

## **OPINION OF TITLE**

Broward County Land Development Code - Section 5-189(c)(3)  
Florida Statutes Chapter 177

### **To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 8th day of May, 2025, at the hour of 11:00 p.m., inclusive, of the following described property:

### **Legal Description**

The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida.

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book [109, Page 33](#), Public Records of Broward County, Florida.

AND

Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book [388, Page 428](#), of the Public Records of Broward County, Florida.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

**Pompano Devco I, LLC, a Florida limited liability company**

(as shown in Special Warranty Deed recorded on June 23, 2022 under Instrument No. 118231030 of the Public Records of Broward County, Florida.)

**Subject to the following:**

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**Mortgage(s) of Record:**

None

List of easements and Rights-of-Way lying within the plat boundaries:

1. 10' utility easement on the North portion of Parcel A of Raysor Plat;
2. 5' utility easement on the South portion of Parcel A of Raysor Plat; and
3. 30' Right-of-Way dedication on the North portion of Parcel A of Raysor Plat.

**General exceptions:**


1. All taxes for the year in which this opinion is rendered.
2. Rights of persons other than the above owner who is in possession.
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

**Special exceptions:**

1. All matters contained on the Plat of Raysor Plat, as recorded in Plat Book 109, at Page 33 of the Public Records of Broward County, Florida.
2. Ordinance No. 2020-33 recorded under Instrument No. 116755121 of the Public Records of Broward County, Florida.

3. Declaration of Unity of Title recorded under Instrument No. 117840795 of the Public Records of Broward County, Florida.

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar. Respectfully submitted this 14th day of May, 2025.

  
\_\_\_\_\_  
Signature

Richard P. Breger, Esq.  
Florida Bar No. 327883  
Breger | De Biase  
200 S. Park Road, Suite 160  
Hollywood, FL 33021  
305-945-7527  
richard@bdblawyers.com

**This Instrument Prepared By:**  
**Nestor B. Gorfinkel**  
**Attorney and Civil-Law Notary**  
**19790 W. Dixie Highway**  
**Miami, Florida 33180**  
**(See Caveat on Next Page)**

**Parcel ID Number:     484235-02-0040**  
**484235-48-0010**  
**484235-02-0050**

### **SPECIAL WARRANTY DEED**

THIS DEED, made and executed on the date indicated below by Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man, grantor\*, to POMPAÑO DEVCO I, LLC, a Florida Limited Liability Company, whose post office address is 8180 NW 36<sup>TH</sup> Street Suite 409 Doral, FL 33166, grantee\*

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

#### **SEE ATTACHED EXHIBIT A**

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and other matters common to the subdivision of record.

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all person or persons claiming by, though, or under Grantor and no other.

**NOTE ON DOCUMENTARY STAMPS PAID:** This deed is subject to only minimum Florida documentary stamp tax. Grantors are the sole Members of the Limited Liability Companies that are the members of Grantor and the beneficial interest in the real property conveyed hereby is not being changed by this deed. The property being conveyed is not subject to a mortgage; and there is no consideration given for this deed.

The above properties are not the homestead property of either grantor. Grantors reside at the addresses as indicated below their respective signatures.

***SIGNATURE AND ACKNOWLEDGMENT CONTINUED ON NEXT PAGE***

**DRC**

PZ25-14000006


07.16.2025

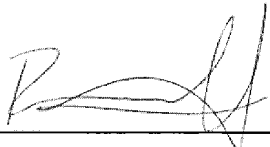
**SPECIAL WARRANTY DEED- PAGE TWO (2)**


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

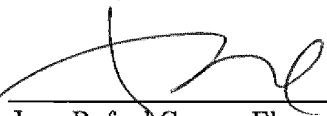
IN WITNESS WHEREOF, the undersigned Owner has executed this Special Warranty Deed on this the 22<sup>nd</sup> day of June, 2022.

Signed, sealed and delivered in the presence of:

  
Roberto De Armas  
(Print Name Of First Witness)

  
Ramiro Carrasco  
(Print Name Of Second Witness)

  
Carlo Jose Sollami Hunte  
8180 NW 36<sup>th</sup> ST Suite 409  
DOHAL, FL 33166

  
Jose Rafael Gomez Flores  
8180 NW 36<sup>th</sup> st Suite 409  
Doral FL 33166

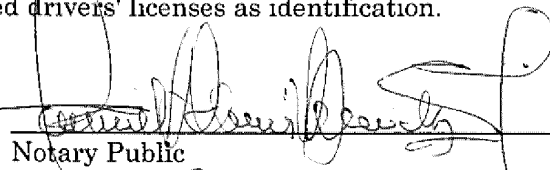
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of June, 2022 by Carlo Jose Sollami Hunte and Jose Rafael Gomez Flores who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Camilo Bermudez  
State of Florida  
My Commission Expires 08/25/2023  
Commission No. GG 907282

  
Notary Public  
Print Name: Camilo Bermudez  
My Commission Expires: 08/25/2023

*CAVEAT: The preparer of this instrument as described on the first page of this Deed was neither furnished with, nor requested to review the chain of title to the property described in this deed and therefore does not express an opinion as to condition or quality of title. The parties to this deed informed the preparer of this instrument that there are no outstanding mortgages on the property.*

**DRC**

PZ25-14000006

07.16.2025

**EXHIBIT A**

**The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Whose address is XXX NW 6 Street, Pompano Beach, FL 33060**

**AND**

**Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida. Whose address is 324 NW 6th Street, Pompano Beach, FL 33060**

**AND**

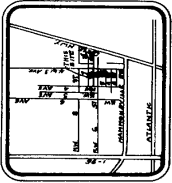
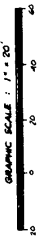
**Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida. Whose address is XXX NW 6th Street, Pompano Beach, FL 33060**

**DRC**

**PZ25-14000006**

**07.16.2025**

SHEET 1 OF 1 SHEET



LOCATION SKETCH

# RAYSOR PLAT

A PORTION OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 48 S., RANGE 42 E. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

## DESCRIPTION:

The East 50 feet of the West 400 feet of the North and South halves (SW 1/4) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of Section 35, Township 48 S., Range 42 E., Broward County, Florida.

This plat contains .18 acres.

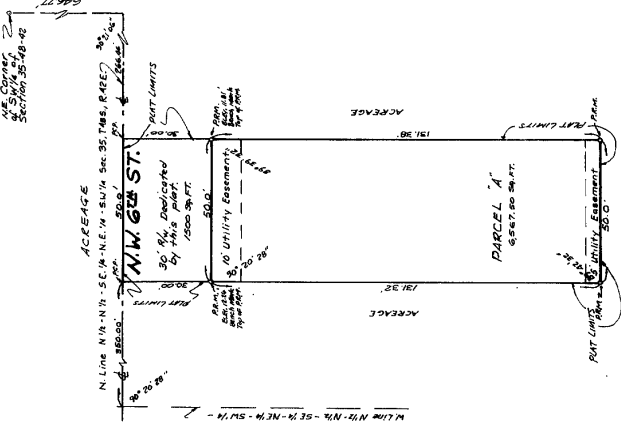
## DEDICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD  
KNOW ALL MEN BY THESE PRESENTS, That WILLIE RAYSOR has caused said lands to be surveyed and platted in the name of WILLIE RAYSOR, and has caused the same to be recorded in the public records of said County, and the same are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of February, 1981.

WILLIE RAYSOR  
WILLIE RAYSOR  
JENNIFER RAYSOR  
JENNIFER RAYSOR

My Commission Expires Feb. 23, 1986.



FROM: Indicate Amount of Dedication, Monument, etc. (See Note on Reverse Side of Plat Book, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 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3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 38

ORDINANCE NO. 2020-33

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN TEXT REGARDING THE POMPANO BEACH DOWNTOWN ACTIVITY CENTER; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan text regarding the Pompano Beach Downtown Activity Center;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on February 27, 2020, with due public notice;

WHEREAS, the Board of County Commissioners held its transmittal public hearing on April 21, 2020, having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes;

WHEREAS, the Board of County Commissioners held adoption public hearings on September 10, 2020, at 10:00 a.m., and on September 22, 2020, at 10:00 a.m. [also complying with the notice requirements specified in Section 163.3184(11), Florida Statutes] at which public comment was accepted and comments of the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State,

Approved BCC 9/22/2020 #59  
Submitted By Planning Council **DRC**  
RETURN TO DOCUMENT CONTROL

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16  
(2)



1 Department of Transportation, Fish and Wildlife Conservation Commission, Department  
2 of Agriculture and Consumer Services, and Department of Education, as applicable, were  
3 considered; and

4 WHEREAS, the Board of County Commissioners, after due consideration of all  
5 matters, hereby finds that the following amendment to the Plan is consistent with the State  
6 Plan, Regional Plan, and the Plan; complies with the requirements of the Community  
7 Planning Act; and is in the best interests of the health, safety, and welfare of the residents  
8 of Broward County,

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
10 BROWARD COUNTY, FLORIDA:

11 Section 1. The Plan is hereby amended by Amendment PCT 20-2, which is an  
12 amendment to the Broward County Land Use Plan text regarding the Pompano Beach  
13 Downtown Activity Center, as set forth in Exhibit "A," attached hereto and incorporated  
14 herein.

15 Section 2. Severability.

16 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
17 portion will be stricken, and such striking will not affect the validity of the remainder of this  
18 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
19 legally applied to any individual, group, entity, property, or circumstance, such  
20 determination will not affect the applicability of this Ordinance to any other individual,  
21 group, entity, property, or circumstance.

22 Section 3. Effective Date.

23 (a) The effective date of the plan amendment set forth in this Ordinance will be  
24 the latter of:

- (1) Thirty-one (31) days after the Department of Economic Opportunity notifies Broward County that the plan amendment package is complete;
  - (2) If the plan amendment is timely challenged, the date a final order is issued by the Administration Commission or the Department of Economic Opportunity finding the amendment to be in compliance;
  - (3) If the Department of Economic Opportunity or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners, nonetheless, elects to make the plan amendment effective notwithstanding potential statutory sanctions; or
  - (4) If a Declaration of Restrictive Covenants or agreement is applicable, as per Exhibit "B," the date the Declaration of Restrictive Covenants or agreement is recorded in the Public Records of Broward County.
- (b) This Ordinance is effective as of the date provided by law.

ENACTED September 22, 2020

FILED WITH THE DEPARTMENT OF STATE September 24, 2020

EFFECTIVE September 24, 2020

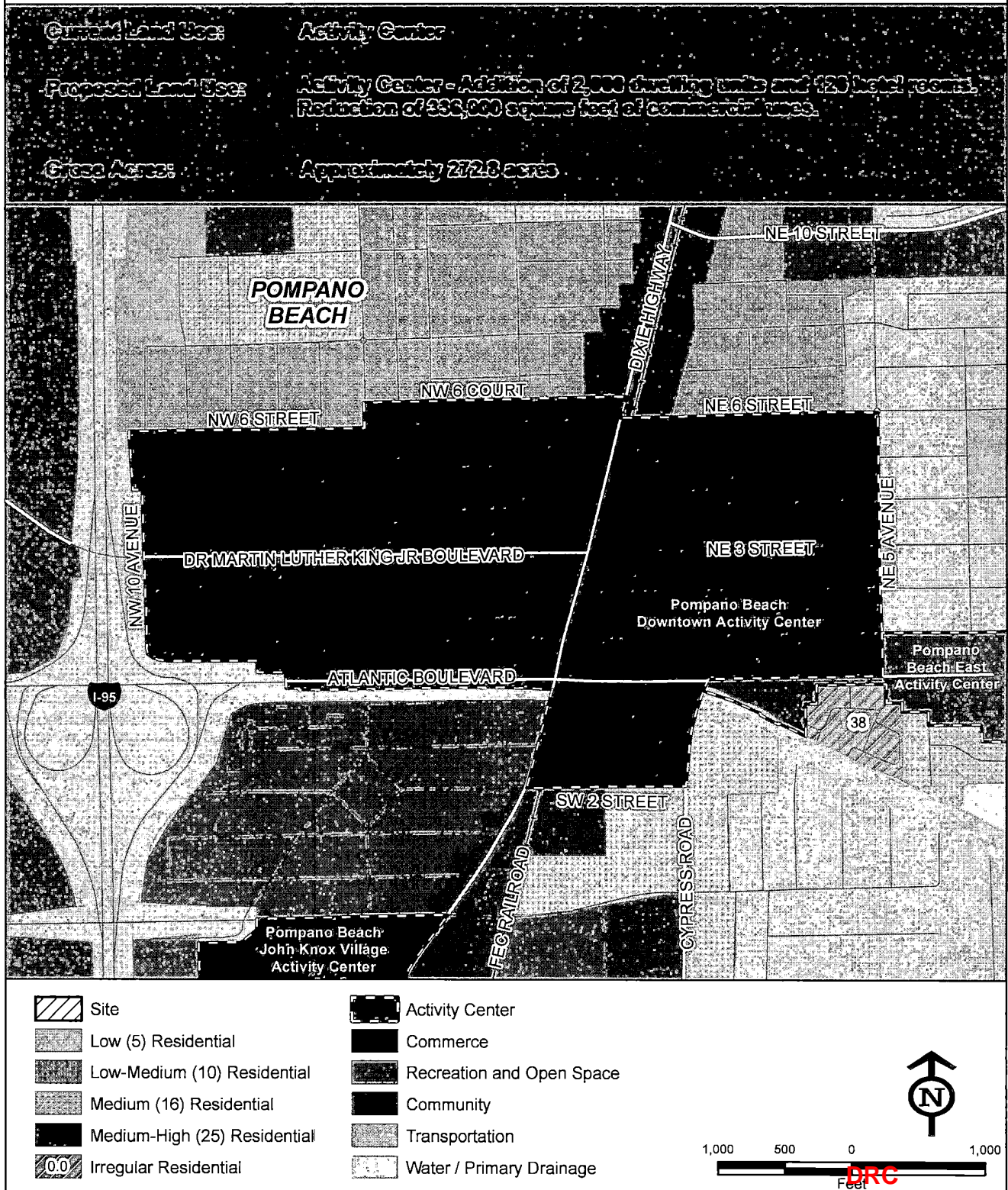
Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By /s/ Maite Azcoitia 09/11/2020  
Maite Azcoitia (date)  
Deputy County Attorney

MA/gmb  
PCT20-2 Pompano Beach Downtown Activity Center Ord  
09/11/2020  
#80041

## EXHIBIT A

**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
FUTURE LAND USE DESIGNATIONS  
AMENDMENT PCT 20-2**



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 20-2**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS****DATE**

*I. Planning Council Staff Transmittal Recommendation February 18, 2020*

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As there are no outstanding policy concerns or issues, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

*II. Planning Council Transmittal Recommendation February 27, 2020*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 18-0; Blattner, Breslau, Brunson, Castillo, DiGiorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer)

*III. County Commission Transmittal Recommendation April 21, 2020*

Approval per Planning Council transmittal recommendation.

*IV. Summary of State of Florida Review Agency Comments May 14, 2020*

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

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**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

V. County Commission Action

September 10, 2020

The County Commission continued the public hearing to September 22, 2020.

VI. County Commission Final Action

September 22, 2020

Approved per Planning Council public hearing recommendation.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission Districts: Districts 2 and 4
- III. Site Characteristics
- A. Size: Approximately 272.8 acres
- B. Location: In Sections 1 and 2, Township 49 South, Range 42 East; and Sections 34 and 35, Township 48 South, Range 42 East; generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.
- C. Existing Uses: Retail, single-family and multi-family residential, religious institution, utilities, educational facility, parks, municipal complex and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center consisting of:  
**1,368 dwelling units consisting of:**  
**989 multi-family units**  
236 townhouse units  
143 single-family units  
**4,387,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**300 hotel rooms**  
2.1 acres minimum of recreation and open space use

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)****IV. Broward County Land Use Plan (BCLUP) Designations (continued)**

- B. Proposed Designation:** Activity Center consisting of:  
**3,368 dwelling units consisting of:**  
**2,989 multi-family units**  
236 townhouse units  
143 single-family units  
**4,051,220 square feet of commercial use**  
2,835,557 square feet of office use  
**420 hotel rooms**  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
2.1 acres minimum of recreation and open space use
- C. Estimated Net Effect:** **Addition** of 2,000 dwelling units  
**Addition** of 120 hotel rooms  
Reduction of 336,000 square feet of commercial use

**V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site**

- A. Existing Uses:**
- North:** Single-family and multi-family residential, retail and vacant  
**East:** Single-family residential and retail  
**South:** Multi-family residential  
**West:** Interstate 95
- B. Planned Uses:**
- North:** Low-Medium (10) Residential, Commerce and Low (5) Residential  
**East:** Low (5) Residential, Activity Center and Medium (16) Residential  
**South:** Activity Center, Medium (16) Residential, Commerce, Water, Transportation and Medium-High (25) Residential  
**West:** Medium-High (25) Residential, Transportation and Low-Medium (10) Residential



**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

VI. Applicant/Petitioner

- A. *Applicant:* City of Pompano Beach
- B. *Agent:* City of Pompano Beach
- C. *Property Owners:* There are numerous property owners within the subject area.

VII. Recommendation of  
Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.



## ATTACHMENT 1

### BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 20-2

#### **Pompano Beach Downtown Activity Center**

*Acreage:* Approximately 272.8 acres

*General Location:* Generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.

*Density and Intensity of Land Uses:*

Residential Land Uses: ~~1,368~~ 3,368 dwelling units\*  
Commercial Land Uses: ~~4,387,220~~ 4,051,220 square feet  
Office Land Uses: 2,835,557 square feet  
Community Facilities: 1,459,260 square feet  
Utilities: 95,832 square feet  
Hotel: ~~300~~ 420 rooms  
Recreation and Open Space: 2.1 acres (minimum)\*\*

Remarks:

\*Consisting of 143 single-family dwelling units, 236 townhomes and ~~989~~ 2,989 multi-family dwelling units.

\*\*If any existing park acreage in the ~~TOC~~ Activity Center (AC) is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ~~DP-TOC AC~~, as follows:

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ~~DP-TOC AC~~ will be required to attend a mandatory pre-design workshop with the CRA and City Urban Designers prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- (1) Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.

**DRC**

- (2) Building setbacks that increase compatibility between proposed and existing development.
- (3) Service areas that do not impact adjacent residential development.
- (4) All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- (5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- (6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- (7) Protection of designated historic resources including buildings and historic and specimen trees.

Affordable Housing:

- (8) All new residential construction in the ~~DP-TOC~~ AC will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the ~~DP-TOC~~ AC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.

The City may apply to new housing projects, without limitation, one or a combination of the following affordable housing strategies:

- a. a specific set-aside of all or a portion of the 15% base units as vertically integrated affordable housing;
- b. contribute, through in-lieu-of fees multiplied by the number of base units (15% of total units proposed in the project):
  - to programs that facilitate the purchase or renting of the existing affordable housing stock;
  - to programs which facilitate the maintenance of the existing supply of affordable housing;
  - to programs which facilitate the use of existing public lands, or public land banking, to facilitate an affordable housing supply;
  - to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the ~~DP-TOC~~ AC that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; and promote transit amongst low income populations.

NOTES: Underlined words are proposed additions. ~~Strike-through~~ words are proposed deletions.

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**PZ25-14000006**

**07.16.2025**

## **EXHIBIT B**

A Declaration of Restrictive Covenants is not applicable to this amendment.

**DRC**

**PZ25-14000006**

**07.16.2025**

This Instrument Was Prepared By:  
Nestor B. Gorfinkel  
Attorney & Civil-Law Notary  
20200 W Dixie Hwy Suite 1103  
Miami, FL 33180

**DECLARATION OF UNITY OF TITLE**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man, being the fee owner of the following described real property lying, being and situate in the City of Pompano Beach, County of Broward and State of Florida, to-wit

The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Whose address is NW 6 Street, Pompano Beach, FL 33060

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida. Whose address is 324 NW 6th Street, Pompano Beach, FL 33060

AND

Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida; which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida. Whose address is NW 6th Street, Pompano Beach, FL 33060

does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as "Subject Property".

1. The aforesaid plot, parcel or combinations of separate lots and the same hereby established and declared to be unified as an indivisible building site.

2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and be binding upon the undersigned and their heirs, successors, and assigns, and all parties claiming thereunder and no portion of the Subject Property shall be sold, assigned, transferred, conveyed or devised separately, except in its entirety as one plot or parcel until such time as the same may be released in writing under the Order of the Development Services Director of the City of Pompano Beach..

3. The undersigned does further agree that this instrument shall be recorded in the Public Records of Broward County, Florida

IN WITNESS WHEREOF, the undersigned Owner has executed this Declaration of Unity of Title on this the 8 day of December, 2021.

Signed, sealed and delivered in the presence of:

First Witness

  
Carlo Jose Sollami Hunte

Second Witness

  
Jose Rafael Gomez Flores

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 08 day of December, 2021 by Carlo Jose Sollami Hunte and Jose Rafael Gomez Flores who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Oreste R. Amada  
Notary Public  
State of Florida  
My Commission Expires 07/04/2024  
Commission No. HH 14777

  
Notary Public

Print Name:

My Commission Expires:

DRC