

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE AMENDING SECTION 155.005 OF CHAPTER 155 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, BY REZONING A PARCEL OF PROPERTY LOCATED SOUTH OF COPANS ROAD (NE 23RD STREET) AND WEST OF NORTH FEDERAL HIGHWAY, COMMONLY REFERRED TO AS 1 POMPANO SQUARE FROM BSC (PLANNED SHOPPING CENTER) TO B-3 (GENERAL BUSINESS) WITH AN OVERLAY OF A PCD (PLANNED COMMERCIAL/INDUSTRIAL OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

7

WHEREAS, in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

WHEREAS, two public hearings have been held pursuant to said published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; now, therefore,

WHEREAS, the City Commission of the City of Pompano Beach finds that the rezoning of the property described herein is reasonably related to the public health, safety and welfare and is in conformance with the Land Use Element of the City's Comprehensive Plan; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: **FINDINGS:** Based upon the application materials, the information provided at the public hearing, and all other information available, the City Commission hereby finds as follows:

(a) The property subject to this Ordinance is generally located south of Copans Road (NE 23rd Street) and west of North Federal Highway, and is more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property"); and

(b) The proposed property is suited to the application of the flexible development controls envisioned by Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, relating to mixed commercial/industrial projects with limitations; and

(c) This rezoning Ordinance has been considered with a development of regional impact which affects the subject property, the land use element of the City's Comprehensive Plan, and the proposed Master Site Plan; and

(d) The property is owned by and under the unified control of CDC Pompano Property Trust, Equity One Properties, Inc., Sears, Roebuck and Co., Burdines Real Estate, Inc. and J. C. Penney Company, Inc.

(e) The rezoning of the property described herein is consistent with the Comprehensive Plan; the rezoning complies with all requirements of the Zoning Code; and the rezoning is reasonably related to the public health, safety and welfare.

SECTION 2: REZONING AND APPROVAL OF MASTER SITE PLAN: Section 155.005 of Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida is amended to include therein rezoning of the property more particularly described in Exhibit "A" from a present zoning classification of BSC (Planned Shopping Center) to B-3 (General Business) with a PCI (Planned Commercial/Industrial Overlay) as such zoning classification is defined in Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

Pursuant to the requirements of Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, the Master Site Plan submitted for the subject property, attached hereto and made a part hereof as Exhibit "B", is hereby adopted. All development of the property shall proceed in accordance with the Master Site Plan, as approved, and in accordance with the restrictions herein below.

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08/01/2022

SECTION 3: DEVELOPMENT RESTRICTIONS: Pursuant to the provisions of Section

155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, development of the subject property shall proceed in accordance with:

- (i) the requirements of such section;
- (ii) the Master Site Plan hereby adopted;
- (iii) the underlying zoning designation for the property; and
- (iv) the following development restrictions are found to be required and to be consistent with the intent of Section 155.210:

SECTION 4: That the Planning Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

SECTION 5: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6: This Ordinance shall become effective upon passage.

PASSED FIRST READING this 9th day of July, 2002.

PASSED SECOND READING this 24th day of September, 2002.

ATTEST:

MARY L. CHAMBERS, CITY CLERK

GBL/jrm
6/26/02
l:ord/ch155/2002-280

WILLIAM F. GRIFFIN, MAYOR

DRC

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10/19/2022

THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND A HANDED, UNDOUBTED SURVEYOR'S SEAL.

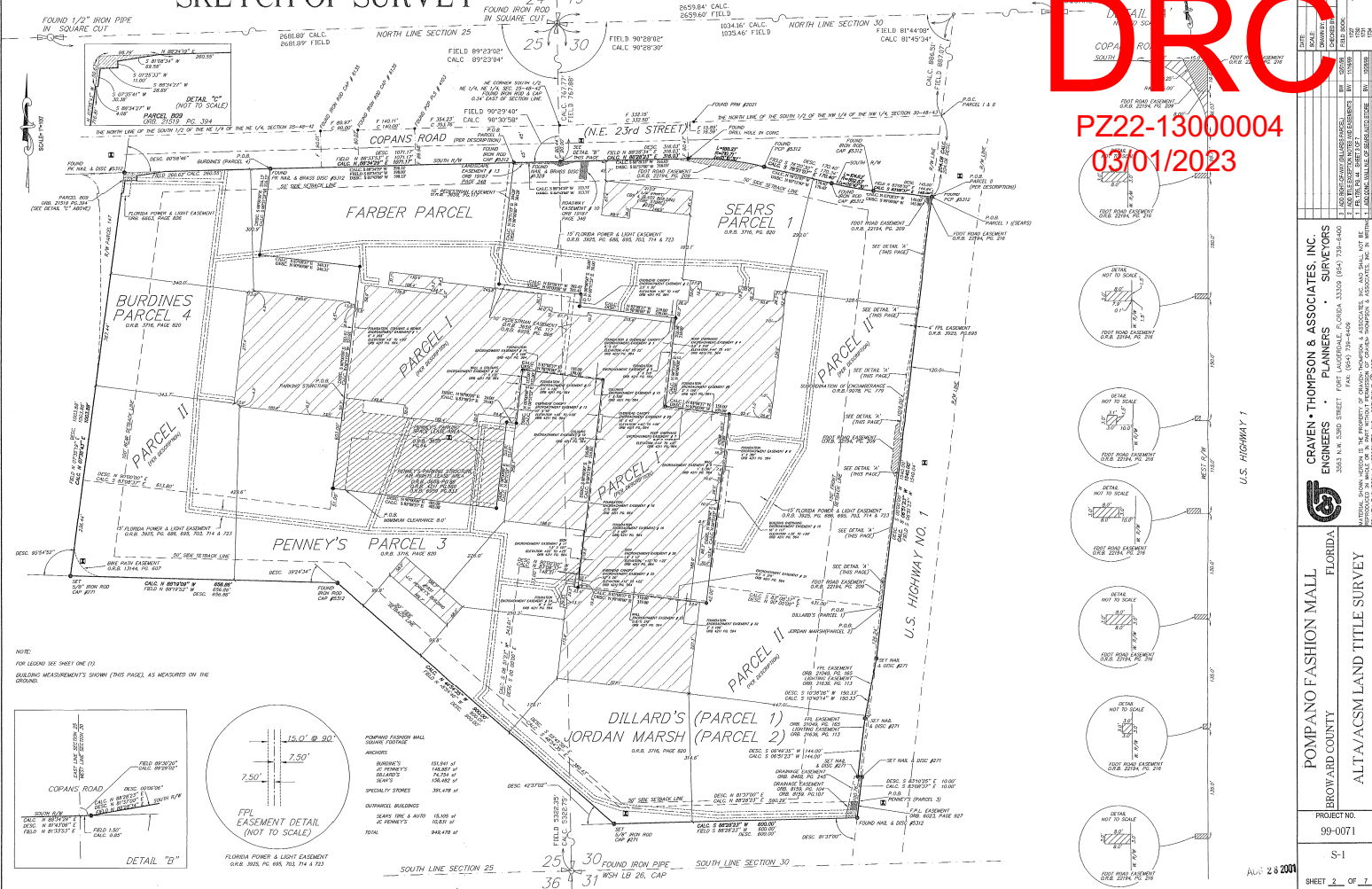
SKETCH OF SURVEY

ALTA/ACSM LAND TITLE SURVEY

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03/01/2023



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ENGINEERS • PLANNERS • SURVEYORS
3353 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 (954) 738-6400
FAX (954) 738-4409
E-MAIL: INFO@CRAVEN-THOMPSON.COM
WWW.CRAVEN-THOMPSON.COM

POMPAHO FASHION MALL
FLORIDA
BROWARD COUNTY
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
99-0071
S-1
SHEET 2 OF 7

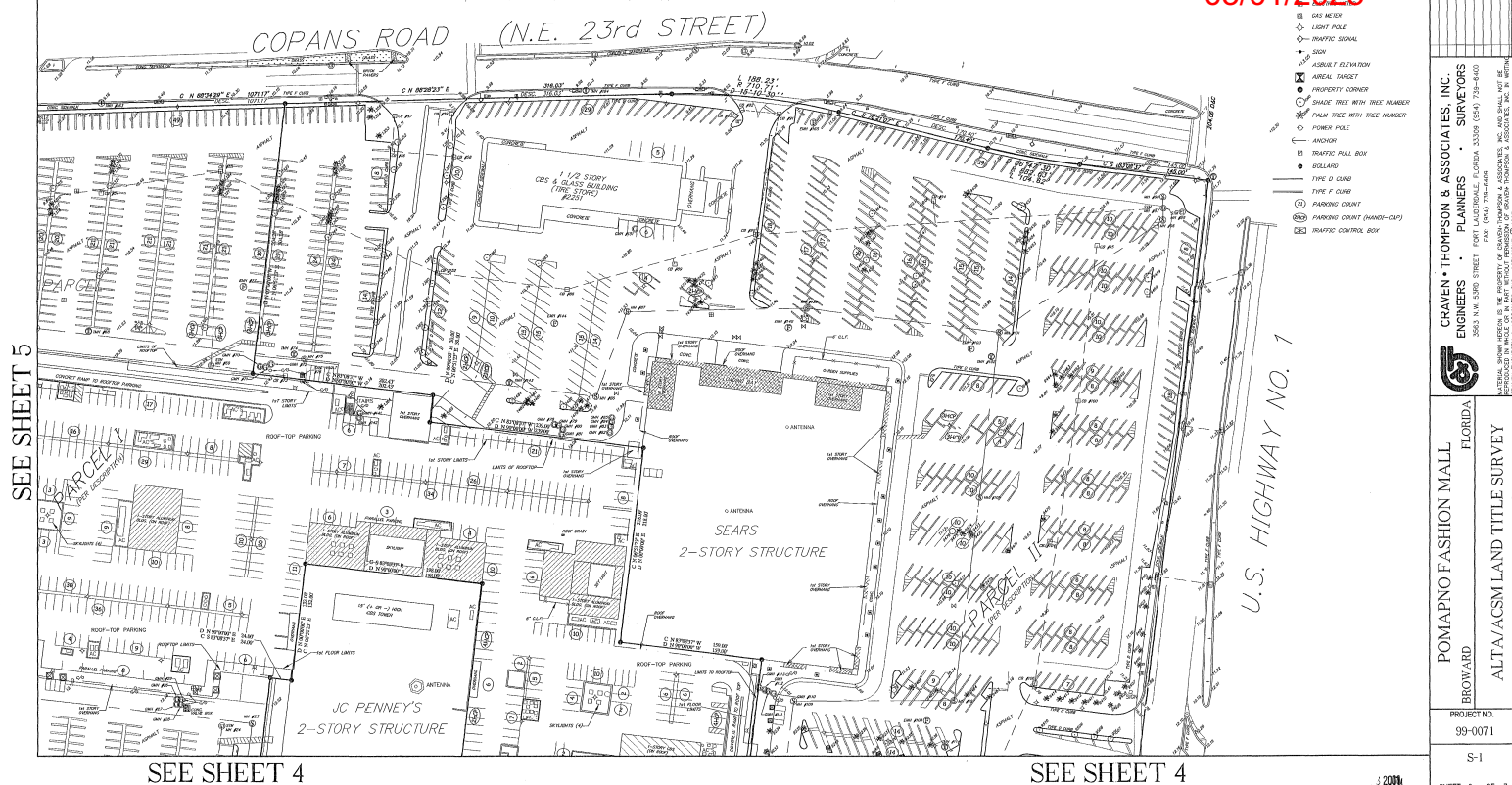
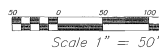
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10/19/2022

FOR ABBREVIATIONS SEE SHEETS ONE (1) & SIX (6).
TREE NUMBERS SHOWN CORRESPOND TO TREE LIST ON SHEET SEVEN (7).
FOR UTILITY ASBUILT INFORMATION SEE SHEET SIX (6).
FOR BOUNDARY INFORMATION SEE SHEET TWO (2).

03/01/2023



S-1	PROJECT NO. 99-0071	POMAPINO FASHION MALL BROWARD FLORIDA	 Craven & Thompson & Associates, Inc. PLANNERS • SURVEYORS 3563 N.W. 32ND STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400 FAX (954) 739-6408
<p>ALTA/ACSM LAND TITLE SURVEY</p> <p>NOTE: Some portions of the property of the above-named project have been previously surveyed and introduced in whole or in part into the public record of Broward County, Florida, by Craven & Thompson & Associates, Inc. in return for a fee. The fee for the introduction of the same into the public record of Broward County, Florida, has been paid by Craven & Thompson & Associates, Inc. in return for a fee.</p>			

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10/19/2022

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

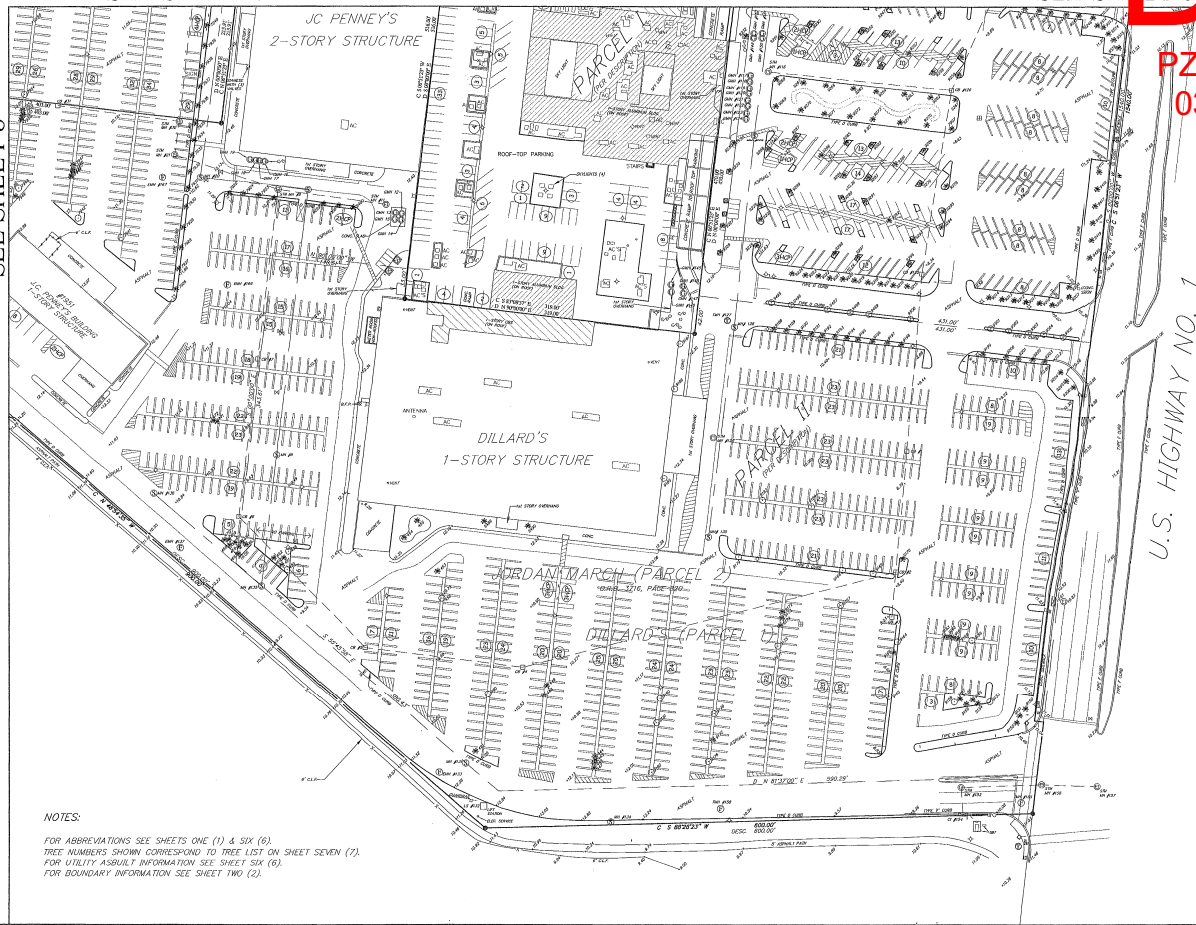
SEE SHEET 3

SEE SHEET 3

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PZ22-13000004
03/01/2023

SEE SHEET 5



NOTES:

FOR ABBREVIATIONS SEE SHEETS ONE (1) & SIX (6).
TREE NUMBERS SHOWN CORRESPOND TO TREE LIST ON SHEET SEVEN (7).
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LEGEND:

- ① UNEXPOSED TRAP
- ② WASTE METER
- ③ FIRE HYDRANT
- ④ GATE VALVE
- ⑤ SHANCE CONNECTION
- ⑥ DETECTOR CHECK
- ⑦ STORM MANHOLE
- ⑧ SANITARY MANHOLE
- ⑨ ELECTRIC MANHOLE
- ⑩ GROUND LAMP
- ⑪ GROUND LAMP
- ⑫ GROUND LAMP
- ⑬ GROUND LAMP
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CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
2600 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 733-6400
FEDERAL REGISTER NOTICE: THIS SURVEY IS THE PROPERTY OF CRAVEN • THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAVEN • THOMPSON & ASSOCIATES, INC.

POMAPNO FASHION MALL
FLORIDA
BROWARD
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
99-0071

S-1

SHEET 1 OF 1

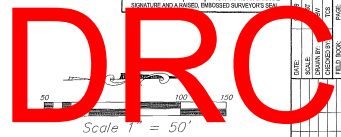
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SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

NOTES:

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TREE NUMBERS SHOWN CORRESPOND TO TREE LIST SHEET ON SEVEN (7).
FOR UTILITY ASSEMBLY INFORMATION SEE SHEET SIX (6).
FOR BOUNDARY INFORMATION SEE SHEET TWO (2).



PZ22-13000004

03/01/2023

- LEGEND:**
- ① GRADE IRAP
 - ② WATER METER
 - ③ FIRE HYDRANT
 - ④ GATE VALVE
 - ⑤ SINKING CONNECTION
 - ⑥ DETECTOR CHECK
 - ⑦ STORM MANHOLE
 - ⑧ SANITARY MANHOLE
 - ⑨ ELECTRIC MANT
 - ⑩ DRAIN LINK FENCE
 - ⑪ CATCH BASIN
 - ⑫ CURB INLET
 - ⑬ TELEPHONE MANHOLE
 - ⑭ ELECTRIC MANHOLE (PPL)
 - ⑮ ELECTRIC METER
 - ⑯ GAS METER
 - ⑰ LIGHT POLE
 - ⑱ TRAFFIC SIGNAL
 - ⑲ SIGN
 - ⑳ ASBESTOS ELEVATION
 - ㉑ AERIAL TRUNK
 - ㉒ PROPERTY CORNER
 - ㉓ SHADE TREE WITH TREE NUMBER
 - ㉔ PALM TREE WITH TREE NUMBER
 - ㉕ POWER POLE
 - ㉖ ANCHOR
 - ㉗ TRAFFIC PULL BOX
 - ㉘ BOLLARD
 - ㉙ TYPE D CURB
 - ㉚ TYPE F CURB
 - ㉛ PARKING COUNT
 - ㉜ PARKING COUNT (HAND-COUNT)
 - ㉝ TRAFFIC CONTROL BOX



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FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400
FAX (954) 739-6409
WWW.CRIVEN-THOMPSON.COM
THIS SURVEY WAS PREPARED BY CRIVEN THOMPSON & ASSOCIATES, INC. IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S. THE SURVEYOR'S SEAL IS REQUIRED FOR THIS SURVEY TO BE VALID.

POMAPNO FASHION MALL
BROWARD
FLORIDA
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
99-0071
S-1
SHEET 5 OF 7

DRC

PZ22-13000004

10/19/2022

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

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SANITARY SEWER ASBUILTS

STRUCTURE #	RIM ELEV.	NORTH INV.	SOUTH INV.	EAST INV.	WEST INV.	COMMENTS
MB 8	10.38	1.65 6"CLAY	1.55 6"CLAY	3.03 6"CLAY	3.35 8"	COULD NOT DETERMINE PIPE TYPES
MB 10	12.40		3.30 6"			
MB 20	10.89	3.73 8"CLAY		3.68 8"CLAY		
MB 23	12.38	3.87 8"CLAY	3.80 8"CLAY	3.85 8"CLAY		
MB 60	11.81	6.46 8"CLAY		6.47 8"CLAY	6.40 8"CLAY	
MB 65	11.75	7.80 8"CLAY		7.70 8"CLAY		
MB 66	11.63			7.71 8"CLAY	7.79 6"PV	E=NE, W=SW
MB 67	11.76		8.48 8"CLAY	8.04 8"CLAY	8.10 8"CLAY	
MB 75	11.92		6.87 6"PV	6.70 8"CLAY	6.82 8"CLAY	
MB 76	12.31	8.81 6"PV				SANIT. VALVE T. DIPS ELEV.=4.81
MB 86	11.85	5.47 8"CLAY	6.95 8"CLAY		5.50 8"CLAY	
MB 87	11.63	5.42 6"CLAY	5.08 8"CLAY	4.88 8"CLAY		
MB 96	10.82	2.79 10"CLAY	2.92 10"CLAY			S=SW
MB 98	11.98	2.58 10"CLAY	2.58 10"CLAY			
MB 101	10.77	3.50 10"CLAY	3.52 8"CLAY		3.54 8"CLAY	N=NE
MB 105	10.47	4.27 8"CLAY	4.15 8"CLAY		4.28 8"CLAY	
MB 107	9.94	5.13 8"CLAY				
MB 109	11.78	6.97 6"CLAY	5.96 8"CLAY	5.86 8"CLAY	7.00 6"CLAY	
MB 128	11.78	7.23 8"CLAY	7.29 8"CLAY		8.48 8"CLAY	
MB 130	11.37	7.88 8"CLAY	7.94 8"CLAY		8.27 6"CLAY	
MB 131	11.55			7.52 8"CLAY	7.60 8"CLAY	
MB 132	13.40					LIFT STATION (LOCKED)
MB 134	11.45	9.53 8"CLAY	8.60 8"CLAY			N=NE, S=SW
MB 135	9.78	1.08 8"CLAY		0.78 8"CLAY	2.93 8"CLAY	
MB 138	11.24			4.18 8"CLAY	4.22 8"CLAY	
MB 139	11.24			4.78 8"CLAY	4.84 8"CLAY	

GREASE MANHOLE RIM ASBUILTS

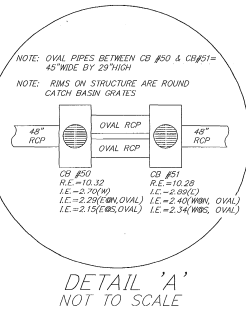
STRUCTURE #	RIM ELEV.
GMI 12	11.62
GMI 13	11.82
GMI 14	11.52
GMI 15	11.71
GMI 16	13.04
GMI 17	13.04
GMI 18	13.04
GMI 19	13.04
GMI 25	12.96
GMI 26	12.20
GMI 27	12.02
GMI 28	11.98
GMI 29	12.17
GMI 61	11.81
GMI 62	11.84
GMI 63	11.86
GMI 64	11.86
GMI 70	12.28
GMI 71	12.27
GMI 72	12.18
GMI 78	12.09
GMI 79	12.03
GMI 80	12.23
GMI 81	12.22
GMI 82	12.10
GMI 83	12.04
GMI 84	12.07
GMI 85	12.08
GMI 110	12.46
GMI 111	12.00
GMI 112	12.67
GMI 113	12.80
GMI 117	11.75
GMI 118	11.72
GMI 119	11.70
GMI 120	11.69
GMI 121	11.83
GMI 122	11.86
GMI 123	11.74
GMI 124	11.75
GMI 141	12.77
GMI 142	12.60
GMI 145	12.91
GMI 146	12.91
GMI 147	12.86
GMI 148	12.88
GMI 149	11.94
GMI 150	11.52
GMI 151	11.44
GMI 152	11.95
GMI 156	11.33

FLORIDA POWER & LIGHT MANHOLE RIM ASBUILTS

STRUCTURE #	RIM ELEV.
FMH 77	11.09
FMH 103	11.30
FMH 108	10.66
FMH 133	11.85
FMH 137	10.75
FMH 140	11.51
FMH 144	10.81
FMH 149	11.45
FMH 150	11.18
FMH 155	10.84
FMH 158	10.81
FMH 159	10.84
FMH 160	11.07
FMH 161	11.01
FMH 162	10.63
FMH 164	9.86
FMH 165	10.92
FMH 166	11.07
FMH 167	11.37

SOUTHERN BELL TELEPHONE MANHOLE RIM ASBUILTS

STRUCTURE #	RIM ELEV.
TMH 68	11.58
TMH 74	11.88
TMH 102	10.86
TMH 114	10.09
TMH 127	11.77
TMH 143	11.51
TMH 163	10.78



PARKING SPACE COUNT

REGULAR	4437
HANDICAP	58

STORM SEWER ASBUILTS

STRUCTURE #	RIM ELEV.	NORTH INV.	SOUTH INV.	EAST INV.	WEST INV.	COMMENTS
CB 1	8.17	0.74 60"RCP	0.85 60"RCP		2.97 15"RCP	
CB 2	8.31	1.82 60"RCP	4.35 24"RCP		1.63 54"RCP	
CB 3	8.24	4.74 24"RCP		2.24		
CB 4	8.83			2.05 54"RCP	2.16 54"RCP	DOUBLE RIM
CB 5	9.01			2.36 54"RCP	2.51 48"RCP	DOUBLE RIM
CB 6	9.59	3.05 48"RCP	3.17 48"RCP		4.74 12"RCP	DOUBLE RIM
CB 7	9.88	3.49 42"RCP	3.67 48"RCP	6.48 12"RCP		
STM MH 8	12.17	4.01 36"RCP	4.50 34"RCP	3.84 36"RCP		
STM MH 11	11.95		5.77 12"RCP	5.91 24"RCP	5.98 24"RCP	
STM MH 21	10.86	4.16 36"RCP		4.10 36"RCP		
STM MH 24	12.03	7.68 10"RCP	4.91 21"RCP	4.70 14"RCP		
STM MH 30	10.90	4.30 21"RCP	4.30 38"RCP		4.38 24"RCP	
CB 31	9.67			4.97 24"RCP		
CB 32	9.61			5.39 24"RCP		
CB 33	9.83	6.83 15"RCP		4.85 24"RCP	5.05 36"RCP	DOUBLE RIM
CB 34	10.00			4.45 38"RCP	4.80 36"RCP	
CB 35	9.90	4.54 36"RCP		4.52 38"RCP		ROUND GRATE
STM MH 37	10.25		4.92 36"RCP		4.92 36"RCP	
STM MH 38	10.20		4.03 36"RCP			ROUND GRATE
CB 39	9.98				4.16 36"RCP	
CB 40	10.17	4.24 42"RCP		4.33 36"RCP		
CB 41	10.50	3.70 42"RCP				
STM MH 42	10.78					5" CONC. BOX CULVET (COULD NOT OBTAIN BGS EL.)
STM MH 43	10.94					5" CONC. BOX CULVET (COULD NOT OBTAIN BGS EL.)
STM MH 44	10.90					5" CONC. BOX CULVET (COULD NOT OBTAIN BGS EL.)
CB 45	10.46	3.13 48"RCP	3.10 42"RCP	5.32 12"RCP	6.88 12"RCP	
STM MH 46	10.65					5" CONC. BOX CULVET (COULD NOT OBTAIN BGS EL.)
CB 47	10.30	6.84 12"RCP	3.10 48"RCP	3.22 48"RCP	7.08 12"RCP	N=NE
CB 48	11.53	7.50 12"RCP	7.39 12"RCP			N=NE, S=SE
CB 49	10.61			7.49 12"RCP		
CB 50	10.32					ROUND GRATE (SEE DETAIL 'A' THIS PAGE)
CB 51	10.28					ROUND GRATE (SEE DETAIL 'A' THIS PAGE)
CB 52	9.88	4.34 24"RCP				
CB 53	9.85	5.78 15"RCP	3.61 15"RCP	2.33 54"RCP	2.35 48"RCP	
CB 54	9.53	3.14 24"RCP				DOUBLE RIM
CB 55	9.49		3.67 18"RCP	1.85 60"RCP	1.69 54"RCP	DOUBLE RIM
CB 56	9.46	4.68 18"RCP		4.68 18"RCP		DOUBLE RIM
CB 57	9.08					
CB 58	10.10	4.47 12"RCP	4.45 21"RCP		4.48 18"RCP	
CB 59	9.95		5.83 12"RCP			
STM MH 69	12.27	5.42 18"RCP		7.45 12"RCP	5.73 15"RCP	
CB 73	12.33					FILL OF DIRT (TO TOE RIM) GRATE 1.0' X 1.5'
CB 88	10.55			0.33 60"RCP	0.33 60"RCP	E=NE, W=SW
CB 89	10.51	2.26 12"RCP				
CB 90	10.87	3.27 15"RCP	1.97 15"RCP	0.22 60"RCP	0.22 60"RCP	E=NE, W=SW
CB 91	8.59		4.94 15"RCP	4.88 12"RCP	4.79 15"RCP	E=NE
CB 92	8.88		4.94 12"RCP			S=SW
CB 93	9.07	5.21 12"RCP				N=NE
CB 94	9.91					
CB 95	9.62	2.57 12"RCP				
STM MH 97	10.86					
STM MH 99	11.21					
CB 100	9.34					
CB 104	8.92					
CB 108	8.70	0.00 66"RCP		2.52 18"RCP	5.22 12"RCP	
STM MH 116	11.72	7.15 18"RCP	7.02 12"RCP	7.17 18"RCP	7.97 12"RCP	
CB 125	8.27					
CB 126	8.30	0.04 66"RCP		3.77 12"RCP		
STM MH 129	11.63	6.78 12"RCP	2.81 12"RCP	5.23 18"RCP	5.63 6"RCP	
CB 138	11.06	7.74 12"RCP		7.82 12"RCP		
CB 152	10.59	3.50 21"RCP	3.79 12"RCP	0.69 60"RCP	0.57 60"RCP	
STM MH 153	10.03		6.53 12"RCP			
CB 154	9.31	6.59 12"RCP				
STM MH 156	11.57					
STM MH 157	12.52	5.12 36"RCP		5.27 21"RCP	5.35 15"RCP	CONFLICT STRUCTURE-(12' (4') PVC N & S.)

ABBREVIATIONS:

ELEV.	ELEVATION
CB	CATCH BASIN
CI	CURB INLET
SM	STORM MANHOLE
MI	SANITARY MANHOLE
INVT	INVERT
INV.	INVERT
GMI	GREASE MANHOLE
FMH	FLORIDA POWER & LIGHT MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
C.M.P.	CORRUGATED METAL PIPE
P.V.C.	POLY VINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
LS	LIFT STATION
BGS	BOTTOM OF STRUCTURE

NOTE:

STRUCTURE NUMBERS CORRESPOND TO STRUCTURE'S SHOWN ON SHEETS THREE (3) TO SHEET FIVE (5).
FOR SYMBOL LEGEND SEE SHEET ONE (1).
FOR BOUNDARY INFORMATION SEE SHEET TWO (2).
SEE SHEETS THREE (3) TO FIVE (5) FOR INDIVIDUAL PARKING SPACE COUNT.

CRAVEN • THOMPSON & ASSOCIATES, INC.
PLANNERS • SURVEYORS
ENGINEERS



POMPANO FASHION MALL
BROWARD COUNTY
FLORIDA
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.

99-0071

S-1

SHEET 8 OF 7

DRC

PZ22-13000004
10/19/2022

NOTE:

TREE NUMBERS CORRESPOND TO TREES SHOWN ON SHEET THREE (3) TO SHEET FIVE (5).
FOR LEGEND SEE SHEET ONE (1).
FOR BOUNDARY INFORMATION SEE SHEET TWO (2).
B.N. (THIS PAGE) DENOTES BUD HEIGHT IN PALM TREES.

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

TREE LIST

#	SIZE	DESCRIPTION	B.N.	#	SIZE	DESCRIPTION	B.N.	#	SIZE	DESCRIPTION	B.N.	#	SIZE	DESCRIPTION	B.N.
444	8"	SABAL PALM	18"	743	8"	SABAL PALM	17"	8072	12"	BLACK OLIVE	18"	8228	18"	ROYAL PALM	27"
445	8"	SABAL PALM	18"	744	8"	SABAL PALM	17"	8073	10"	BLACK OLIVE	18"	8229	12"	ROYAL PALM	27"
446	10"	SABAL PALM	18"	745	8"	SABAL PALM	18"	8074	8"	BLACK OLIVE	18"	8230	12"	ROYAL PALM	18"
447	8"	SABAL PALM	18"	746	8"	SABAL PALM	12"	8075	11"	BLACK OLIVE	18"	8231	15"	ROYAL PALM	15"
448	8"	SABAL PALM	10"	747	8"	SABAL PALM	13"	8076	10"	BLACK OLIVE	18"	8232	14"	ROYAL PALM	18"
449	10"	SABAL PALM	15"	748	8"	SABAL PALM	11"	8077	10"	BLACK OLIVE	18"	8233	15"	ROYAL PALM	15"
450	8"	OK		749	10"	COCONUT PALM	22"	8078	13"	BLACK OLIVE	18"	8234	15"	ROYAL PALM	15"
451	8"	SABAL PALM	12"	750	10"	SABAL PALM	16"	8079	14"	BLACK OLIVE	18"	8235	15"	ROYAL PALM	23"
452	8"	FIGUS		751	8"	SABAL PALM	14"	8080	10"	BLACK OLIVE	18"	8236	15"	ROYAL PALM	23"
453	8"	FIGUS		752	8"	SABAL PALM	11"	8081	7"	BUTTERFLY	18"	8237	15"	ROYAL PALM	23"
454	16"	CABBAGE PALM	7"	753	8"	SABAL PALM	10"	8082	14"	BLACK OLIVE	18"	8238	13"	ROYAL PALM	18"
455	8"	CABBAGE PALM (2)	8"	754	8"	SABAL PALM	11"	8083	10"	BLACK OLIVE	18"	8239	15"	ROYAL PALM	18"
458	12"	FIGUS		755	14"	BLACK OLIVE		8084	10"	BLACK OLIVE	18"	8240	8"	ROYAL PALM	18"
459	14"	FIGUS		756	12"	WASHINGTONIA PALM 28'		8085	11"	BLACK OLIVE	18"	8241	18"	ROYAL PALM	18"
460	8"	SABAL PALM	20"	757	14"	WASHINGTONIA PALM 30'		8086	12"	WASHINGTONIA PALM 28'		8242	18"	ROYAL PALM	14"
461	8"	SABAL PALM	18"	758	12"	SABAL PALM	30"	8087	10"	BLACK OLIVE	18"	8243	18"	ROYAL PALM	22"
462	8"	SABAL PALM	17"	759	12"	BLACK OLIVE		8088	8"	BLACK OLIVE	18"	8244	15"	ROYAL PALM	11"
463	10"	SABAL PALM	11"	760	11"	BLACK OLIVE		8089	8"	BLACK OLIVE	18"	8245	14"	ROYAL PALM	22"
464	10"	SABAL PALM	11"	761	12"	BLACK OLIVE		8090	8"	BLACK OLIVE	18"	8246	14"	ROYAL PALM	12"
465	8"	SABAL PALM	20"	762	10"	SABAL PALM	15"	8091	10"	BLACK OLIVE	18"	8247	10"	ROYAL PALM	18"
466	11"	SABAL PALM	16"	763	10"	SABAL PALM	15"	8092	7"	BLACK OLIVE	18"	8248	10"	ROYAL PALM	18"
467	10"	SABAL PALM	19"	764	8"	COCONUT PALM	15"	8093	8"	BLACK OLIVE	18"	8249	15"	ROYAL PALM	25"
468	10"	SABAL PALM	20"	765	8"	WHITE TABERUSA		8094	14"	ROYAL PALM	23"	8250	13"	ROYAL PALM	18"
469	10"	SABAL PALM	20"	766	8"	SABAL PALM	15"	8095	15"	ROYAL PALM	20"	8251	13"	ROYAL PALM	20"
470	10"	SABAL PALM	20"	767	8"	SABAL PALM	20"	8096	15"	ROYAL PALM	20"	8252	13"	ROYAL PALM	18"
471	8"	SABAL PALM	25"	768	8"	ROYAL PALM	22"	8097	15"	PINK TABERUSA	18"	8253	14"	ROYAL PALM	12"
472	8"	SABAL PALM	28"	769	8"	SABAL PALM	22"	8098	15"	SABAL PALM	15"	8254	14"	ROYAL PALM	18"
480	24"	FIGUS		770	8"	SABAL PALM	23"	8099	15"	SABAL PALM	15"	8255	15"	ROYAL PALM	25"
481	10"	SABAL PALM	20"	771	8"	SABAL PALM	23"	8100	15"	SABAL PALM	15"	8256	15"	ROYAL PALM	25"
482	8"	SABAL PALM	20"	772	8"	SABAL PALM	12"	8101	15"	SABAL PALM	10"	8257	15"	ROYAL PALM	20"
483	10"	SABAL PALM	20"	773	8"	SABAL PALM	18"	8102	15"	SABAL PALM	18"	8258	15"	ROYAL PALM	20"
484	8"	SABAL PALM	15"	774	8"	SABAL PALM	18"	8103	15"	MAHAGONY	18"	8259	12"	ROYAL PALM	26"
485	8"	CAT PALM		775	12"	BLACK OLIVE		8104	18"	MAHAGONY	18"	8260	12"	ROYAL PALM	26"
486	14"	(UNKNOWN)		776	12"	BLACK OLIVE		8105	18"	SABAL PALM	5"	8261	15"	ROYAL PALM	20"
487	8"	SABAL PALM	14"	777	12"	BLACK OLIVE		8106	12"	SABAL PALM	13"	8262	16"	ROYAL PALM	22"
488	8"	SABAL PALM	18"	778	12"	ROYAL PALM	18"	8107	12"	SABAL PALM	13"	8263	15"	ROYAL PALM	22"
489	8"	SABAL PALM	18"	779	12"	ROYAL PALM	18"	8108	12"	BLACK OLIVE	18"	8264	14"	ROYAL PALM	22"
490	8"	SABAL PALM	18"	780	12"	ROYAL PALM	18"	8109	12"	BLACK OLIVE	18"	8265	14"	ROYAL PALM	22"
491	8"	SABAL PALM	18"	781	12"	ROYAL PALM	18"	8110	12"	BLACK OLIVE	18"	8266	14"	ROYAL PALM	22"
492	8"	SABAL PALM	18"	782	12"	ROYAL PALM	18"	8111	12"	BLACK OLIVE	18"	8267	14"	ROYAL PALM	22"
493	8"	SABAL PALM	18"	783	12"	ROYAL PALM	18"	8112	12"	BLACK OLIVE	18"	8268	14"	ROYAL PALM	22"
494	8"	SABAL PALM	18"	784	12"	ROYAL PALM	18"	8113	12"	BLACK OLIVE	18"	8269	14"	ROYAL PALM	22"
495	8"	SABAL PALM	18"	785	12"	ROYAL PALM	18"	8114	12"	BLACK OLIVE	18"	8270	14"	ROYAL PALM	22"
496	8"	SABAL PALM	18"	786	12"	ROYAL PALM	18"	8115	12"	BLACK OLIVE	18"	8271	14"	ROYAL PALM	22"
497	8"	SABAL PALM	18"	787	12"	ROYAL PALM	18"	8116	12"	BLACK OLIVE	18"	8272	14"	ROYAL PALM	22"
498	8"	SABAL PALM	18"	788	12"	ROYAL PALM	18"	8117	12"	BLACK OLIVE	18"	8273	14"	ROYAL PALM	22"
499	8"	SABAL PALM	18"	789	12"	ROYAL PALM	18"	8118	12"	BLACK OLIVE	18"	8274	14"	ROYAL PALM	22"
500	8"	SABAL PALM	18"	790	12"	ROYAL PALM	18"	8119	12"	BLACK OLIVE	18"	8275	14"	ROYAL PALM	22"
501	8"	SABAL PALM	18"	791	12"	ROYAL PALM	18"	8120	12"	BLACK OLIVE	18"	8276	14"	ROYAL PALM	22"
502	8"	SABAL PALM	18"	792	12"	ROYAL PALM	18"	8121	12"	BLACK OLIVE	18"	8277	14"	ROYAL PALM	22"
503	8"	SABAL PALM	18"	793	12"	ROYAL PALM	18"	8122	12"	BLACK OLIVE	18"	8278	14"	ROYAL PALM	22"
504	8"	SABAL PALM	18"	794	12"	ROYAL PALM	18"	8123	12"	BLACK OLIVE	18"	8279	14"	ROYAL PALM	22"
505	8"	SABAL PALM	18"	795	12"	ROYAL PALM	18"	8124	12"	BLACK OLIVE	18"	8280	14"	ROYAL PALM	22"
506	8"	SABAL PALM	18"	796	12"	ROYAL PALM	18"	8125	12"	BLACK OLIVE	18"	8281	14"	ROYAL PALM	22"
507	8"	SABAL PALM	18"	797	12"	ROYAL PALM	18"	8126	12"	BLACK OLIVE	18"	8282	14"	ROYAL PALM	22"
508	8"	SABAL PALM	18"	798	12"	ROYAL PALM	18"	8127	12"	BLACK OLIVE	18"	8283	14"	ROYAL PALM	22"
509	8"	SABAL PALM	18"	799	12"	ROYAL PALM	18"	8128	12"	BLACK OLIVE	18"	8284	14"	ROYAL PALM	22"
510	8"	SABAL PALM	18"	800	12"	ROYAL PALM	18"	8129	12"	BLACK OLIVE	18"	8285	14"	ROYAL PALM	22"
511	8"	SABAL PALM	18"	801	12"	ROYAL PALM	18"	8130	12"	BLACK OLIVE	18"	8286	14"	ROYAL PALM	22"
512	8"	SABAL PALM	18"	802	12"	ROYAL PALM	18"	8131	12"	BLACK OLIVE	18"	8287	14"	ROYAL PALM	22"
513	8"	SABAL PALM	18"	803	12"	ROYAL PALM	18"	8132	12"	BLACK OLIVE	18"	8288	14"	ROYAL PALM	22"
514	8"	SABAL PALM	18"	804	12"	ROYAL PALM	18"	8133	12"	BLACK OLIVE	18"	8289	14"	ROYAL PALM	22"
515	8"	SABAL PALM	18"	805	12"	ROYAL PALM	18"	8134	12"	BLACK OLIVE	18"	8290	14"	ROYAL PALM	22"
516	8"	SABAL PALM	18"	806	12"	ROYAL PALM	18"	8135	12"	BLACK OLIVE	18"	8291	14"	ROYAL PALM	22"
517	8"	SABAL PALM	18"	807	12"	ROYAL PALM	18"	8136	12"	BLACK OLIVE	18"	8292	14"	ROYAL PALM	22"
518	8"	SABAL PALM	18"	808	12"	ROYAL PALM	18"	8137	12"	BLACK OLIVE	18"	8293	14"	ROYAL PALM	22"
519	8"	SABAL PALM	18"	809	12"	ROYAL PALM	18"	8138	12"	BLACK OLIVE	18"	8294	14"	ROYAL PALM	22"
520	8"	SABAL PALM	18"	810	12"	ROYAL PALM	18"	8139	12"	BLACK OLIVE	18"	8295	14"	ROYAL PALM	22"
521	8"	SABAL PALM	18"	811	12"	ROYAL PALM	18"	8140	12"	BLACK OLIVE	18"	8296	14"	ROYAL PALM	22"
522	8"	SABAL PALM	18"	812	12"	ROYAL PALM	18"	8141	12"	BLACK OLIVE	18"	8297	14"	ROYAL PALM	22"
523	8"	SABAL PALM	18"	813	12"	ROYAL PALM	18"	8142	12"	BLACK OLIVE	18"	8298	14"	ROYAL PALM	22"
524	8"	SABAL PALM	18"	814	12"	ROYAL PALM	18"	8143	12"	BLACK OLIVE	18"	8299	14"	ROYAL PALM	22"
525	8"	SABAL PALM	18"	815	12"	ROYAL PALM	18"	8144	12"	BLACK OLIVE	18"	8300	14"	ROYAL PALM	22"
526	8"	SABAL PALM	18"	816	12"	ROYAL PALM	18"	8145	12"	BLACK OLIVE	18"	8301	14"	ROYAL PALM	22"
527	8"	SABAL PALM	18"	817	12"	ROYAL PALM	18"	8146	12"	BLACK OLIVE	18"	8302	14"	ROYAL PALM	22"
528	8"	SABAL PALM	18"	818	12"	ROYAL PALM	18"	8147	12"	BLACK OLIVE	18"	8303	14"	ROYAL PALM	22"
529	8"	SABAL PALM	18"	819	12"	ROYAL PALM	18"	8148	12"	BLACK OLIVE	18"	8304	14"	ROYAL PALM	22"
530	8"	SABAL PALM	18"	820	12"	ROYAL PALM	18"	8149	12"	BLACK OLIVE	18"	8305	14"	ROYAL PALM	22"
531	8"	SABAL PALM	18"	821	12"	ROYAL PALM	18"	8150	12"	BLACK OLIVE	18"	8306	14"	ROYAL PALM	22"
532	8"	SABAL PALM	18"	822	12"	ROYAL PALM	18"	8151	12"	BLACK OLIVE	18"	8307	14"	ROYAL PALM	22"
533	8"	SABAL PALM	18"	823	12"	ROYAL PALM	18"	8152	12"	BLACK OLIVE	18"	8308	14"	ROYAL PALM	22"
534	8"	SABAL PALM	18"	824	12"	ROYAL PALM	18"	8153	12"	BLACK OLIVE	18"	8309	14"	ROYAL PALM	22"
535	8"	SABAL PALM	18"	825	12"	ROYAL PALM	18"	8154	12"	BLACK OLIVE	18"	8310	14"	ROYAL PALM	22"
536	8"	SABAL PALM	18"	826	12"	ROYAL PALM	18"	8155	12"	BLACK OLIVE	18"	8311	14"	ROYAL PALM	22"
537	8"	SABAL PALM	18"	827	12"	ROYAL PALM	18"	8156	12"	BLACK OLIVE	18"	8312	14"	ROYAL PALM	22"
538	8"	SABAL PALM	18"	828	12"	ROYAL PALM	18"	8157	12"	BLACK OLIVE	18"	8313	14"	ROYAL PALM	22"
539	8"	SABAL PALM	18"	829	12"	ROYAL PALM	18"	8158	12"	BLACK OLIVE	18"	8314	14"	ROYAL PALM	22"
540	8"	SABAL PALM	18"	830	12"	ROYAL PALM	18"	8159	12"	BLACK OLIVE	18"	8315	14"	ROYAL PALM	22"
541	8"	SABAL PALM	18"	831	12"	ROYAL PALM	18"	8160	12"	BLACK OLIVE	18"	8316	14"	ROYAL PALM	22"
542	8"	SABAL PALM	18"	832	12"	ROYAL PALM	18"	8161	12"	BLACK OLIVE	18"	8317	14"	ROYAL PALM	22"
543	8"	SABAL PALM	18"	833	12"	ROYAL PALM	18"	8162	12"	BLACK OLIVE	18"	8318	14"	ROYAL PALM	22"
544	8"	SABAL PALM	18"	834	12"	ROYAL PALM	18"	8163	12"	BLACK OLIVE	18"	8319	14"	ROYAL PALM	22"
545	8"	SABAL PALM	18"	835	12"	ROYAL PALM	18"	8164	12"	BLACK OLIVE	18"	8320	14"	ROYAL PALM	22"
546	8"	SABAL PALM	18"	836	12"	ROYAL PALM	18"	8165	12"	BLACK OLIVE	18"				

TYPICAL GARAGE FLOOR PLAN

SCALE: 1" = 80'-0"

MASTER SITE PLAN

SCALE: 1" = 80'-0"

PROJECT NOTES

1. ZONING. BUSINESS SHIPPING CENTER (BSC)
2. ZONING. GENERAL BUSINESS (GB) AND
PROPOSED ZONING. GENERAL BUSINESS (GB) WITH
PLANNED COMMERCIAL OVERLAY DISTRICT (POD)
3. USES.
AS PERMITTED IN THE B-3 DISTRICT INCLUDING DOCTOR/
MEDICAL OFFICES AND HOME IMPROVEMENT STORE WITH
GARDEN AREA AND SEASONAL OUTDOOR SALES
4. EXISTING BUILDING AREA.
THE EXISTING GROSS BUILDING AREA (949.50 SQ FT) INCLUDING FOOD
COURT AND RESTAURANT WILL BE COMBINED YESTED. THIS SHALL
APPLY TO ANALYSIS OF TRANSPORTATION, INFRASTRUCTURE AND
CONSTRUCTION/IMPACT FEES.
5. OPEN SPACE.
TO CREATE THE OPEN SPACE, THE EXISTING EXTERIOR PLANTING AND PLANNED
LANDSCAPING SHALL BE MAINTAINED AND THE EXISTING PLANNED
AESTHETIC PACKAGE REPLACES THE REQUIREMENT THAT 20% OF THE
TOTAL SITE BE LANDSCAPED.
6. PERIMETER BUFFER.
(A) A LANDSCAPE BUFFER ALONG COPANS ROAD AND U.S. HIGHWAY 1
WILL BE PROVIDED. THIS BUFFER SHALL HAVE AN AVERAGE WIDTH OF 15
FEET FOR THE ENTIRE LENGTH OF EACH OF THE ROAD FRONTAGES IN NO
CASE SHALL THE BUFFER BE LESS THAN 6 FEET, EXCEPT AT B&O BAY.
(B) DUE TO THE EXISTING ALIGNMENT OF THE "LOOP" ROAD AND
ADDITIONAL PERIMETER BUFFERING IS REQUIRED. EXCEPT WHEN NEW
PAVEMENT IS LAYED, THE BUFFER SHALL BE MAINTAINED AT A MINIMUM
THAT BE PATH. THIS BUFFER SHALL AVERAGE 10 FEET AND BE NO LESS THAN
7 FEET IN WIDTH.
(C) PLANTED WITHIN THESE BUFFERS ALONG THE INTERNAL ROAD WAY
WILL BE TREES WHICH MAY INCLUDE PALMS AND ORNAMENTALS. THESE
TREES SHALL BE PLANTED ON THE EQUIVALENT OF 30 FEET ON CENTER
AND MAY BE CLUSTERED FOR AESTHETIC AND VISIBILITY REASONS. FOR
THE REQUIRED LANDSCAPING BETWEEN THE BUILDING AND VEHICULAR
HARDSCAPE, AS A PEDESTRIAN AMENITY TO COMPLEMENT THE CITY
CENTRE CONCEPT.
(D) A LANDSCAPE "TERMINAL" ISLAND WILL ALSO BE PROVIDED AT THE
REPLACES THE REQUIREMENT OF THE 5 FOOT LANDSCAPE MEDIUM
BETWEEN ADJUTING PARALLEL ROWS OF PARKING. INTERMEDIATE
LANDSCAPE ISLANDS SHALL BE LOCATED IN ROWS AS INDICATED ON PLAN
(E) TO ASSIST IN ACHIEVING THE "TOWN" OR "CITY CENTRE" CONCEPT
WALKWAYS / PEDESTRIAN WAYS ARE ENCORAGED TO JOIN THE PARKING
AREAS WITH THE BUILDINGS, THEREBY ELIMINATING THE NEED FOR FIVE
FOOT LANDSCAPE SEPARATORS.
5. BUILDING SETBACKS:
(A) A MINIMUM OF A FIFTEEN (25) FOOT SETBACK ALONG COPANS ROAD AND
U.S. HIGHWAY 1 WILL BE PROVIDED. THERE WILL BE NO REQUIRED
SETBACKS BETWEEN BUILDINGS ON PROPERTY OWNERSHIP
LINES.
6. MAXIMUM BUILDING HEIGHTS. 6-STORIES (100 FEET)
THE MAXIMUM BUILDING HEIGHTS SHALL BE 6-STORIES (100 FEET) ABOVE
GRADE TO A MAX. HEIGHT TO THE ROOF PARAPET OF 48'-0" AND ELEVATOR
CORE OF 58'-0".
7. ARCHITECTURAL NOTES.
A UNITED ARCHITECTURAL THEME WILL BE DEVELOPED. APPROPRIATE
OVERHEAD WEATHER PROTECTION WILL BE PROVIDED. THE AMOUNT OF
PROTECTION WILL BE IDENTIFIED DURING THE BUILDING PLAN REVIEW.
8. STORMWATER.
THE PROJECT WILL COMPLY WITH APPROPRIATE REGULATIONS
REGARDING STORMWATER MANAGEMENT. SHOULD ADDITIONAL
STORMWATER MANAGEMENT BE REQUIRED, THE PROJECT WILL BE
LOCATED ON SITE INCLUDING IN AN UNDERGROUND VAULT OR OFF SITE
ON PROPERTY UNDER CITY CONTROL. FINAL ENGINEERING TO DETERMINE
APPROPRIATE SOLUTION.
9. UNIFIED CONTROL.
ALL LAND WITHIN THE POD SHALL BE MAINTAINED AND DEVELOPED IN
ACCORDANCE WITH THIS MASTER PLAN. THIS UNIFIED PROJECT WILL HAVE
EASEMENTS AND NECESSARY DOCUMENTS TO ENSURE THIS UNIFIED
DEVELOPMENT WILL BE PROVIDED.
10. PLANNING.
THIS PROJECT MAY BE DEVELOPED IN SEPARATE PHASES. CONSTRUCTION
COORDINATION AND MARKET CONDITIONS WILL DETERMINE FINAL
PLANNING.
11. PLANTING.
DURING REDEVELOPMENT THE THREE EXISTING MAJOR RETAILERS ARE
ANTICIPATED TO REMAIN OPERATING. A FINAL PLANT WILL BE RECORDED IN
REDEVELOPMENT COUNTY PUBLIC RECORDS PRIOR TO ISSUANCE OF ANY NEW
CERTIFICATE OF OCCUPANCY.
12. PARKING.
TO GAIN ADDITIONAL LANDSCAPING AND PEDESTRIAN GATHERING
SPACES, 6'x18' WITH ACCESS AISLES OF 24' FEET IN WIDTH FOR TWO WAY TRAFFIC
COMPACT SPACES (8'x12') MAY ALSO BE PROVIDED TO FURTHER
ENHANCE THE DESIGN. LESS THAN 6.5% OF THE OVERALL PARKING WILL
BE REQUIRED. THE PARKING GARAGE WILL BE IN COMPACT SPACES WHERE COULDN'T
OR UTILITY PROTRUSIONS OCCUR. HANDICAP PARKING SHALL BE PROVIDED IN
ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE.
13. LOADING.
LOADING AREAS WILL BE PROVIDED AS ILLUSTRATED. FREE STANDING
STRUCTURES MAY BE "STREET OR FRONT" LOADED THEREBY MEETING
THE REQUIRED DEDICATED LOADING AREAS.
14. BUILDING ENVELOPES MAY VARY IN SIZE, 10' IN ANY DIRECTION AND ALL
PORTAGE OF ALL BUILDINGS INCLUDING OUTLINE FINAL PROJECT REQUIREMENTS.
15. ALL OUTDOOR STORAGE FOR THE HOME IMPROVEMENT STORE WILL BE
COMPLETELY SCREENED FROM PUBLIC VIEW.
16. A MASTER SITE PLAN SHALL BE PROVIDED IN ACCORDANCE WITH THE
CITY OF POMPANO BEACH ORDINANCES.
17. ALL MECHANICAL EQUIPMENT ON NEW STRUCTURES AND AT GRADE
LEVEL, TO BE COMPLETELY SCREENED AS OBSERVED FROM THE STREET
PROPERTY LINES. SCREENING SHALL BE 6' HIGHER THAN EQUIPMENT AT
GRADE LEVEL.
18. ALL OUTDOOR AREAS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY
THE ARCHITECTURAL REVIEW BOARD PRIOR TO OBTAINING BUILDING
PERMITS.
19. THERE SHALL BE NO WHEEL STOPS AT ON-GRADE PARKING SPACES.
20. A MASTER SITE SIGNAGE PROGRAM AND TENANT SIGNAGE CRITERIA
MANUAL SHALL BE INCORPORATED INTO THE POD APPROVAL.

[illegible][illegible][illegible][illegible]

PARCEL 1 (LAND OWN PROPERTIES, INC., a Florida corporation)

[illegible][illegible][illegible][illegible]

SITE DATA :		PROPOSED NEW BUILDING AREA	
TOTAL BUILDING AREA : BUILDING AREA PERCENT INCREASE: 1313 %	TOTAL BUILDING AREA : EXISTING BUILDING AREA PROPOSED NEW BUILDING AREA	EXISTING : Existing Zoning : Business Shopping Center (B5C) Proposed Zoning : General Business (B-3) - with a planned commercial overlay district (PCO). PROPOSED USE: MERCANTILE BUSINESS AREA BREAKDOWNS: 34,541 S.F. (Retail) = 15068/222.0 SF, 51.9% 34,541 S.F. (Wholesale) = 19,173 S.F., 55.5% Green space = 25,117.6 S.F., 4.3% 36,100 S.F. = 151,066 S.F., 6.0% 38,500 S.F. = 669,019.4 S.F., 26.4% 5,691 AC. = 388,452.4 S.F., 100.8% Total site area, 54,141 AC. = 2,604,452.4 S.F.	
		BUILDING SETBACKS : Minimum setbacks = 25'-0" All others as indicated on the site plan.	
		TOTAL BUILDING AREA : EXISTING EXISTING BUILDING AREA : 44,450 S.F. PROPOSED NEW BUILDING AREA : 54,024 S.F. 1074.46 S.F.	
		PROPOSED NEW BUILDING AREA FUTURE OUTPARCEL 1 : UP TO 8,000 S.F. FUTURE OUTPARCEL 2 : UP TO 8,000 S.F. FUTURE OUTPARCEL 3 : UP TO 8,000 S.F. FUTURE OUTPARCEL 4 : UP TO 8,000 S.F. FUTURE OUTPARCEL 5 : UP TO 20,000 S.F. FUTURE OUTPARCEL 6 : UP TO 15,000 S.F. NEW RETAIL B 1st FLOOR : UP TO 42,260 S.F. 2nd FLOOR : UP TO 6,470 S.F.	
		NEW RETAIL C 1st FLOOR : UP TO 16,883 S.F. 2nd FLOOR : UP TO 18,741 S.F. NEW RETAIL D 1st FLOOR : UP TO 13,995 S.F. 2nd FLOOR : UP TO 12,100 S.F. NEW RETAIL E 1st FLOOR : UP TO 23,166 S.F. 2nd FLOOR : UP TO 26,724 S.F. NEW RETAIL F 1st FLOOR : UP TO 44,000 S.F.	
		NEW RETAIL G 1st FLOOR : UP TO 15,668 S.F. 2nd FLOOR : UP TO 16,919 S.F. 3rd FLOOR : UP TO 41,495 S.F. HOUSE STORIES/SERVICES : UP TO 36,681 S.F. NEW HOME IMPROVEMENT : UP TO 16,944 S.F. GARDEN CENTER : UP TO 20,306 S.F.	
		PROPOSED NEW BUILDING AREA : 540,274 S.F.	

