAL: 3,585.34 S.F. • 1 SPACE/1000 S.F. 3.58

TOTAL REQUIRED SPACES: 99.12

PARKING PROVIDED:

HANDICAPPED SPACES: 4

STANDARD SPACES 96

TOTAL PARKING SPACES PROVIDED 100

PARCEL "B"

OPEN SPACE REQUIRED -----11,305.022SQFT (20%)

OPEN SPACE PROVIDED -----18,040.75QFT (30.91%)

SITE DATA:

EXISTING ZONING: I-1

PROPOSED ZONING: I-1

EXISTING LAND USE: INDUSTRIAL

PROPOSED LAND USE: INDUSTRIAL

TOTAL SITE AREA AFTER D.O.T. TAKE: 56,525.11 S.F.=1.30 Acres.

EXISTING BLDG. AREA: 10,014.33 S.F.

NEW ASPHALT PAVEMENT TO BE ADDED: 6,274.83 S.F.

EXISTING MISCELANEOUS CONC. SLAB: 22,195.20 S.F.

TOTAL PAVEMENT AFTER IMPROVEMENT: 28,470.03 S.F.

PARKING REQUIRED:

10,000 S.F. • 1 SPACE/500 S.F. 20

PARKING PROVIDED:

HANDICAPE SPACES 1

STANDARD SPACES 19

TOTAL PARKING SPACES PROVIDED: 20

PAUL DEANAL P.E.,  
REGISTERED ENGINEER No. 37334  
STATE OF FLORIDA

REVISIONS/UPDATES:

DATED:

SCALE: N.T.S.

DRAWN BY: A.B.

CHECKED BY: G.X.A.

PROJECT No.: 05-115

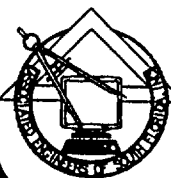
SHEET 2 OF 3

FOR:

DAN DOWNEY

PROJECT:

DOWNEY INDUSTRIAL  
CENTER  
SITE PLAN



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.  
PLANNING • STUDIES • DESIGN • INSPECTION SERVICES  
3450 GRIFFIN ROAD, SUITE M, DAVIE, FL 33314  
PHONE 954-976-6666 FAX 954-976-2862

PARCEL "A":  
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 25.00 FEET OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 525.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD, THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 78° 13'18" AND ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 397.84 FEET, THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 170° 25'00" A DISTANCE OF 118.58 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 99° 35'00" A DISTANCE OF 406.52 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 102° 11'00" ALONG A LINE 25.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 416.93 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY TAKEN BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PER STIPULATED ORDER OF TAKING CASE NO. CA-02-000492, BROWARD COUNTY CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, PARCEL NO. 121, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 1/4 INCH IRON PIPE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 27'03" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 814.846 METERS (2,673.37 FEET) TO A FOUND KEITH & SCHNARS NAIL AND BRASS CAP MARKING THE CENTER OF SAID SECTION 34 AND A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 2306191; THENCE NORTH 01° 24'23" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 AND SAID BASELINE OF SURVEY, A DISTANCE OF 399.804 METERS (1,311.69 FEET); THENCE NORTH 88° 35'37" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.620 METERS (25.00 FEET) TO A POINT ON THE SOUTHWEST CORNER OF LOT 1, BLOCK C "POMPAÑO RAIL TERMINALS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE POINT OF BEGINNING; THENCE NORTH 88° 59'48" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 19.813 METERS (65.00 FEET) TO A POINT ON A LINE 27.432 METERS (90.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY; THENCE SOUTH 01° 24'43" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 131.134 METERS (430.23 FEET); THENCE NORTH 79° 13'10" WEST, A DISTANCE OF 20.269 METERS (66.50 FEET) TO A POINT ON SAID EASTERLY EXISTING RIGHT-OF-WAY LINE; THENCE NORTH 01° 24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY AND ALONG A LINE 7.620 METERS (25.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, A DISTANCE OF 126.995 METERS (416.65 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.2557 HECTARES (0.632 ACRES), MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 190,066.70S.F.

PARCEL "B"  
LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4); THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) FOR A DISTANCE OF 720.034 FEET TO THE POINT OF BEGINNING #1 FROM SAID POINT OF BEGINNING CONTINUING NORTHERLY ALONG THE SAID WEST LINE A DISTANCE OF 180.10 FEET, THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 77° 04'00" ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF THE MAIN TRACK OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 448.84 FEET TO A POINT 60 FEET WEST OF SAID CENTERLINE AS MEASURED ALONG SAID PERPENDICULAR LINE; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 77° 58'36" A DISTANCE OF 194.00 FEET THENCE NORTHWESTERLY MAKING AN INCLUDED ANGLE OF 90° 04'00" A DISTANCE OF 66.10 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 191° 57'24" A DISTANCE OF 305.75 FEET TO THE POINT OF BEGINNING #1, LESS THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES) FOR ROAD RIGHT-OF-WAY, AND LESS THE RIGHT-OF-WAY TAKEN BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PER STIPULATED ORDER OF TAKING CASE NO. CA-02-000492, BROWARD COUNTY CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, PARCEL NO. 120, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 1/4 INCH IRON PIPE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 27'03" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 814.846 METERS (2,673.37 FEET) TO A FOUND KEITH & SCHNARS NAIL AND BRASS CAP MARKING THE CENTER OF SAID SECTION 34 AND A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 2306191; THENCE NORTH 01° 24'23" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 AND SAID BASELINE OF SURVEY, A DISTANCE OF 217.915 METERS (714.94 FEET); THENCE NORTH 88° 35'37" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.620 METERS (25.00 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE POINT OF BEGINNING; THENCE NORTH 01° 24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE AND ALONG A LINE 7.620 METERS (25.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY A DISTANCE OF 54.895 METERS (180.10 FEET); THENCE SOUTH 79° 13'10" EAST, A DISTANCE OF 20.269 METERS (66.50 FEET); THENCE SOUTH 01° 24'23" EAST ALONG A LINE 27.432 METERS (90.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, A DISTANCE OF 20.048 METERS (65.77 FEET) TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A CHORD BEARING OF SOUTH 02° 40'12" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 794.077 METERS (2,605.24 FEET), THROUGH A CENTRAL ANGLE OF 02° 31'38", AN ARC DISTANCE OF 35.025 METERS (114.91 FEET) TO THE END OF SAID CURVE; THENCE NORTH 79° 13'10" WEST, A DISTANCE OF 21.059 METERS (69.09 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,096.5 SQUARE METERS (11,803 SQUARE FEET), MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PAUL PLANA, P.E.,  
REGISTERED ENGINEER No. 37334  
STATE OF FLORIDA

REVISIONS/UPDATES:

DATED:

SCALE: N.T.S.

DRAWN BY: A.B.

CHECKED BY: G.X.A.

PROJECT No.: 05-115

SHEET 3 OF 3



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

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FOR:

DAN DOWNEY

PROJECT:

DOWNEY INDUSTRIAL  
CENTER  
SITE PLAN