



ABBOT STUDIOS

May 26, 2026

Scott Reale
City Of Pompano Beach
Planning and Zoning Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Reece
 2250 N. Andrews Ave.
 Pompano Beach, FL 33069
 Permit NO: 23-00007309
 Parcel ID: 8227-26—PARCEL002250

Mr. Reale,

Legal description for the above referenced property is as follows:

A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 27; THENCE SOUTH 1°22' 17" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 27, A DISTANCE OF 430 FEET; THENCE NORTH 88°34' 00" EAST, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°34'00" EAST, A DISTANCE OF 525.42 FEET; THENCE NORTH 1°26'00" WEST A DISTANCE OF 375 FEET, THENCE SOUTH 88°34'00" WEST ALONG A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 525.02 FEET; THENCE SOUTH 1°22'17" EAST ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 27, A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING; TOGETHER WITH: THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27, LESS THE NORTH 490 FEET THEREOF, AND LESS THAT CERTAIN RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 4082, PAGE 600 AND DEED BOOK 699, PAGE 235, OF THE PUBLIC RECORDS OF BROWARD COUNTY; ALSO TOGETHER WITH: ALL THAT PORTION OF THE SOUTH 228 FEET OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY'S 100 FOOT RIGHT-OF WAY; ALSO TOGETHER WITH: THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27; ALSO TOGETHER WITH: THE NORTHWEST ONE QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27, LESS THE WEST 30 FEET AND NORTH 100 FEET THEREOF AND ALSO LESS THE SOUTH 500 FEET OF THE NORTH 600 FEET OF THE EAST 400 FEET OF THE WEST 430 FEET THEREOF. SAID LAND ALSO BEING A PORTION OF PARCEL "A", YELLOW FREIGHT PLAT, AS RECORDED IN PLAT BOOK 94, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO TOGETHER WITH: THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27; LESS THE SOUTH 25 FEET THEREOF; AND ALSO TOGETHER WITH: THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 27, LESS THE SOUTH 25 FEET THEREOF.

If you have any questions or comments on this issue, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Adam DeSutter". The signature is written in a cursive, slightly stylized font.

Adam DeSutter

Director of Retail Production

ABBOT STUDIOS

M 937.416.2901 | adesutter@abbotstudios.com