



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Detailed Minutes - Final

City Commission

Rex Hardin, Mayor

Beverly Perkins, Vice Mayor

Rhonda Eaton, Commissioner

Cyndy Floyd, Commissioner

Andrea McGee, Commissioner

Tom McMahon, Commissioner

Gregory P. Harrison, City Manager

Mark Berman, City Attorney

Asceleta Hammond, City Clerk

Tuesday, March 22, 2022

6:00 PM

Commission Chamber

City Commission Meeting

CALL TO ORDER

The Honorable Rex Hardin, Mayor called the Regular City Commission meeting to order at 6:00 p.m.

ROLL CALL

Present: Commissioner Rhonda Eaton
Commissioner Cyndy Floyd
Commissioner Andrea McGee
Commissioner Tom McMahon
Vice Mayor Beverly Perkins
Mayor Rex Hardin

INVOCATION

Pastor Branden Jones of Mt. Calvary Baptist Church offered the invocation.

PLEDGE OF ALLEGIANCE

Led by Asceleta Hammond, City Clerk.

APPROVAL OF MINUTES

[22-239](#) Regular City Commission Meeting Minutes of March 8, 2022

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Minutes be APPROVED AS SUBMITTED. The motion carried unanimously.

APPROVAL OF AGENDA

Mayor Hardin announced that Item 27, will be postponed until April 12, 2022 City Commission Meeting.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Agenda be APPROVED AS AMENDED. The motion carried unanimously.

CONSENT AGENDA DISCUSSION

The Commission may pull items from the Consent Agenda. During Audience to be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

A. PROCLAMATION**[22-280](#) National Autism Awareness Month Proclamation**

Mayor Rex Hardin proclaimed April 2022 as “National Autism Awareness Month” in the City of Pompano Beach. Margi Hedelund, Board of Directors First Responder Trainer Autism Society of Florida, Martin W. Hedelund, Captain, Broward Sheriff’s Office, Pompano Beach District and Julliana Carranza, Constituency Board Member for University of Miami/NOVA Southeastern University Center for Autism and Related Disabilities were the recipients of the proclamation.

Mayor Hardin acknowledged School Board Representative, Nora Rupert who also participated in the acceptance of the Proclamation declaring April 2022 as the National Autism Awareness Month in the City of Pompano Beach.

School Board Representative Nora Rupert indicated that any time she can be in the City of Pompano Beach to talk about the students and their families it is a good day for her. She mentioned that Mrs. Hedelund does a great work with this cause and the Hedelund’s are dear to her heart. Specifically, Mrs. Hedelund who works with the students, and who does remarkable job, as well as inspires her, along with her wonderful husband and 2 sons.

Margi Hedelund thanked the Mayor, City Commissioners and City Manager, for this important proclamation. She mentioned that in the City of Pompano Beach they have 3 schools in the community that have dedicated Autism intensive classrooms. There are areas dedicated to Elementary, Middle and High Schools unique learning. She introduced her twin sons who have 2 different types of autism. The Autism Society of Florida work throughout the State and they are a non-profit organization. They conduct trainings, workshops for parents, as well as advocate for the autism society. She mentioned that any family that needs help, her card will be made available to contact her through the organization.

Finally, she thanked Ms. Nora Rupert for being such a champion of the children with special needs. She also

thanked Major Adkins and Captain Hedelund of the Broward Sheriff's Office for being so wonderful in the community for this awareness when they are dealing with the public.

This matter was READ AND PRESENTED INTO THE RECORD

B. PRESENTATION

[22-183](#) Presentation of the Actuarial Report for the City of Pompano Beach General Employees' Retirement System as of October 1, 2021 as prepared by Cavanaugh Macdonald Consulting, LLC and presented by Mr. Todd Green, Board Actuary with Cavanaugh Macdonald Consulting, LLC
(Fiscal Impact: N/A)

(Staff Contact: Greg Harrison)

Todd Green, Cavanaugh Macdonald Consulting, LLC, presented the results of the October 1, 2021 Actuarial Valuation of the General Employees' Pension Plan. See Exhibit 1 for the details of Mr. Green's presentation.

In sum, Mr. Green stated from a market value basis, the Plan's funded ratio is 74.3%, and on an actuarial basis it is 67.6%. The difference in this is that \$22.8 million were not being used as of yet, hence the market value is higher.

Mayor Hardin thanked Mr. Green for the update.

This matter was READ AND PRESENTED INTO THE RECORD

C. AUDIENCE TO BE HEARD

Mayor Hardin announced that it was time for "Audience To Be Heard" and offered the following guidelines: Once your name is called, please come forward to the podium in front of the commission, state your name and address for the record. Speakers will be limited to three minutes to speak on any item of concern or interest, including those items pulled from the Consent Agenda. In addition, he asked speakers not to speak on any items on tonight's agenda, as they will have that opportunity to do so when that item comes forward. Lastly, he requested that speakers refrain from any emotional outbursts in either support or non-support of the speaker's comments.

The following persons were called to speak:

Partnerships of Operation Established Trust and Pass the Blessing - Rick Nagy, Teacher, Pompano Beach High School, 600 NE 13th Avenue, Pompano Beach, FL, stated that he and Ms. Lois Greene would like to speak to the City Commission briefly on a group that they established approximately 2 years ago called Operation Established Trust. The group started with teachers, then it grew into people who work for the County, namely Lois Greene, and a number of Broward Sheriff's Office (BSO) Officers including Major

Adkins. They meet each week to talk about the relationship between BSO and the community, and how they could make things a bit better. They also work with a group called, Pass the Blessing, an organization that Ms. Greene is involved in. They all talk about different ideas each week. Mr. Nagy mentioned that he is also the sponsor for the Black Student Union. In addition, the students were interested to speak with the officers, so this meeting was accomplished via Zoom, and the students asked the officers numerous questions, such as “How are arrests made?” and “What are their policies?” and different things like that.

Mr. Nagy stated their intent is to try to get everybody on both sides to understand how things work, and the idea of what is seen on the media is only a small portion of what they actually do. He then displayed some pictures that showed when they had a 3-week challenge where the kids wanted to do a food drive fund raiser for Broward Partnership in Pompano Beach on Blount Road. BSO was challenged to see who could raise the most food. After the 3 weeks were over, the School raised a lot of food but BSO won the contest. It was a great experience for the kids and after working together to package the food, the officers took the food to the homeless shelter, which was good.

Mr. Nagy mentioned they are coming before the City Commission, to show that there are actual citizens who care about the community. Also, there are officers who spend years together with his organization and they care about the community. They do not get a lot of publicity, however, he felt it was important that they share this with the City of Pompano Beach through this medium.

Expressions of Appreciation - Lois Greene, President, Pass the Blessing Foundation Inc., member of Operation Established Trustee, 11805 NW 55th Street, Coral Springs, FL, stated that Pass the Blessing Foundation Inc., has been supported throughout Pompano Beach for many years and BSO has been there every year to support their programs held at Mitchell Moore, or anywhere in the community. She thanked BSO publicly for their support over the many years.

Mayor Hardin appreciated the efforts of what they are doing with Operation Established Trust and Pass the Blessing Foundation Inc. He said it is great to hear about partnerships that help build up the City’s community.

Women’s Event held Saturday, March 19, 2022 - Carlene Duncan, 1851 NW 15th Street, Pompano Beach, FL, congratulated Vice Mayor Perkins for hosting such a nice event on Saturday. She congratulated those great women who some have died and those that are still living. She also thanked County Commissioner Lamar Fisher for coming out to support this event.

City Requiring Planting of Trees and Shrubs - Don Salomone, Oceanside North Condominiums, 3221 NE 8th Street, Pompano Beach, FL, complained that they are working on improving their condominium association by redoing the asphalt, however, the City is requiring that they plant trees and shrubs, which is costing them additional money. The Association has a lot of owners that are older people on fixed income, and it becomes an extra cost to put in the required trees and shrubs. Moreover, where the City is requiring them to plant the trees, they will be on top of the sewers, which will grow into the sewer system.

Mayor Hardin advised Mr. Salomone to make an appointment to meet with City Manager Harrison to go over the plans, as the City would not want trees planted over sewers.

Comr. Eaton suggested that this would be something the City would need to take a closer look at, as this was a cost burden to these residents. She asked that staff meet with her to provide the codes, and requirements because it became a \$20,000 burden on top of what it cost them to redo the parking lot.

Comr. McGee suggested that staff could look into any way the City could assist financially, through grants for some of these older condominiums to qualify for assistance.

Sale of Property to John Knox - Eldora Randolph, 600 SW 6th Court, Pompano Beach, FL, stated that she lives next to John Knox Village and she heard that they are planning to buy out the homes nearby. She mentioned that she and her husband are retirees and have paid for their homes. It would be a financial burden to have to sell and move somewhere affordable in Pompano Beach.

Mayor Hardin assured Ms. Randolph that nobody will force her to sell her property. John Knox Village is a private organization, so the City is not involved with their actions. If Ms. Randolph does not want to sell her property, then she does not need to do so.

Maureen Gaviola, 2811 NE 9th Court, Pompano Beach, FL, stated that she is not against growth and development, however, she is against tunnel vision. She mentioned that this is what is happening with the intersection of Atlantic Boulevard and Dixie Highway. She then provided details why she felt the City is exercising tunnel vision and suggested that the City needs to look at the entire vision and not just how to stop current complaints. She complained that the vision of the Commission is high density allowing 7-8 story buildings.

D. CONSENT AGENDA

Mayor Hardin requested a motion to Approve/Adopt Items 1 through 13 without City Commission discussion.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Consent Agenda be APPROVED. The motion carried unanimously.

1. [22-270](#) Approval to piggyback Lake County Florida's Contract 17-0606G for the as-needed purchase of bunker gear, various brands of parts, supplies, equipment, and services used by the Fire Department, from Municipal Emergency Services, Inc., in an amount not to exceed \$225,000.00.

(Fiscal Impact: \$225,000.00)

(Staff Contact: George Pratt/Carla Byrd)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

2. [22-245](#) Consideration of a request by James M. Hayden to transfer ownership of a burial plot in the North Lawn back to the City of Pompano Beach Cemetery.

(Fiscal Impact: \$400.00)

(Staff Contact: Robert McCaughan)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

3. [22-265](#) Approve ranking order for RFQ P-32-20, Planning and Design Services for Riverside Drive Streetscape Improvements, and authorize staff to negotiate and enter into a contract with the highest ranked company, Marlin Engineering, Inc. (No cost at this time).

(Fiscal Impact: N/A)

(Staff Contact: Horacio Danovich)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

4. [22-272](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND BROWARD COUNTY FOR SURTAX-FUNDED TRANSPORTATION IMPROVEMENTS ALONG RIVERSIDE DRIVE FROM ATLANTIC BOULEVARD TO NE 14TH STREET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Horacio Danovich)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-99

5. [22-277](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM FOR INSTALLATION OF A FLOATING DOCK WITH ASSOCIATED PILES AND RAMP TO ACCESS THE CYPRESS CREEK WATERWAY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$100,000.00)

(Staff Contact: Horacio Danovich)

A motion was made by Vice Mayor Perkins, seconded by

Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-100

6. [22-260](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A TERMINATION OF SEWER AGREEMENT AMONG THE CITY OF POMPANO BEACH, POMPANO PARK JV HOLDINGS, LLC, POMPANO PARK JV NORTHWEST CORNER, LLC AND PPI, INC.; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Mark E. Berman)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-101

7. [22-242](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, CHANGING THE DESIGNATION OF A CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF POMPANO BEACH CURRENTLY KNOWN AS NW 7TH STREET BETWEEN NW 31ST AVENUE AND NW 24TH AVENUE TO A DUAL DESIGNATION OF NW 7TH STREET AND HATTIE KIMBROUGH WILLIAMS WITH NW 7TH STREET TO BE DISPLAYED ON THE UPPERMOST PORTION OF SIGNAGE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: None. Cost paid by Requester.)

(Staff Contact: Robert McCaughan)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-102

8. [22-243](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE RESTRICTION OF TRUCK TRAFFIC ON NE 26TH AVENUE AND THE INSTALLATION OF THE SIGNAGE REQUIRED FOR SUCH PURPOSE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Robert McCaughan)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the

Consent Agenda. The motion carried unanimously.**Enactment No: RES. No. 2022-103**

9. [22-266](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A REVOCABLE LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND RONALD VIA FOR THE INSTALLATION OF A PERGOLA AND GROUND COVER LANDSCAPING AT 951 NE 24TH AVENUE WITHIN THE CITY'S RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: John Sfiropoulos)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-104

10. [22-268](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DOCKING EXTENSION AGREEMENT AMONG LAWRENCE W. VENTURI & DEBORAH M. VENTURI, KAREN D. MERRITT & KAREN D. MERRITT IRREVOCABLE TRUST, AND THE CITY OF POMPANO BEACH, AND A DOCKING EXTENSION AGREEMENT AMONG LAWRENCE W. VENTURI & DEBORAH M. VENTURI, JUDITH A. WALENZ, TRUSTEE & STEVEN A. WALENZ, TRUSTEE, AND THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(Staff Contact: John Sfiropoulos)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-105

11. [22-269](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DOCKING EXTENSION AGREEMENT AMONG KYLE FARLEY, MICHAEL FINE & CATHERINE DRISCOLL, AND THE CITY OF POMPANO BEACH, AND A DOCKING EXTENSION AGREEMENT AMONG KYLE FARLEY, WILLIAM KRUEGEL, AND THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: John Sfiropoulos)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-106

12. [22-246](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH PURSUANT TO CHAPTER 96 OF THE CITY'S CODE OF ORDINANCES, ASSESSING THE CITY'S COSTS FOR ABATING PUBLIC NUISANCE CONDITIONS ON REAL PROPERTY(IES) IN THE CITY AND PROVIDING THAT UPON THE RECORDING OF THIS RESOLUTION SAID ASSESSMENT, INCLUDING ADMINISTRATION AND INSPECTION COSTS, SHALL BE A LIEN AGAINST THE PROPERTY(IES) WHICH SHALL BEAR INTEREST AS SET FORTH IN SECTION 55.03, FLORIDA STATUTES, AND BE CO-EQUAL WITH LIENS OF AD VALOREM TAXES; DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION AND TO PROVIDE OWNER(S) WITH A NOTICE OF LIEN; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Mario Sotolongo)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-107

13. [22-271](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE SERVICE CONTRACT NO. 1398 BETWEEN THE CITY OF POMPANO BEACH AND BEACH RAKER, LLC, RELATING TO THE BEACH CLEANING AND DEBRIS REMOVAL SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$227,628)

(Staff Contact: Russell Ketchem)

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Enactment No: RES. No. 2022-108

E. REGULAR AGENDA**QUASI-JUDICIAL PROCEEDING**

Mark E. Berman, City Attorney, advised that Items 14-18 are listed under Quasi-Judicial Proceeding and are quasi-judicial in nature; therefore, anyone who wishes to testify must be sworn in by the City Clerk and may be subject to cross-examination by the City Commission or any other interested party. The individuals addressing the City Commission must state his or her name, whether he or she has been sworn, and understands the rules which governs these proceedings. Thereafter, Mr. Berman outlined the order in which they would follow: City staff would make its presentation for each item, followed by the applicant or any other person(s) wishing to speak, closing argument, and the Commission's discussion.

Asceleta Hammond, City Clerk, placed under oath all individuals, including staff, addressing the City Commission in the following matters.

14. [22-252](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE JOHN KNOX VILLAGE AMENDED PLAT; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Jean Dolan/David Recor)

Jean Dolan, Development Services Department, presented the item and stated that it is a request by John Knox Village located at 651 SW 6th Street for a Plat Note Amendment to the John Knox Village Amended Plat. This Amended Plat Note is consistent with the entitlements approved through the Land Use Plan Amendment for John Knox Village adopted on March 23, 2021. The Plat Note Amendment Resolution authorizes staff to sign the letter of no objection to this request. Further, there are 2 companion items for John Knox Village at the end of the agenda, related to a minor Text Amendment for the Local Activity Center code section, as well as approval of the project's Master Plan.

Andrew J. Schein, Esq., Locrine & Chakas, P.A. (1401 E. Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301), representing John Knox Village, stated that he has a presentation for the Master Plan and Text Amendment, which is the more substantive applications. He mentioned that his presentation is not entirely relevant to the item but is inter-related and he will present when those items are called.

Vice Mayor Perkins asked if this is only for the Plat.

Ms. Dolan responded yes, this is the notation on the Plat to describe certain entitlements.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Quasi-Judicial/ Resolution be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: RES. No. 2022-109

15. [22-254](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE U-HAUL-NORTH POMPANO PLAT LYING ON THE SOUTH SIDE OF NE 48TH STREET, JUST EAST OF THE FEC RAILROAD TRACKS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Jean Dolan/David Recor)

Jean Dolan, Development Services Department, presented the item and stated that it is a proposed Plat for a property that is 1.62 acres in size, located at 1120 NE 48th Street, east of the FEC Railroad tracks, and south of NE 48th Street. The property has an industrial Land Use designation and is zoned I-1 (General Industrial). The existing 4,029 square foot structure on the property will be demolished and is proposed to be replaced with the new building having 15,922 square feet of warehouse and 2,970 square feet of showroom. The site plan for the proposed use was approved on November 17, 2021 by the Planning and Zoning Board. The Planning and Zoning Board also unanimously recommended approval of the plat on January 26, 2022, with all conditions met.

Heidi Davis, Esq., Gunster (450 East Las Olas Boulevard, Suite 1400, Fort Lauderdale, FL) stated she is available to answer any questions that may arise, and that she agrees with staff's report.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Quasi-Judicial/ Resolution be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: RES. No. 2022-110

16. [22-203](#) P.H. 2022-40: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTH OF NE 16TH STREET AND EAST OF FEDERAL HIGHWAY AND COMMONLY KNOWN AS 1490, 1500, 1520, 1530, 1540, 1542, 1544, 1550, 1552, 1554 AND 1590 N. FEDERAL HIGHWAY, 2300 AND 2351 NE 16TH STREET, AND 1550, 1580 AND 1590 NE 23RD AVENUE FROM RD-1 (TWO-FAMILY RESIDENCE) AND PD-I (PLANNED DEVELOPMENT - INFILL) TO PD-I (PLANNED DEVELOPMENT - INFILL); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: MARCH 8, 2022

(Staff Contact: Scott Reale/David Recor)

Jennifer Gomez, Assistant Director, Development Services Department, presented the item and stated that the item has been reviewed by the City's outside consultant on behalf of staff. Jim Hickey, Calvin Giordano and Associates will provide further information.

Jim Hickey, Calvin Giordano and Associates, (1800 Eller Drive, Fort Lauderdale, FL), stated this is the Second Reading to discuss the changing of the rezone to PD-I (Planned Development-Infill). This is to amend 1 parcel on the north side of 16th Street. First Reading was held on March 8, 2022, at which time a minor typo was acknowledged in the deviation table. There was language about the garage having more than 500 spaces, which was corrected. Therefore, on Page 2 of Exhibit B of the Ordinance they adjusted the language there, as well as Exhibit E2, which is consistent to have both garages with the same deviation listed in the backup.

Graham, Penn, Esq., Barcow Radell Fernandez Larkin & Tapanes, (200 South Biscayne Blvd., Miami, FL) stated he will defer any major presentation, because nothing has changed since First Reading of the Ordinance. He addressed 2 issues that came up at First Reading.

- 1) Testimony from their immediate commercial neighbor to the south of Federal Highway about his property and the potential for cut through traffic. They have reached out to the owner of the property and offered to work with him on potential speed humps or other improvements to his property to make the cut through less attractive to the public.
- 2) There were general concerns about 24th Avenue currently, regarding speed and cut through traffic. They have agreed to staff's proposal in the major site plan application, the condition of that approval that will require them to do a traffic study on the 24th Avenue corridor prior to building permit. If warranted, they will install any necessary traffic calming measures on that avenue.

Tom Terwilliger, 3160 NW 1st Avenue, Pompano Beach, FL, mentioned that Mr. Penn stated they will put in traffic calming measures, which are City streets, so, he inquired how can they put those in on City streets. He indicated that the issue will need to go further and beyond Mr. Penn's stating that they will do a traffic study and put in traffic calming. The City Planners need to weigh in on this proposal by Mr. Penn.

Mr. Penn indicated that the condition was proposed by the City, so they would only put traffic calming measures on the avenue if the study suggests it is appropriate and the City approves it.

Comr. McGee declared ex parte communications throughout this project but not since First Reading. However, this is to err on the side of over-disclosure, she has had emails and attended meetings, and so forth.

Comr. McMahan declared ex parte communications but it was not in reference to this particular item but the same project.

Comr. Eaton declared ex parte communications initially, but not since the First Reading.

Mayor Hardin declared he has had ex parte communications with the developer and representatives concerning the project although not specifically on this item.

Comr. McGee thanked staff and the applicant of hearing the issues on 24th Avenue and is taking it seriously on figuring a way to make the street better.

Vice Mayor Perkins asked if there was a reason why the applicant did not meet with Districts 4 and 5.

Mr. Penn indicated that he believed they had met with Vice Mayor Perkins on the matter briefly.

Prior to Reports being taken, Vice Mayor Perkins requested the Commission return to Item 16, because after checking with her calendar she declared that she did meet with the developer, consequently, she would like to rescind her original vote of No to Yes, even though the item was passed.

Mark Berman, City Attorney, stated that someone on the prevailing side will have to make a motion for reconsideration of Item 16. Thereafter, Comr. McGee made the motion, seconded by Comr. Floyd. The motion carried unanimously.

MOTION: A motion was made by Comr. McGee, seconded by Comr. Floyd to reconsider Item 16. The motion carried unanimously.

Mr. Berman re-read the Ordinance into the record.

Mr. Berman advised that since the Applicant left the room, the process would be to re-vote, and there would not be any discussion or input from anybody at this time. There is no need to restate the disclosures, so the Commission could adopt those disclosures for purposes of this re-vote.

Vice Mayor Perkins declared that she met with the developer to discuss the project. In addition, all previous disclosures were adopted by reference.

MOTION: A motion was made by Vice Mayor Perkins, seconded by Comr. McGee to revote on Item 16 and to adopt all previous disclosures by reference. Upon roll call the motion carried 6-0.

Yes Vice Mayor Perkins
 Comr. Eaton
 Comr. Floyd
 Comr. McGee
 Comr. McMahon
 Vice Mayor Perkins
 Mayor Hardin

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Quasi-Judicial/ Ordinance be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 Hardin

No: McMahon
 Perkins

Enactment No: ORD. No. 2022-35

17. [22-205](#) **P.H. 2022-41: (PUBLIC HEARING 1ST READING)**
 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING ON THE SOUTH SIDE OF NW 4TH STREET BETWEEN NW 31ST AVENUE AND NW 30 AVENUE, AND COMMONLY KNOWN AS 3055 NW 4TH STREET FROM B-3 (GENERAL BUSINESS) TO B-2 (COMMUNITY BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
 (Fiscal Impact: N/A)

SECOND READING: MARCH 8, 2022

(Staff Contact: Jean Dolan/David Recor)

Jean Dolan, Development Services Department, presented the item and stated that this is the Final Reading of the rezoning on the City-owned lot to allow a single-family home to be built by the Office of Housing and Urban Improvement. There have been no changes since Second Reading of the Ordinance.

Vice Mayor Perkins asked staff to provide her with information regarding the selection of the developer, which was done through the Request for Proposal (RFP) process.

A motion was made by Vice Mayor Perkins, seconded by

Commissioner McGee, that the Quasi-Judicial/ Ordinance be APPROVED FIRST READING. The motion carried by the following vote:

Yes: Eaton
Floyd
McGee
McMahon
Perkins
Hardin

Enactment No: ORD. No. 2022-31

18. [22-253](#) **P.H. 2022-49: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ABANDONING A 13-FOOT WIDE SIDEWALK AND LANDSCAPE EASEMENT LOCATED ALONG THE NORTHERN PROPERTY LINE OF PROPERTY LOCATED TO THE SOUTH OF RACE TRACK ROAD BETWEEN POWERLINE ROAD AND THE CSX RAILROAD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Jean Dolan/David Recor)

Jean Dolan, Development Services Department, presented the item and stated that this is an easement abandonment request for a 13-foot sidewalk and landscape easement that was described in Plat Note 11 on the original Arvida Pompano Park Plat. The easement is located along the northern property line adjacent to Racetrack Road between Powerline Road and the CSX Railroad. There will be a sidewalk and landscaping along Racetrack Road as part of the development of the LIVE! project, but it will be in the right-of-way and not on private property as required by the old Plat Note. The vacation of this platted easement will remove this unnecessary plat condition. The Planning & Zoning Board unanimously recommended approval of this abandonment at their meeting of February 23, 2022.

The applicant had no input.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Quasi-Judicial/ Ordinance be APPROVED FIRST READING. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: ORD. No. 2022-41

END OF QUASI-JUDICIAL PROCEEDING

19. [22-259](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REVOLVING LOAN PROGRAM FOR DRINKING WATER FACILITIES; PLEDGING OF WATER AND SEWER UTILITY FEES AS THE REVENUES TO REPAY THE LOAN, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
 (Fiscal Impact: \$9,200,000 (Finance over the maximum SRF terms of 20 Years with Water and Sewer Revenues))

(Staff Contact: A. Randolph Brown)

A. Randolph Brown, Director, Utilities Department, presented the item and stated that this is the follow-up to the January 2020 City Commission's approval to purchase the 2 million gallons a day of water from the C51 reservoir, which this is the application for State Revolving Funds (SRF).

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Resolution be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: RES. No. 2022-111

20. [22-264](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE FOUR (4) LED LIGHTING AGREEMENTS WITH A TOTAL CITY CONTRIBUTION OF \$1,236,390.71 BETWEEN THE CITY OF

POMPANO BEACH AND FLORIDA POWER & LIGHT COMPANY, FOR LIGHTING INSTALLATIONS OR IMPROVEMENTS IN THE HIGHLANDS AREA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,236,390.71)

(Staff Contact: Horacio Danovich)

Horacio Danovich, G.O. Bond & Innovation District, Director, presented the item and stated that the item is seeking the City Commission's approval of \$1.2 million to convert the light fixtures in the Highlands community. At the time the G.O. Bond was approved they had set aside \$3 million for the project. \$1 million was set aside for Collier City community, and later on they had re-adjudicated the other \$2 million to other areas of the City, of which the Highlands was one of those areas already identified. He said that at the completion of the project they would have installed 728 new light fixtures in the entire community. There are no easements needed for this, so delay should be minimal. He urged the City Commission to approve this item as this is needed in the community and will continue the good things being done by the G.O. Bond.

Tom Terwilliger, 3160 NW 1st Avenue, Pompano Beach, FL, stated that these lights are only on Dixie Highway, Federal Highway, Sample Road and 54th Street. He cannot see any of these lights actually going into the residential neighborhood.

Mr. Danovich responded that Mr. Terwilliger's statement is incorrect. The entire area that is bounded on the map included in the backup material, will be redone.

Mr. Terwilliger inquired who would own the lights when they are all done.

Mr. Danovich responded FP&L will be operating and maintaining these lights on behalf of the City.

Comr. Eaton thanked Mr. Danovich, City Manager Harrison and all of staff as they have been working with this for a long time. This is the final piece of the puzzle for District 2. They are beautiful lights that match with other areas within the City. The last part of the puzzle includes funding for Leisureville, North Kendall Green and the Cresthaven areas. She mentioned that they are still working on easements in Leisureville and are progressing. There are a few easements for Cresthaven but they are proceeding in different areas and sectors. This will be a wonderful addition to the community in improvements, beautification and safer streets.

Mayor Hardin asked about the issue with the easement in Leisureville.

Comr. Eaton explained that they needed 104 individual easements and there was some mis-communication between the new management team and the City. A blanket easement was instituted to in-cooperate all the Homeowners Association (HOA) properties.

Comr. Floyd thanked staff for making Comr. Eaton look good, and she is hoping to be added to the list for lights for Cypress Bend to help her look good as well.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Resolution be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: RES. No. 2022-112

21. [22-206](#) **P.H. 2022-43: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 154, "PLANNING," BY AMENDING SECTION 154.02, "DEFINITIONS," TO REMOVE DEFINITIONS; BY AMENDING SECTION 154.60, "DEFINITIONS," TO ADD DEFINITIONS; BY AMENDING SECTION 154.61, "REDEVELOPMENT AND FLEXIBILITY UNITS," TO MODIFY APPLICATION REVIEW STANDARDS, TO REMOVE DEFINITIONS, AND TO PROVIDE REQUIREMENTS FOR DECONCENTRATION OF POVERTY THROUGH ALLOCATION OF FLEXIBILITY AND REDEVELOPMENT UNITS; BY AMENDING SECTION 154.80, "PROVISION OF REQUIRED AFFORDABLE HOUSING," TO MODIFY REQUIREMENTS FOR PROVISION OF REQUIRED AFFORDABLE HOUSING; AND AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.3302., "LIMITED BUSINESS (B-1)," SECTION 155.3303., "COMMUNITY BUSINESS (B-2)," AND SECTION 155.3304., "GENERAL BUSINESS (B-3)," TO PROVIDE ADDITIONAL OPTIONS FOR ALLOCATION OF RESIDENTIAL UNITS IN A COMMERCIAL LAND USE DESIGNATION; BY AMENDING SECTION 155.4202., "RESIDENTIAL: HOUSEHOLD LIVING USES," TO PROVIDE ADDITIONAL STANDARDS FOR IMPLEMENTATION OF BROWARD COUNTY'S AFFORDABLE HOUSING POLICIES AND THE CITY'S POLICIES FOR REDEVELOPMENT AND FLEXIBILITY UNITS; BY AMENDING SECTION 155.5602., "COMMERCIAL, INSTITUTIONAL, AND MIXED-USE DESIGN STANDARDS," AND SECTION 155.5603., "INDUSTRIAL DESIGN STANDARDS," TO PROVIDE ADDITIONAL REQUIREMENTS FOR COMPLIANCE WITH STANDARDS FOR EACH SECTION; BY AMENDING SECTION 155.5605., "PARKING DECK OR GARAGE DESIGN STANDARDS," TO PROVIDE ADDITIONAL DESIGN STANDARDS; BY AMENDING SECTION 155.9401., "MEASUREMENT," TO PROVIDE MEASUREMENT STANDARDS AND OPTIONS FOR MEASUREMENT OF REQUIRED DISTANCES BETWEEN PROPERTIES AND USES; AND BY AMENDING ARTICLE 9, PART 5, "TERMS AND USES DEFINED," BY PROVIDING DEFINITIONS FOR INCOME-RESTRICTED AND NON-INCOME

RESTRICTED UNITS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: MARCH 8, 2022

(Staff Contact: Jean Dolan/Max Wemyss)

Jean Dolan, Development Services Department, presented the item and stated that this is the Second Reading of the mixed income of the Mixed-Use Text Amendment. At First Reading they explained that there would be 1 minor change for Second Reading, which was the exemption from the income mixed requirements being relocated within the text to apply to all locations citywide. This is consistent with the presentation provided at First Reading, and the intent of the Ordinance.

Fred Stacer, 2501 SE 9th Street, Pompano Beach, FL, stated that he made 2 misleading statements at the last meeting. The first one he mentioned that 4 of the 5 districts were affected. However, he meant only when they were researching the Dixie Highway corridor. All 5 districts will be able to take advantage of this particular text. He also wanted to re-emphasize the importance of looking at the whole map and how it is affecting each district, because there are a lot of corridors in all of the districts. He also wanted to thank the City Commission on their leeway on allowing them to bring this forward after 1 year.

Mayor Hardin thanked Mr. Stacer for his efforts on this endeavor and through the Planning & Zoning Board.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Ordinance be ADOPTED. The motion carried by the following vote:

Yes: Eaton
Floyd
McGee
McMahon
Perkins
Hardin

Enactment No: ORD. No. 2022-36

22. [22-220](#) **P.H. 2022-42: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE CONSTRUCTION MANAGER-AT-RISK CONTRACT BETWEEN THE CITY OF POMPANO BEACH AND BURKHARDT CONSTRUCTION, INC., FOR THE SR A1A STREETScape IMPROVEMENTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$3,282,404.39)

FIRST READING: MARCH 8, 2022**(Staff Contact:** Horacio Danovich)

Horacio Danovich, G.O. Bond & Innovation District, Director, presented the item and stated that the approval on March 8, the First Reading of the Ordinance, is to do streetscape improvements on State Road A1A from Sunset Lane to Atlantic Boulevard. This is the continuation of the work started with the undergrounding efforts. This includes streetscape art, sidewalks, resurfacing and so forth. There have been no other additional changes to the Ordinance.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Ordinance be ADOPTED. The motion carried by the following vote:

Yes: Eaton
 Floyd
 McGee
 McMahan
 Perkins
 Hardin

Enactment No: ORD. No. 2022-3723. [22-230](#) **P.H. 2022-44: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT EXTENDING AND MODIFYING THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND GREGORY P. HARRISON; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: MARCH 8, 2022**(Staff Contact:** Bobby Bush)

Bobby Bush, Human Resources Department, presented the item and stated that this is the Second Reading of the Ordinance and there have been no changes since the First Reading.

Tom Terwilliger, 3160 NW 1st Avenue, Pompano Beach, FL, stated he could not find in the backup material the last contract that the City had with Mr. Harrison. He recalls from many years ago, the contracts stipulated that the Commission had the opportunity at their will to fire, because there are only 4 positions in the City that the Commission can hire or fire, which is the City Manager, City Auditor, City Clerk and City Attorney. He

believes that in past years there was in the contract, for whatever the position was, a termination of 30 days for someone who could be terminated at the Commission's will. However, this particular contract has gone into details, and it gives reference to a State Statute, which states it takes 5 months or 20 weeks for the Commission, if they terminate someone, must pay their salary. He does not believe this was in the first or last contract with Mr. Harrison.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Ordinance be ADOPTED. The motion carried by the following vote:

Yes: Eaton
Floyd
McGee
McMahon
Hardin

No: Perkins

Enactment No: ORD. No. 2022-38

24. [22-281](#) **P.H. 2022-50: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, RESCINDING ORDINANCE NO. 2021-77 AND APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT FOR THE CREATION OF THE METRO TRANSPORTATION ENGINEERING & CONSTRUCTION COOPERATIVE AMONG THE CITY OF POMPANO BEACH, BROWARD METROPOLITAN PLANNING ORGANIZATION, AND SEVERAL LOCAL MUNICIPALITIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Founding members to provide the initial funding for the establishment of MTECC in the amount of \$100,000.00 due not more than fifteen (15) days of the recording of this Agreement.)

FIRST READING: APRIL 12, 2022

(Staff Contact: Greg Harrison)

Greg Harrison, City Manager presented the item and stated that this is a cooperative agreement with the Metropolitan Planning Council (MPO) along with the cities of Hollywood and Plantation. The City will be working together with the MPO Coop. and any other cities desiring to join in to enhance the funding for transportation projects in Broward County. This is just another way to partnership with other cities and the MPO. This will transfer over to the county for various projects.

Mayor Hardin mentioned that something similar to this came before the City Commission prior and inquired what is the difference in this case.

Mr. Harrison mentioned that there were some language changes in the core of the interlocal agreement that were ministerial in nature.

Comr. McGee mentioned that this is the project that came through the MPO, which they have been working on for the past 3 years which will facilitate the funding coming through, and be able to allow the cities to coordinate on regional projects, especially now with construction costs being so high and contractors in short supply, to be able to regionally, within Broward, coordinate with neighboring cities for things such as asphalt, sidewalks, and not compete within our own selves and be able to coordinate and negotiate on a much stronger footing.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Ordinance be ADOPTED. The motion carried by the following vote:

Yes: Eaton
Floyd
McGee
McMahon
Perkins
Hardin

Enactment No: ORD. No. 2022-39

25. [22-241](#) **P.H. 2022-45: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIFTH AMENDMENT TO THE AGREEMENT FOR POLICE SERVICES BETWEEN THE CITY OF POMPANO BEACH AND THE SHERIFF OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$107,403)

SECOND READING: MARCH 8, 2022

(Staff Contact: Brian Donovan/Major Wayne Adkins)

Brian Donovan, Assistant City Manager, presented the item and stated that it was stated as First Reading, however, due to advertising requirements and staff's desire to facilitate the item. Second Reading was held first at a previous meeting, so this is now First Reading and there have been no changes since the last meeting.

Vice Mayor Perkins indicated when the item was discussed last time, she was not in favor even though they need help in the homeless areas. However, she did not feel this was the place for this particular person to work in with Broward Sheriff's Office (BSO). She still maintains her position on this. Someone is needed for homeless outreach, but not for them to be working under the umbrella of BSO.

Mayor Hardin mentioned that there was a long discussion at the last meeting and it is good that the City has a homeless coordinator on staff to investigate various things in that regard.

Comr. Floyd indicated that as bad as the homeless situation has gotten, she is willing to try this out.

Comr. McMahan mentioned that the City needs to look at this as another tool in the tool box and how this can help those people to get the assistance they need. He has worked with the homeless outreach people and he thinks they do a really good job. BSO has 2 dedicated officers that actually know the names of everyone to resolve the issue. They need additional resources to make this program impactful. He received an email about seeing what can be done at the shelter, which he is happy to see that the City will be working with them to find out what kind of capital improvements staff can assist with.

Comr. McGee mentioned that this is a start and everyone is working hard on this effort. She also, received an email since the last meeting from a resident who has noticed the improvement in the homeless situation in general. The City will just have to keep trying different routes to see what works and to try and get the help that some of these people need.

Comr. Eaton stated that it is apparent to her that the Deputies, Major Adkins, all the Captains such as Martin Hedlund, Efrain Torres, Darryl Stallings and David Franks, not to leave anyone out, but these men do care and work with the Commissioners, and the neighborhood associations, as well as they do care about the City.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Ordinance be APPROVED FIRST READING.. The motion carried by the following roll call vote:

Yes: Eaton
Floyd
McGee
McMahan
Hardin

No: Perkins

Enactment No: ORD. No. 2022-34

26. [22-197](#) **P.H. 2022-38: (PUBLIC HEARING 1ST READING)**
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, RELATING TO RENTAL HOUSING, BY AMENDING CHAPTER 113, "BUSINESS TAX RECEIPTS," BY AMENDING SECTION 113.41, "RENTAL HOUSING," TO EXPAND INSPECTION REQUIREMENTS OF RENTAL UNIT OWNERS UPON A SALE OR CHANGE IN OWNERSHIP; AMENDING CHAPTER 153, "RENTAL HOUSING CODE," OF THE CITY OF POMPANO BEACH BY



Hidden Harbour PD – 2021 Changes

Scope of Approved PD Development



Parking/
Park

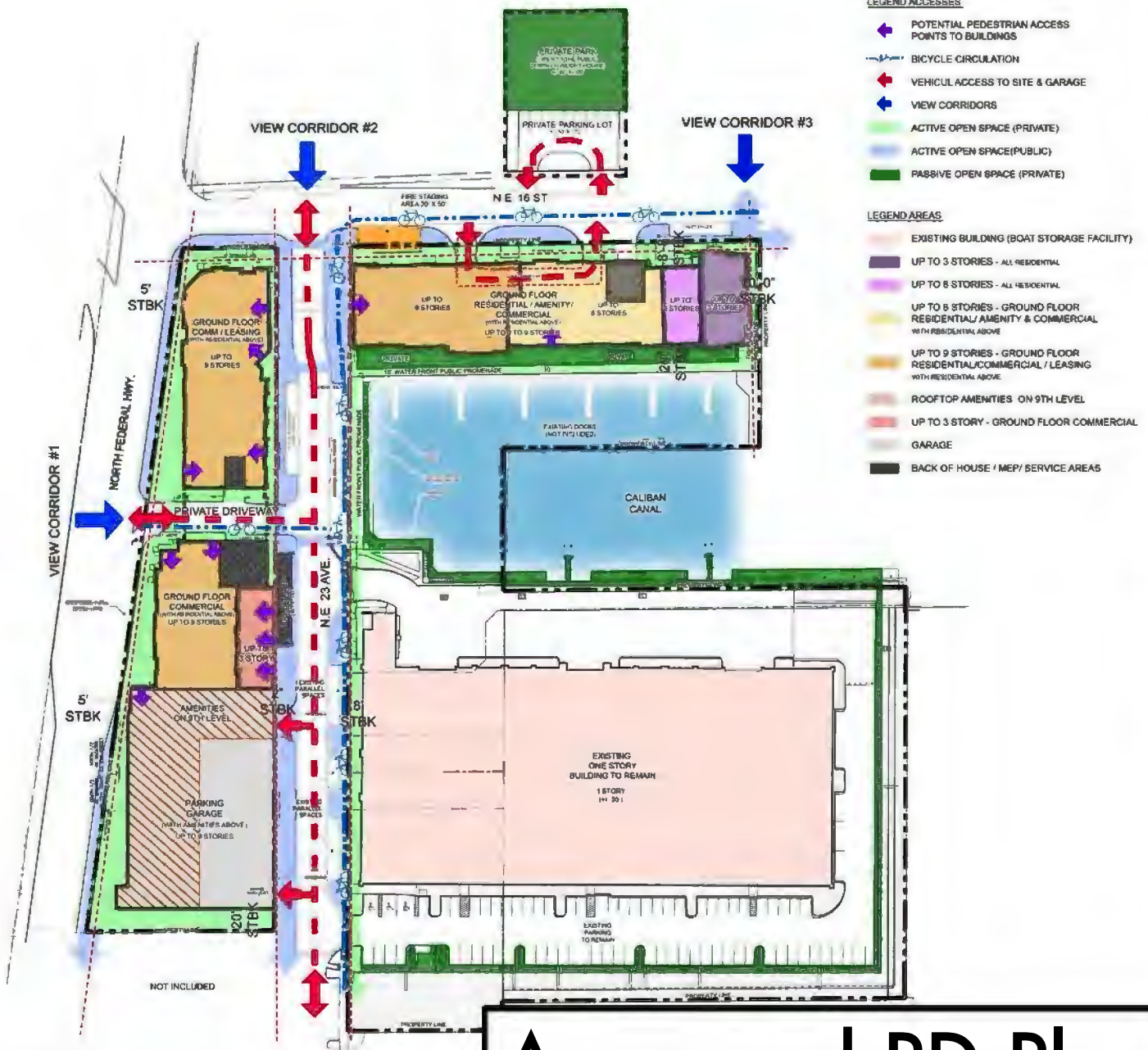
NE 16 Street

Approved 3-9 Story Mixed-Use

**Maximum Residential
Development: 323 Units**

Approved 9 Story
Mixed-Use

Marina Building



- LEGEND ACCESSSES**
- POTENTIAL PEDESTRIAN ACCESS POINTS TO BUILDINGS
 - BICYCLE CIRCULATION
 - VEHICULAR ACCESS TO SITE & GARAGE
 - VIEW CORRIDORS
 - ACTIVE OPEN SPACE (PRIVATE)
 - ACTIVE OPEN SPACE (PUBLIC)
 - PASSIVE OPEN SPACE (PRIVATE)
- LEGEND AREAS**
- EXISTING BUILDING (BOAT STORAGE FACILITY)
 - UP TO 3 STORIES - ALL RESIDENTIAL
 - UP TO 5 STORIES - ALL RESIDENTIAL
 - UP TO 5 STORIES - GROUND FLOOR RESIDENTIAL/AMENITY & COMMERCIAL WITH RESIDENTIAL ABOVE
 - UP TO 9 STORIES - GROUND FLOOR RESIDENTIAL/COMMERCIAL/LEASING WITH RESIDENTIAL ABOVE
 - ROOFTOP AMENITIES ON 9TH LEVEL
 - UP TO 3 STORY - GROUND FLOOR COMMERCIAL
 - GARAGE
 - BACK OF HOUSE / MEP/ SERVICE AREAS

TABLE B

CONSOLIDATED USE TABLE

P - PERMITTED PRINCIPAL USE
 S - USE ALLOWED AS A SPECIAL EXCEPTION
 A - PERMITTED ACCESSORY USE
 T - PERMITTED TEMPORARY USE

Use Category	Use Type	Permitted	Use-Specific Standards	
Residential Living Users	Dwelling, one-unit	P	95-4302.A	
	Dwelling, multifamily	P	95-4302.C	
	Dwelling, mixed-use	P	95-4302.G	
Communication Users	Telecommunications facility, collocated on existing structure or other telecommunications tower	P	95-4304.C 98-4204.D	
	Child Care Facility	P/A	95-4306.B	
Health Care Users	Medical office	P	95-4309.A	
	Specialty medical facility	P	95-4309.B	
	Legitimate care, 24 hours	P	95-4309.C	
Open Space Users	Park or plaza	P/A	95-4310.D	
Animal Care Users	Animal grooming	P	95-4314.A	
	Pet shop	P	95-4314.E	
Boat and Marine Sales and Service Users	Boat dry storage facility	P/A	95-4315.B	
	Boat or marine parts sales without installation	P/A	95-4315.C	
	Boat or marine parts sales with installation	P/A	95-4315.D	
	Boat or marine repair and servicing	P/A	95-4315.E	
	Boat sales or rental	P/A	95-4315.F	
	Boat towing service	P/A	95-4315.G	
	Docking facility, large	P/A	95-4315.H	
	Docking facility, commercial fishing boat	P/A	95-4315.I	
	Docking facility, recreational boat	P/A	95-4315.J	
	Marina	P/A	95-4315.K	
	Yacht Club	P	95-4315.L	
	Other indoor commercial or membership/recreation/entertainment use	P/A	95-4317.M	
	Eating and Drinking Establishments	Bar or lounge	P/A	95-4318.A
		Brewpub	P/A	95-4318.B
Restaurant		P/A	95-4318.C	
Specialty eating or drinking establishment		P/A	95-4318.F	
Professional office		P	95-4320.B	
Retail Sales and Service Users - Personal Services	Bank or financial institution	P	95-4321.C	
	Personal services establishment	P	95-4321.F	
	Book or media shop	P	95-4322.D	
	Grocery or convenience store	P/A	95-4322.F	
	Drug store or pharmacy	P	95-4322.G	
	Furniture market	P	95-4322.H	
	Beer or wine store	P	95-4322.M	
	Beer sales establishment, large	P	95-4322.P	
	Other retail sales establishment	P	95-4322.R	
	Visitor Accommodation Users	Condo hotel	P	95-4325.A
Bed and breakfast inn		P	95-4325.B	
Hostel or motel		P	95-4325.C	
Typical Accessory Uses and Structures	Dock	A	95-4303.H	
	Drop-in child care	A	95-4303.J	
	Electric vehicle (EV) level 1, 2, or 3 charging station	A	95-4303.K	
	Fence or wall	A	95-4303.O	
	Green roof	A	95-4303.R	
	Home based business	A	95-4303.S	
	Outdoor storage or new building	A	95-4303.U	
	Outdoor seating, including solar-wash cars as accessory to eating and drinking establishments	A	95-4303.V	
	Parking or storage of motor vehicles (1000+ capacity), open, outdoor, or covered	A	95-4303.X	
	Recreational center or bar/club	A	95-4303.Z	
	Retail sales (as accessory uses)	A	95-4303.BE	
	Small wind energy system	A	95-4303.EC	
	Solar energy collection system	A	95-4303.FI	
	Swimming pool or spa or hot tub	A	95-4303.GG	
	Mechanical equipment and structures	A	95-4303.II	
	Unimproved parking, back, open, gravel, or asphalt	A	95-4303.IV	
	Lighting fixtures, protecting or obscuring	A	95-4303.IW	
Washing and drying establishments (as an accessory use)	A	95-4303.PP		
Water storage tank (as accessory use)	T	95-4303.A		

Approved PD Plan

PD I MASTER PLAN
 SCALE: 1"=40'

HARBORSIDE AT
 HIDDEN HARBOUR
 FOR
 AMP IV - HIDDEN HARBOUR, LLC
 LOCATED AT
 POMPANO BEACH, FLORIDA

MSA ARCHITECTS, INC.
 ARCHITECTS

MSA ARCHITECTS
 ARCHITECTS & PLANNERS

DRAWN: []
 DATE: []
 SCALE: []
 JOB NO.: []
 SHEET TITLE: MASTER SITE PLAN
 SHEET NUMBER: EX - E1

Approval History

Planned Development Approval – January 2020 (Ordinance 2020-26)

Major Site Plan Approval / Airpark Obstruction Permit – July/August 2020

Revised Major Site Plan Approval – September 2021

Proposed PD Changes

No Changes to Marina

**New Land North of NE 16 Street to
Allow for Expanded Parking**

**Reductions in Maximum Height and
Density**



Additional Land

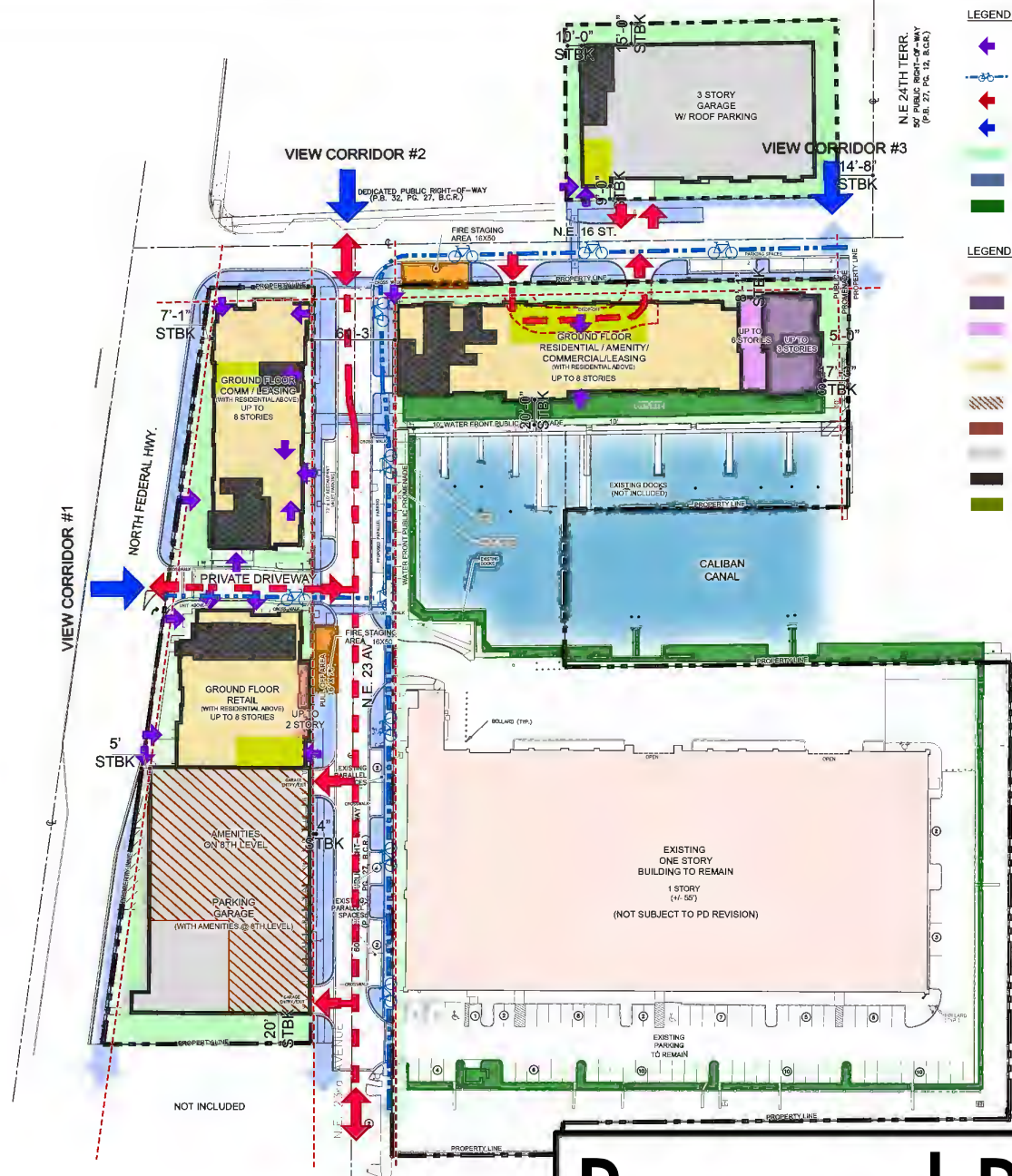
New Lot

NE 16 Street

Scope of Proposed Development



**Maximum Residential
Development: 300 Units**



- LEGEND ACCESSES**
- ▶ POTENTIAL PEDESTRIAN ACCESS POINTS TO BUILDINGS
 - 🚲 BICYCLE CIRCULATION
 - 🚗 VEHICULAR ACCESS TO SITE & GARAGE
 - ➡ VIEW CORRIDORS
 - 🟩 ACTIVE OPEN SPACE (PRIVATE)
 - 🟦 ACTIVE OPEN SPACE (PUBLIC)
 - 🟨 PASSIVE OPEN SPACE (PRIVATE)
- LEGEND AREAS**
- 🏠 EXISTING BUILDING (BOAT STORAGE FACILITY)
 - 🏠 UP TO 3 STORIES - ALL RESIDENTIAL
 - 🏠 UP TO 6 STORIES - ALL RESIDENTIAL
 - 🏠 UP TO 8 STORIES - GROUND FLOOR RESIDENTIAL / AMENITY / COMMERCIAL & RETAIL WITH RESIDENTIAL ABOVE
 - 🏠 ROOFTOP AMENITIES ON 8TH LEVEL
 - 🏠 UP TO 2 STORY - GROUND FLOOR RETAIL
 - 🏠 GARAGE
 - 🏠 BACK OF HOUSE / MEP/ SERVICE AREAS
 - 🏠 LOBBY

TABLE III CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
 S = USE ALLOWED AS A SPECIAL EXCEPTION
 A = PERMITTED ACCESSORY USE
 T = PERMITTED TEMPORARY USE

Use Category	Use Type	Permitted	Use-Specific Standards	
Household Living Uses	Dwelling, live/work	P	155.4202.A	
	Dwelling, multifamily	P	155.4202.C	
	Dwelling, mixed-use	P	155.4202.G	
Communication Uses	Telecommunications facility, collocated on existing structure other than telecommunications tower	P	155.4204.C 155.4204.D	
	Child Care Facility	P/A	155.4206.B	
Health Care Uses	Medical office	P	155.4209.A	
	Specialty medical facility	P	155.4209.B	
	Urgent care facility 24 hours	P	155.4209.C	
Open Space Uses	Park or plaza	P/A	155.4210.D	
	Animal grooming	P	155.4214.A	
Animal Care Uses	Pet shop	P	155.4214.B	
	Boat and Marine Sales and Service Uses	Boat dry storage facility	P/A	155.4215.B
Boat or marine parts sales without installation		P/A	155.4215.C	
Boat or marine parts sales with installation		P/A	155.4215.D	
Boat or marine repair and servicing		P/A	155.4215.E	
Boat sales or rental		P/A	155.4215.F	
Boat towing service		P/A	155.4215.G	
Docking facility, barge		P/A	155.4215.H	
Docking facility, commercial fishing boat		P/A	155.4215.I	
Docking facility, recreational boat		P/A	155.4215.J	
Marina		P/A	155.4215.K	
Yacht Club		P	155.4215.L	
Commercial or Membership Recreational/Entertainment Uses		P/A	155.4217.M	
Eating and Drinking Establishments		Bar or lounge	P/A	155.4218.A
		Brewpub	P/A	155.4218.B
		Restaurant	P/A	155.4218.E
	Specialty eating or drinking establishment	P/A	155.4218.F	
	Office Uses	Professional office	P	155.4220.B
Retail Sales and Service Uses - Personal Services		Bank or financial institution	P	155.4221.C
	Personal services establishment	P	155.4221.K	
	Book or media shop	P	155.4222.D	
	Grocery or convenience store	P/A	155.4222.F	
	Drug store or pharmacy	P	155.4222.G	
	Farmers' market	P	155.4222.H	
	Beer or wine store	P	155.4222.M	
	Retail sales establishment, large	P	155.4222.P	
Other retail sales establishment	P	155.4222.R		
Visitor Accommodation Uses	Condo hotel	P	155.4225.A	
	Bed and breakfast inn	P	155.4225.B	
	Hotel or motel	P	155.4225.C	
Typical Accessory Uses and Structures	Dock	A	155.4303.H	
	Drop-in child care	A	155.4303.J	
	Electric vehicle (EV) level 1, 2, or 3 charging station	A	155.4303.K / 155.4303.L	
	Fence or wall	A	155.4303.O	
	Green roof	A	155.4303.R	
	Home based business	A	155.4303.S	
	Outdoor display or merchandise	A	155.4303.U	
	Outdoor seating, including sidewalk cafe's (as accessory to eating and drinking establishment)	A	155.4303.V	
	Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers	A	155.4303.X	
	Rainwater cistern or barrel	A	155.4303.Z	
	Retail sales (as accessory uses)	A	155.4303.BB	
	Small wind energy system	A	155.4303.DD	
	Solar energy collection system	A	155.4303.EE	
	Swimming pool or spa or hot tub	A	155.4303.GG	
	Mechanics Equipment and similar features	A	155.4303.JJ	
Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK		
Lighting fixtures, projecting or freestanding	A	155.4303.NN		
Eating and drinking establishments (as an accessory use)	A	155.4303.PP		
Farmer's market (as a temporary use)	T	155.4403.A		

HARBORSIDE AT HIDDEN HARBOUR FOR: AMP IV - HIDDEN HARBOUR, LLC LOCATED AT: POMPANO BEACH, FLORIDA

MSA ARCHITECTS, INC. ARCHITECTS, INC. BEATRIZ M. HERNANDEZ ARCH004576

MSA ARCHITECTS ARCHITECTURE & PLANNING

1500 SW 74th COURT MIAMI FL 33156 (305) 272-9911

ARCHITECTS' BOARDING CODE STATUTORY TO THE BEST OF THE ARCHITECTS' KNOWLEDGE. THE PHOTO AND SPECIFICATIONS COMPLY WITH THE FLORIDA BOARDING CODE. STATE, FEDERAL, LOCAL AND THE APPLICABLE STATE, FEDERAL, LOCAL AND CHAPTER 633, FLORIDA STATUTE.

DRAWN: [] DATE: [] SCALE: AS SHOWN JOB NO.: 1828 SHEET NO.: MASTER PLAN SHEET NUMBER: EX E1

P221-13000606 1/26/2022

PD I MASTER PLAN SCALE: 1"=40'

Proposed PD Plan

Benefits of Changes

Reduced Visual Impacts

No More Service Vehicles on NE 16 Street

**Increased Ground Level Activation on
Federal Highway**

**Significant Reductions in Traffic at
Intersection of NE 16 Street and NE 23
Avenue**



Approved Plan



2021 Plan



VIEW OF GARAGE HEADING NORTH

Approved Plan

155.5605(C)(1) Parking Deck or Garage Design Standards

1. All levels of the parking deck or garage structure shall comply with the standards below:

- a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:
 - i. Facade articulation (i.e. wall offsets); and
Wall offsets differentiate from 4', 1'-4", and 2' in various locations of the garage
 - ii. Horizontal and vertical projections; and
Stucco bands, frames and awnings are incorporated to articulate horizontal and vertical projections.
 - iii. Material and color variation; and
Stucco, scored lines and various colors were chosen to enhance material variation.
 - iv. Varied proportions of openings.
Varied proportions of openings have been incorporated all around garage.

The garage is designed with the same elements as the residential building. Introducing the same aluminum frames (without glass) in the proportion of windows, balcony articulation at the corners of the garage, awnings and consistent architectural language as the residential building.

- b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting; and:

All openings are 42" from the floor and screened to not allow visibility to the interior of the garage. Blocking all internal elements.

- c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.

Garage was designed to eliminate any visible ramps.

- d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

As per the PD we are required a minimum of 15% coverage of a shade producing structure and are providing 40%. (Refer to pool plan)

- 2. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.

Entrances located on 23rd AVE. are a width of 24'

GARAGE RENDERING

SCALE: N.T.S.

<p style="font-size: small; margin: 0;">ARCHITECTS BUILDING CODE EXEMPTED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE FLORIDA BUILDING CODE, THE FLORIDA BUSINESS CODE, STATE PERSON CODE (2011) AND THE APPLICABLE PRE-CODES AS DETERMINED BY THE LOCAL AGENCIES AND CHAPTER 633, FLORIDA STATUTES.</p> <p style="font-size: small; margin: 0;">MISA ARCHITECTS, INC. A#0000895 8805 SW 7th COURT MIAMI, FLORIDA 33156 (305) 275-9811</p> <p style="font-size: small; margin: 0;">BEARIZ M. HERNANDEZ ARCHITECT</p>	<p style="font-size: small; margin: 0;">MAJOR SITE PLAN RESIDENTIAL # 11-12/2021</p> <p style="font-size: small; margin: 0;">BY</p>
<p style="font-size: x-large; font-weight: bold; margin: 0;">MISA ARCHITECTS</p> <p style="font-size: small; margin: 0;">ARCHITECTURE & PLANNING</p>	<p style="font-size: small; margin: 0;">HARBORSIDE AT HIDDEN HARBOUR FOR: AMP IV-HIDDEN HARBOUR, LLC LOCATED AT POMPANO BEACH, FLORIDA</p>
<p>DRAWN: -/-/-</p> <p>DATE: AS SHOWN</p> <p>SCALE: 1/2" = 1'-0"</p> <p>JOB NO. 1522</p> <p>SHEET TITLE: GARAGE RENDERING</p> <p>SHEET NUMBER: A-3.7</p>	



VIEW OF GARAGE HEADING N

2021 Plan

155.5605(C)(1) Parking Deck or Garage Design Standards

1. All levels of the parking deck or garage structure shall comply with the standards below:
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 - ii. Horizontal and vertical projections; and
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Stucco, scored lines and various colors were chosen to enhance material variation.
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Varied proportions of openings have been incorporated all around garage.
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Garage was designed to eliminate any visible ramps.
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As per the PD we are required a minimum of 15% coverage of a shade producing structure and are providing 40%. (Refer to pool plan)
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GARAGE RENDERING

SCALE: N.T.S.

DRC RESUB AL 07/22/2021

<p>MAJOR SITE PLAN RESUBMITTAL # 11/12/2021</p>	BY
<p>HARBORSIDE AT HIDDEN HARBOUR FOR: AMP IV-HIDDEN HARBOUR, LLC LOCATED AT POMPANO BEACH, FLORIDA</p>	
<p>BEATRIZ M. HERNANDEZ ARCHITECTS</p>	
<p>MISA ARCHITECTS, INC. A4000895 8905 SW 7th COURT MIAMI FLORIDA 33156 (305) 725-9911</p>	
<p>MISA ARCHITECTS ARCHITECTURE & PLANNING</p>	
<p>ARCHITECTS BUILDING CODE EXEMPT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, STATE PERSON CODE, STATE PERSON CODE (2021), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AGENCIES AND CURRENT IBC FLORIDA EDITION.</p> <p>ARCHITECTS BUILDING CODE EXEMPT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, STATE PERSON CODE, STATE PERSON CODE (2021), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AGENCIES AND CURRENT IBC FLORIDA EDITION.</p> <p>ARCHITECTS BUILDING CODE EXEMPT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, STATE PERSON CODE, STATE PERSON CODE (2021), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AGENCIES AND CURRENT IBC FLORIDA EDITION.</p>	
<p>DRAWN: -/ -/ -</p> <p>DATE: -/ -/ -</p> <p>SCALE: AS SHOWN</p> <p>JOB NO.: 1828</p> <p>SHEET TITLE: GARAGE RENDERING</p> <p>SHEET NUMBER: A-3.7</p>	

View East on NE 16 Street

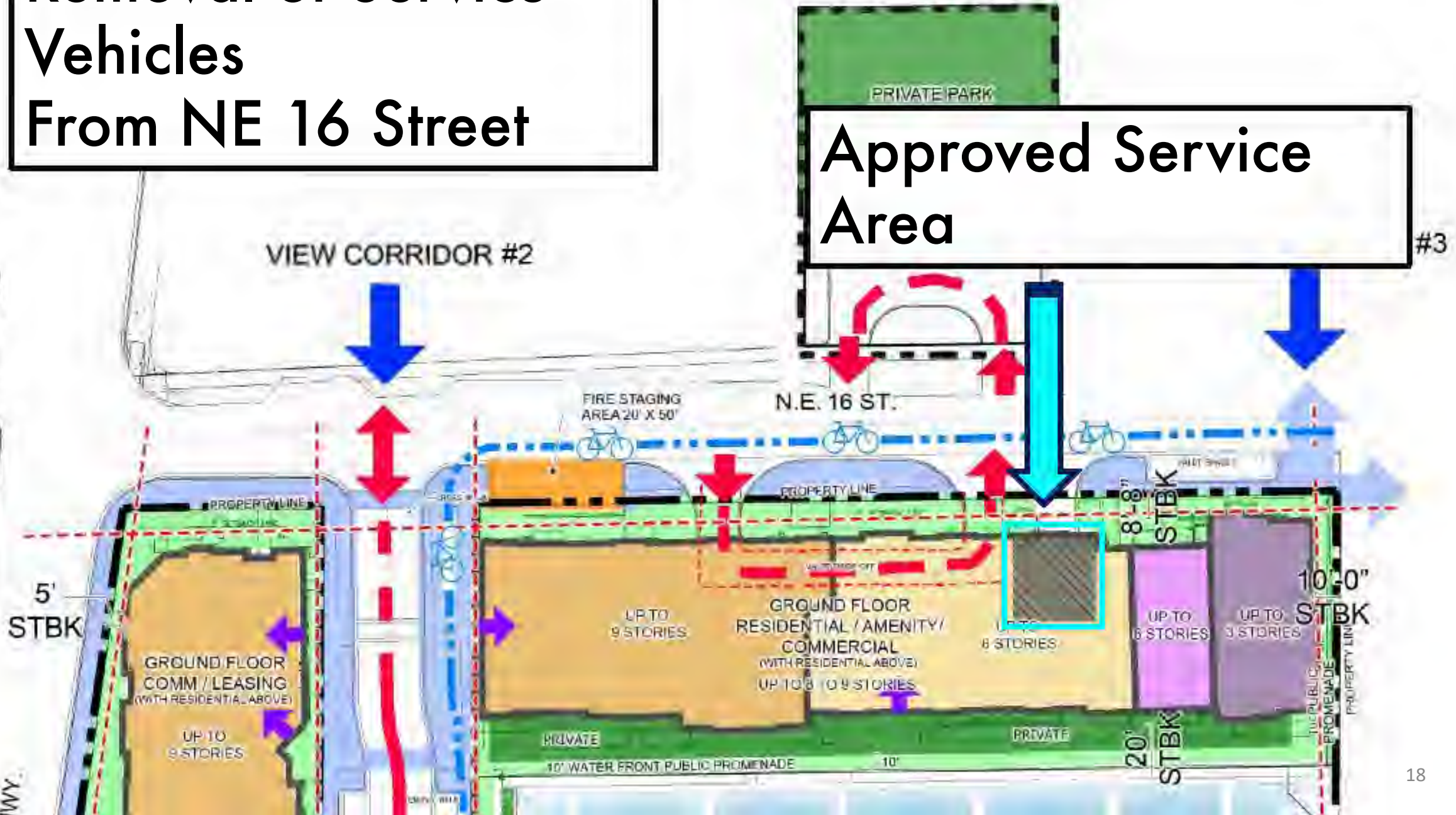


View NW on NE 16 Street from Villa Rio



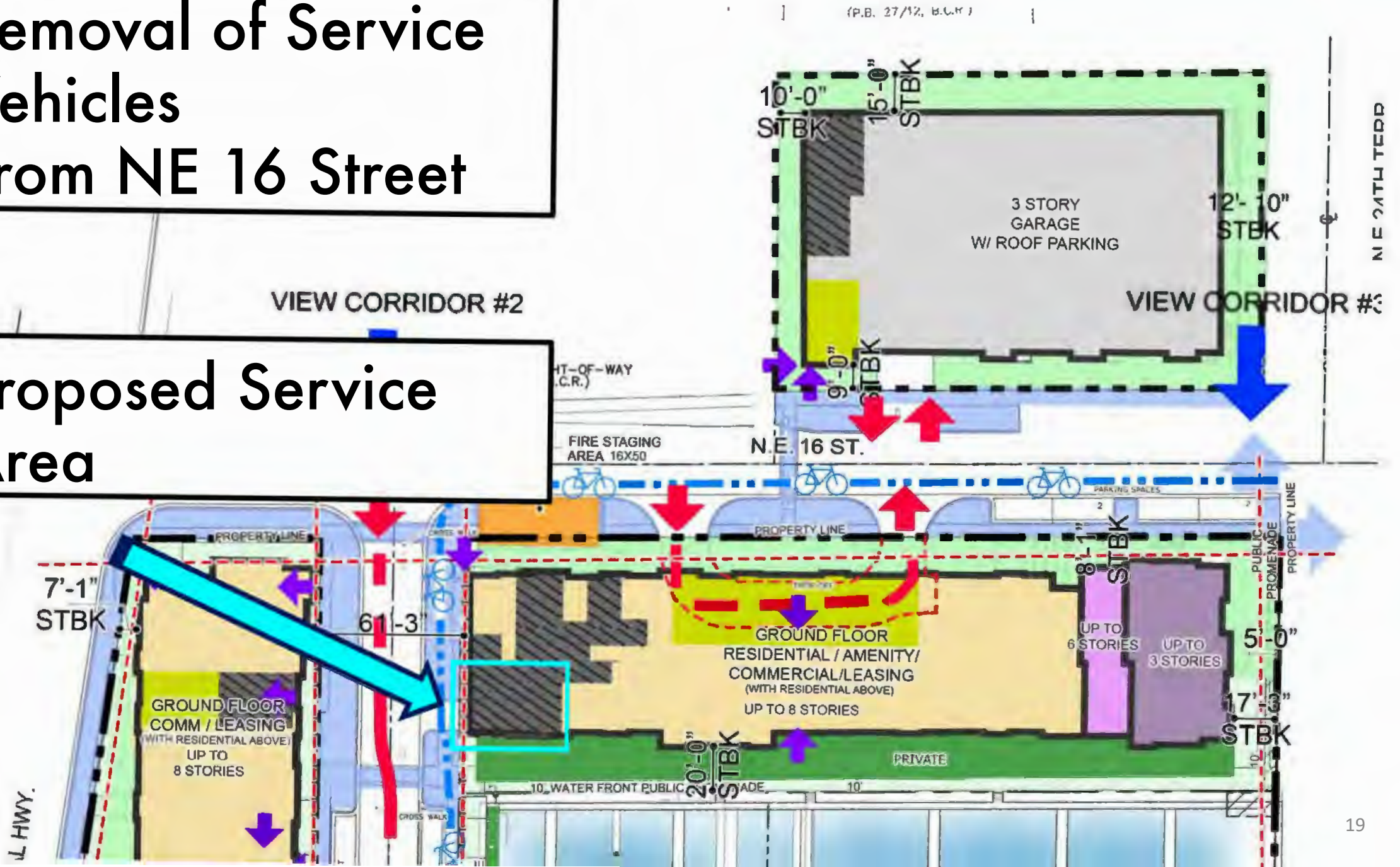
Removal of Service Vehicles From NE 16 Street

Approved Service Area

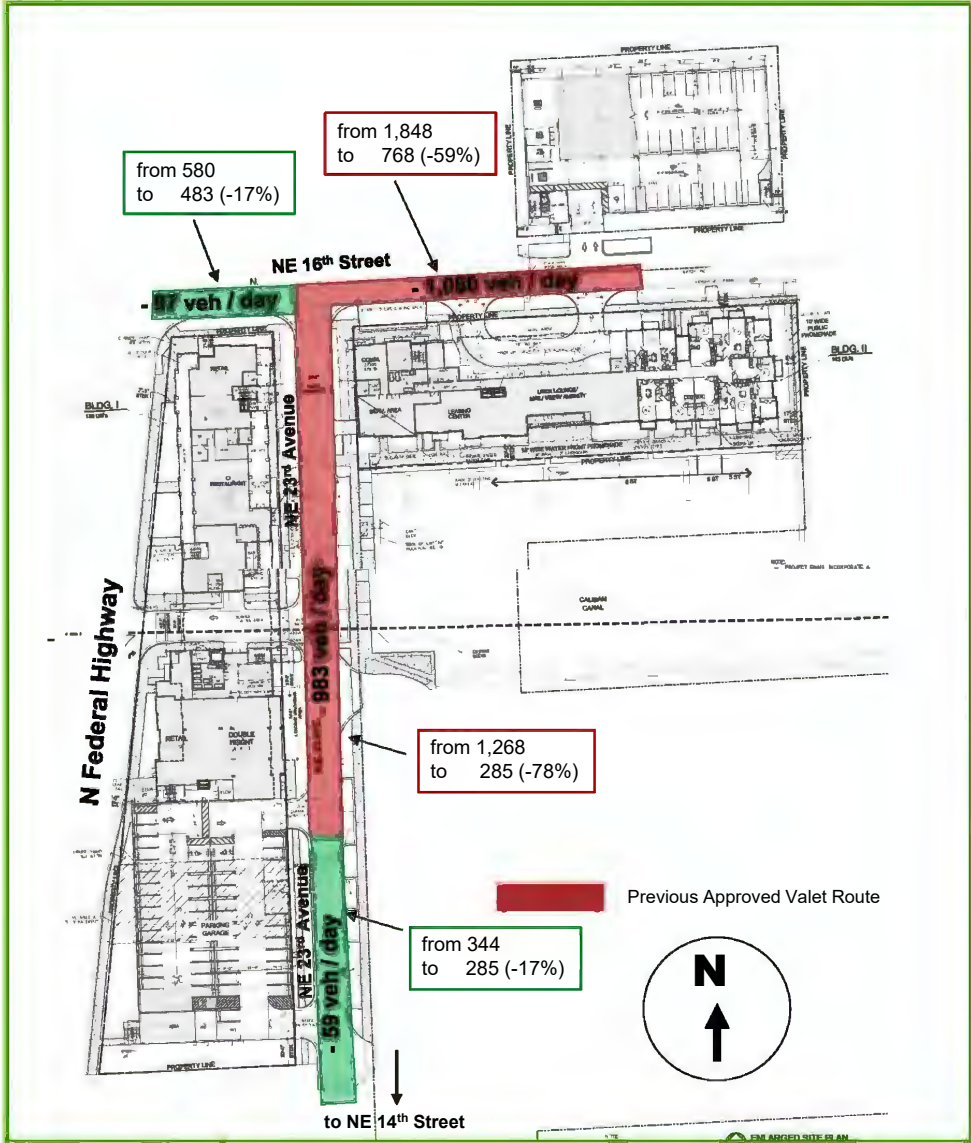


Removal of Service Vehicles From NE 16 Street

Proposed Service Area



1,080 Vehicle Trips Removed from Intersection of NE 16 Street and NE 23 Avenue



TrafTech
ENGINEERING, INC.

**Daily Trip Reduction with
Less Units and No Valet**

FIGURE 1
Harborside at
Hidden Harbour
Pompano Beach

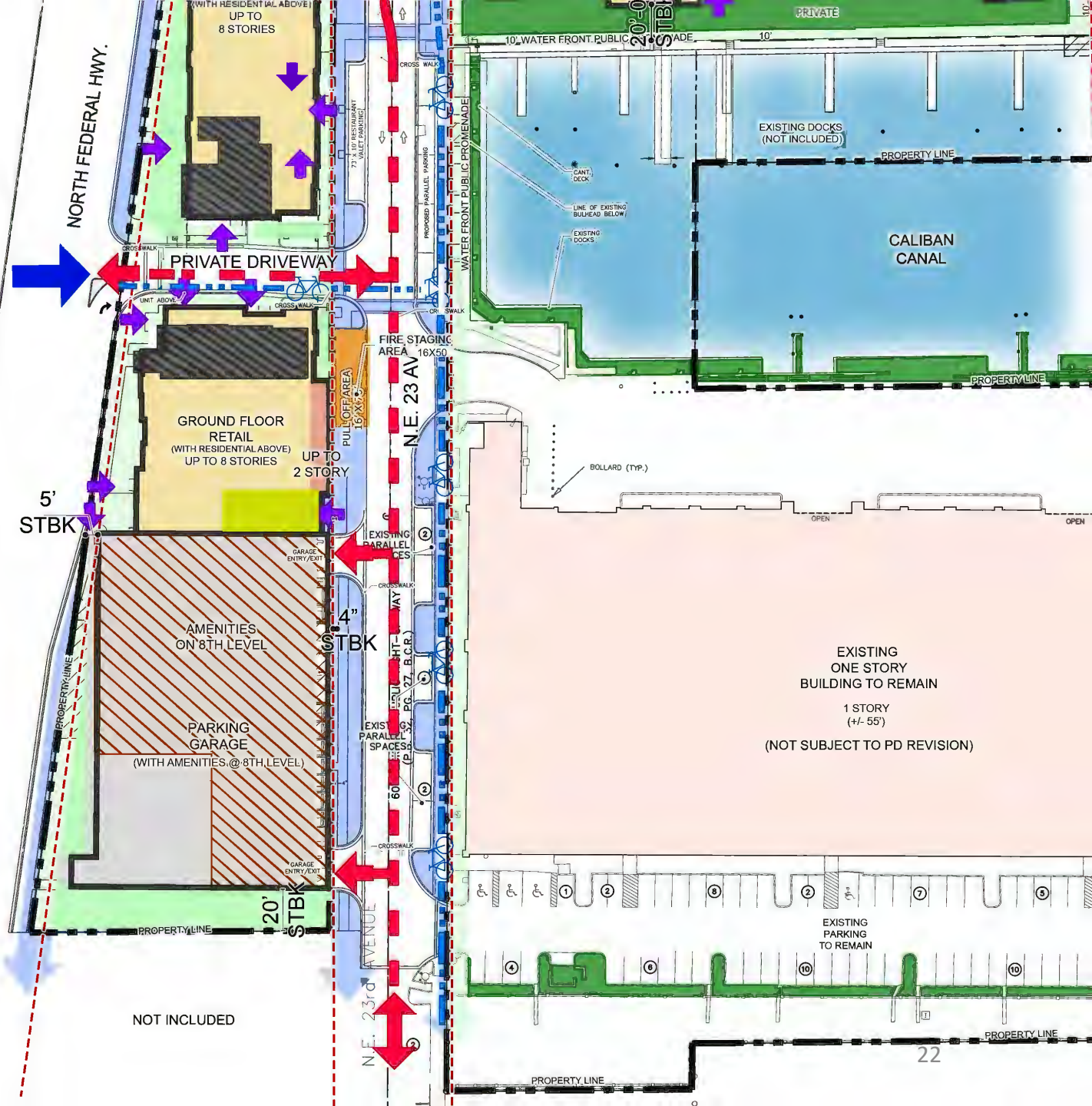
Outreach:

- 1. Neighbor Meeting Invited All Property Owners Along NE 16 Street.**
- 2. Immediate Neighbor – Concerns About Cross Traffic and Construction**



1. No Deep Piles for Development
2. Neighbor Site Not Attractive Option for Residents

VIEW CORRIDOR #1



Summary of Revisions

Maximum Density: Reduced from 323 to 300 Units

Maximum Height: Reduced from 9 to 8 Stories

No Service Activity on NE 16 Street

Removal of Mandatory Valet for NE 16 Street



Hidden Harbour PD – 2021 Changes

Proposed Correction - Garage Vehicle Stacking:

Min. 30 FT. stacking
distance for ~~500 or more~~
~~off-street spaces~~ (as
measured from ROW
line)

MODIFICATIONS / DEVIATIONS

The following table depicts areas that deviate from the proposed PD-I District and applicable standards.

TABLE V
Deviations/ Modifications

Type	Code Section	Description	Modification	Justification
Building Base Planting Standards	155.5203.e.3.a	Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building.	Except where conflict with pedestrian sidewalks exist.	To accommodate Sidewalks abutting building.
Access, circulation, parking & loading Driving Aisle	155.5102.11	Required Aisle Width Dimensions 23'	22 FT.	To accommodate proposed site design and more efficient traffic circulation in garage.
Vehicle stacking	155.5101.G.8.B	Parking lot Entrance driveways	Min. 30 FT. stacking distance for 500 or more off-street spaces (as measured from ROW line)	To accommodate proposed site design for vehicular access.
Dwelling, Multi-Family Parking	155.5102.D.1	For Units on 2 nd floor or higher of a building with non-residential use located on ground level: 1 space per Dwelling Unit (du) 1-2 BD 1.5 Space All other MF 3 BD 2 Spaces	None 1 BD 1 Space 2-3 BD 2 Spaces Guest: 10% of Provided Parking	Due to Urban Mixed-Use Settings parking demand shall be less.
Landscape between Vehicular Use Areas and Buildings	155.5203.D.5.A	Minimum landscaped area shall be eight feet for each story in the abutting building facade, up to 24 feet	Except where conflict with pedestrian sidewalks exist.	To accommodate Sidewalks abutting building.

P&Z

PZ21-13000006
2/26/2022



N.E. 24TH AVE

N.E 16TH STREET

GARAGE FLOOR PLAN
SCALE: 3/32" = 1'-0"

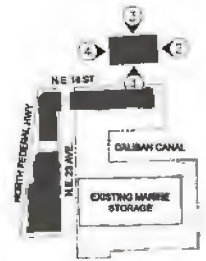
<p>MSA ARCHITECTS ARCHITECTURE & PLANNING</p> <p><small>MSA ARCHITECTS, INC. ALACHUA 8000 US 90W COUNTY ROAD, TALLAHASSEE, FLORIDA 32308 (904) 275-9611</small></p>		<p>HARBORSIDE AT HIDDEN HARBOUR FOR: AMP IV-HIDDEN HARBOUR, LLC LOCATED AT: POMPANO BEACH, FLORIDA</p>	<p>BY</p>
<p><small>MSA ARCHITECTS, INC. IS THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MSA ARCHITECTS, INC.</small></p>		<p>BEATRIZ M. HERNANDEZ REGISTERED ARCHITECT</p>	<p>DATE: 7/1/2014</p>
<p>SCALE: AS SHOWN</p>		<p>JOB NO. 100-0</p>	<p>SHEET TITLE:</p>
<p>PLAN</p>		<p>SHEET NUMBER:</p>	<p>14</p>
<p>GA-3.2</p>			



1 16TH ST ELEVATION SOUTH



3 NORTH ELEVATION NORTH



KEYPLAN SCALE: N.T.S.



2 24TH AVE ELEVATION EAST



4 WEST ELEVATION WEST

BUILDING ELEVATIONS SCALE: 3/32"=1'-0"

ARCHITECTS BUILDING CODE, ESTABLISHED TO THE BEST OF THE ARCHITECTS' KNOWLEDGE THE CLIMATE AND SPECIFICATIONS COUNTY, WITH THE FLORIDA BUILDING CODE, BUILDING DEPARTMENT, AND THE APPLICABLE FIRE SAFETY STANDARDS AS SET FORTH IN THE LOCAL, STATE, AND FEDERAL CODES. ALL RIGHTS ARE RESERVED BY THE ARCHITECT.

HARBORSIDE AT
 HIDDEN HARBOUR
 AMP IV-HIDDEN HARBOUR, LLC
 LOCATED AT:
 POMPANO BEACH, FLORIDA

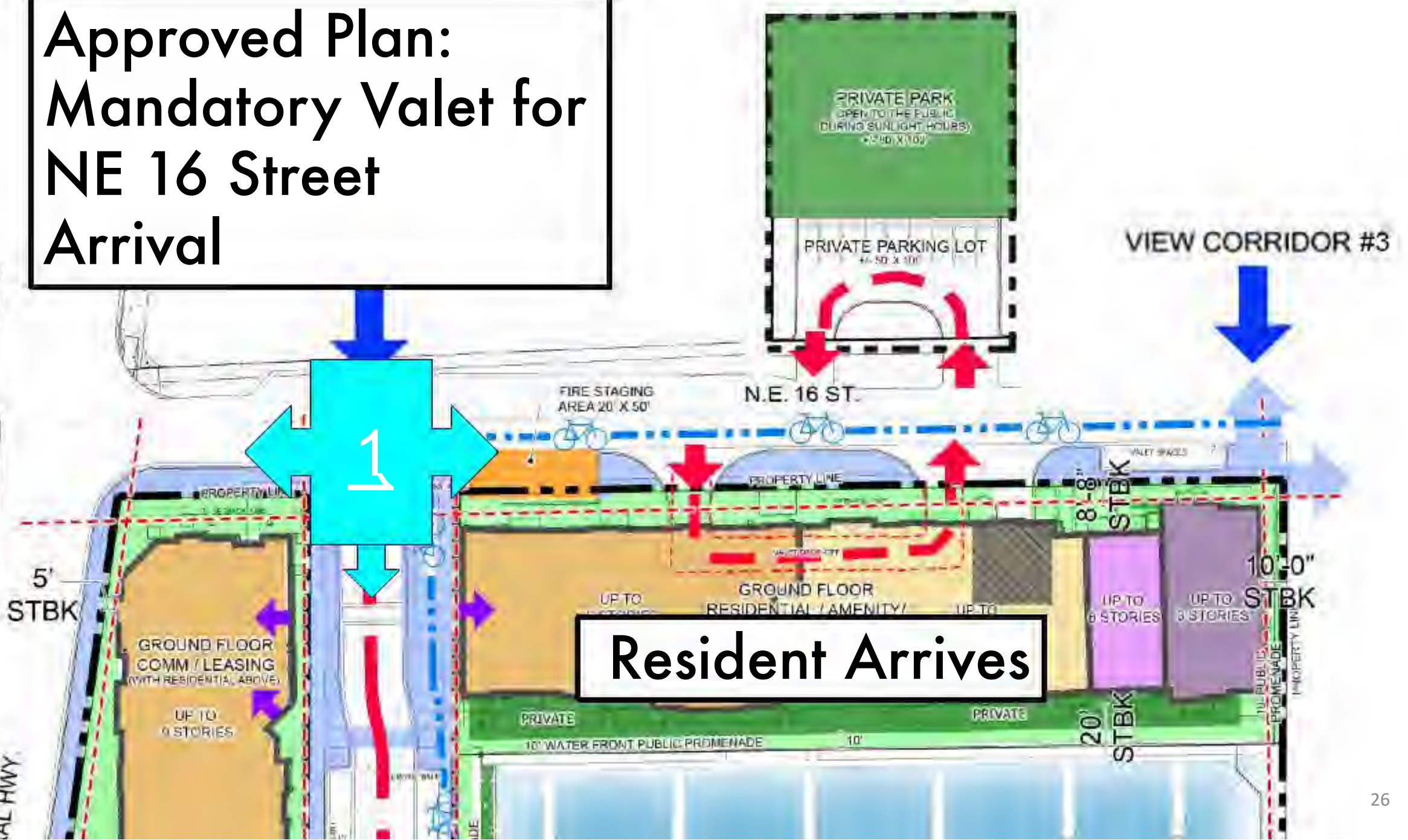
MSA ARCHITECTS, INC.
 1-A-14-00000005
 8800 SW 7TH COURT
 SUITE 815
 MIAMI, FL 33156
 (305) 272-9874

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

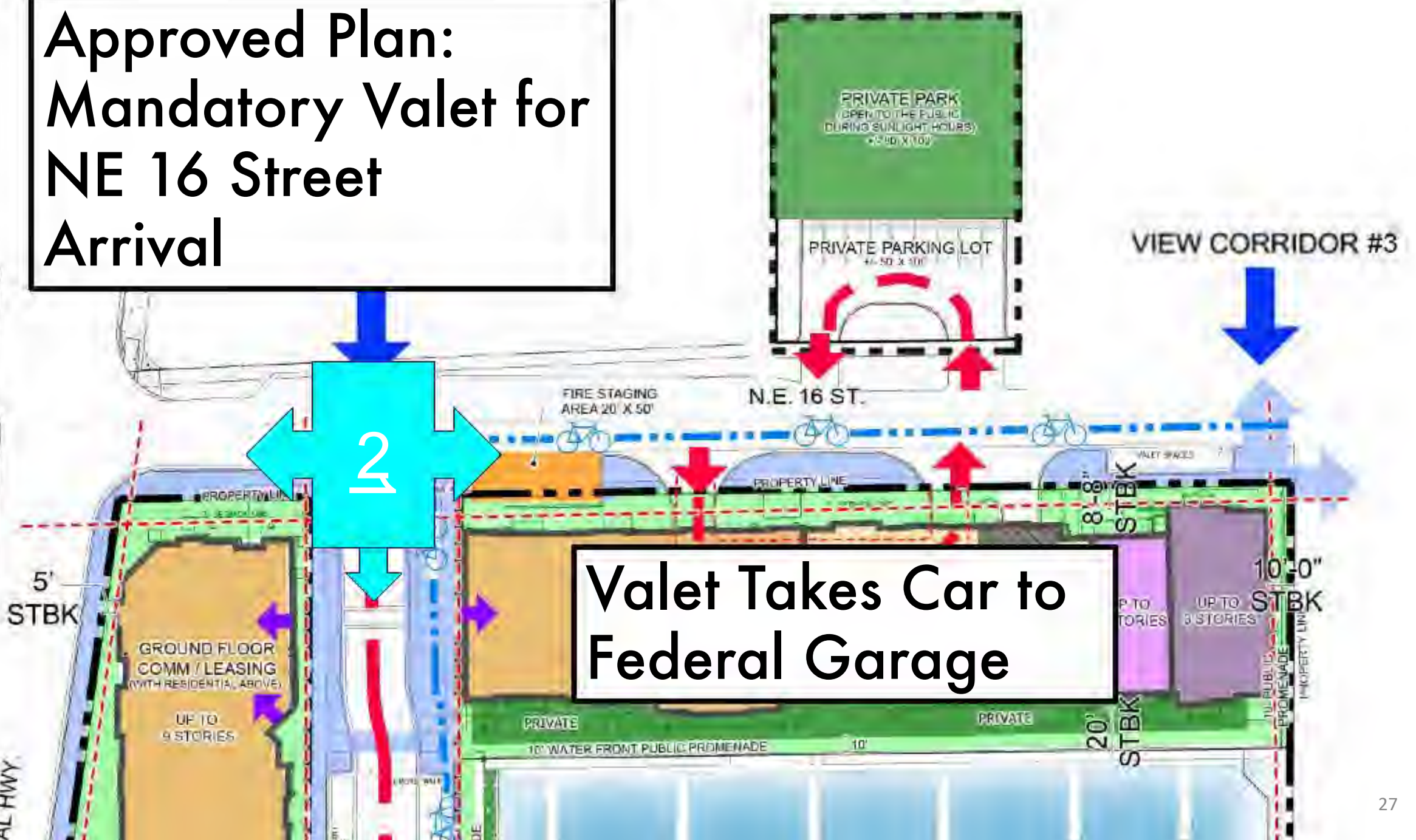
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DRAWN			
DATE	SCALE	AS SHOWN	
JOB NO.			1307
SHEET TITLE:			
ELEVATIONS			
SHEET NUMBER:			
GA-3.1			

Approved Plan: Mandatory Valet for NE 16 Street Arrival



Approved Plan: Mandatory Valet for NE 16 Street Arrival



**Valet Takes Car to
Federal Garage**

Approved Plan: Mandatory Valet for NE 16 Street Departure



VIEW CORRIDOR #3



FIRE STAGING
AREA 20' X 50'

N.E. 16 ST.



VALET SPACES

3

5'
STBK

GROUND FLOOR
COMM / LEASING
(WITH RESIDENTIAL ABOVE)
UP TO
9 STORIES

PRIVATE

Valet Returns Car from Federal Garage

8'-0"
STBK

UP TO
6 STORIES

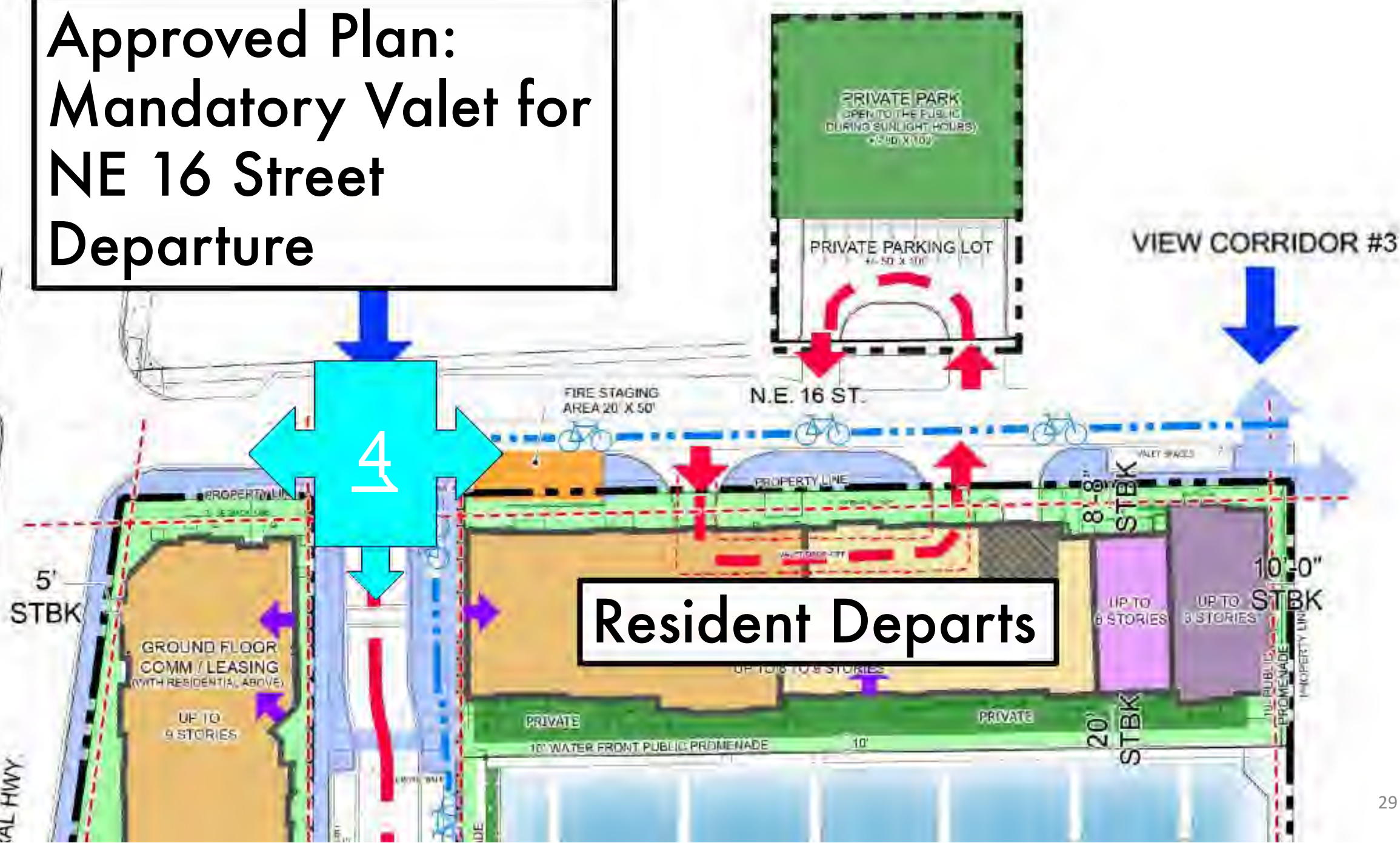
UP TO
3 STORIES

10'-0"
STBK

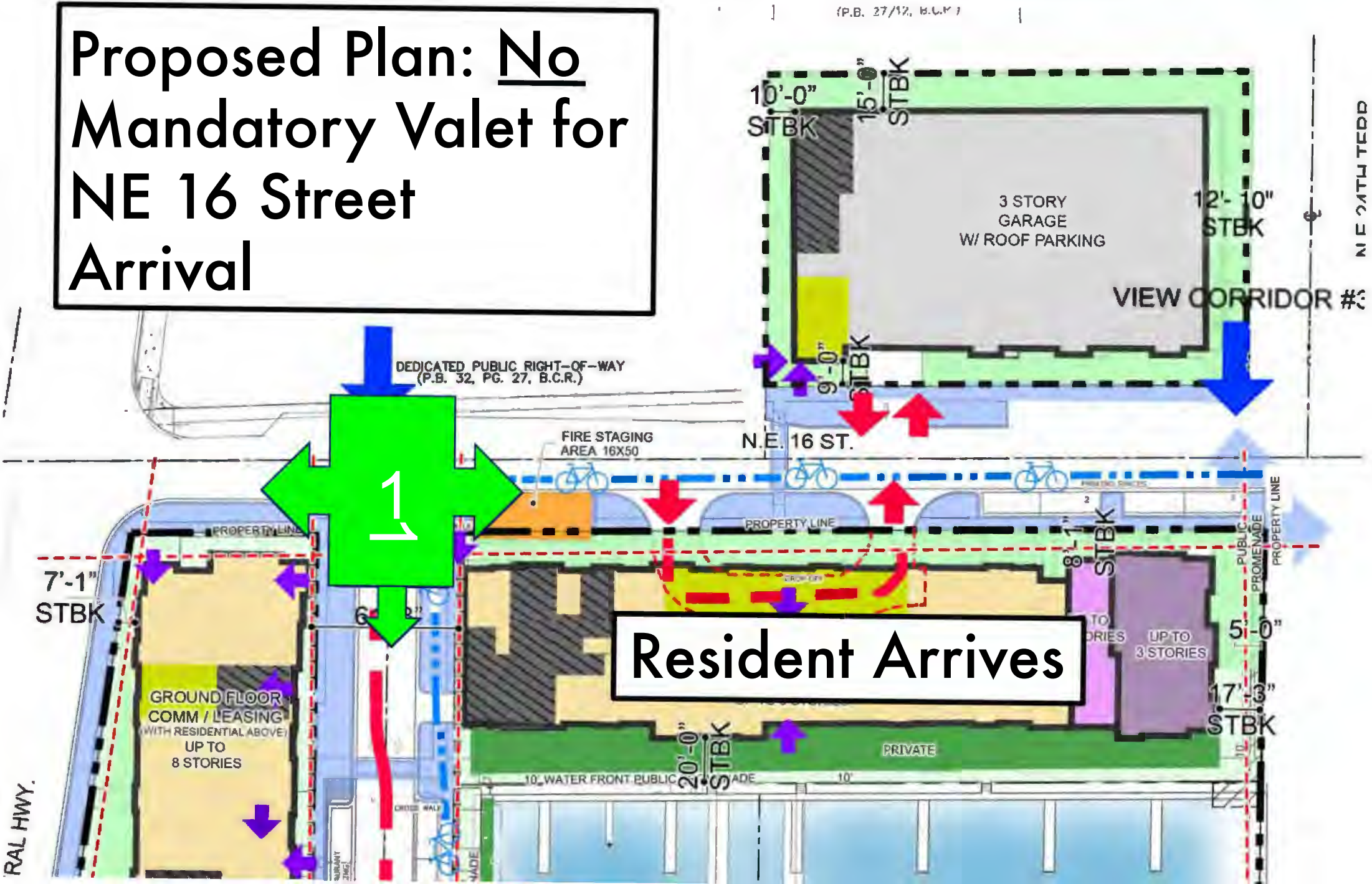
UP TO
3 STORIES

RAL HWY.

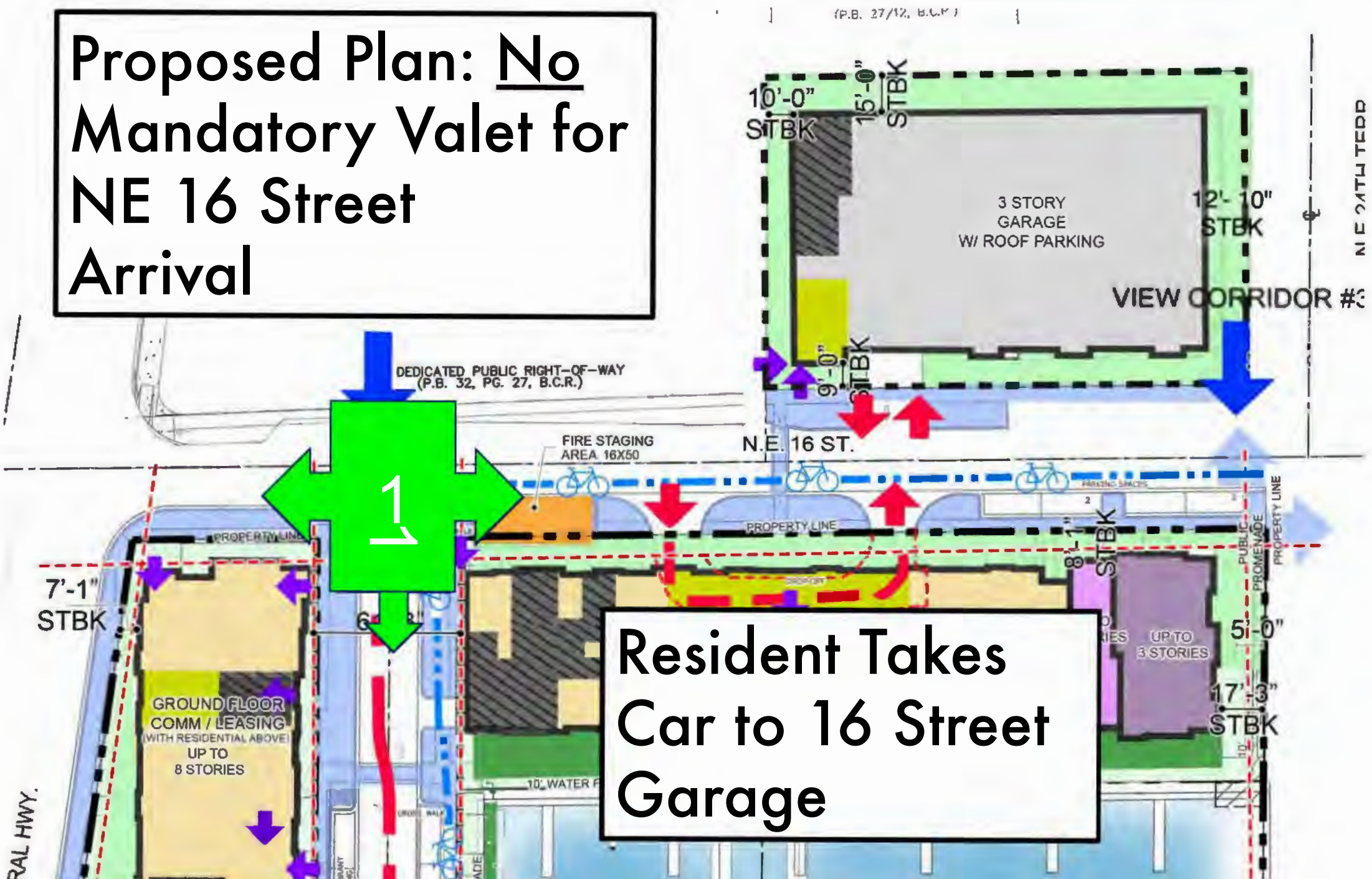
Approved Plan: Mandatory Valet for NE 16 Street Departure



Proposed Plan: No Mandatory Valet for NE 16 Street Arrival

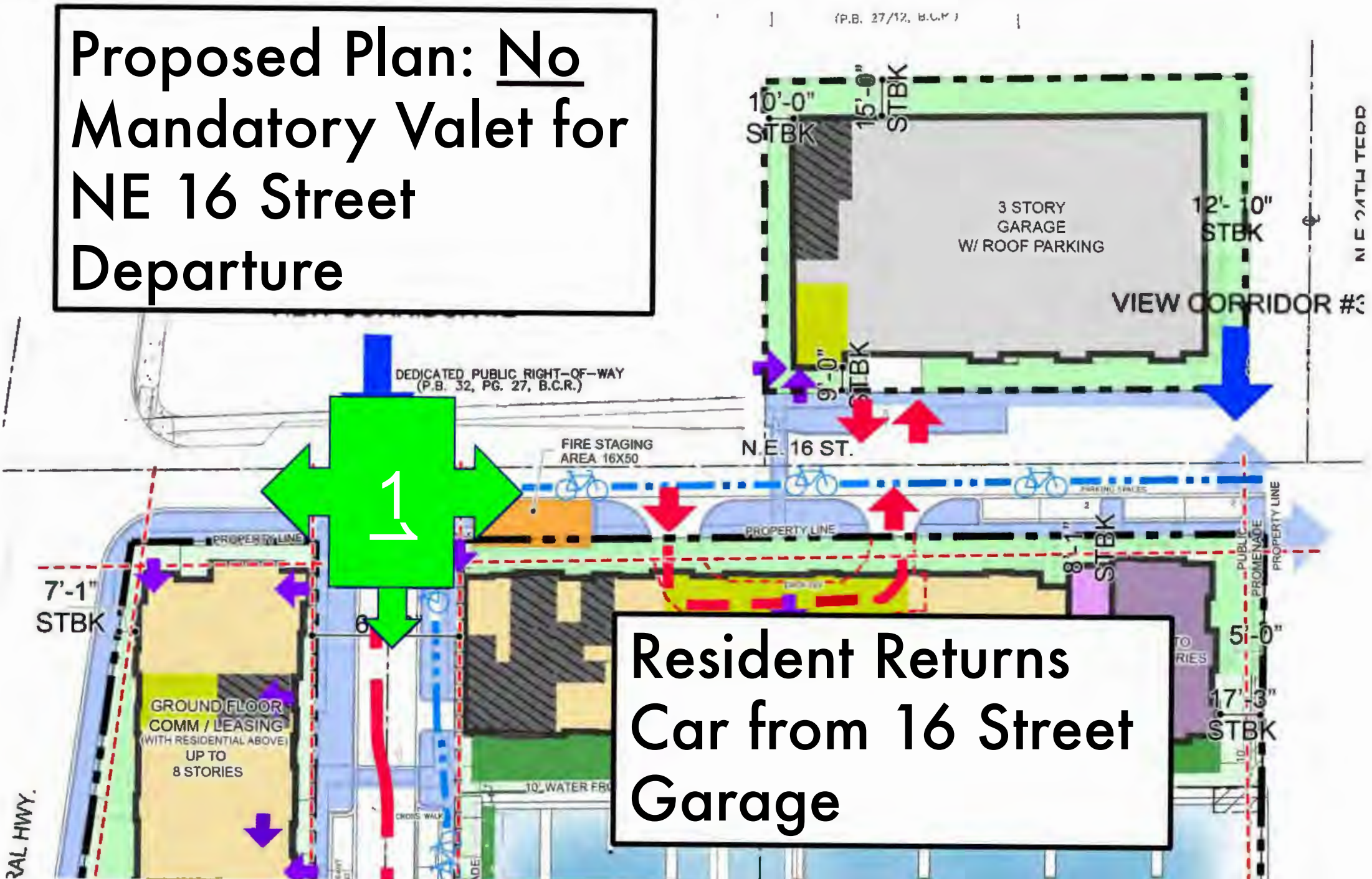


Proposed Plan: No Mandatory Valet for NE 16 Street Arrival



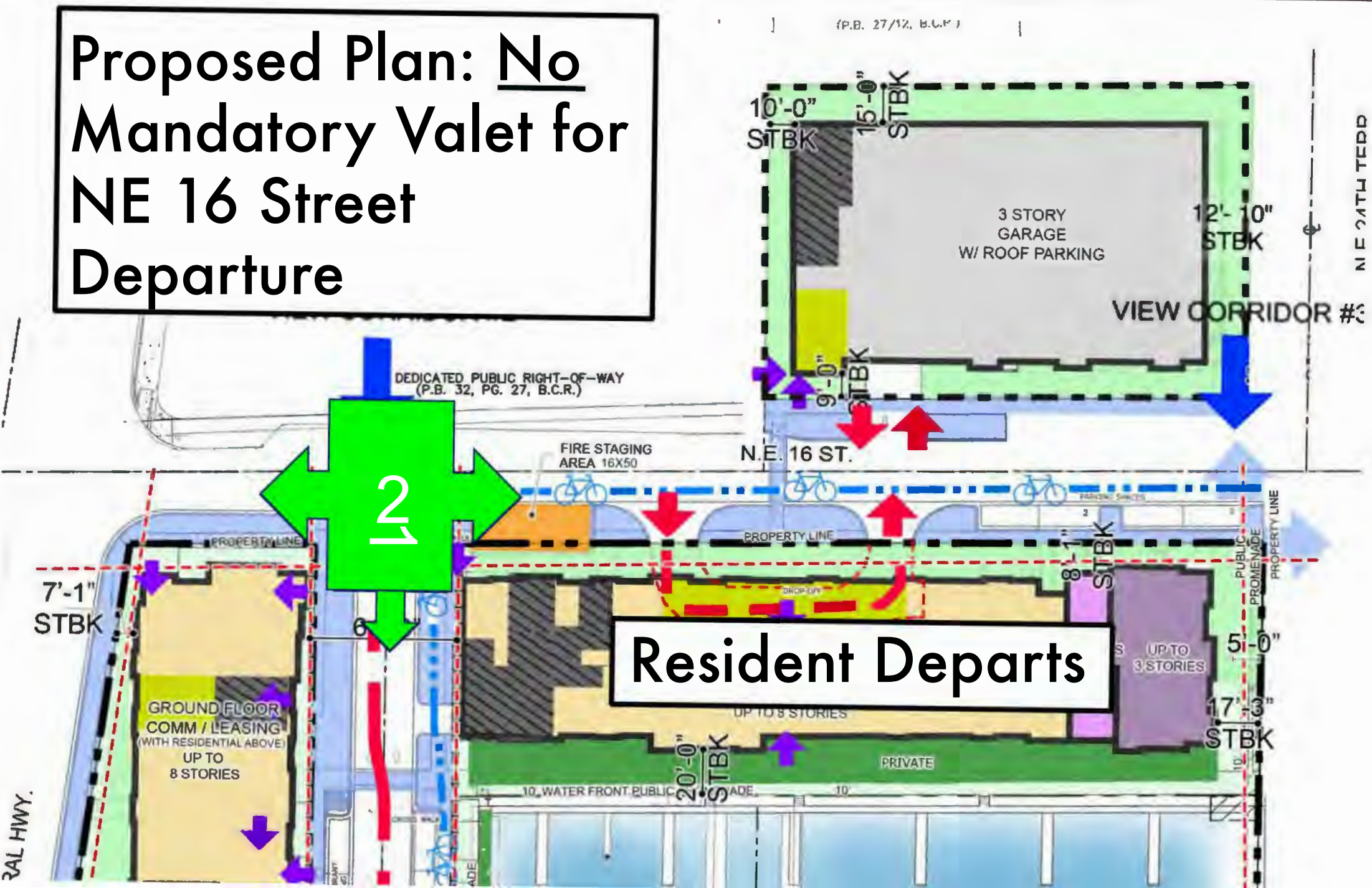
Resident Takes Car to 16 Street Garage

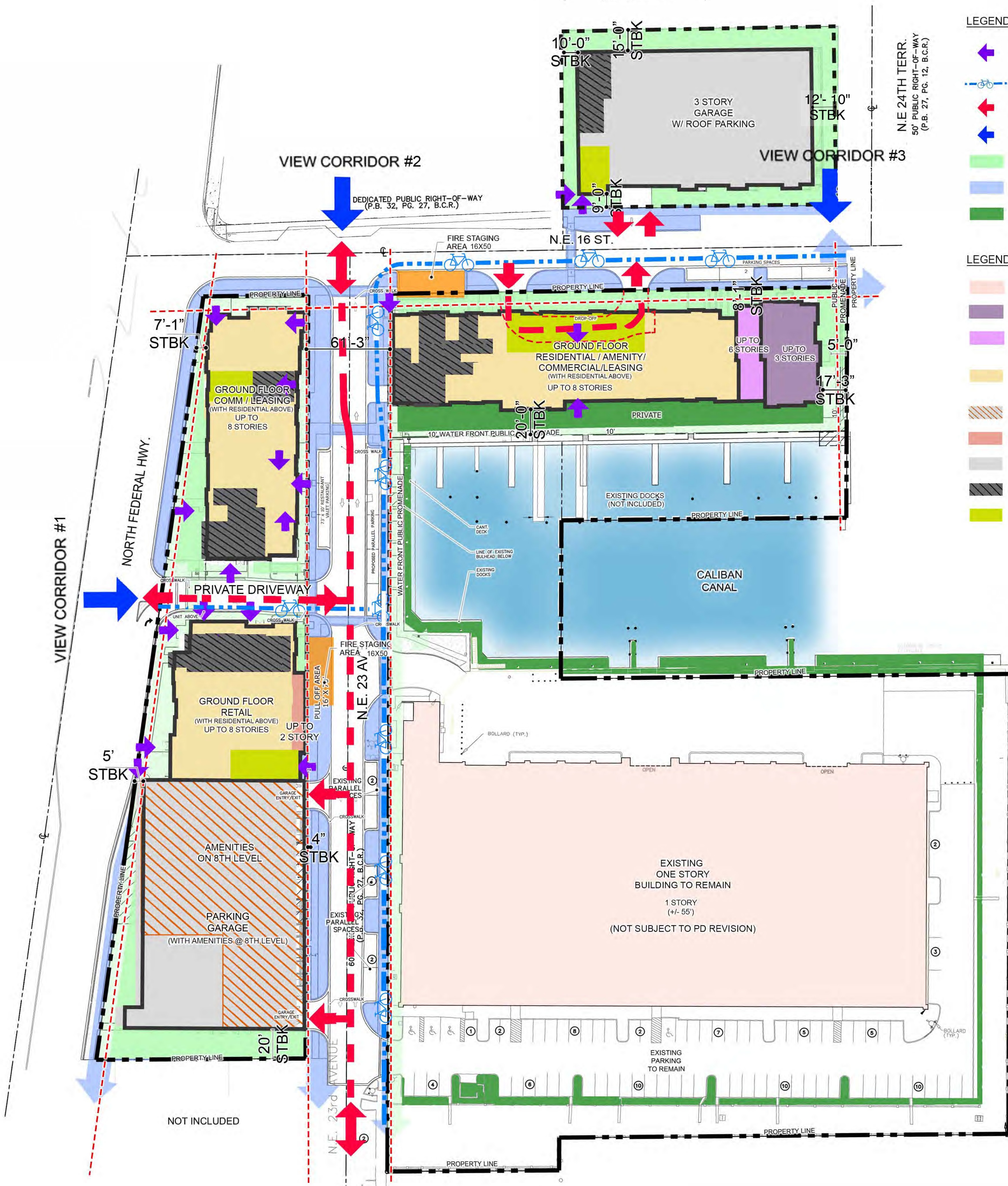
Proposed Plan: No Mandatory Valet for NE 16 Street Departure



Resident Returns Car from 16 Street Garage

Proposed Plan: No Mandatory Valet for NE 16 Street Departure





- LEGEND ACCESSES**
- POTENTIAL PEDESTRIAN ACCESS POINTS TO BUILDINGS
 - BICYCLE CIRCULATION
 - VEHICUL ACCESS TO SITE & GARAGE
 - VIEW CORRIDORS
 - ACTIVE OPEN SPACE (PRIVATE)
 - ACTIVE OPEN SPACE (PUBLIC)
 - PASSIVE OPEN SPACE (PRIVATE)
- LEGEND AREAS**
- EXISTING BUILDING (BOAT STORAGE FACILITY)
 - UP TO 3 STORIES - ALL RESIDENTIAL
 - UP TO 6 STORIES - ALL RESIDENTIAL
 - UP TO 8 STORIES - GROUND FLOOR RESIDENTIAL/ AMENITY / COMMERCIAL & RETAIL WITH RESIDENTIAL ABOVE
 - ROOFTOP AMENITIES ON 8TH LEVEL
 - UP TO 2 STORY - GROUND FLOOR RETAIL
 - GARAGE
 - BACK OF HOUSE / MEP/ SERVICE AREAS
 - LOBBY

TABLE III CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
 S = USE ALLOWED AS A SPECIAL EXCEPTION
 A = PERMITTED ACCESSORY USE
 T = PERMITTED TEMPORARY USE

Use Category	Use Type	Permitted	Use-Specific Standards
Household Living Uses	Dwelling, live/work	P	155.4202.A
	Dwelling, multifamily	P	155.4202.C
	Dwelling, mixed-use	P	155.4202.G
Communication Uses	Telecommunications facility, collocated on existing structure other than telecommunications tower	P	155.4204.C 155.4204.D
	Child Care Facility	P/A	155.4206.B
Health Care Uses	Medical office	P	155.4209.A
	Specialty medical facility	P	155.4209.B
	Urgent care facility 24 hours	P	155.4209.C
Open Space Uses	Park or plaza	P/A	155.4210.D
Animal Care Uses	Animal grooming	P	155.4214.A
	Pet shop	P	155.4214.E
Boat and Marine Sales and Service Uses	Boat dry storage facility	P/A	155.4215.B
	Boat or marine parts sales without installation	P/A	155.4215.C
	Boat or marine parts sales with installation	P/A	155.4215.D
	Boat or marine repair and servicing	P/A	155.4215.E
	Boat sales or rental	P/A	155.4215.F
	Boat towing service	P/A	155.4215.G
	Docking facility, barge	P/A	155.4215.H
	Docking facility, commercial fishing boat	P/A	155.4215.I
	Docking facility, recreational boat	P/A	155.4215.J
	Marina	P/A	155.4215.K
Commercial or Membership Recreation/ Entertainment Uses	Yacht Club	P	155.4215.L
	Other indoor commercial or membership recreation/ entertainment use	P/A	155.4217.M
Eating and Drinking Establishments	Bar or lounge	P/A	155.4218.A
	Brewpub	P/A	155.4218.B
	Restaurant	P/A	155.4218.E
	Specialty eating or drinking establishment	P/A	155.4218.F
Office Uses	Professional office	P	155.4220.B
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	Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A	155.4303.V
	Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers	A	155.4303.X
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Lighting fixtures, projecting or freestanding	A	155.4303.MM	
Eating and drinking establishments (as an accessory use)	A	155.4303.PP	
Farmer's market (as a temporary use)	T	155.4403.A	

PD | MASTER PLAN
 SCALE: 1"=40'
 NORTH

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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ARCHITECTURE & PLANNING

HARBORSIDE AT HIDDEN HARBOUR
 FOR: AMP IV-HIDDEN HARBOUR, LLC
 LOCATED AT: POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
 AR0094576

DRAWN: -/-/
 DATE: -/-/
 SCALE: AS SHOWN
 JOB NO.: 1828
 SHEET TITLE: MASTER SITE PLAN
 SHEET NUMBER: P&Z E1
 PZ21-1300006
 1/26/2022

TABLE I LAND USE PLAN LIMITS	
Area 1	Marina Use (including boat storage, boat repair, and slips): 75,000 square feet and 15 wet slips
Area 2	Private Park (Open to Public) / Parking
Area 3	Multi-Family Residential: 300 units Commercial Development (including, but not limited to, boat sales, offices, showrooms, and related uses): 510,000 square feet

TABLE II Type and Mix of Uses	
Residential	Up to 300 Units Max.
Commercial	Minimum of 65,000 square feet, including a minimum of 10,000 square feet of commercial uses vertically integrated in a mixed-use building fronting on Federal Highway
Total Floor Area	Maximum of 650,000 square feet

TABLE IV Intensity and Dimensional Standards		
i. Land area (acres)		
Gross Acres (to CL of ROW - to calc. for density)	9.96 Acres	
Gross Acres (including basin for park)	6.90 Acres	
Estimated Net Acres (upland area that excludes basin)	6.5 Acres	
ii. Type and mix of land uses*		
Multi-Family Residential	300 Units max.	
Commercial Development (Including but not limited to: Boat sale, showrooms and related uses)	10,000 to 510,000 SQ.FT.	
Marine Use (Including: Boat storage, boat repair and slips)	10,000 to 75,000 SQ. FT./ 15 Slips	
*Refer to table III for list of additional approved Type of Uses		
iii. Maximum number of residential units/ Unit Square Footage Size (SF)		
	300 du's max	
	min	max
1 Bedroom (multi-family)	580 SQFT	800 SF
2 Bedroom (multi-family)	850 SQFT	1175 SF
3 Bedroom (multi-family)	1,180 SQFT	1,350 SF
iv. Maximum Commercial -Nonresidential floor area* (Exclusive of Garage)		
Maximum Marina	75,000 SQ. FT., 15 Slips	
Minority/ Marina Use	Min. of 10% of total floor area	
*Min. 10,000 SQ. FT. of Commercial Use to be vertically integrated into mixed use building		
v. Minimum Lot Area	10,000 SQ. FT.	
vi. Minimum Lot Width	100 FT. FRONTAGE	
vii. Minimum Pervious (Calc. based on Net Acres)	20% (1.27 Acres)	
viii. Maximum Impervious area (Calc. based on Net Acres)	80% (5.23 Acres)	
ix.. Max. Building height		
	100 ft to 150 ft. Not to Exceed Airport Air Space Max. Height (See Exhibit K)	
x. Max. Individual building size		
Fronting Federal Highway (West of NE 23 rd Ave)	8 Stories Not to Exceed Airport Air Space Max. Height Limits (See Exhibit K)	
Fronting NE 16 th ST (East of NE 23 rd Ave)	3 Stories (35'-0") within first 50'-0" and no less than 10' of east property line / Adjacent to residential.	
	6 Stories no less than 50'-0" of East Property Line / Adjacent to residential.	
	8 Stories no less than 75'-0" of East Property Line / Adjacent to residential.	
Fronting NE 23 rd Ave (South of Caliban Canal)	Existing 1 Story Dry Boat Storage Facility to remain	

TABLE IV Intensity and Dimensional Standards			
ix. Setbacks	Min.	Max.	
North – Along North Property Lines			
Along NE 16th St.	7'-0"	63'-0"	
To 3 Story Garage	15'-0"	20'-0"	
East– Along East Property Lines			
To existing Dry Boat Storage facility	59'-0"	61'-0"	
Up to 3 Stories Residential	10'-0"	15'-0"	
Up to 6 Stories Residential	50'-0"	None	
Up to 8 Stories Residential	75'-0"	None	
Along 24th Terr to 3 Story Garage	12'-0"	20'-0"	
West– Along West Property Lines			
Along Federal Highway			
To 3 story Garage	5'-0"	30'-0"	
To 10' story Garage	10'-0"	20'-0"	
South Along South Property Lines			
To existing Dry Boat Storage Facility	91'-0"	95'-0"	
To 8 story Parking Garage	20'-0"	20'-0"	
Residential building to Face of bulkhead nose (Caliban Canal)	20'-0"	31'-0"	
Face of bulkhead nose to Property line	20'-0"	57'-0"	
To 3 story Garage	9'-0"	20'-0"	
East & West of N.E. 23Rd Ave	0'-0"	10'-0"	
Note: All Buildings' porches, stoops and balconies can project up to 7'-0" into setback or up to ROW Line whichever is less			
Additional Development Standards			
Access and Circulation	As provided in Article 5: Development Standards as provided in Deviations/ Modifications Table V		
Off-Street parking & loading	As provided in Master Parking Table VI		
Landscaping	As provided in Article 5: Development Standards as provided in Deviations/ Modifications Table V		
Tree Preservation			
Screening			
Fences and Walls			
Exterior Lighting	As provided in Article 5: Development Standards		
Commercial and mixed-use design	As provided in Section II.A.10 of PD-I Application		
Sustainable Design	As provided in Section II.A.10 of PD-I Application		
Signage	As provided in Chapter 156. Sign Code		

Table VI Master Parking Plan		
Type	Required	
Dwelling, Multi-Family	1 BD	1 Space/ du
	2 BD	2 Spaces/ du
	3 BD	2 Spaces/ du
Guest parking	10% of provided parking	
Handicap Parking	As provided in Article 5-ADA: 2% of total parking	
Restaurant	1 sp/ 4 seats	
Marine Showroom	1 sp / 500 sf	
Marine Retail	1 sp/ 300 sf	
All other Uses as provided by in Table 155.5102.D.I: Minimum Number of Off-Street Parking spaces		
On street parallel parking stall size: 10'x26'		

TABLE V Deviations/ Modifications				
Type	Code Section	Description	Modification	Justification
Building Base Planting Standards	155.5203.e.3.a	Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building.	Except where conflict with pedestrian sidewalks exist.	To accommodate Sidewalks abutting building.
Access, circulation, parking & loading Driving Aisle	155.5102.1.1	Required Aisle Width Dimensions 23'	22 FT.	To accommodate proposed site design and more efficient traffic circulation in garage.
Vehicle stacking	155.5101.G.8.B	Parking lot Entrance driveways	Min. 30 FT. stacking distance for 500 or more off-street spaces (as measured from ROW line)	To accommodate proposed site design for vehicular access.
Dwelling, Multi-Family Parking	155.5102.D.I	For Units on 2 nd floor or higher of a building with non-residential use located on ground level: 1 space per Dwelling Unit (du)	None	Due to Urban Mixed-Use Settings parking demand shall be less.
		1-2 BD 1.5 Space	1 BD 1 Space	
		All other MF 3 BD 2 Spaces	2-3 BD 2 Spaces	Guest: 10% of Provided Parking
Landscape between Vehicular Use Areas and Buildings	155.5203.D.5.A	Minimum landscaped area shall be eight feet for each story in the abutting building façade, up to 24 feet	Except where conflict with pedestrian sidewalks exist.	To accommodate Sidewalks abutting building.
Required Buffer Types and Standards	155.5203.F3	Option 1: At Least 10' wide A wall or semi-opaque fence at least 6 feet high 1 Tree per 30 linear feet + a continuous hedge at least 4 feet high on the exterior side of the wall or fence 1 shrub per 10 linear feet on the interior side of the wall or fence	Option 1: At Least 10' wide A wall or semi-opaque fence at least 6 feet high A continuous hedge at least 4 feet high on the interior side of the wall or fence	To accommodate proposed setbacks per Table IV Intensity and Dimensional Standards
Parking deck or Garage Standards	155.5605.c.1.d	The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.	15% Min.	No Building shall be high enough to see top of garage.
Parking deck or Garage Standards	155.5605.c.3	If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.	Two (2) Points of Access	More Efficient Traffic Circulation for Residents and Commercial use respectively.

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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HARBORSIDE AT
HIDDEN HARBOUR
FOR:
AMP IV-HIDDEN HARBOUR, LLC
LOCATED AT:
POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

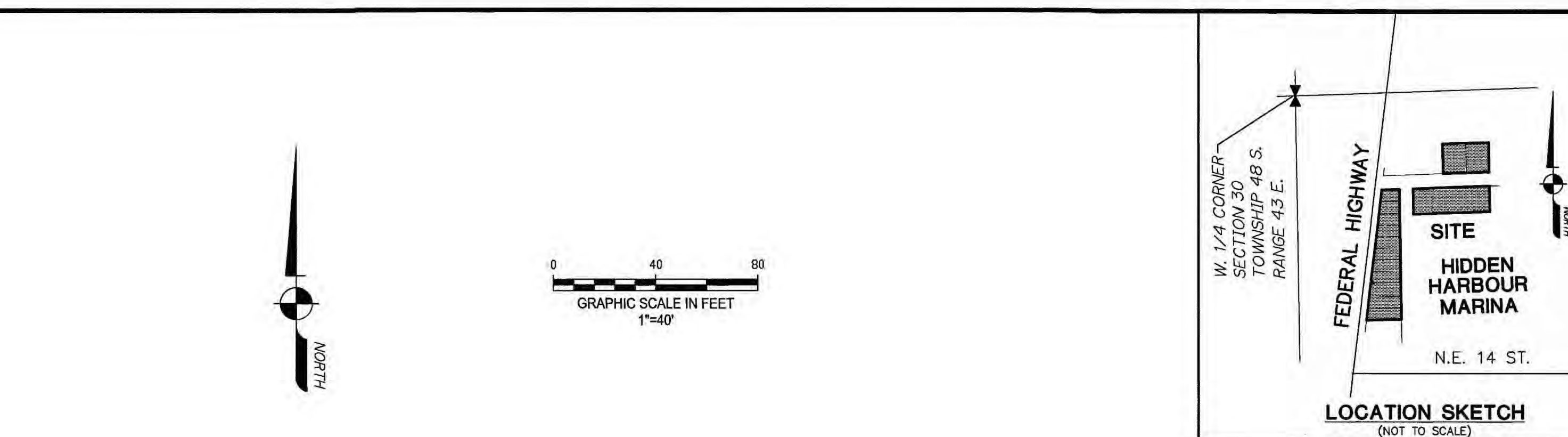
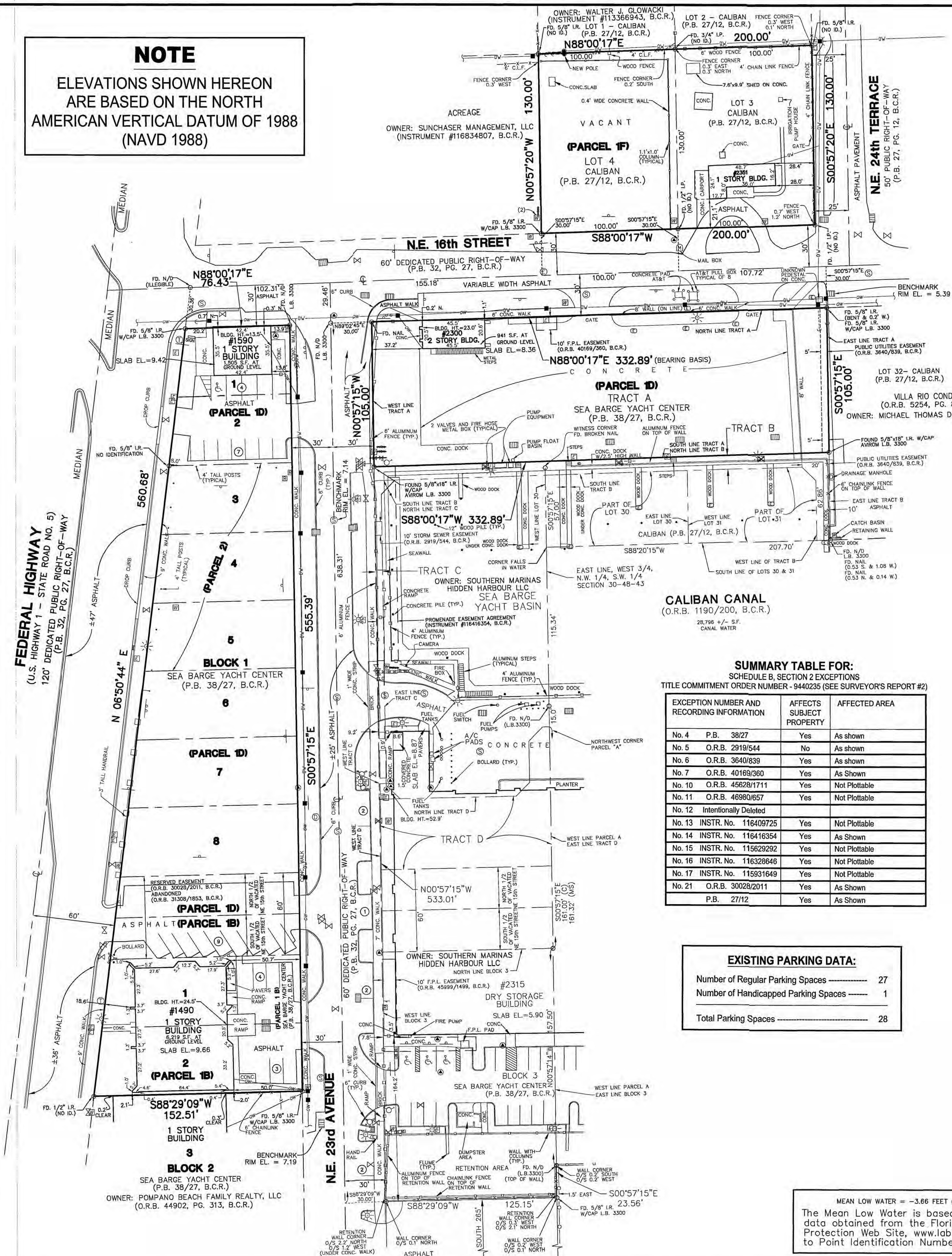
MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN: _____
DATE: -/-/ -
SCALE: AS SHOWN
JOB NO.: 1828
SHEET TITLE: MASTER SITE PLAN

P & Z

PD I MASTER PLAN
SHEET NUMBER: EX-E2
PZ21-13000006
1/26/2022

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- Lands shown hereon were not abstracted by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment Order Number 9440235, issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, having an effective date of 04/22/2021, (Revision Number 2 on June 2, 2021). Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- The land description shown hereon was provided by the Client.
- Bearings shown hereon are assumed based on the north line of Tract A – SEA BARGE YACHT CENTER having a bearing of N88°00'17"E.
- Elevations shown hereon are based on the North American Vertical Datum of 1988.
- Benchmark reference: National Geodetic Survey Benchmark, Designation 015, PID D02654, EL = 6.77 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:480 (1"=40').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- The entire property described hereon lies within Flood Zone X, Community Panel No. 12011C0188H, dated 8/18/14.
- Abbreviation Legend: B.C.R. = Broward County Records; C = Calculated; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; CONC. = Concrete; DIA. = Diameter; ESMT. = Easement; FD. = Found; F.P.L. = Florida Power & Light Company; ID. = Identification; INSTR. = Instrument; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; U.E. = Utility Easement; W/= With; W/CAP = With Surveyors Cap; BLDG. HT. = Building Height; TYP. = Typical; NAVD 88 = National American Vertical Datum of 1988; C.M.P. = Corrugated Metal Pipe; D.I.P. = Ductile Iron Pipe; EL. = Elevation; H.D.P.E. = High-density Polyethylene; INV. = Invert; P.V.C. = Polyvinyl Chloride; R.C.P. = Reinforced Concrete Pipe; UNK. = Unknown.

LAND DESCRIPTION:

(Parcel 1B)
Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the South 1/2 of the vacated N.E. 15th Street, lying North of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 2000-14 recorded November 18, 1999 in Official Records Book 30028, Page 2011, of said Public Records.

(Parcel 1D)
Lots 1, 2, 6, 7 and 8, in Block 1; and all of Tract "A" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the North 1/2 of the vacated N.E. 15th Street, lying South of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(Parcel 1F)
Lots 3 and 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(Parcel 2)
Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the public records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.

LEGEND

- BACK FLOW PREVENTOR VALVE
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- LIGHT POLE
- MONITORING WELL
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- REUSE WATER METER
- SANITARY MANHOLE
- SIAMESE CONNECTION
- SIGN (UNLESS NOTED)
- TELEPHONE BOX
- TELEPHONE MANHOLE
- VALVE
- WATER METER
- WOOD UTILITY POLE
- DRAIN

**SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT ORDER NUMBER - 9440235 (SEE SURVEYOR'S REPORT #2)**

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 4 P.B. 38/27	Yes	As shown
No. 5 O.R.B. 2919/544	No	As shown
No. 6 O.R.B. 3640/839	Yes	As shown
No. 7 O.R.B. 40169/360	Yes	As shown
No. 10 O.R.B. 45628/1711	Yes	Not Plottable
No. 11 O.R.B. 46960/657	Yes	Not Plottable
No. 12 Intentionally Deleted		
No. 13 INSTR. No. 116409725	Yes	Not Plottable
No. 14 INSTR. No. 116416354	Yes	As Shown
No. 15 INSTR. No. 116529292	Yes	Not Plottable
No. 16 INSTR. No. 116326646	Yes	Not Plottable
No. 17 INSTR. No. 115931649	Yes	Not Plottable
No. 21 O.R.B. 30028/2011	Yes	As Shown
P.B. 27/12	Yes	As Shown

EXISTING PARKING DATA:

Number of Regular Parking Spaces 27
 Number of Handicapped Parking Spaces 1
 Total Parking Spaces 28

ZONING INFORMATION:

NOT PROVIDED BY INSURER

MEAN LOW WATER = -3.66 FEET (NAVD 1988)
 The Mean Low Water is based on established data obtained from the Florida Department of Environmental Protection Web Site, www.labins.org and referenced to Point Identification Number 89.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/29/21

DAVID ERIC BREAUX, Jr., P.L.S.
 Digitally signed by DAVID ERIC BREAUX, Jr., P.L.S.
 DN: cn=DAVID ERIC BREAUX, Jr., P.L.S., o=Avrom & Associates, Inc, ou, email=eric@avromsurvey.com, c=US
 Date: 2021.07.29 13:40:20 -0400

FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 599
 State of Florida
 L.B. No. 3300

P&Z
 PZ21-1300006
 1/26/2022

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 80 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2894 / WWW.AVIROMSURVEY.COM

BOUNDARY SURVEY
 "HIDDEN HARBOUR MARINA"
 A PORTION OF SEA BARGE YACHT CENTER (P.B. 38/27, B.C.R.)
 LOTS 3 AND 4 - CALIBAN (P.B. 27/12, B.C.R.)
 "RESIDENTIAL LAND"
 CITY OF POMPANO BEACH
 BROWARD COUNTY, FLORIDA

DATE	BY	REVISIONS

DATE: 7/29/21
 CHECKED BY: D.E.B.
 F.B. PG. 57-57
 SHEET: 1 OF 1

- TREE LEGEND**
- ◻ AUSTRALIAN PINE
 - GUMBO LIMBO
 - OAK
 - PALM
 - UNKNOWN SPECIES
 - DENOTES 12" DIAMETER TRUNK (TYPICAL)

NOTE: THE SPECIES OF TREES AS SHOWN HEREON WERE IDENTIFIED TO THE BEST OF KNOWLEDGE AND ABILITY OF THE SURVEYOR, WITHOUT THE BENEFIT OF AN ARBORIST. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE IDENTITY OF THE SPECIES.

GRAPHIC SCALE IN FEET 1" = 40'

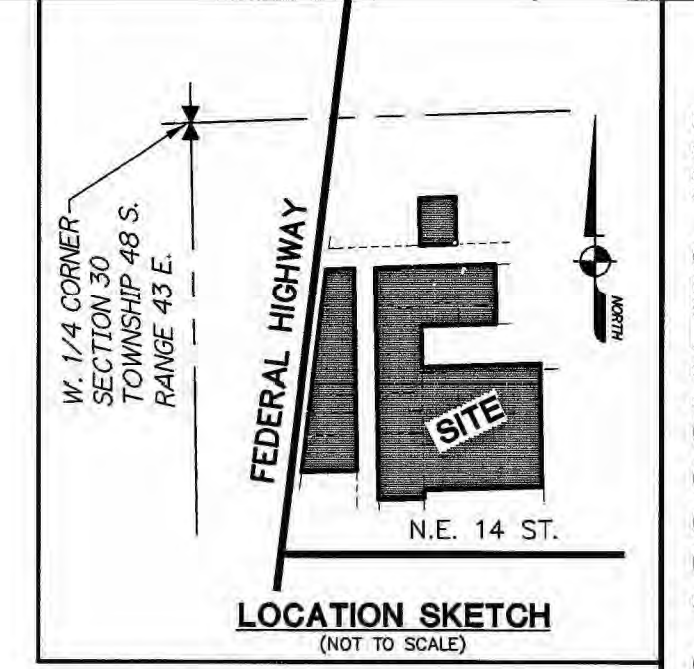
NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

EXISTING PARKING DATA:

Number of Regular Parking Spaces — 108
Number of Handicapped Parking Spaces — 6
Total Parking Spaces — 114

SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 2 P.B. 3827	Yes	As shown
No. 3 O.R.B. 2919/544	Yes	As shown
No. 4 O.R.B. 3640/839	Yes	As shown
No. 5 O.R.B. 15158/123	Yes	As shown
No. 6 P.B. 1462	Yes	As shown
O.R.B. 3617/1170	Yes	Not Plottable
O.R.B. 30028/2008	Abandoned	Removed from Drawing
O.R.B. 30022/2016	Abandoned	Removed from Drawing
No. 8 O.R.B. 31148/98	Yes	Entire Property
No. 9 O.R.B. 40169/950	Yes	As shown



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original recorded seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Lands shown hereon were not abstracted by Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment Order Number 4064812, issued by CHICAGO TITLE INSURANCE COMPANY, having an effective date of September 6th., 2012 and per Owner Policy Number 7210609-7353598 issued by CHICAGO TITLE INSURANCE COMPANY, dated February 4th., 2008. Property shown hereon is subject to agreements, covenants, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
3. The land description shown hereon is in accord with the Title Commitment.
4. The underground utilities shown have been located from field survey information as flagged by others (Under Dog Utility Detection). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities.
5. Bearings shown hereon are assumed based on the north line of Tract A — SEA BARGE YACHT CENTER having a bearing of N88°00'17"E.
6. Elevations shown hereon are based on the North American Vertical Datum of 1988.
7. Benchmark references: National Geodetic Survey Benchmark, Designation 015, PID D02654, EL. = 6.77 feet (NAVD 1988).
8. The entire property described hereon lies within Flood Zone AE (EL 6 NAVD 88) and Zone X, Community Panel No. 1201100118, dated 8/18/14.
9. Abbreviation legend: B.C.R. = Broward County Records; C = Calculated; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; CONC. = Concrete; DIA. = Diameter; ESMT. = Easement; FD. = Found; F.P.L. = Florida Power & Light Company; I.D. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Not & Disk; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; U.E. = Utility Easement; W/ = With; W/CAP. = With Curved Cap; BLDG. HT. = Building Height; TYP. = Typical; NAVD 88 = National American Vertical Datum of 1988. C.M.P. = Surveyed Metal Pipe; D.I.P. = Ductile Iron Pipe; EL. = Elevation; H.D.P.E. = High-density Polyethylene; INV. = Invert; P.V.C. = Polyvinyl Chloride; R.C.P. = Reinforced Concrete Pipe; UNK. = Unknown.

LAND DESCRIPTION:

(PARCEL 1) — comprised of the following parcels designated as Parcels 1A-1F)
(PARCEL 1 A)
 All of Parcel A* of JERICHO BOATS ENTERPRISES, according to the Plat thereof, recorded in Plat book 146, Page 3 of the Public Records of Broward County, Florida.

(PARCEL 1 B)
 Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, LESS a portion of Lot 1, more particularly described as follows: BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning. PLUS the South 1/2 of the vacated N.E. 15th Street, lying north of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 C)
 Less the south 265.00 feet thereof, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the south 1/2 of the vacated N.E. 15th Street, lying north of Block 3, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 D)
 Lots 1, 2, 6, 7 and 8, in Block 1 and all of Tracts "A", "B", "C" and "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 E)
 That portion of the SEA BARGE YACHT BASIN as shown on the Plat of SEA BARGE YACHT CENTER, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, described as follows:
 That property lying west of the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East and bounded on the south by the northerly boundary of Tract "D" of said SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the easterly boundary of Tract "C" of said SEA BARGE YACHT CENTER and bounded on the north by the southerly boundary of Tract "B" of said SEA BARGE YACHT CENTER. Together with that portion of said Sea Barge Yacht Basin described as follows: That portion of Lots 30 and 31 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, Page 12 of the Public Records of Broward County, Florida, as bounded on the north by the southerly boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 30, bounded on the east by a line 10.00 feet west of and parallel to the east line of said Tract "B" of said SEA BARGE YACHT CENTER.

(PARCEL 1 F)
 Lot 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(PARCEL 2)
 Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida.

(PARCEL 3)
 A portion of the Caliban Yacht Basin, CALIBAN, according to the plat thereof as recorded in Plat Book 27, Page 12, of the Public Records of Broward County, Florida lying North of and adjacent to Parcel "A", JERICHO BOATS ENTERPRISES, according to the plat thereof as recorded in Plat Book 146, Page 3, of the Public Records of Broward County, Florida and being more fully described as follows:
 BEGIN at the Northeast corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence South 88°14'47" West on the North line of said Parcel "A" and also on the South line of Caliban Yacht Basin, a distance of 327.60 feet to the Northwest corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence North 00°57'15" West, on the Northerly extension of the west line of said Parcel "A", JERICHO BOATS ENTERPRISES, a distance of 15.00 feet; thence North 88°14'47" East on a line 15.00 feet North of and parallel with the North line of said Parcel "A", JERICHO BOATS ENTERPRISES, a distance of 327.60 feet; thence South 00°57'23" East, a distance of 15.00 feet to the POINT OF BEGINNING.

(PARCEL 4)
 A portion of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:
 BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 300,444 square feet (6.90 acres) more or less.

LEGEND

- ⊖ BACK FLOW PREVENTOR VALVE
- ⊖ CATCH BASIN
- ⊖ CLEAN OUT
- ⊖ CONCRETE LIGHT POLE
- ⊖ CONCRETE UTILITY POLE
- ⊖ CURB INLET
- ⊖ DOUBLE DETECTOR CHECK VALVE
- ⊖ DRAINAGE MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊖ FIRE HYDRANT
- ⊖ ELECTRIC SERVICE BOX
- ⊖ EXISTING ELEVATION
- ⊖ GREASE TRAP
- ⊖ GUY ANCHOR
- ⊖ HANDICAP PARKING
- ⊖ IRRIGATION CONTROL BOX
- ⊖ LIGHT POLE
- ⊖ MONITORING WELL
- ⊖ NUMBER OF REGULAR PARKING
- ⊖ OVERHEAD WIRES
- ⊖ REUSE WATER METER
- ⊖ SANITARY MANHOLE
- ⊖ SIGN CONNECTION SIGN (UNLESS NOTED)
- ⊖ TELEPHONE BOX
- ⊖ TELEPHONE MANHOLE
- ⊖ VALVE
- ⊖ WATER METER
- ⊖ WOOD UTILITY POLE
- ⊖ DRAIN

ZONING INFORMATION:
NOT PROVIDED BY INSURER

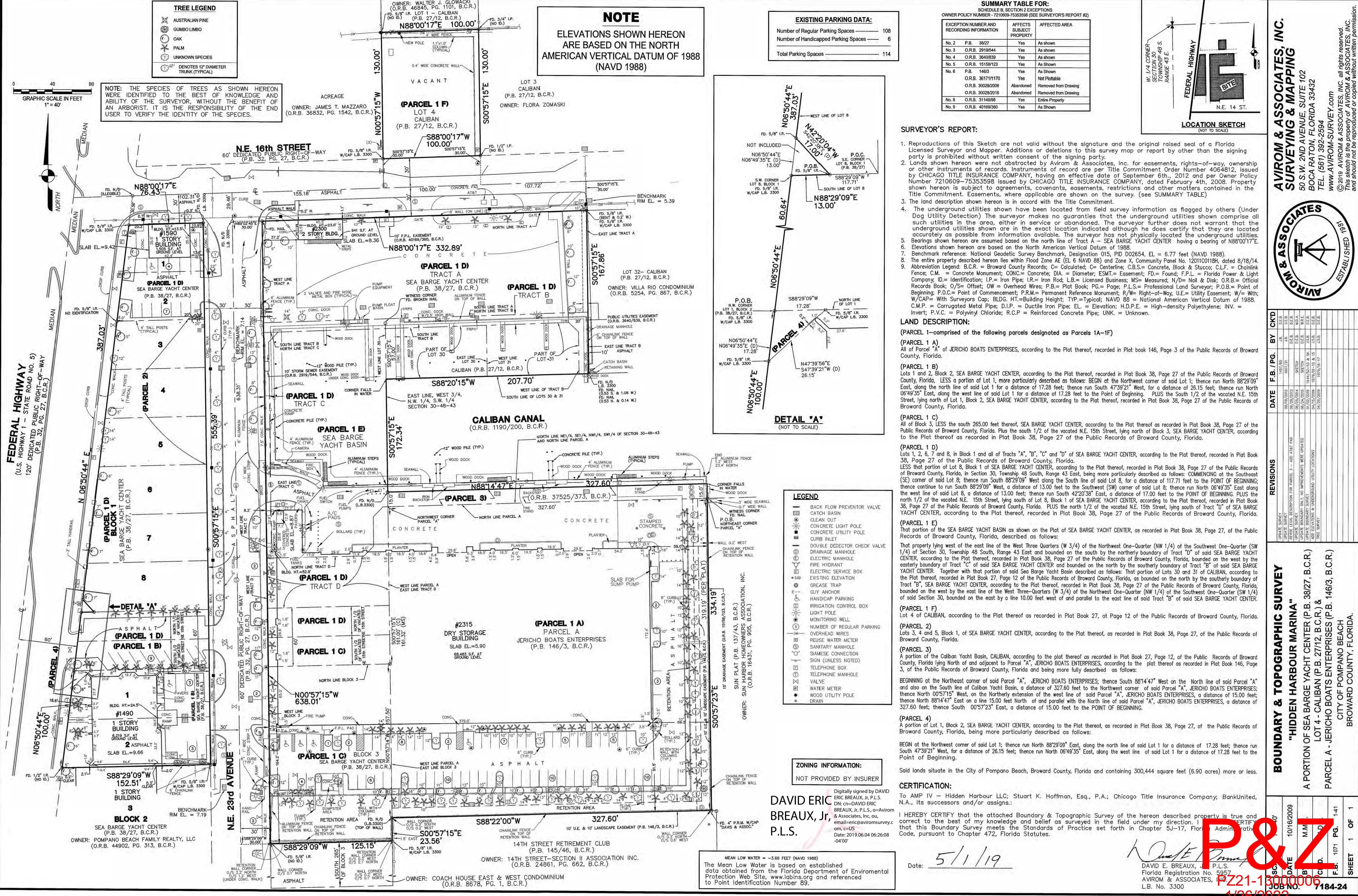
DAVID ERIC BREAUX, Jr., P.L.S.
Digitally signed by DAVID ERIC BREAUX, Jr., P.L.S. on 5/1/2019 10:16:43 AM. DN: cn=DAVID ERIC BREAUX, Jr., P.L.S., o=Aviom & Associates, Inc., email=eric@aviom-survey.com, ou=CUS, Date=2019.06.04 06:26:08 -0400

CERTIFICATION:
To AMP IV — Hidden Harbour LLC; Stuart K. Hoffman, Esq., P.A.; Chicago Title Insurance Company; BankUnited, N.A., its successors and/or assigns:
I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I further certify that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 5/1/19

DAVID E. BREAUX, Jr., P.L.S.
Florida Registration No. 5957
AVIOM & ASSOCIATES, INC.
L.B. No. 3300

P-221-1300006
1/26/2022

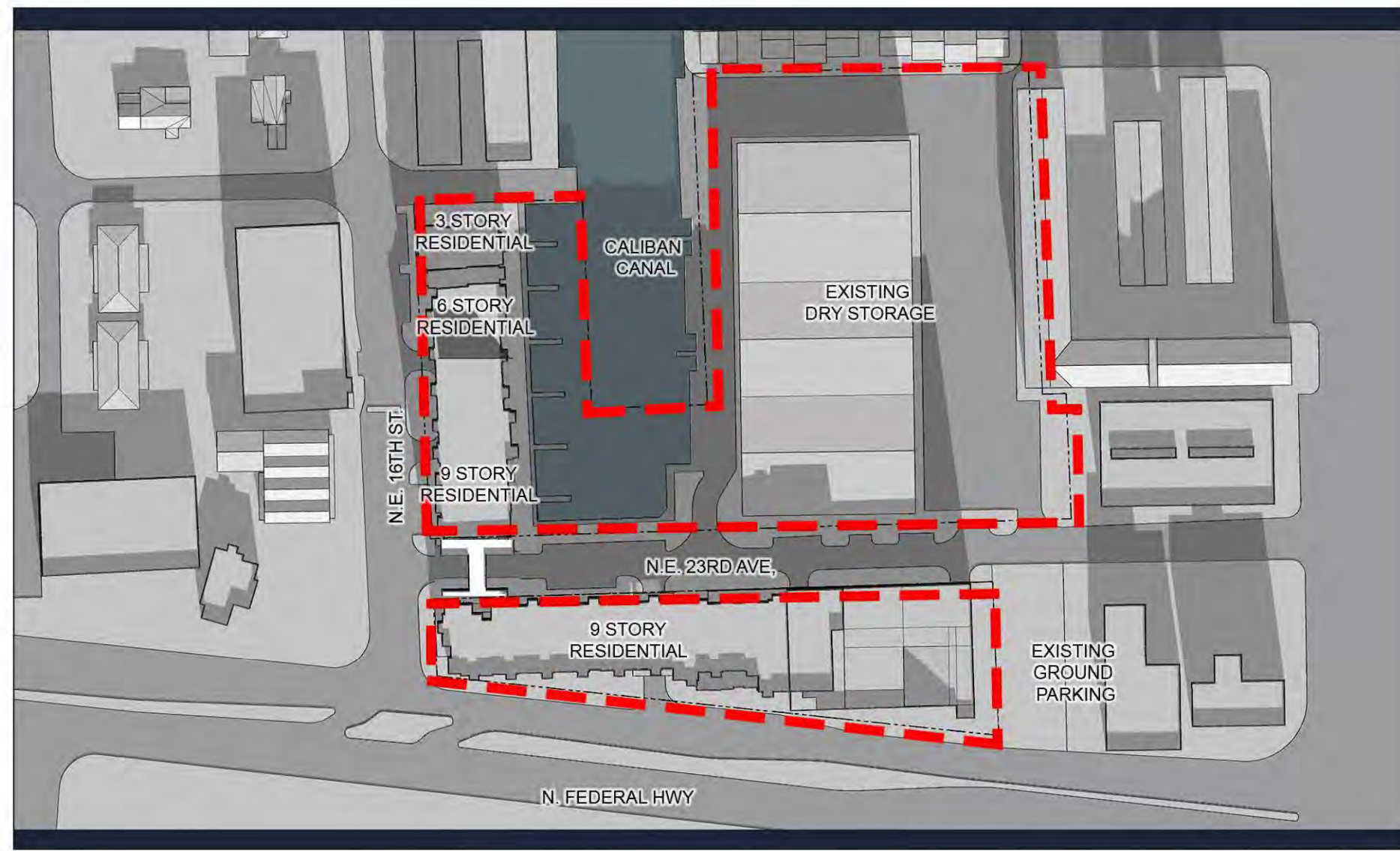


AVIOM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: (561) 392-2894
WWW.AVIOM-SURVEY.COM

BOUNDARY & TOPOGRAPHIC SURVEY
"HIDDEN HARBOUR MARINA"
A PORTION OF SEA BARGE YACHT CENTER (P.B. 38/27, B.C.R.)
LOT 4 - CALIBAN (P.B. 27/12, B.C.R.)
PARCEL A - JERICHO BOATS ENTERPRISES (P.B. 146/3, B.C.R.)
CITY OF POMPAÑO BEACH
BROWARD COUNTY, FLORIDA.

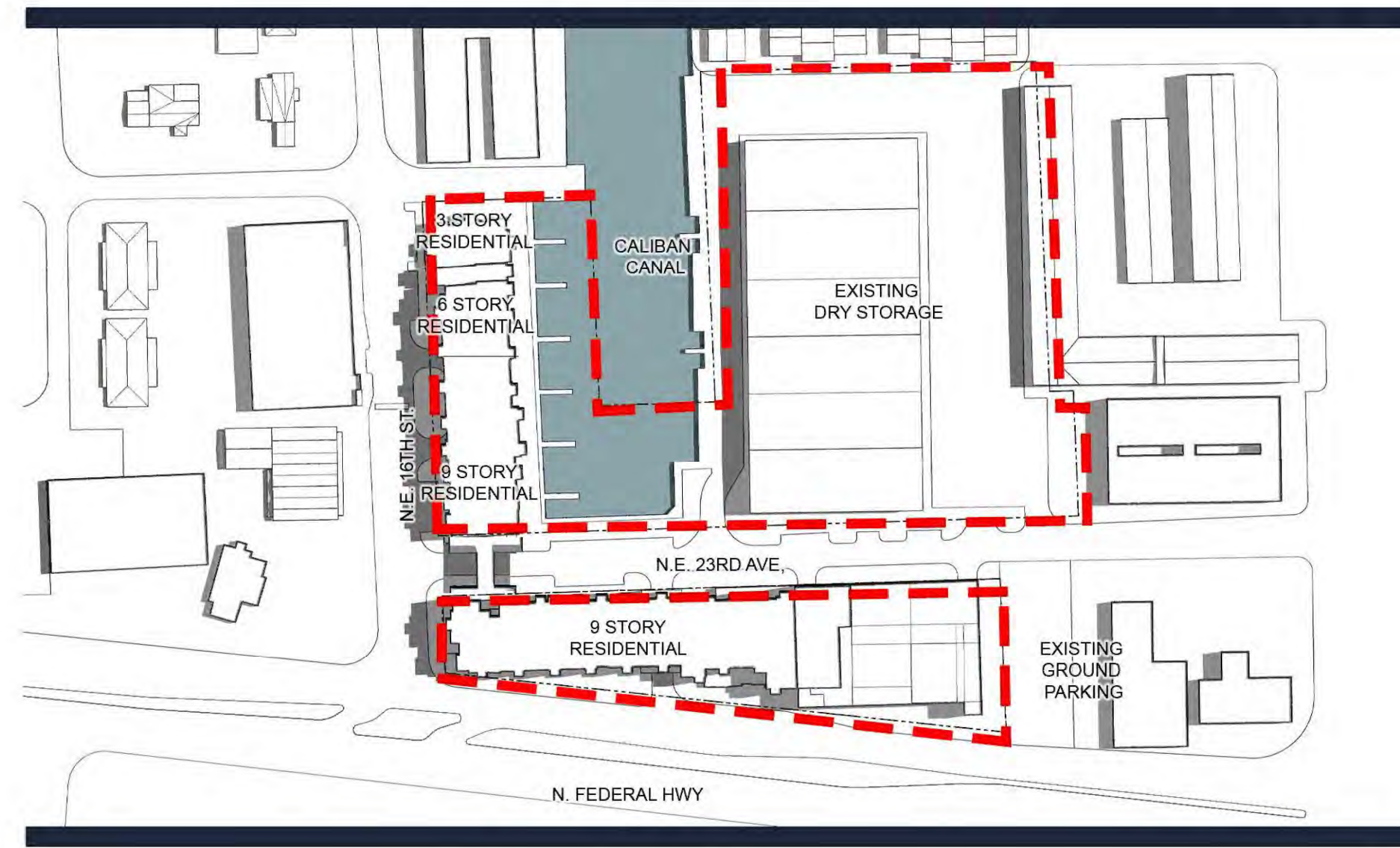
NO.	DATE	BY	REVISIONS
1	10/16/2009	M.M.	DATE SURVEY
2	09/25/2013	J.S.R.	UPDATE SURVEY
3	08/24/2015	J.S.R.	UPDATE SURVEY
4	07/09/2019	J.S.R.	UPDATE SURVEY
5	07/09/2019	J.S.R.	UPDATE SURVEY
6	07/09/2019	J.S.R.	UPDATE SURVEY

F.B. 1071 PG. 1-41
SHEET 1 OF 1

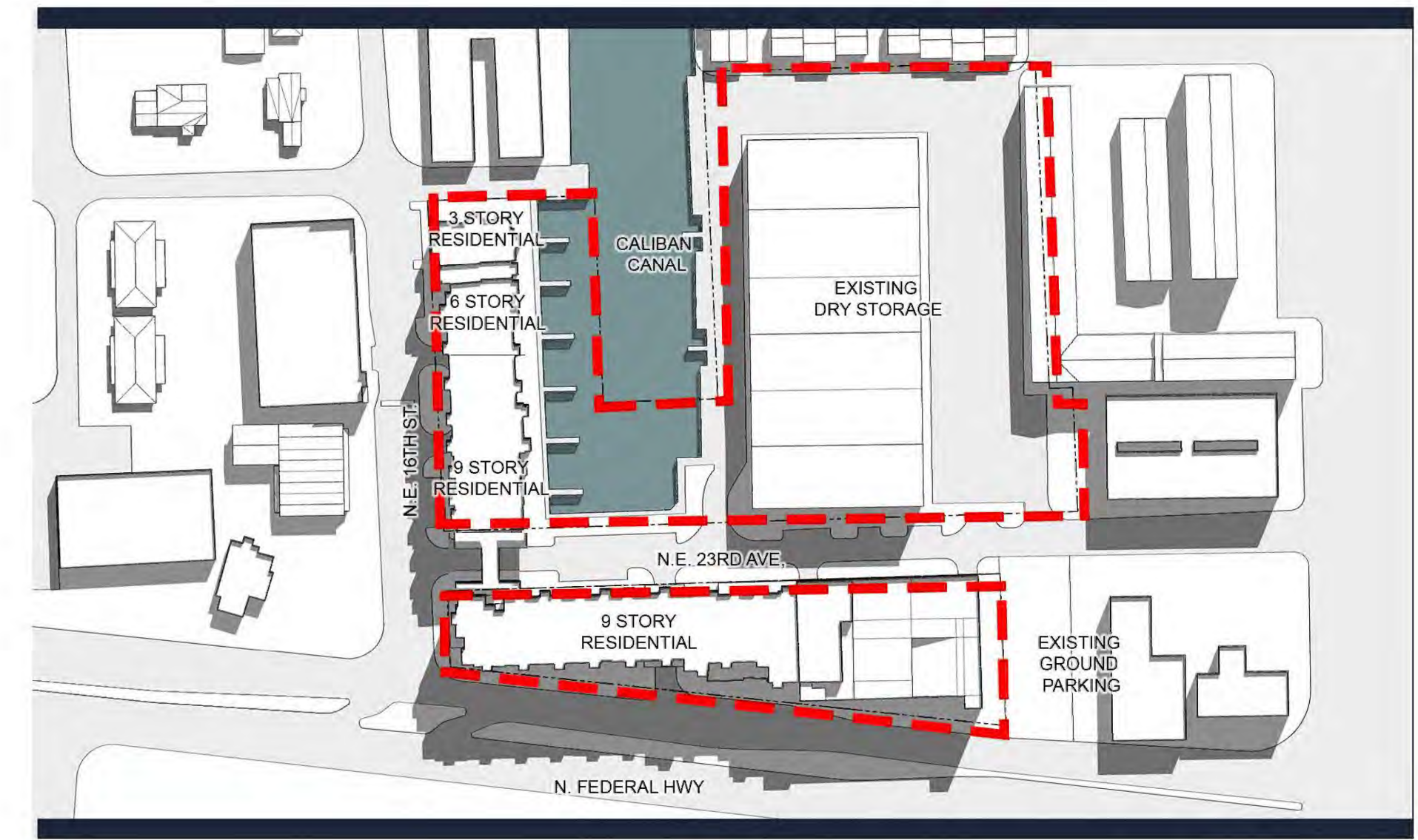


TWO HRS. BEFORE SUNSET

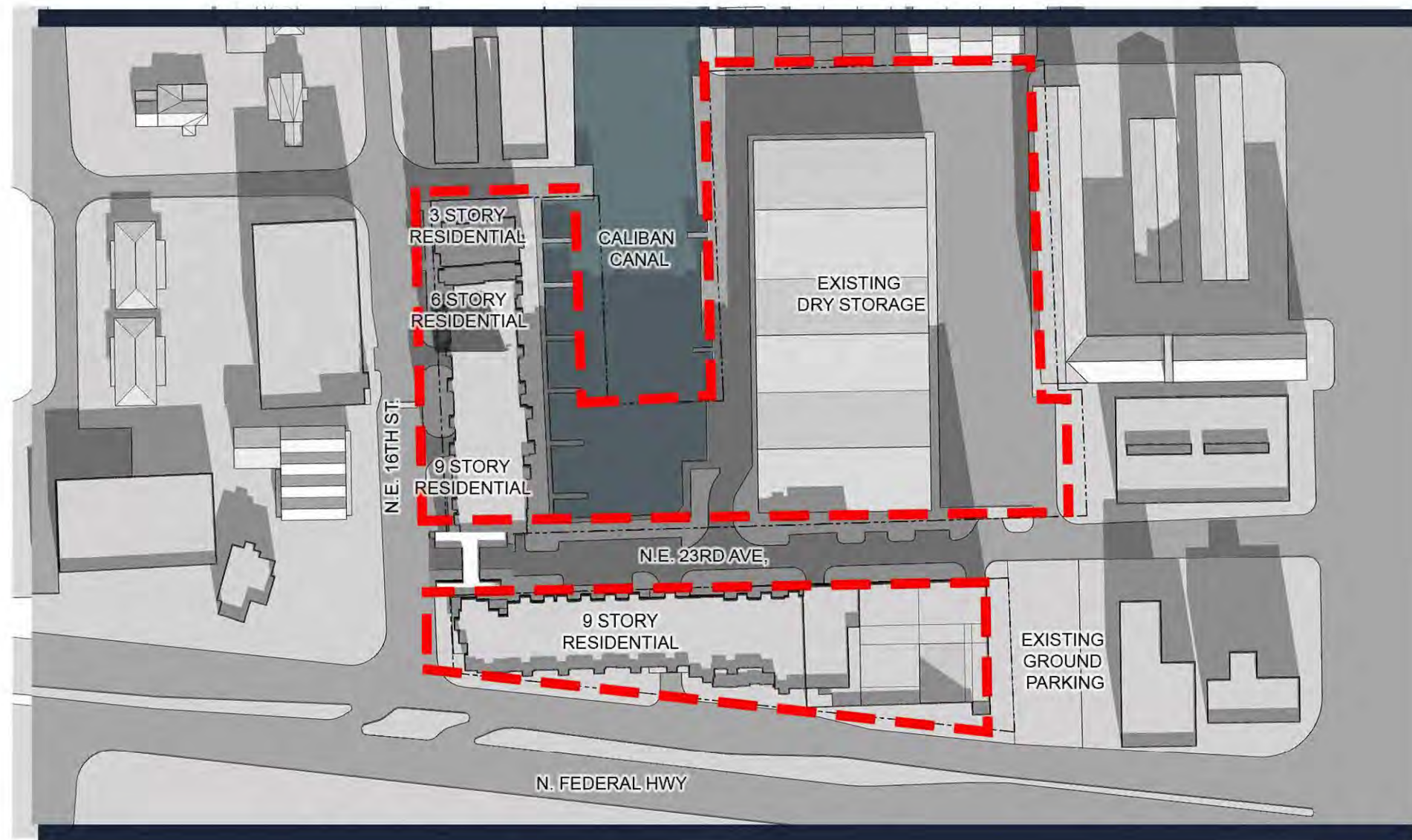
FALL EQUINOX



NOON

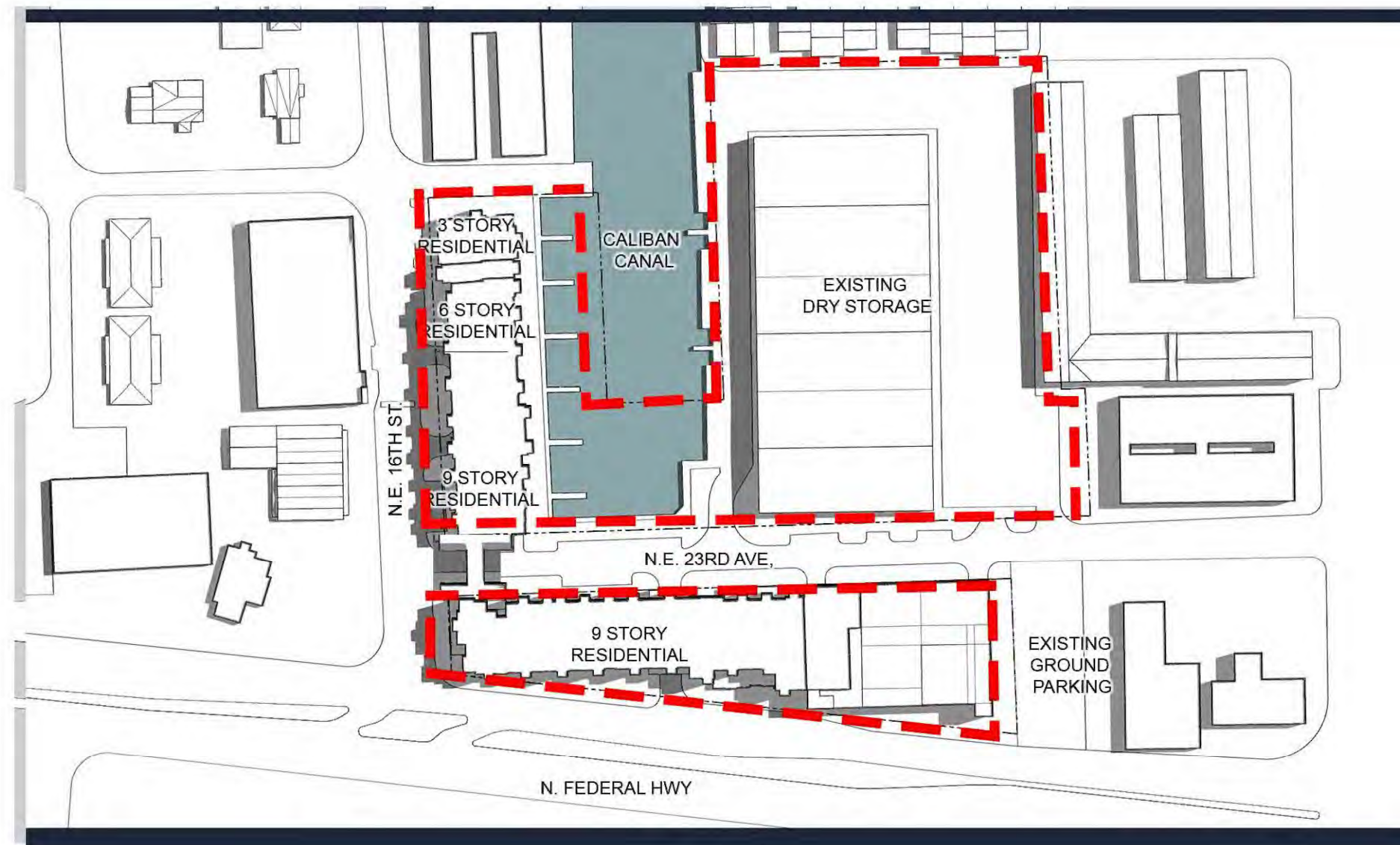


TWO HRS AFTER SUNRISE

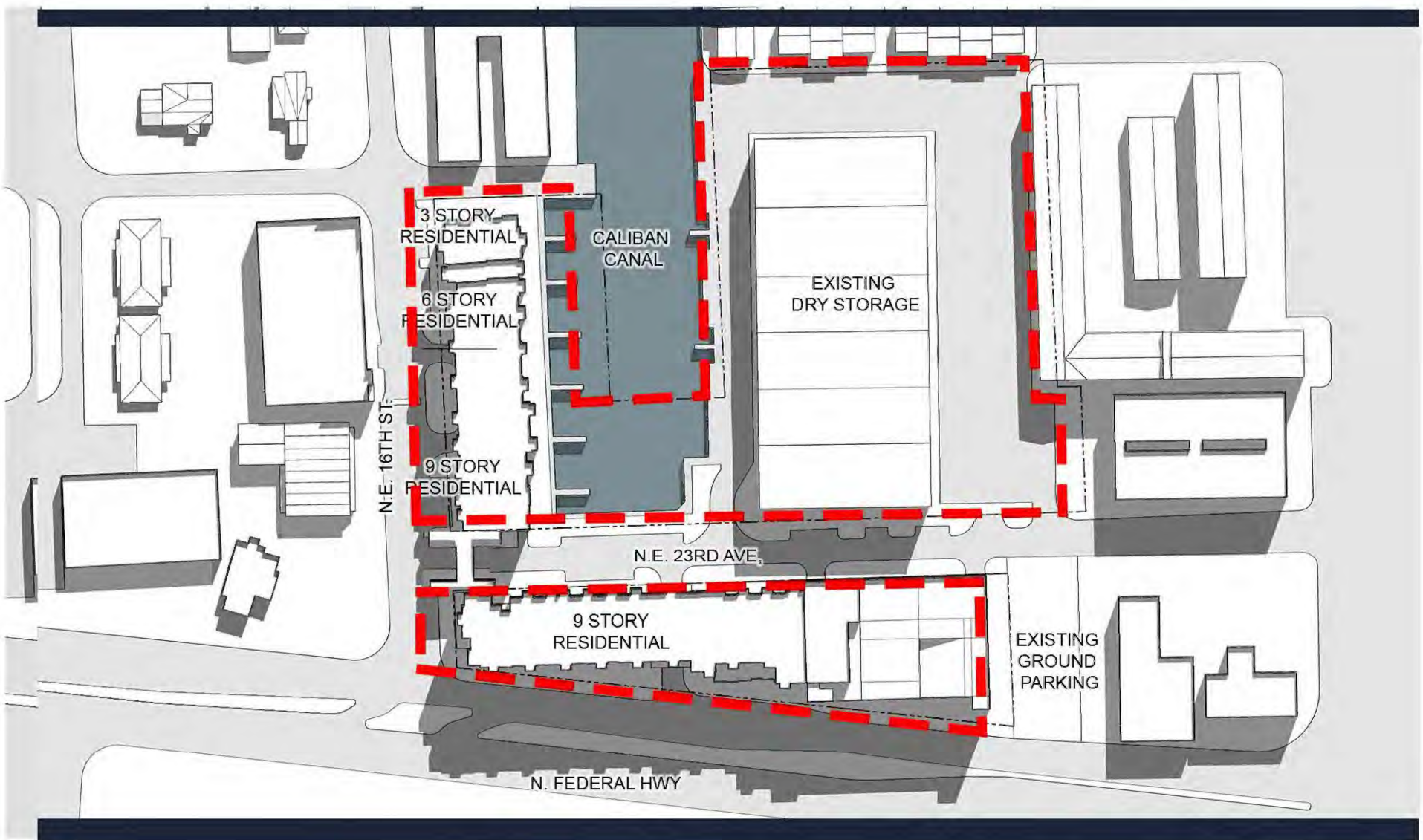


TWO HRS. BEFORE SUNSET

SPRING EQUINOX



NOON



TWO HRS AFTER SUNRISE



BY

HIDDEN HARBOUR
FOR:
LOCATED AT:
POMPANO BEACH, FLORIDA

Beatriz M. Hernandez
Professional Seal
ARCHITECT
2021-2023
04007

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

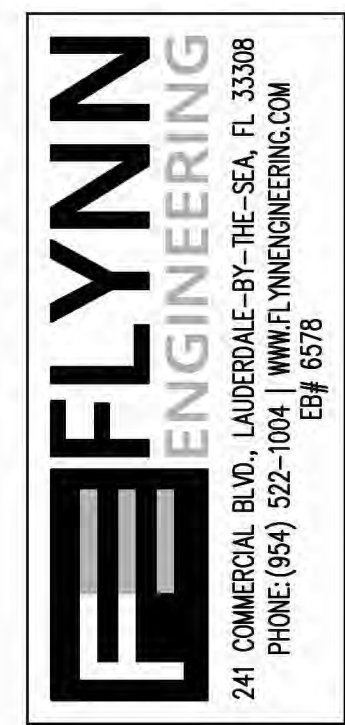
MSA ARCHITECTS ARCHITECTURE & PLANNING

DRAWN: -/-/
DATE: -/-/
SCALE: AS SHOWN
JOB NO.: 1828
SHEET TITLE:

SHADOW STUDY
SHEET NUMBER:
EX E3.1
P221-1300006
1/26/2022

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

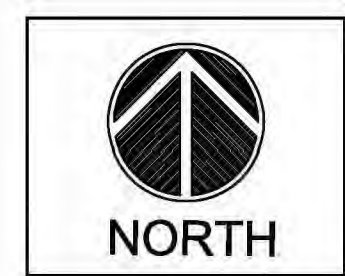
THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.



CONCEPTUAL WATER & SEWER PLAN

HIDDEN HARBOR
POMIPANO BEACH, FLORIDA 33062

Job Title

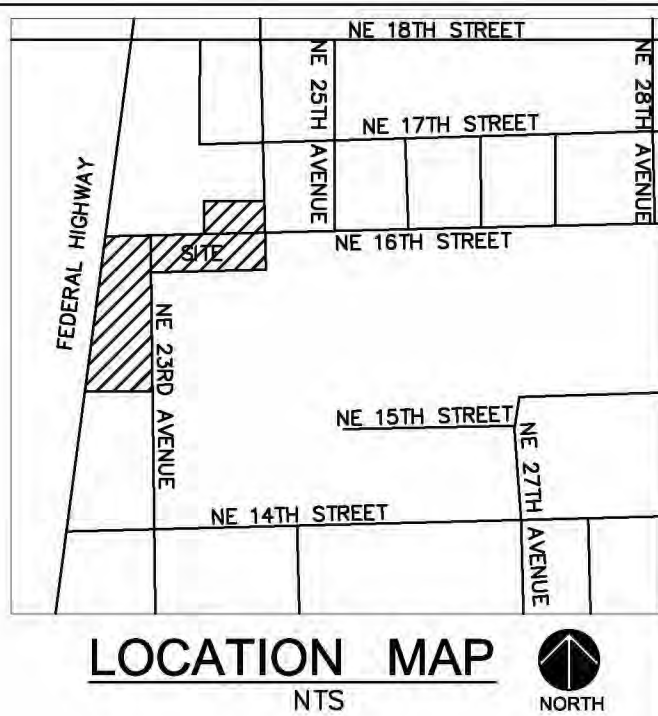


Revisions table with columns for revision number, description, and date. Revisions 1 through 4 are shown.

Phase:
DRC DOCUMENTS

SEAL

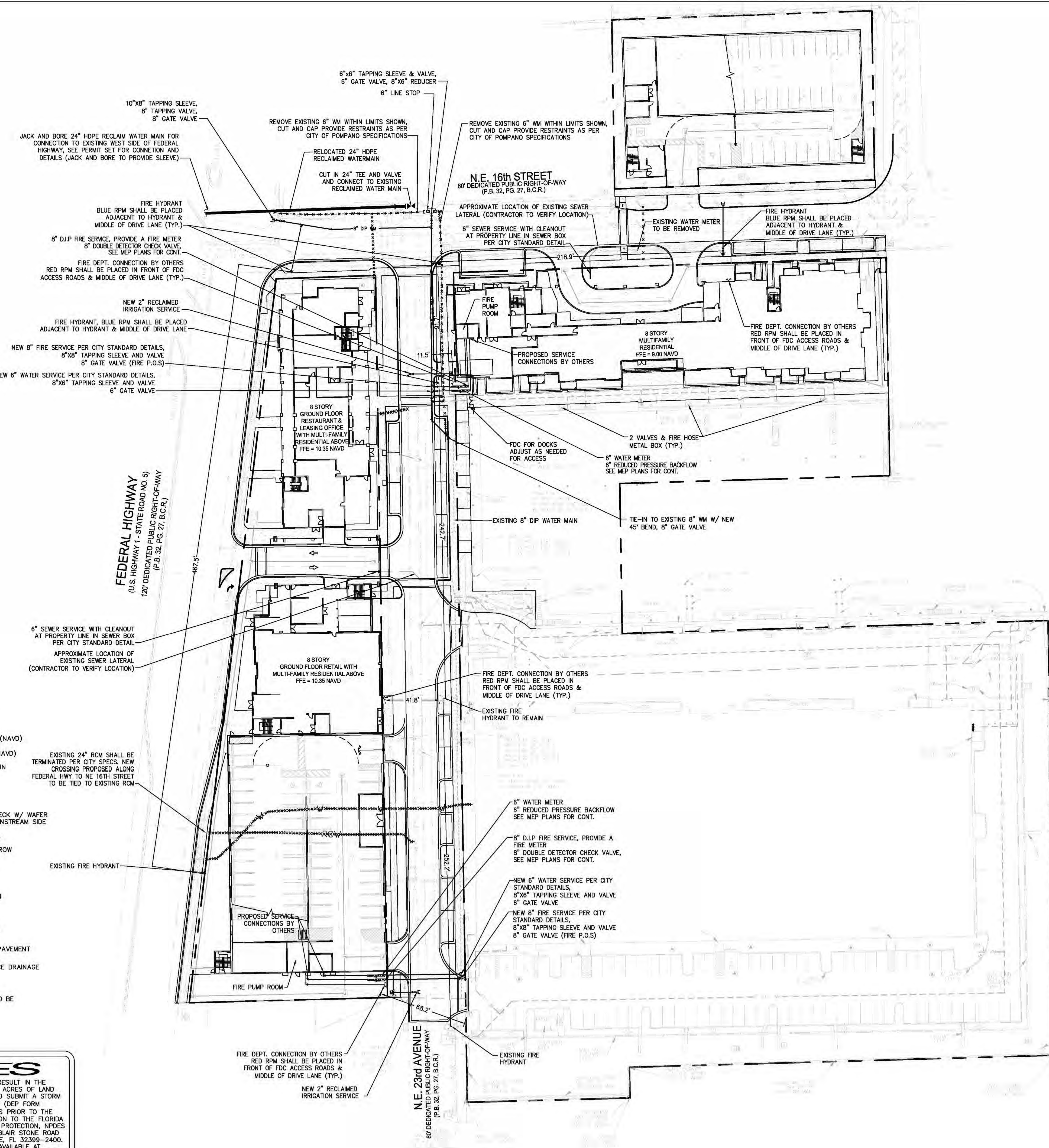
Scale and Date information table. Scale: 1"=40'. Date: 09/28/21.



WATER AND SEWER NOTES:

- 1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- 2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- 3. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- 4. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO FURNISH ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- 5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL.
- 6. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.
- 7. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
- 8. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
- 9. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDINGS THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE ANY/OR ASABANDON UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- 10. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 11. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMISE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
- 12. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
- 13. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
- 14. ANY EXISTING UNUTILIZED WATER &/OR SEWER CONNECTION TO THE SUBJECT LOT(S) MUST BE RETIRED AT THE MAIN AS PER CITY SPECIFICATION.
- 15. ANY EXISTING UNUTILIZED WATER &/OR SEWER CONNECTION TO THE SUBJECT LOT(S) MUST BE CUT & CAPPED AT THE MAIN FOR WATER SERVICES & SEWER LATERAL REMOVED FROM THE MAIN & SLEEVED IN WITH NEW PIPING.

TOTAL DAILY GALLON PER DAY WATER CONSUMPTION: 63,561
TOTAL DAILY GALLON PER DAY WASTEWATER DISCHARGE: 63,561



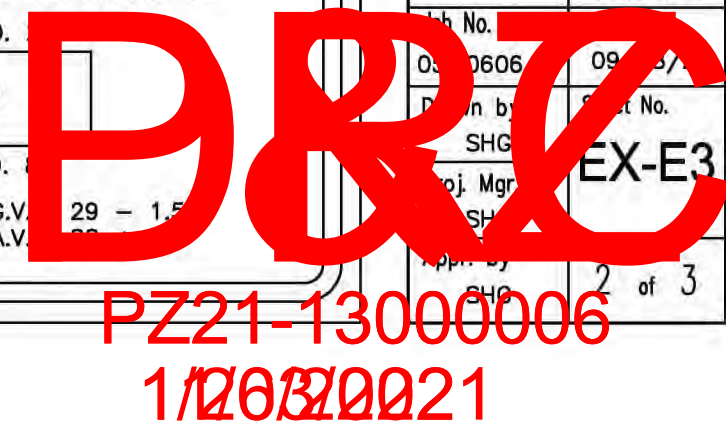
LEGEND:

- Proposed Elevation (NAVD) symbol
- Existing Elevation (NAVD) symbol
- Proposed Catch Basin symbol
- Proposed Plug symbol
- TEE symbol
- Water Meter symbol
- Double Detector Check w/ Wafer symbol
- Reduced Pressure Backflow Preventor symbol
- Directional Flow Arrow and Gravity Sewer symbol
- Proposed Manhole symbol
- Water Main symbol
- Sanitary Force Main symbol
- Valve symbol
- Fire Hydrant symbol
- Siamese Connection symbol
- Cleanout symbol
- Edge of Proposed Pavement (Asphalt) symbol
- Direction of Surface Drainage symbol
- Sample Point symbol
- Exist. Water Main symbol
- Exist. Utility Line to be Removed symbol
- Existing Fire Hydrant symbol
- Existing 24" RCM shall be terminated per city specs. New crossing proposed along Federal Hwy to NE 16th Street to be tied to existing RCM symbol
- Proposed Service Connections by Others symbol
- Fire Dept. Connection by Others Red RPM shall be placed in front of FDC Access Roads & Middle of Drive Lane (Typ.) symbol
- New 2" Reclaimed Irrigation Service symbol

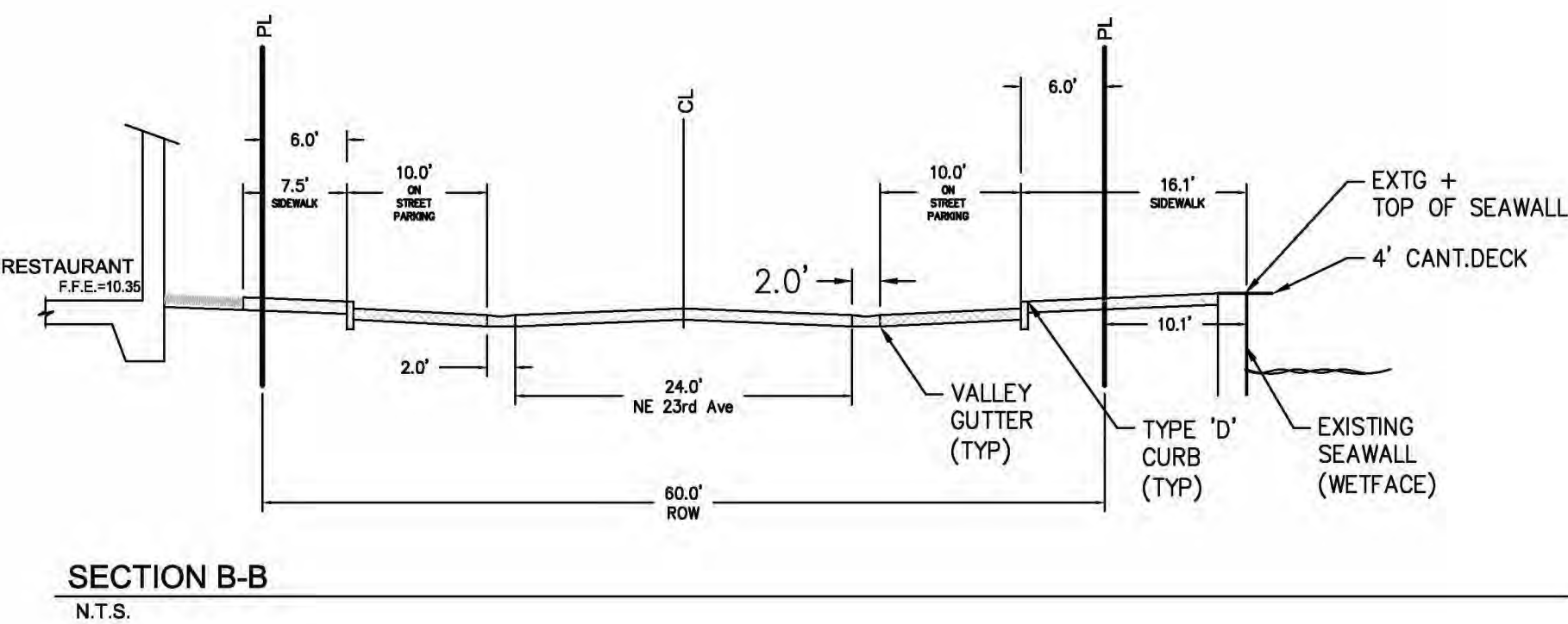
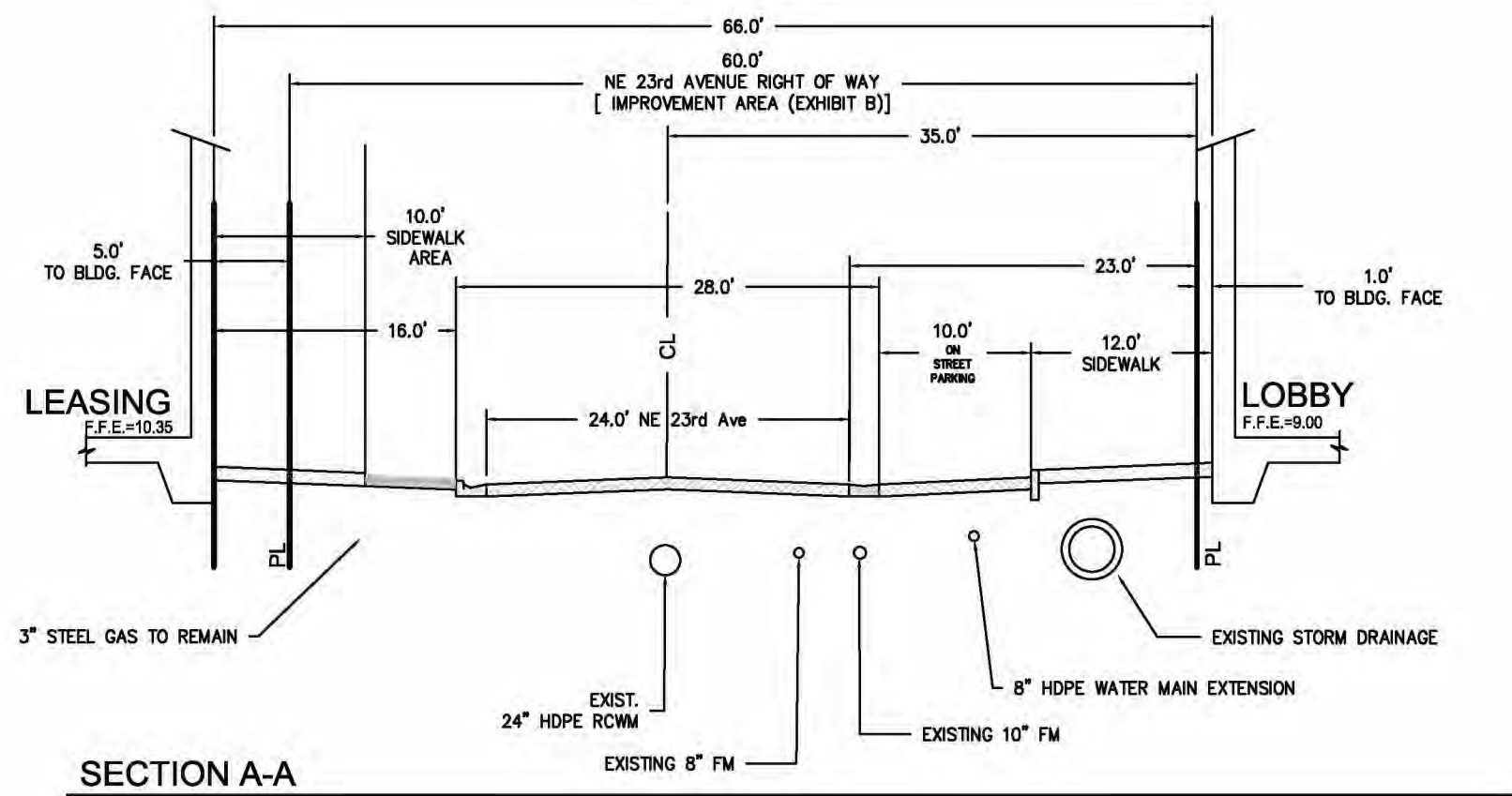
NPDES logo and text: ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.30(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2500 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA logo with a map of Florida and the text 'IT'S THE LAW! 811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.'

VERTICAL DATUM CONVERSION table: GRADING SHOWN UTILIZES N.A.V.D. 88. Includes conversion between N.G.V.D. and N.A.V.D.

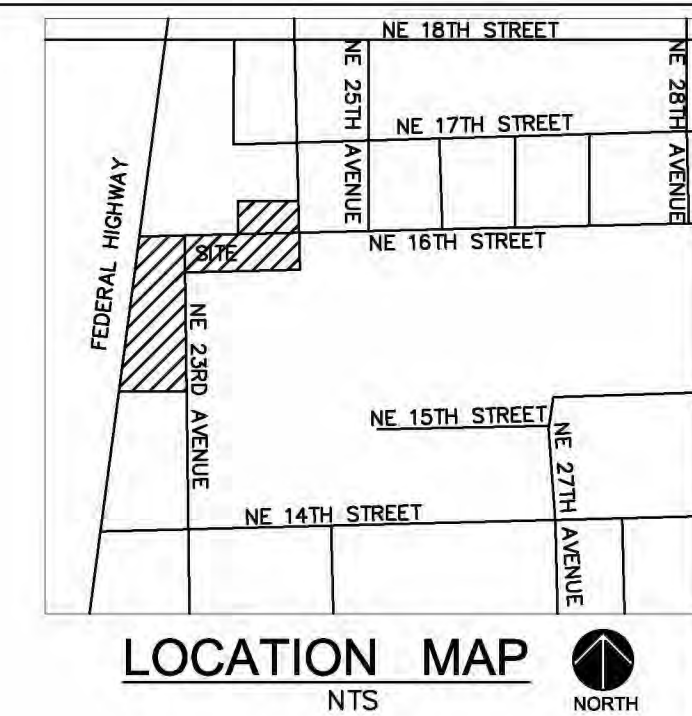


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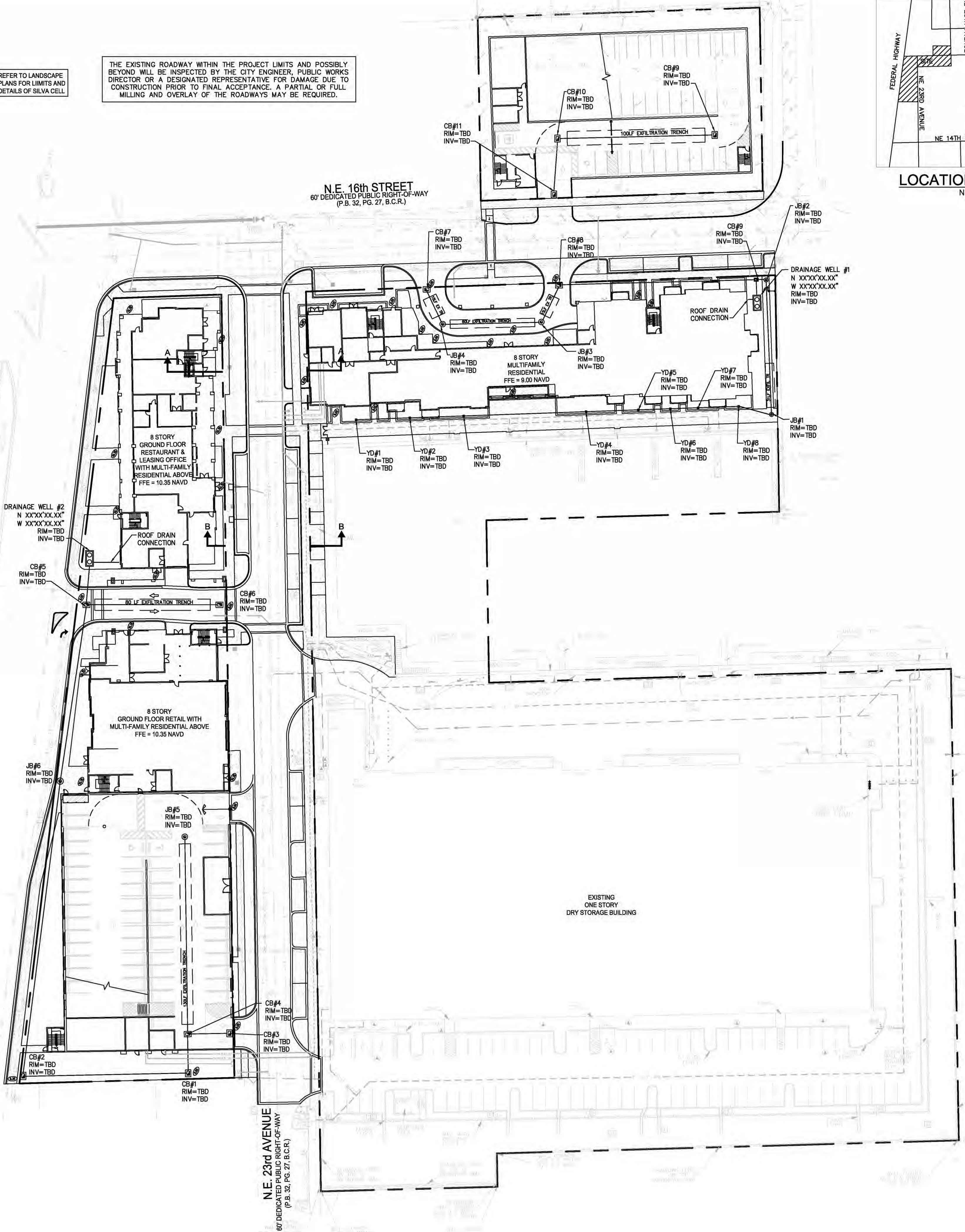


REFER TO LANDSCAPE PLANS FOR LIMITS AND DETAILS OF SILVA CELL

THE EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLY BEYOND WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION PRIOR TO FINAL ACCEPTANCE. A PARTIAL OR FULL MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.



FEDERAL HIGHWAY
(U.S. HIGHWAY 1 - STATE ROAD NO. 5)
120' DEDICATED PUBLIC RIGHT-OF-WAY
(P.B. 32, PG. 27, B.C.R.)



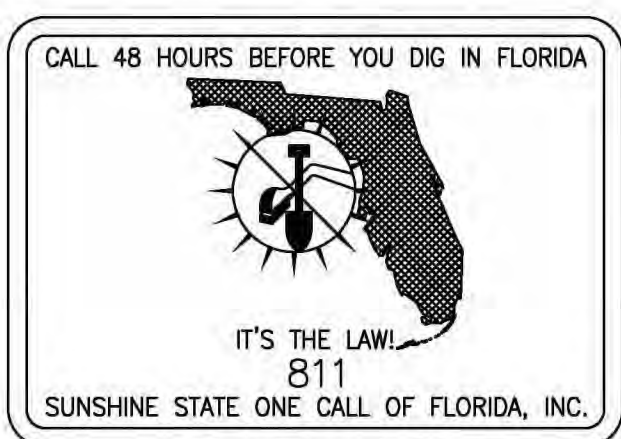
GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEES, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
6. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG DRIVE WAY, PROPERTY LINE, OR ROADWAY.
7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
8. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.

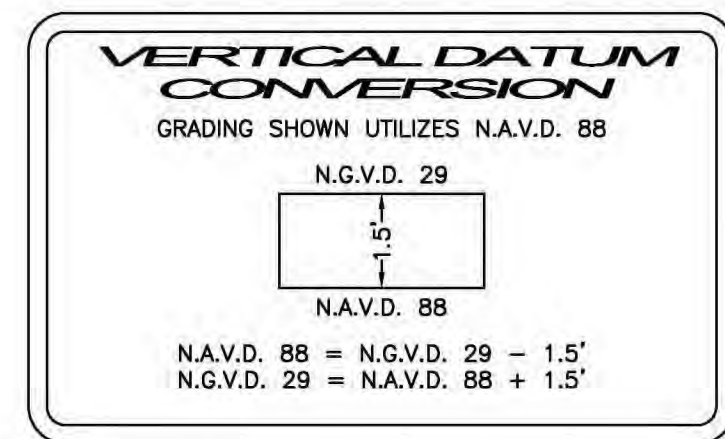
STRUCTURE CATEGORY II, MINIMUM FFE = BFE+1
FLOOD ZONE "X" ELEV N/A NAVD ON FIRM MAP #12011C018H4, DATE AUGUST 18, 2014
BROWARD COUNTY 100 YEAR
3 DAY CONTOUR = ELEV. 5.50 NAVD
AVERAGE WET SEASON
WATER LEVEL = ELEV. 1.50 NAVD

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- ▭ PROPOSED CATCH BASIN
- ┌ PROPOSED PLUG
- ├ TEE
- ⊠ WATER METER
- ⊠ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- ⊠ REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- w - WATER MAIN
- FM - SANITARY FORCE MAIN
- ⊠ VALVE
- ⊠ FIRE HYDRANT
- ⊠ SIAMOSE CONNECTION
- ⊠ CLEANOUT
- ▭ EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- - - EXIST. WATER MAIN
- ⊠ EXIST. UTILITY LINE TO BE REMOVED



NPDES
ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEF.STATE.FL.US/WATER/STORMWATER/NPDES



FLYNN ENGINEERING
241 COMMERCIAL BLDG., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 572-1004 | WWW.FLYNNENGINEERING.COM
EPA 6578

CONCEPTUAL
PAVING, GRADING
& DRAINAGE PLAN

HIDDEN HARBOUR
POMPANO BEACH, FLORIDA 33062



Revisions

Phase:
DRC
DOCUMENTS

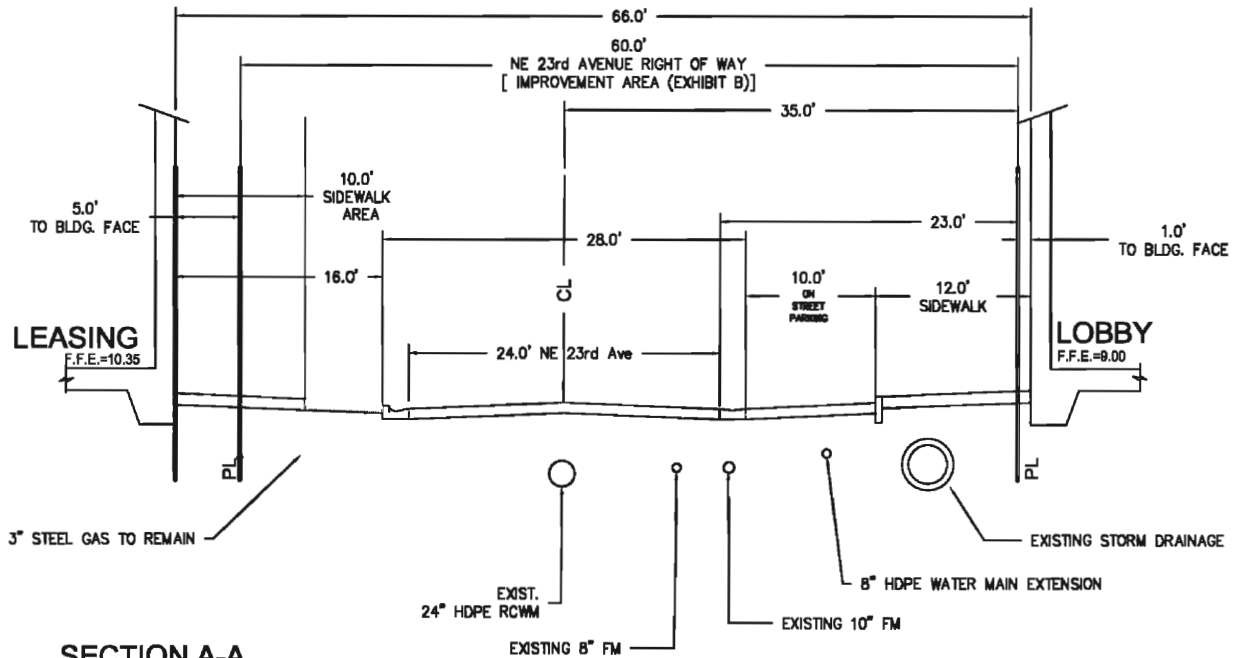
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Scale: 1"=40'
Date: 09/28/21

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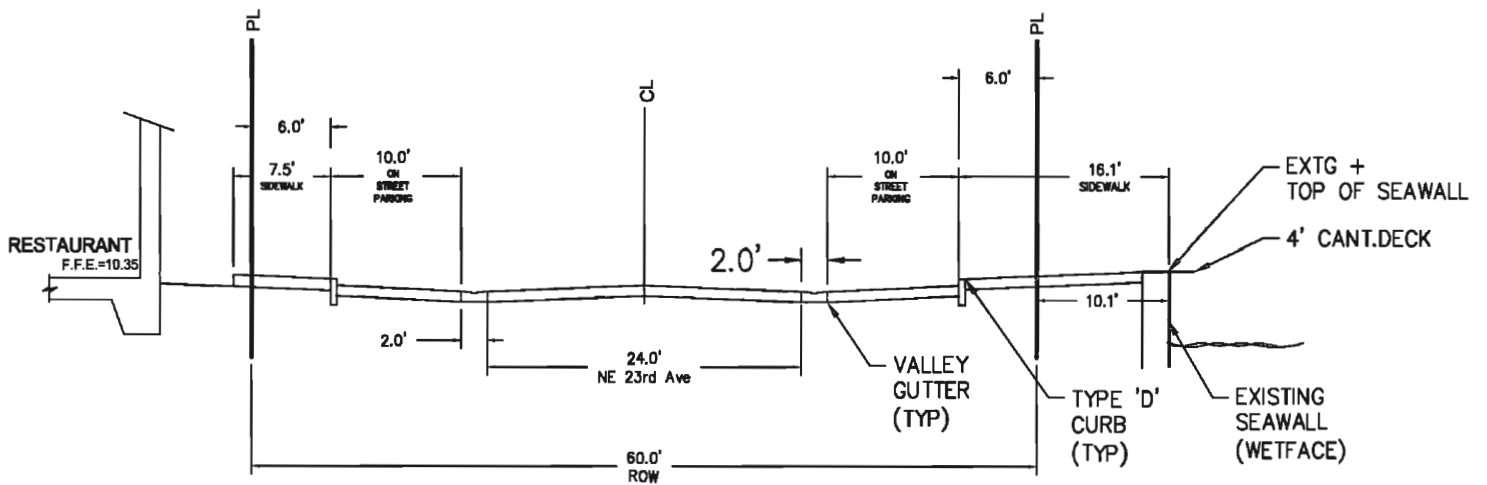
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1/26/2021

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SECTION A-A

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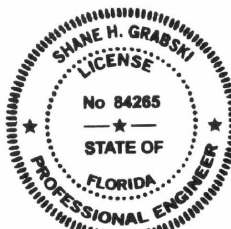


SECTION B-B

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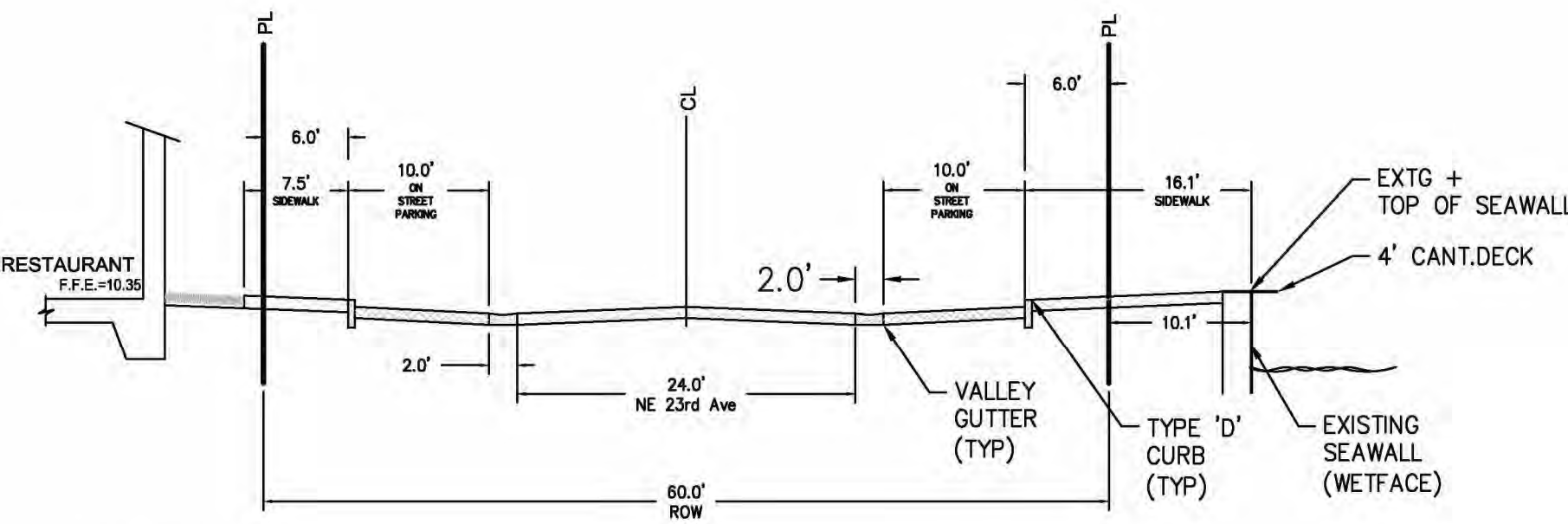
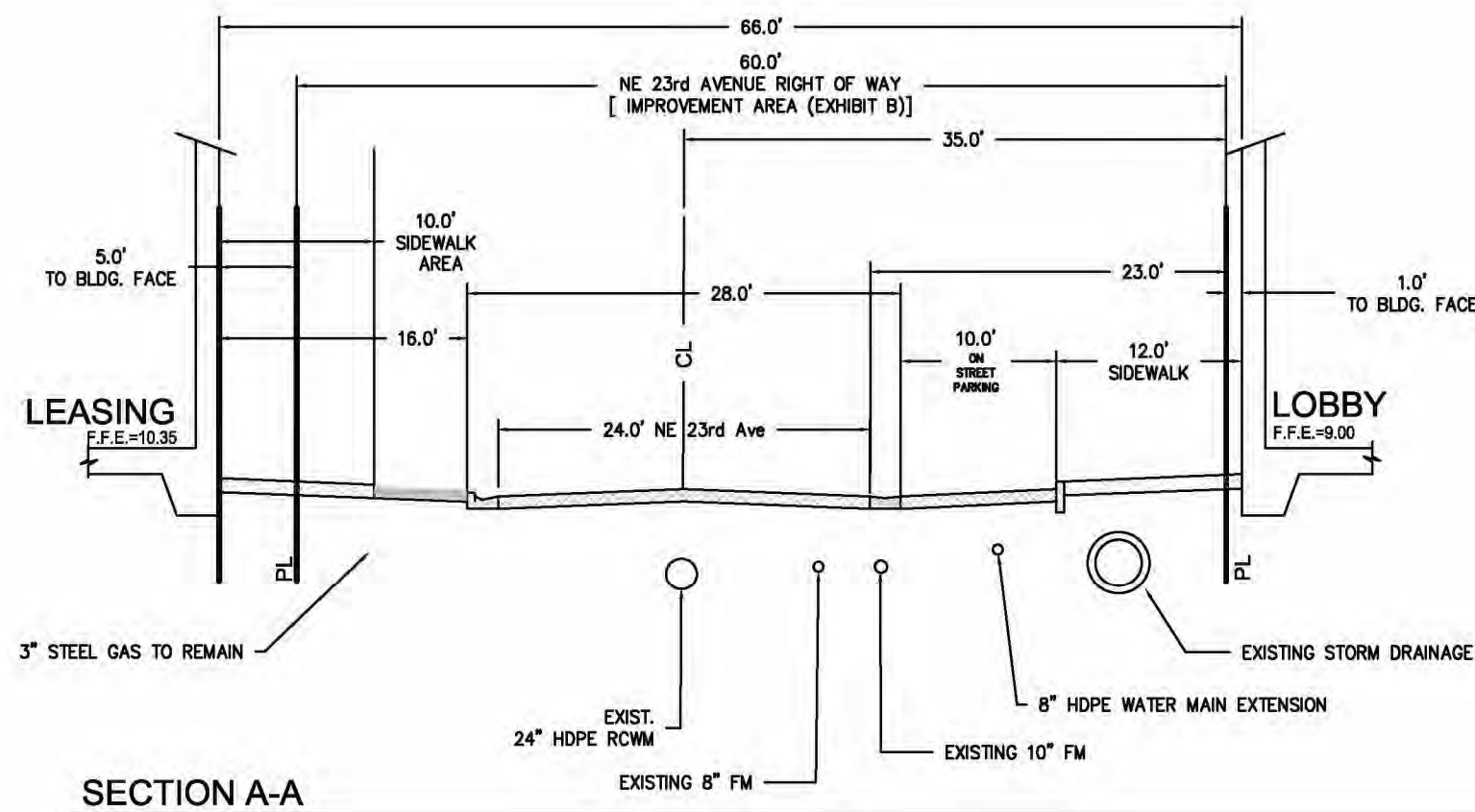
Shane H. Grabski

PROZ



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON Sep 28, 2021

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



SECTION B-B
N.T.S.

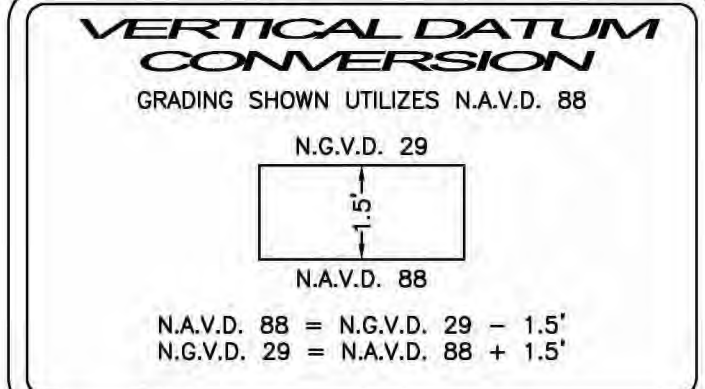
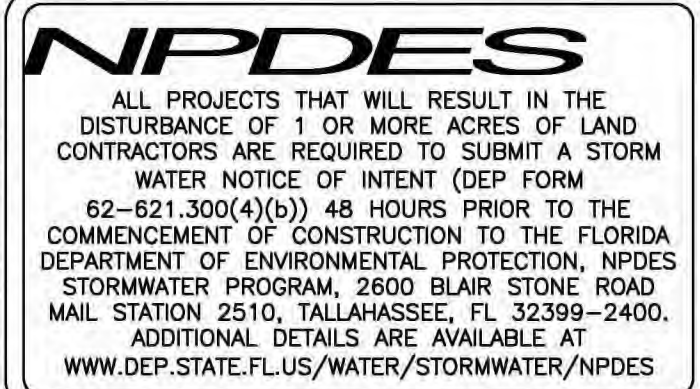
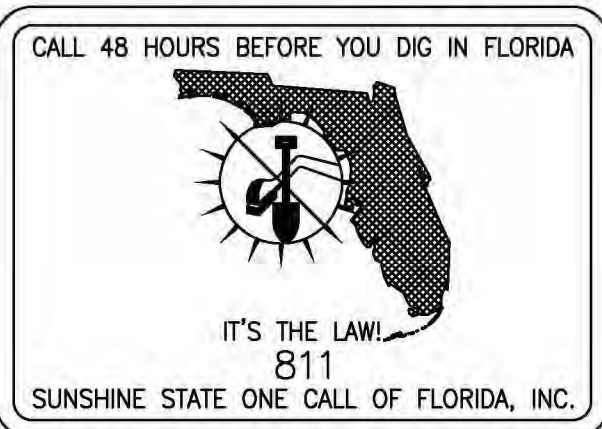
GRADING AND DRAINAGE NOTES:

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STRUCTURE CATEGORY II, MINIMUM FFE = BFE-1
 FLOOD ZONE "X" ELEV N/A NAVD ON FIRM MAP #12011C018H, DATE AUGUST 18, 2014
 BROWARD COUNTY 100 YEAR 3 DAY CONTOUR = ELEV. 5.50 NAVD
 AVERAGE WET SEASON WATER LEVEL = ELEV. 1.50 NAVD

LEGEND:

- ⓪ PROPOSED ELEVATION (NAVD)
- ⓧ EXISTING ELEVATION (NAVD)
- ▭ PROPOSED CATCH BASIN
- PROPOSED PLUG
- ⊥ TEE
- ⊕ WATER METER
- ⊕ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- ⊕ REDUCED PRESSURE BACKFLOW PREVENTOR
- ⊕ DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W - WATER MAIN
- FM - SANITARY FORCE MAIN
- ⊕ VALVE
- ⊕ FIRE HYDRANT
- ⊕ SIAMESE CONNECTION
- CLEANOUT
- ▨ EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- - - - - EXIST. WATER MAIN
- XXX EXIST. UTILITY LINE TO BE REMOVED

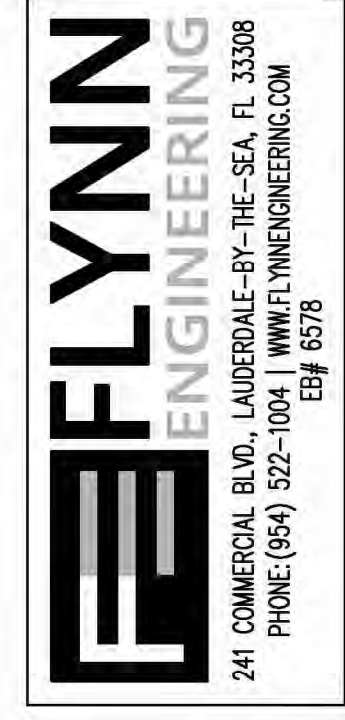
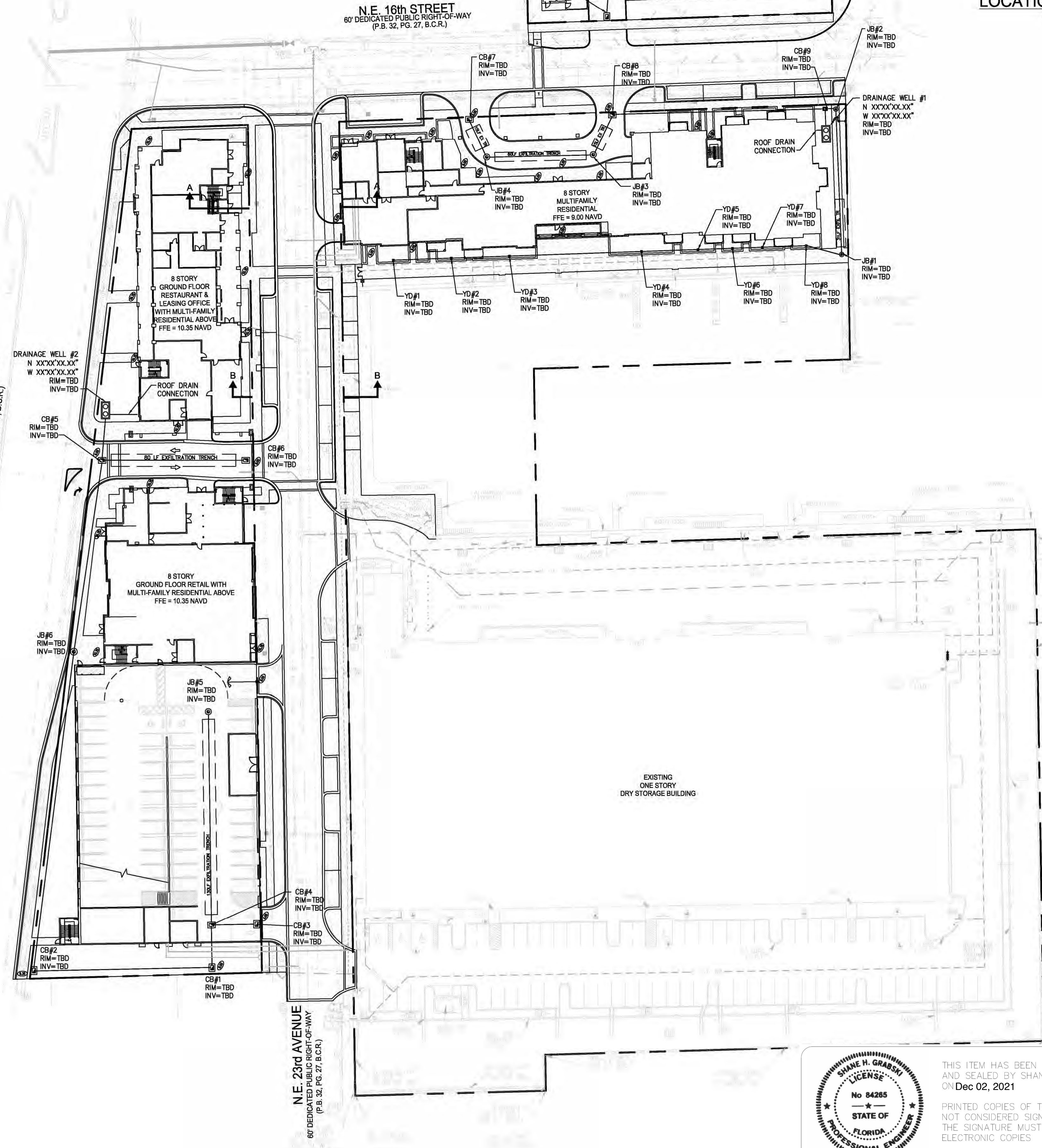
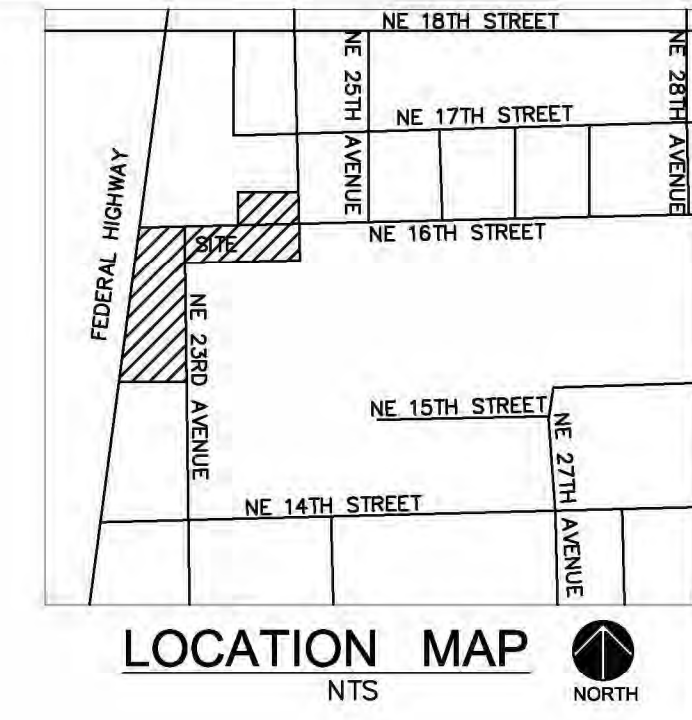


REFER TO LANDSCAPE PLANS FOR LIMITS AND DETAILS OF SILVA CELL

THE EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLY BEYOND WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION PRIOR TO FINAL ACCEPTANCE. A PARTIAL OR FULL MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.

FEDERAL HIGHWAY
 (U.S. HIGHWAY 1 - STATE ROAD NO. 5)
 120' DEDICATED PUBLIC RIGHT-OF-WAY
 (P.B. 32, PG. 27, B.C.R.)

N.E. 16th STREET
 60' DEDICATED PUBLIC RIGHT-OF-WAY
 (P.B. 32, PG. 27, B.C.R.)



Sheet Title
CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN

Job Title
HIDDEN HARBOUR
 POMPANO BEACH, FLORIDA 33062



Revisions	Date

Phase:
 DRG DOCUMENTS

Shane H Grabski

Digitally signed by Shane H Grabski
 DN: cn=US, o=Flynn Engineering Services P.A., email=shg@flynn-engineering.com, c=US, ou=Shane H Grabski
 Date: 2021.12.02 19:07:12 -0500

Scale: 1"=40'

Date: 09/28/21

Job No: 05-0606.07

Drawn by: SHG

Proj. Mgr: SHG

Appr. by: SHG

Scale: 1"=40'

Date: 09/28/21

Job No: 05-0606.07

Drawn by: SHG

Proj. Mgr: SHG

Appr. by: SHG

Scale: 1"=40'

Date: 09/28/21

Job No: 05-0606.07

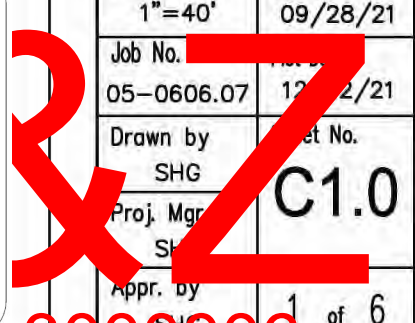
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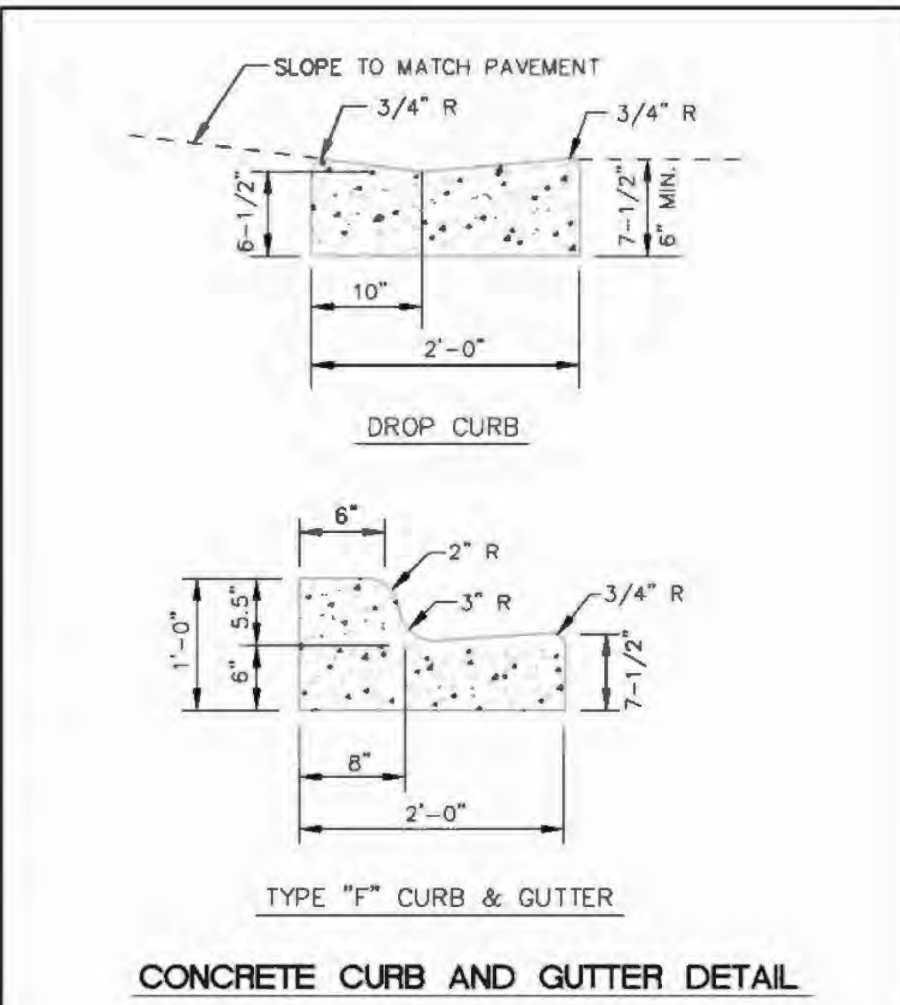
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Appr. by: SHG

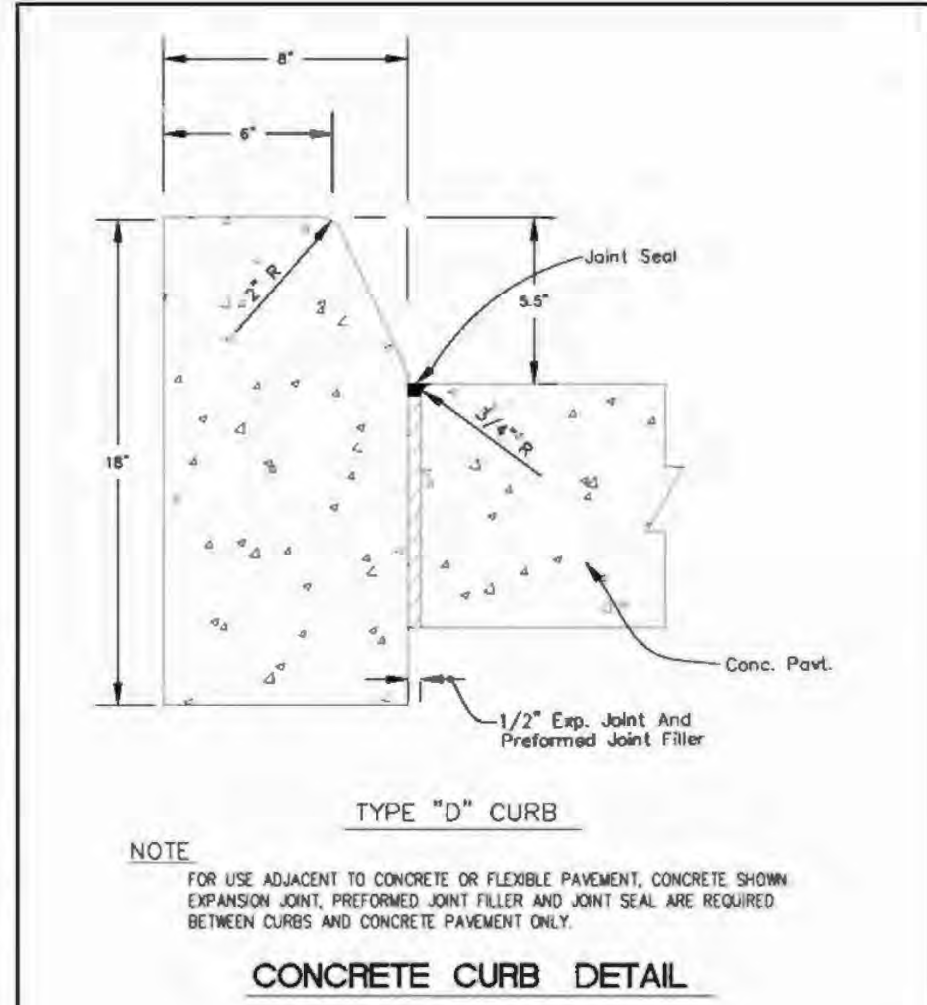
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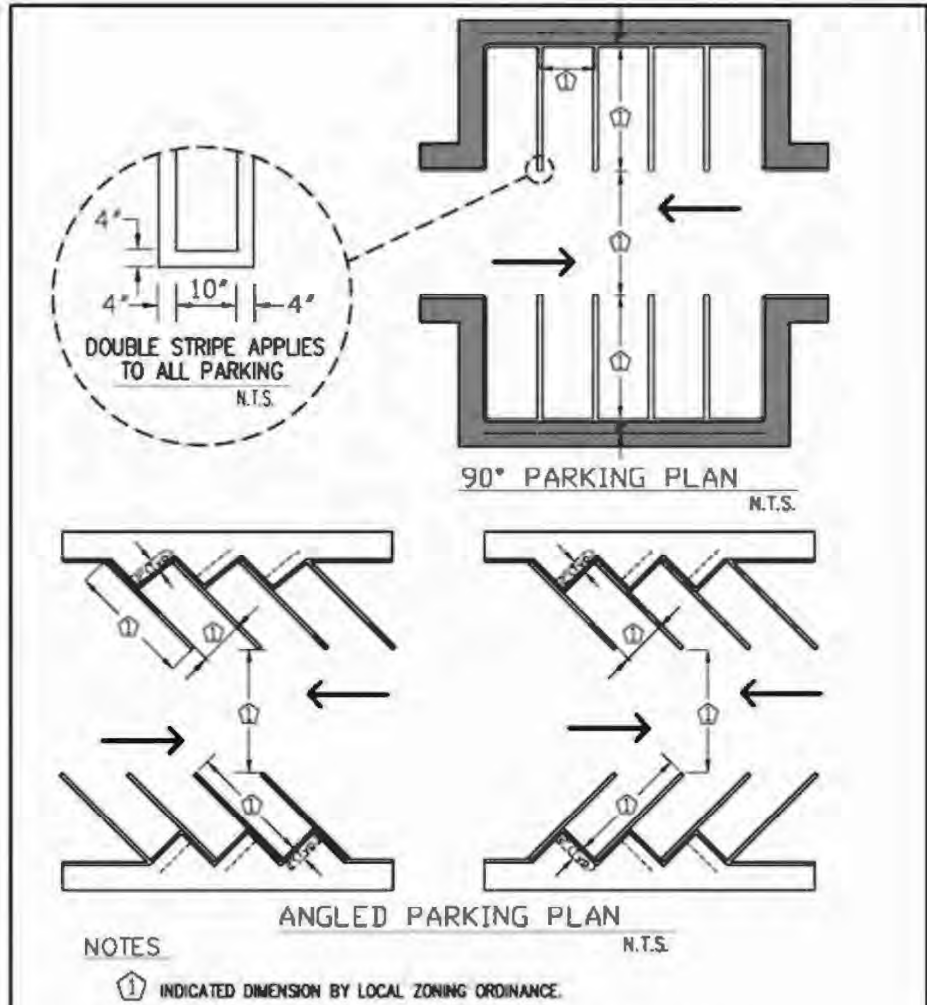




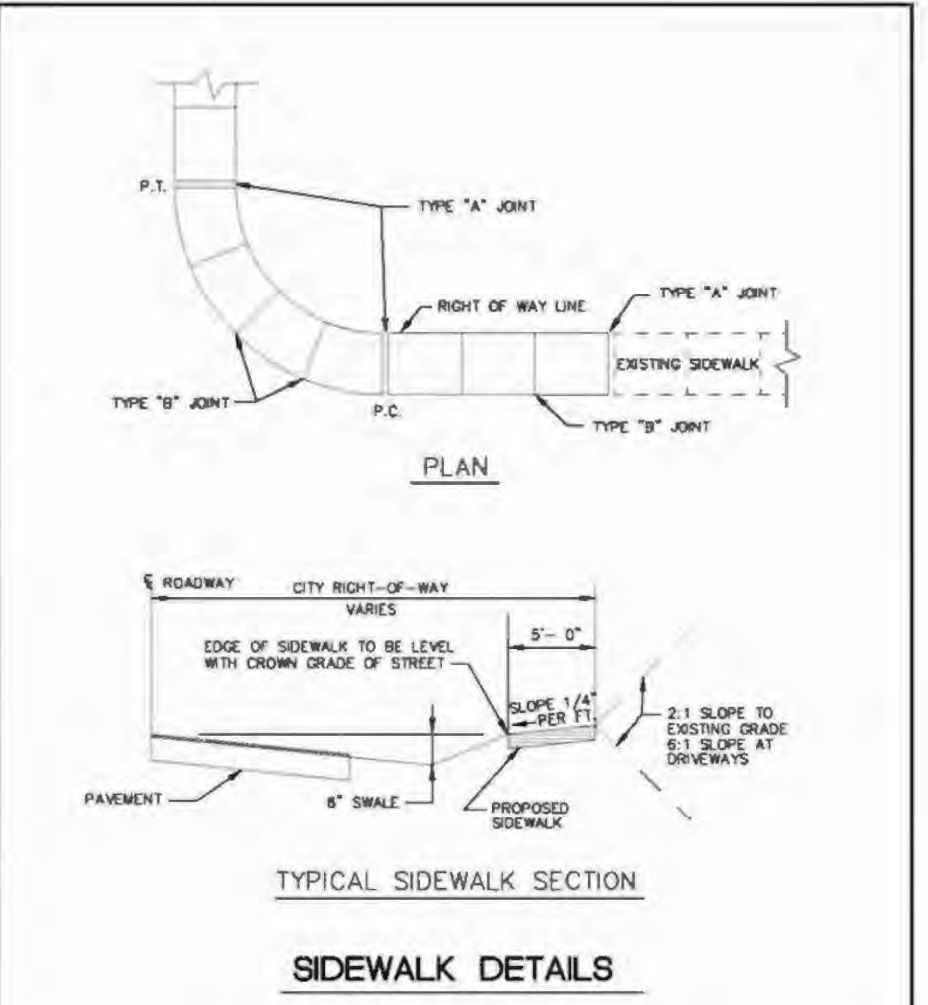
REVISIONS	
BY DATE	ENGINEERING DIVISION
S.S. 07-2004	CITY OF POMPANO BEACH
S.S. 09-2009	
S.S. 07-2009	
SCALE: N.T.S.	DATE: JUNE 2009 DWG. NO. 300-1



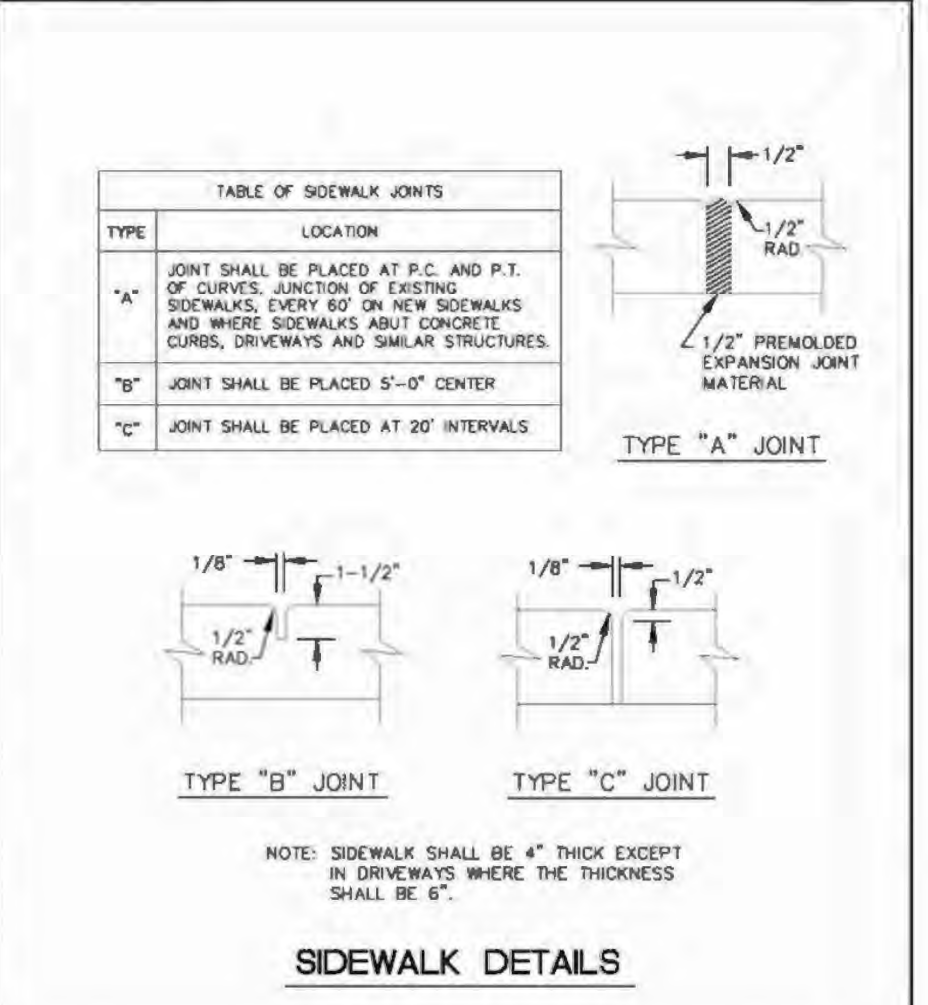
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S.S. 07-2004	CITY OF POMPANO BEACH
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SCALE: N.T.S.	DATE: JANUARY 2009 DWG. NO. 300-2



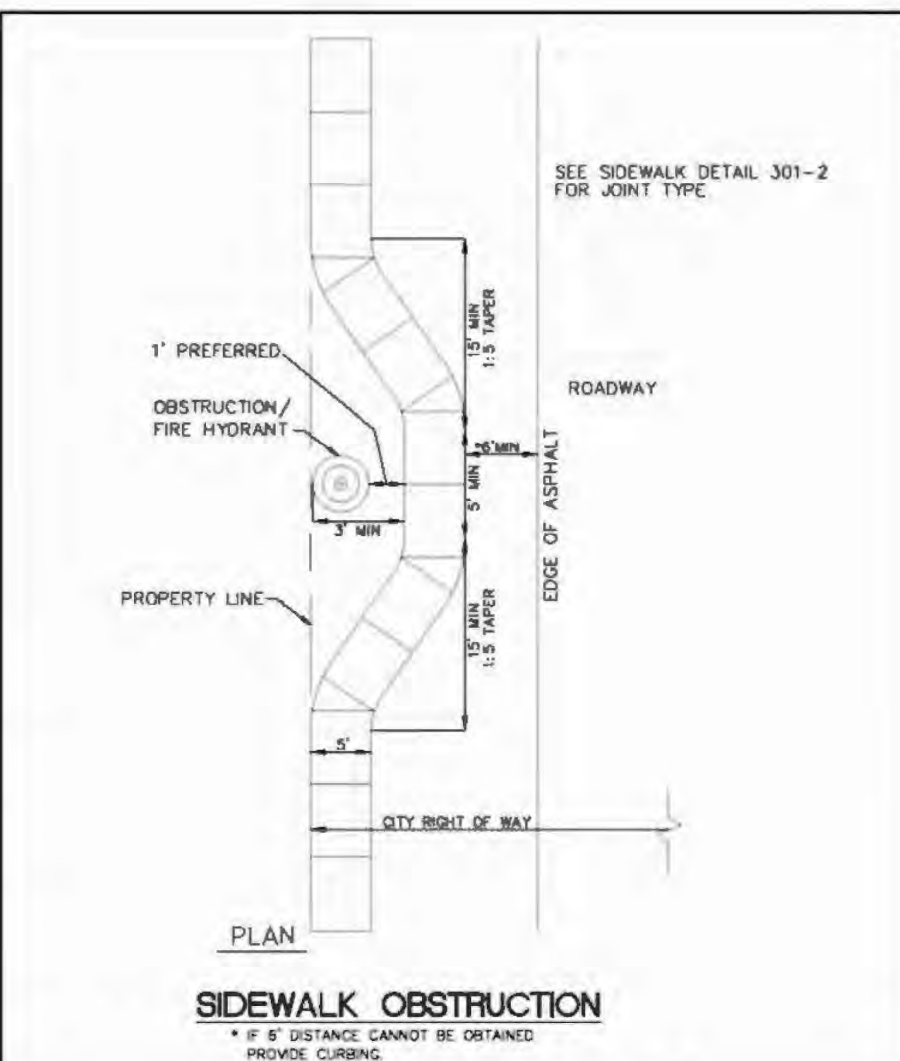
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BY DATE	ENGINEERING DIVISION
S.S. 07-2004	CITY OF POMPANO BEACH
S.S. 09-2009	
S.S. 07-2009	
SCALE: N.T.S.	DATE: DECEMBER 2014 DWG. NO. 300-3



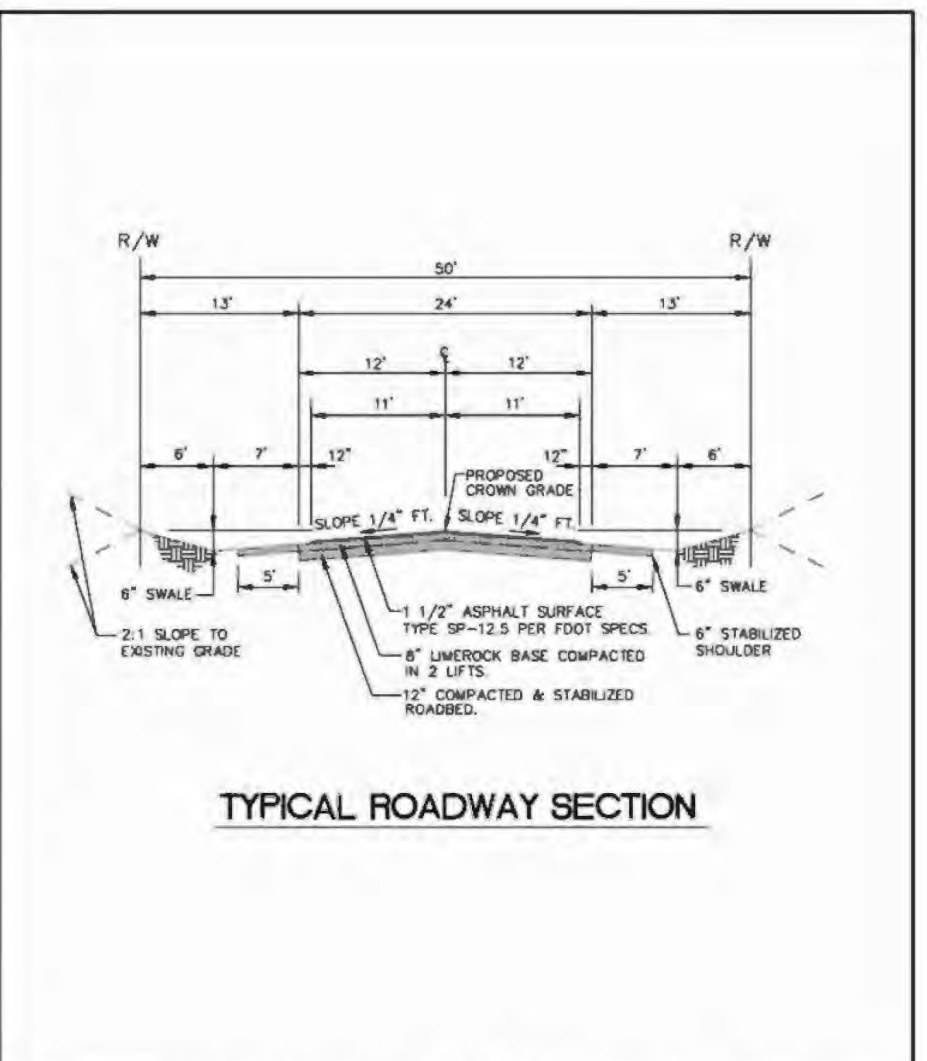
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BY DATE	ENGINEERING DIVISION
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S.S. 07-2009	
SCALE: N.T.S.	DATE: JUNE 2009 DWG. NO. 301-1



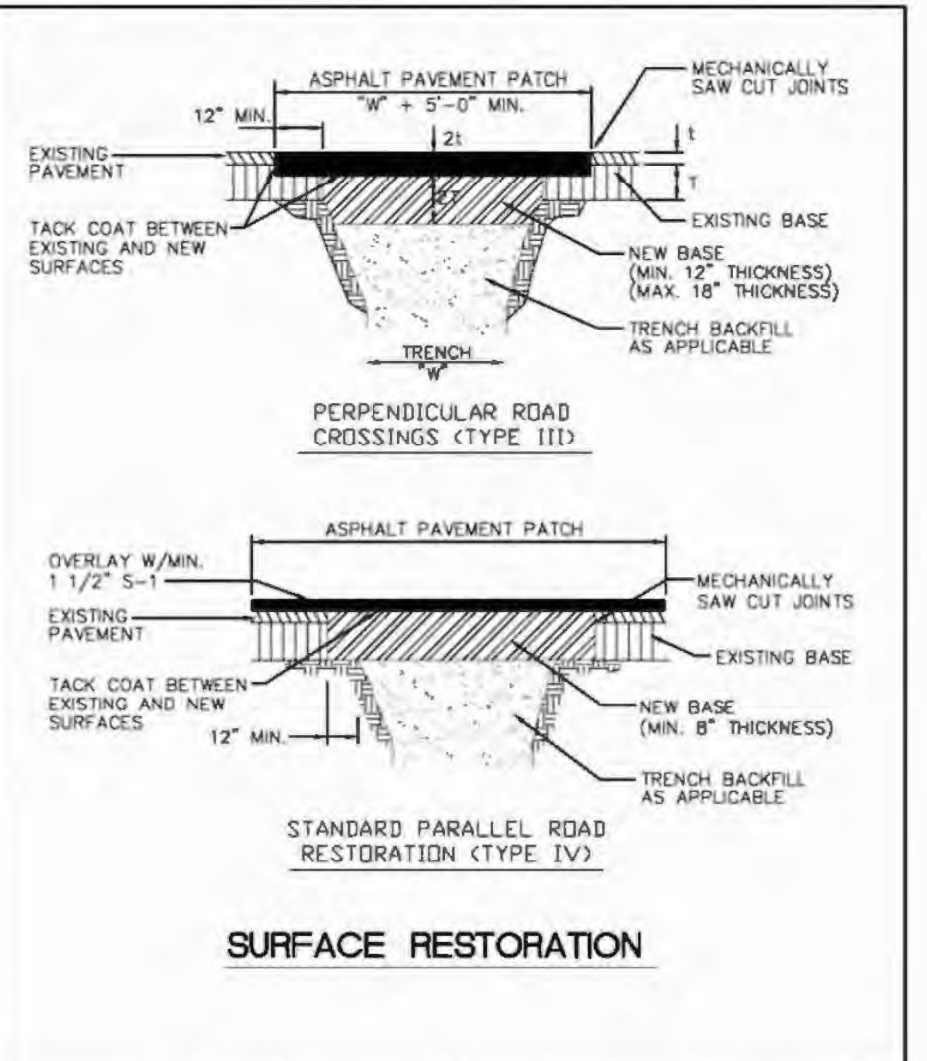
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SCALE: N.T.S.	DATE: JUNE 2009 DWG. NO. 301-2



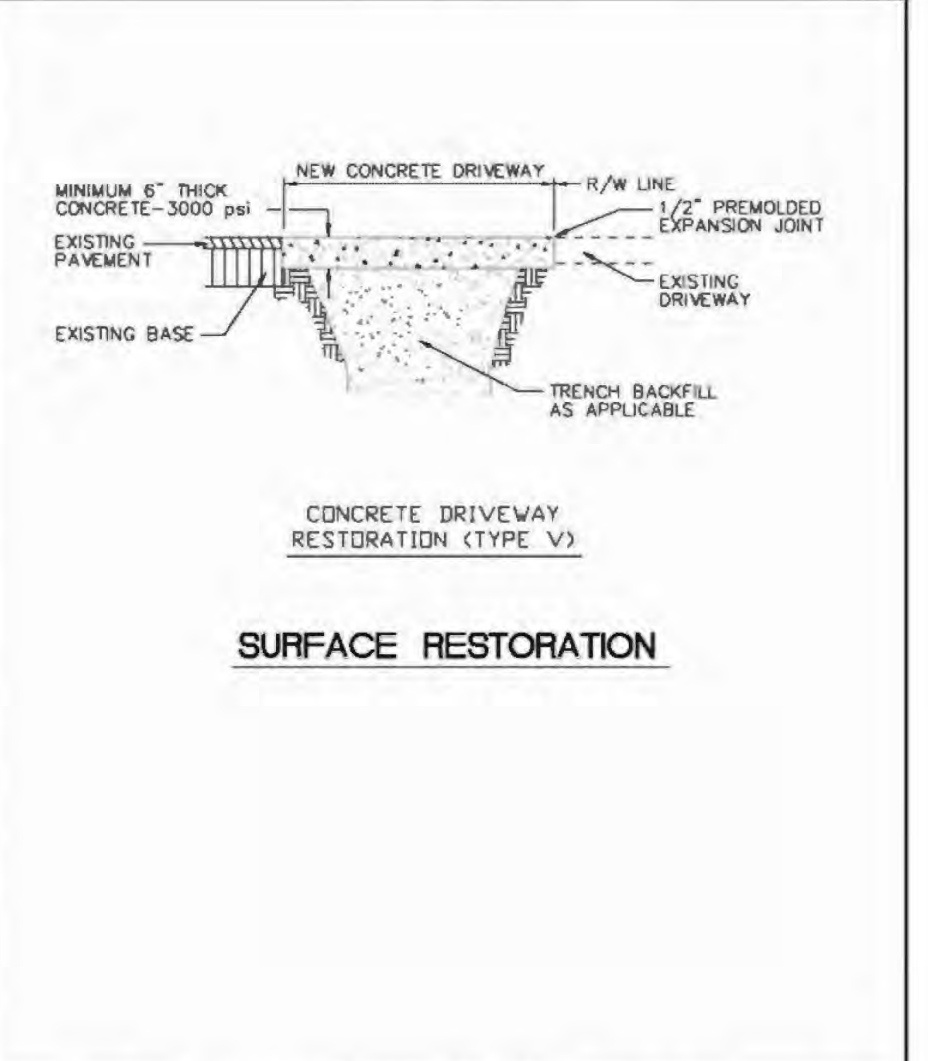
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BY DATE	ENGINEERING DIVISION
T.W. 1-2008	CITY OF POMPANO BEACH
SCALE: N.T.S.	DATE: FEB. 1998 DWG. NO. 301-3



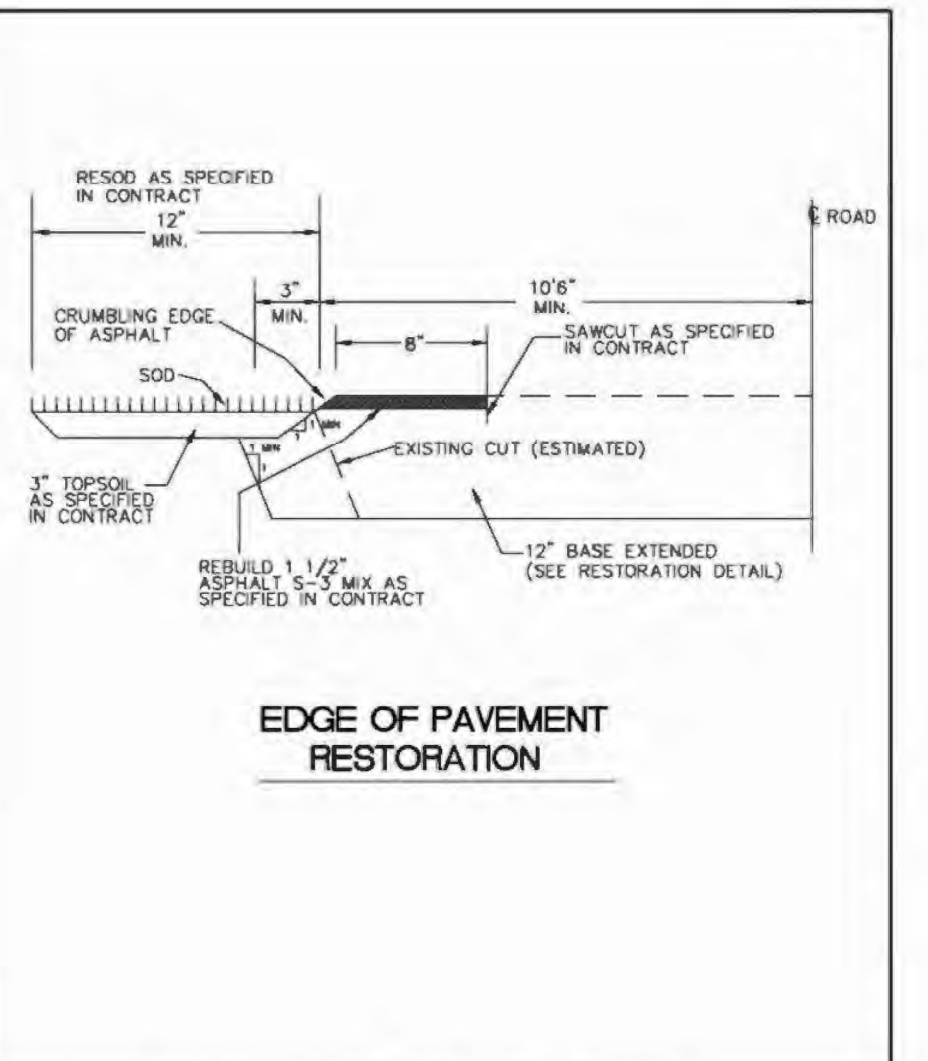
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BY DATE	ENGINEERING DIVISION
S.S. JUNE 2009	CITY OF POMPANO BEACH
S.S. JAN. 2016	
SCALE: N.T.S.	DATE: JUNE 2009 DWG. NO. 305-1



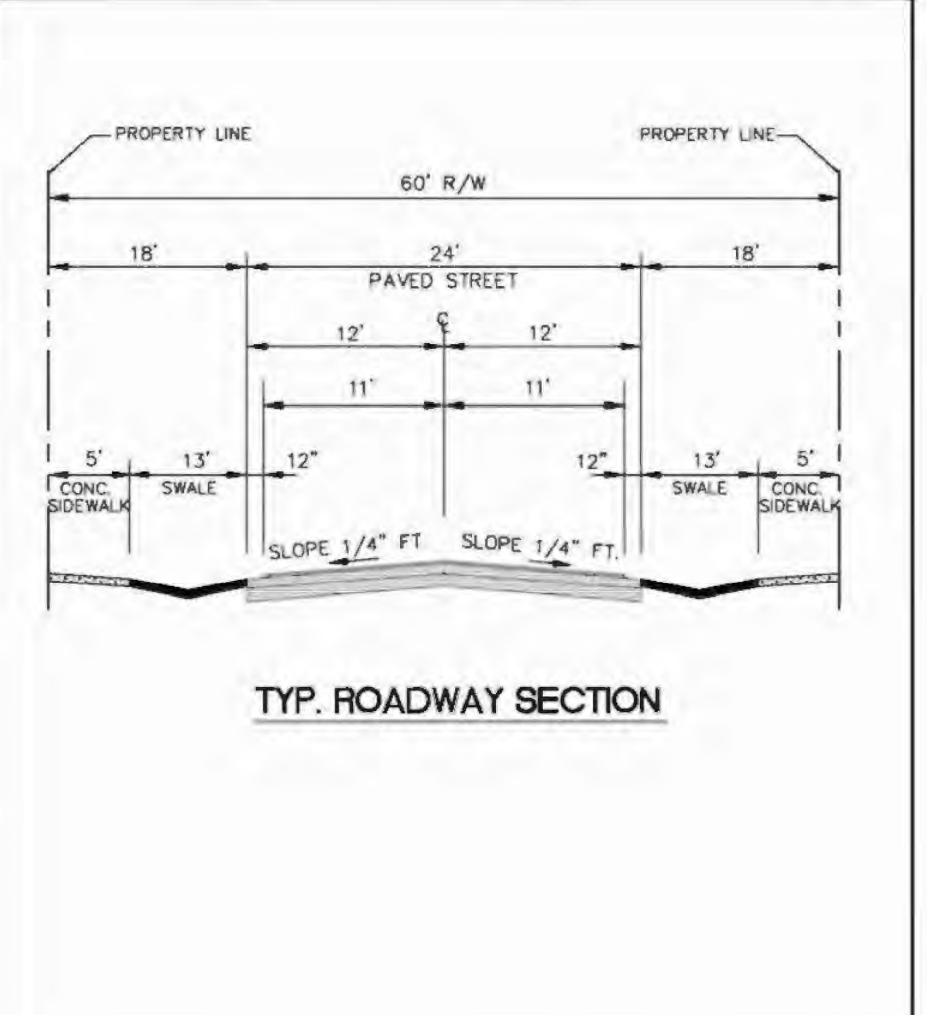
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BY DATE	ENGINEERING DIVISION
S.S. 07-2004	CITY OF POMPANO BEACH
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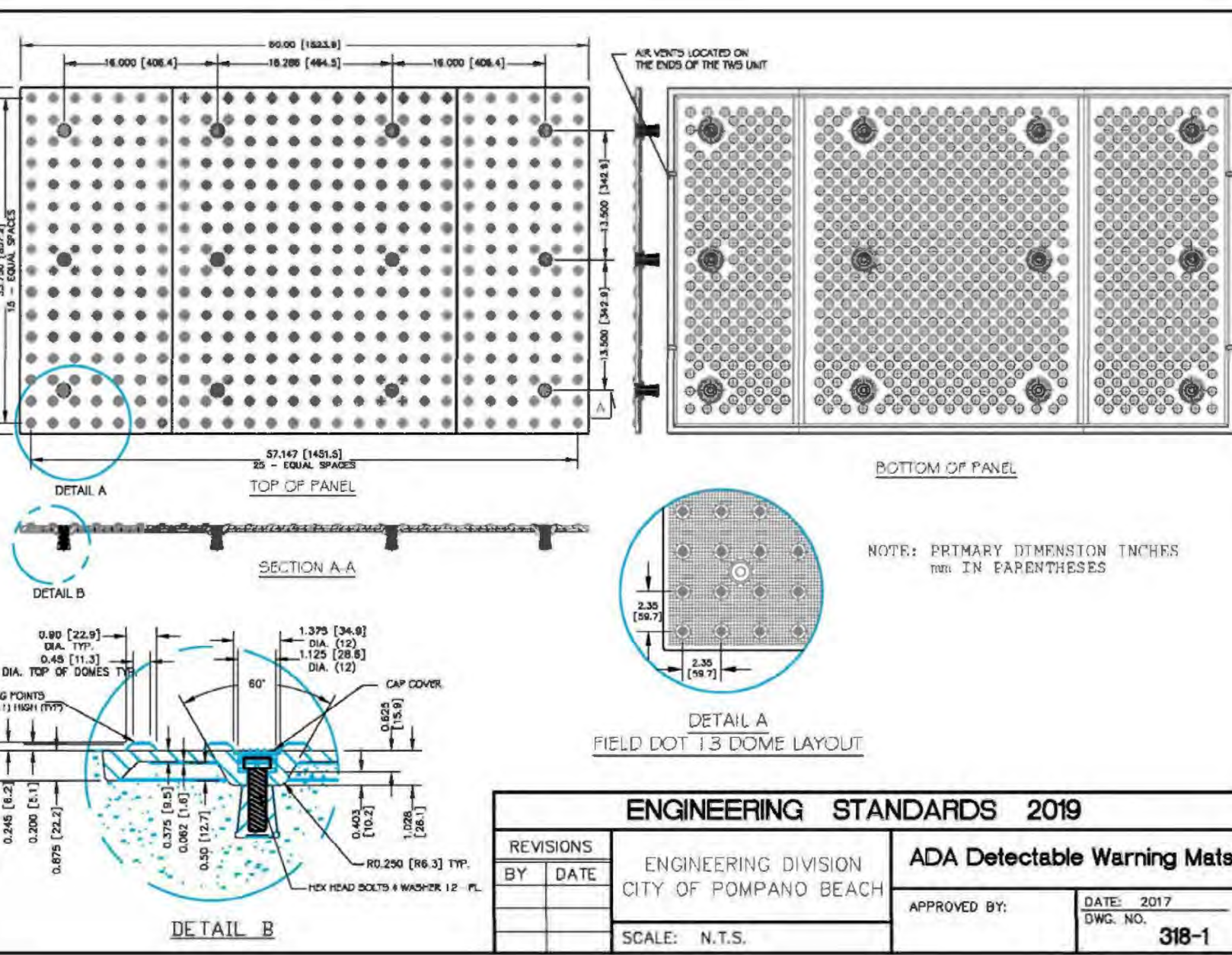
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BY DATE	ENGINEERING DIVISION
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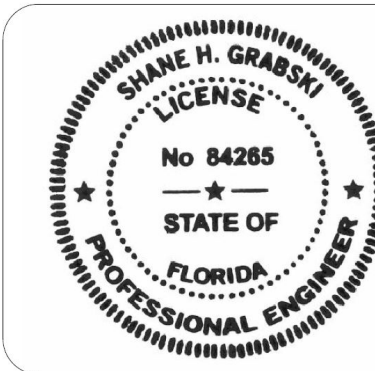
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S.S. 07-2009	
SCALE: N.T.S.	DATE: FEB. 1998 DWG. NO. 306-4



REVISIONS	
BY DATE	ENGINEERING DIVISION
S.S. 07-2004	CITY OF POMPANO BEACH
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S.S. 07-2009	
SCALE: N.T.S.	DATE: JUNE 2014 DWG. NO. 314-1

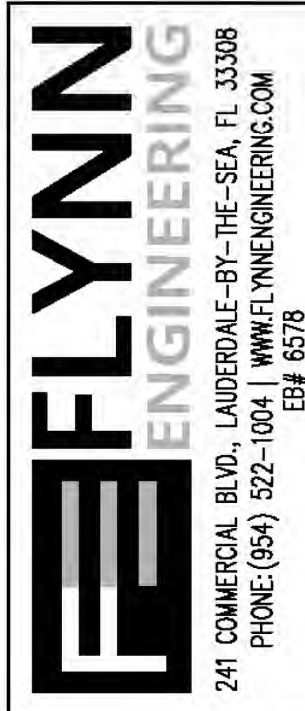


REVISIONS	
BY DATE	ENGINEERING DIVISION
S.S. 07-2004	CITY OF POMPANO BEACH
S.S. 09-2009	
S.S. 07-2009	
SCALE: N.T.S.	DATE: 2017 DWG. NO. 318-1



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STANDARD PAVING, GRADING, & DRAINAGE DETAILS

HIDDEN HARBOUR POMPANO BEACH, FLORIDA 33062



Revisions	

Phose: DRC DOCUMENTS

Shane H Grabski

Digitally signed by Shane H Grabski
DN: cn=Shane H Grabski, o=Flynn Engineering Services P.A.,
c=Qualifier:AD014100000017842
e=SHANE@FLYNN-ENG.COM, ou=Shane H Grabski
Date: 2021.12.02 19:01:51 -05'00'

Scale: 1"=40'

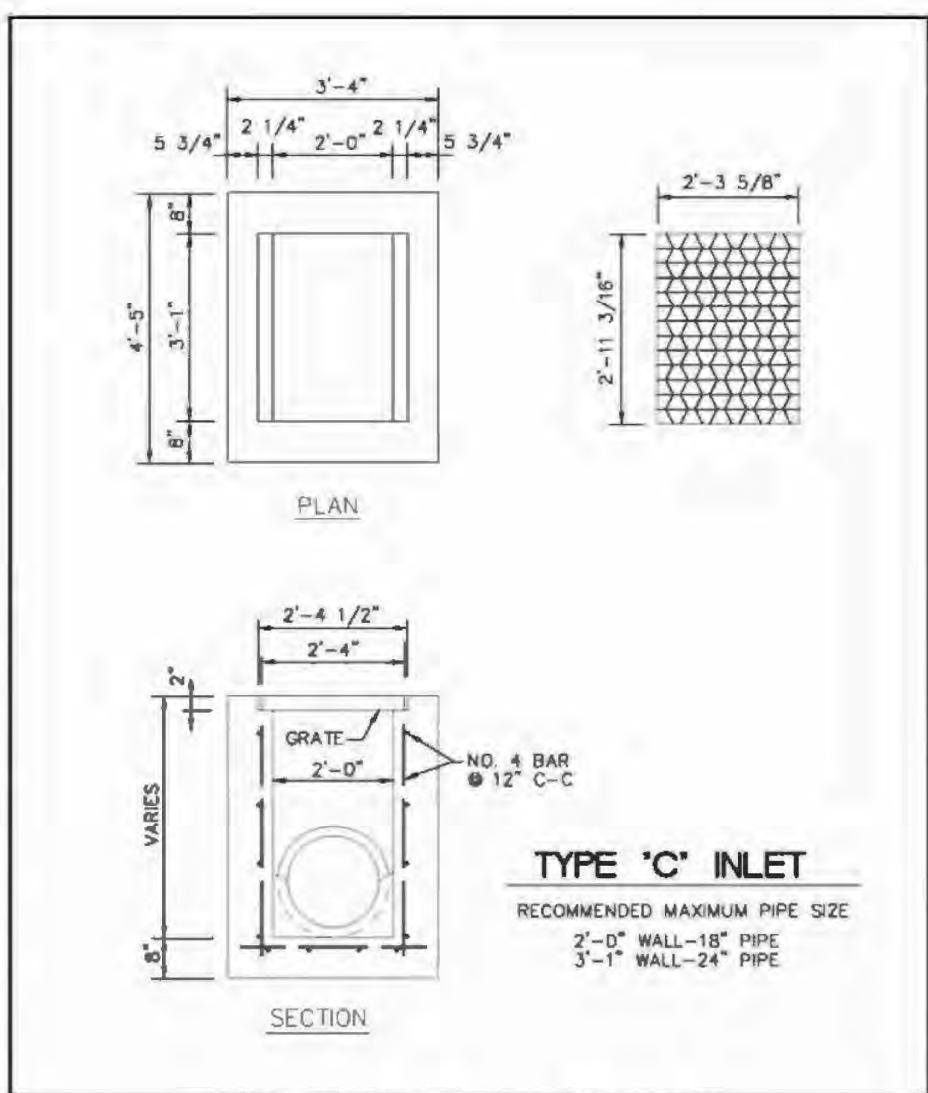
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Job No. 05-0606.06

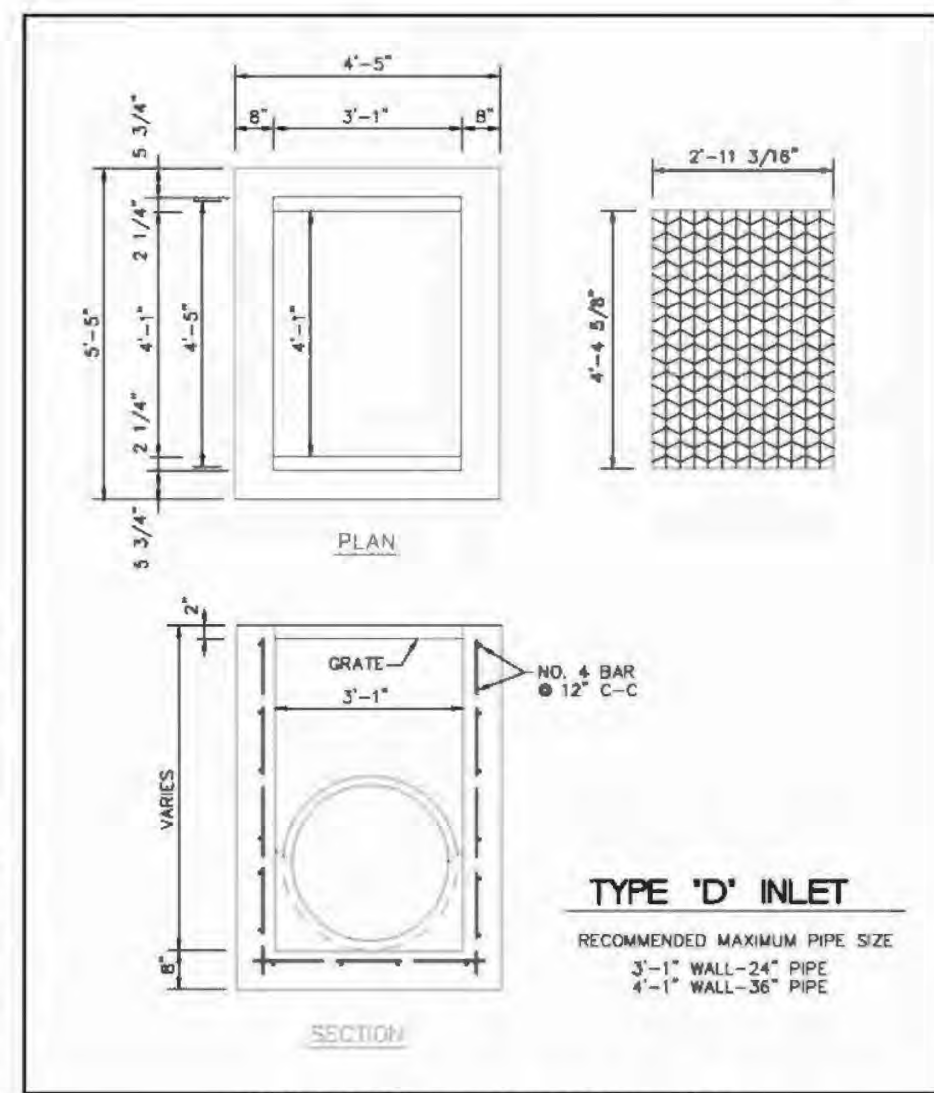
Drawn by MDI

Proj. No. C1.1

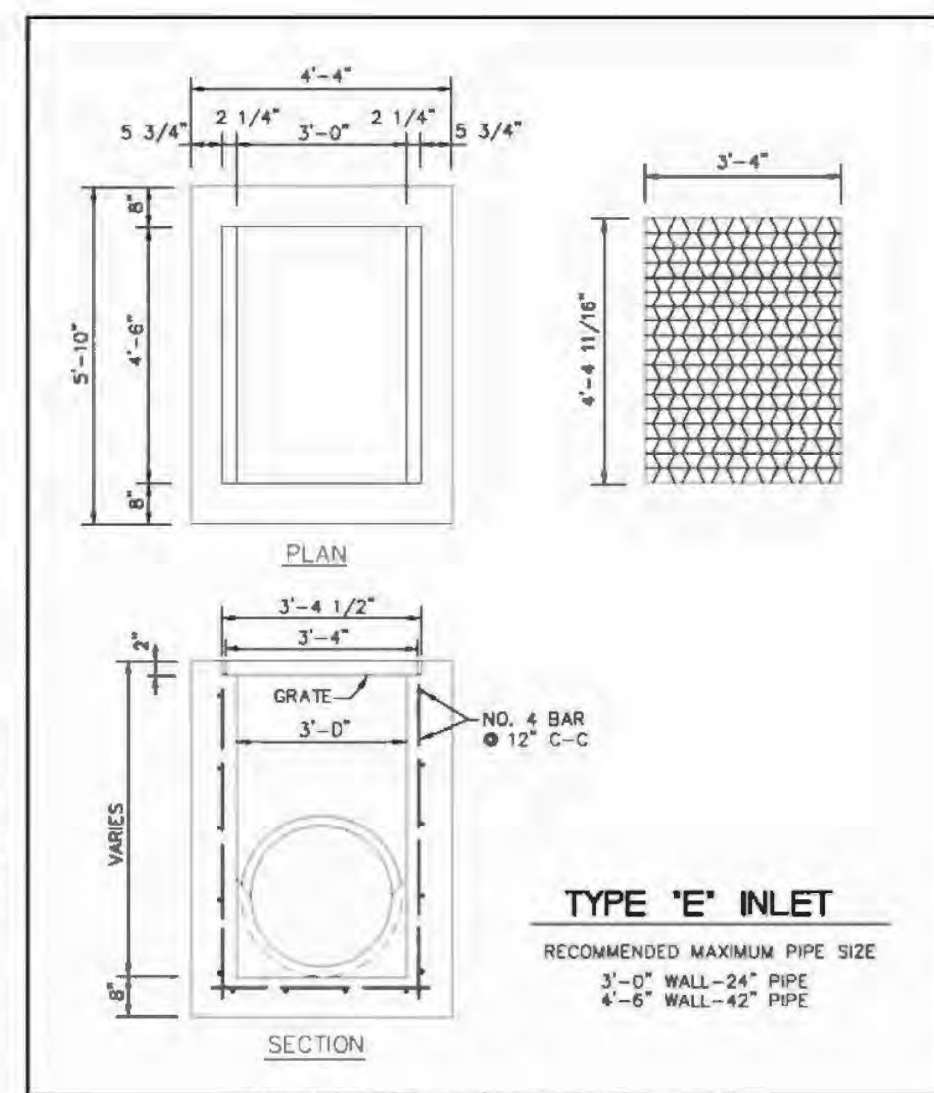
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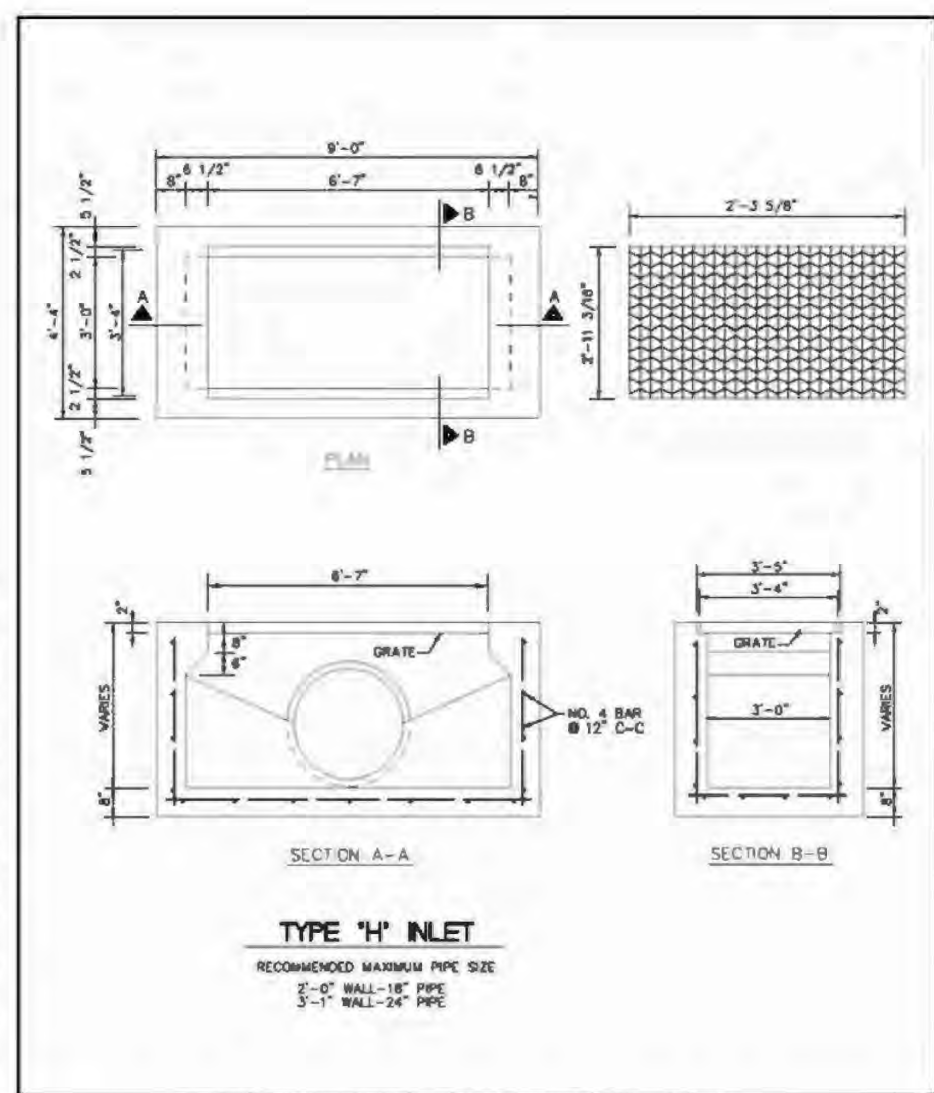
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REVISIONS	BY DATE	ENGINEERING DIVISION	TYPE 'C' INLET
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	400-1



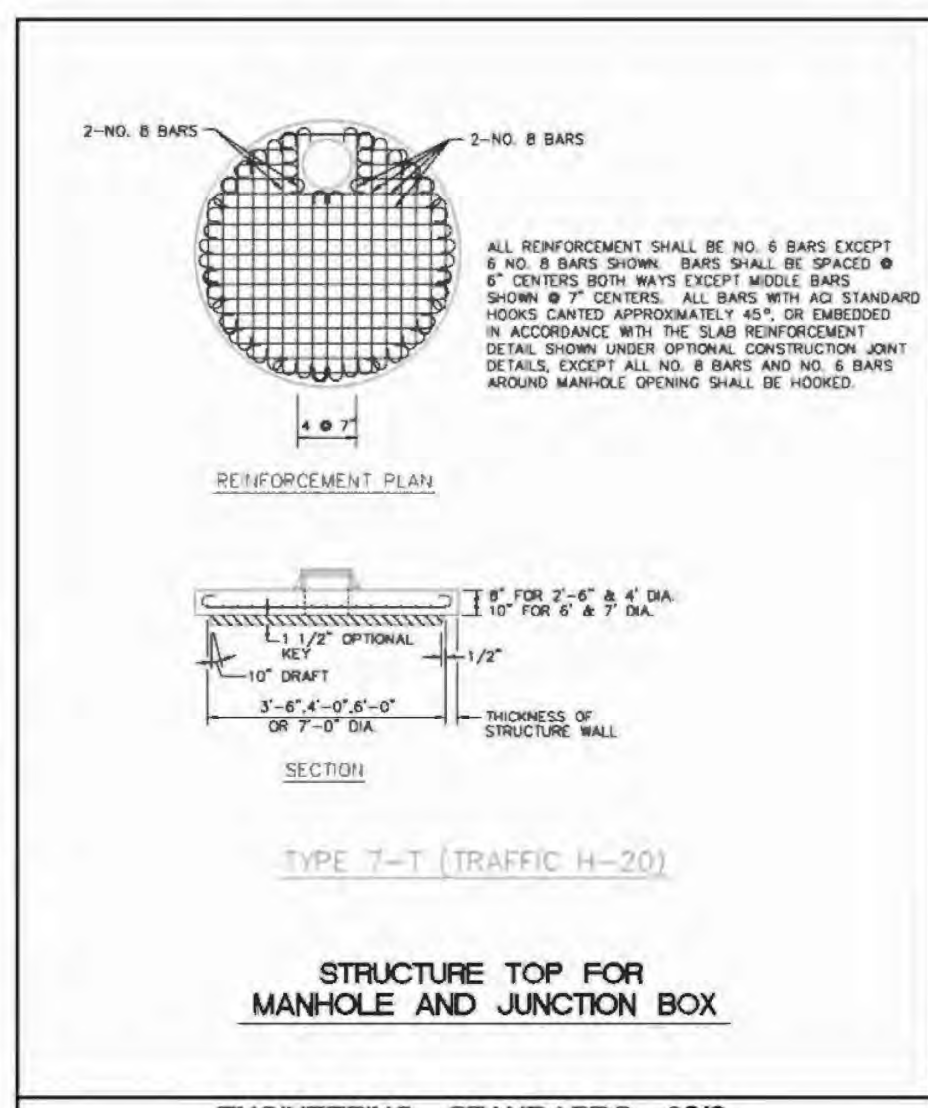
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REVISIONS	BY DATE	ENGINEERING DIVISION	TYPE 'D' INLET
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	401-1



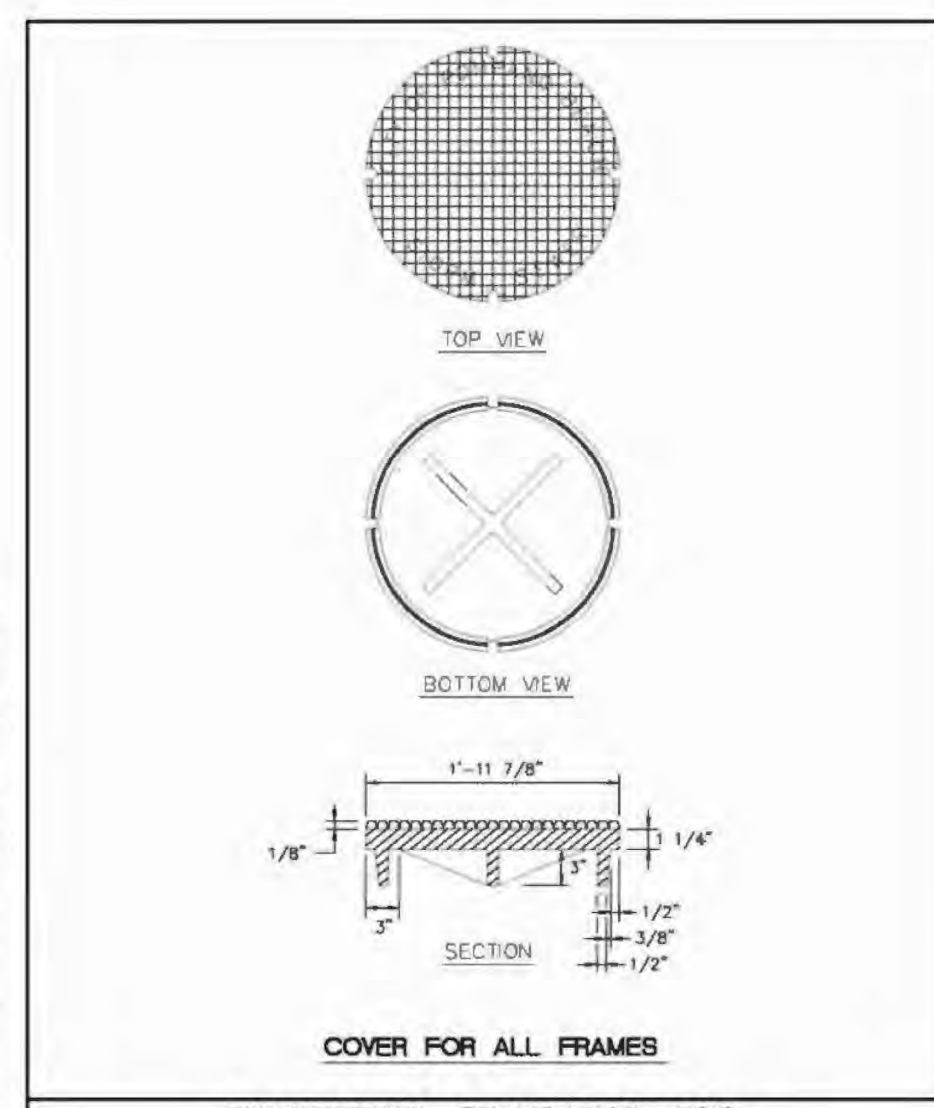
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REVISIONS	BY DATE	ENGINEERING DIVISION	TYPE 'E' INLET
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	402-1



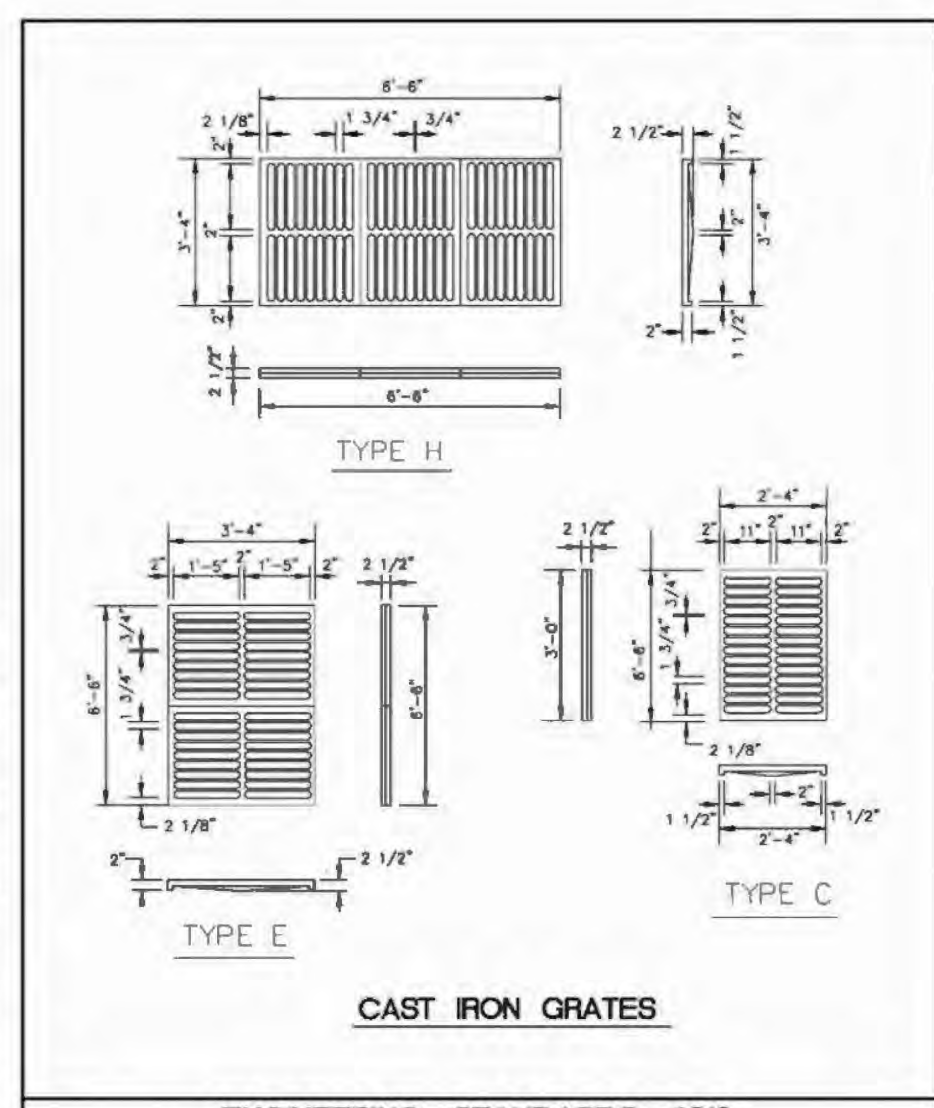
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REVISIONS	BY DATE	ENGINEERING DIVISION	TYPE 'H' INLET
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	403-1



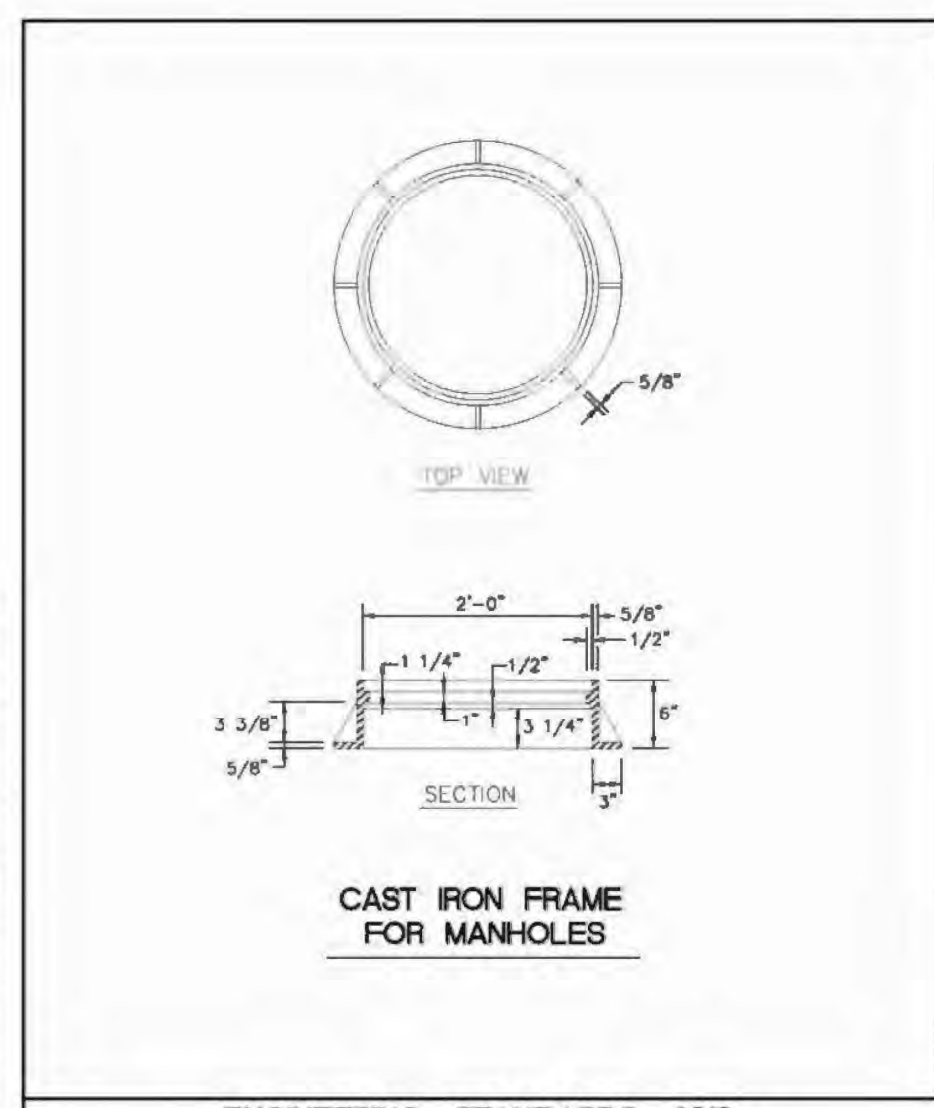
ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	STRUCTURE TOP (TYPE 7-T)
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	408-2



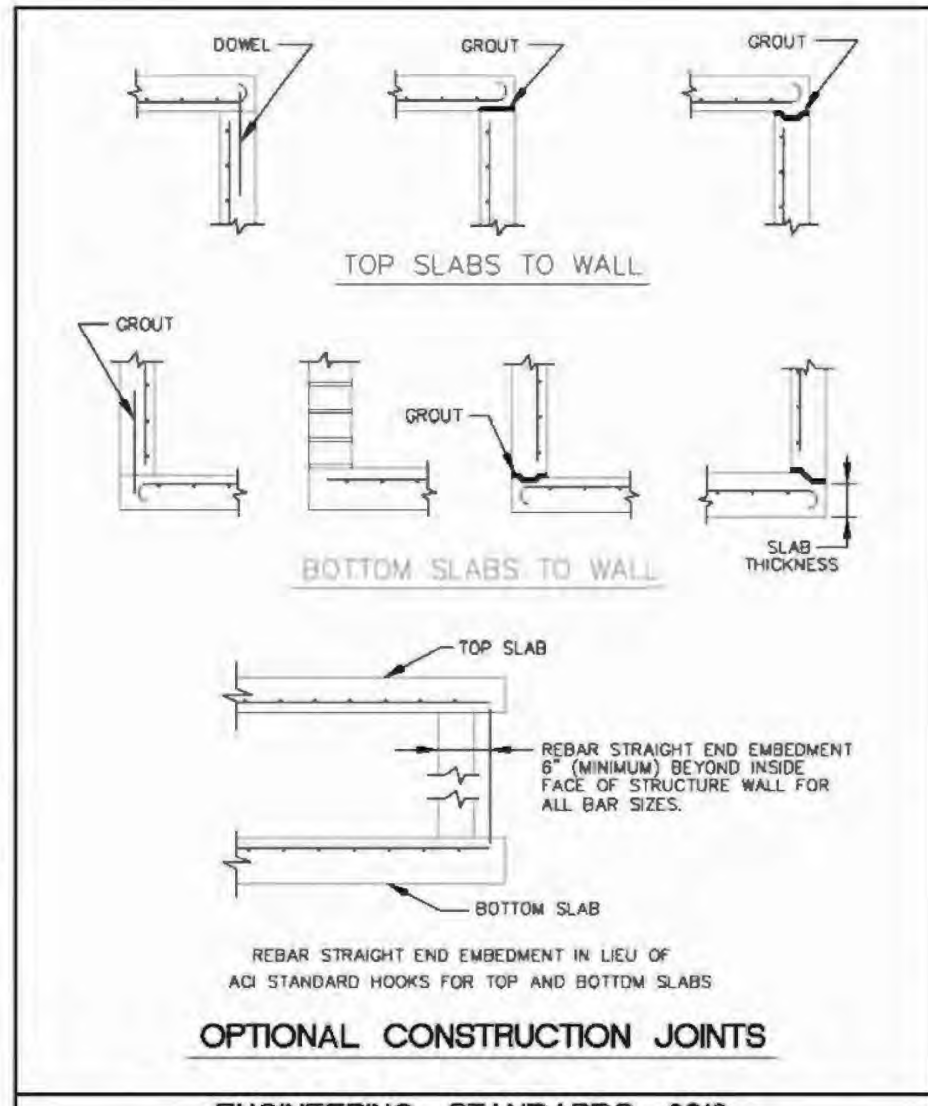
ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	COVER FOR MANHOLES AND INLETS
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	409-1



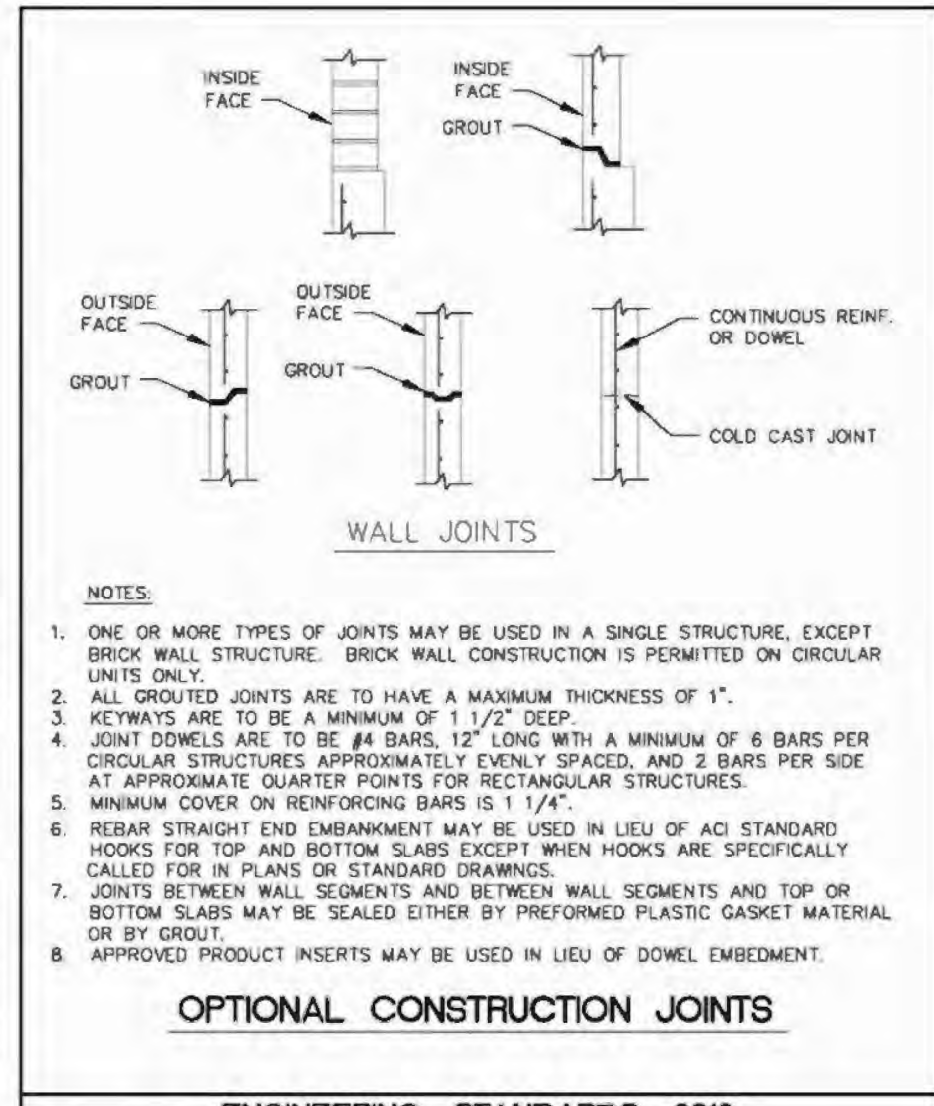
ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	CAST IRON GRATES
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	410-1



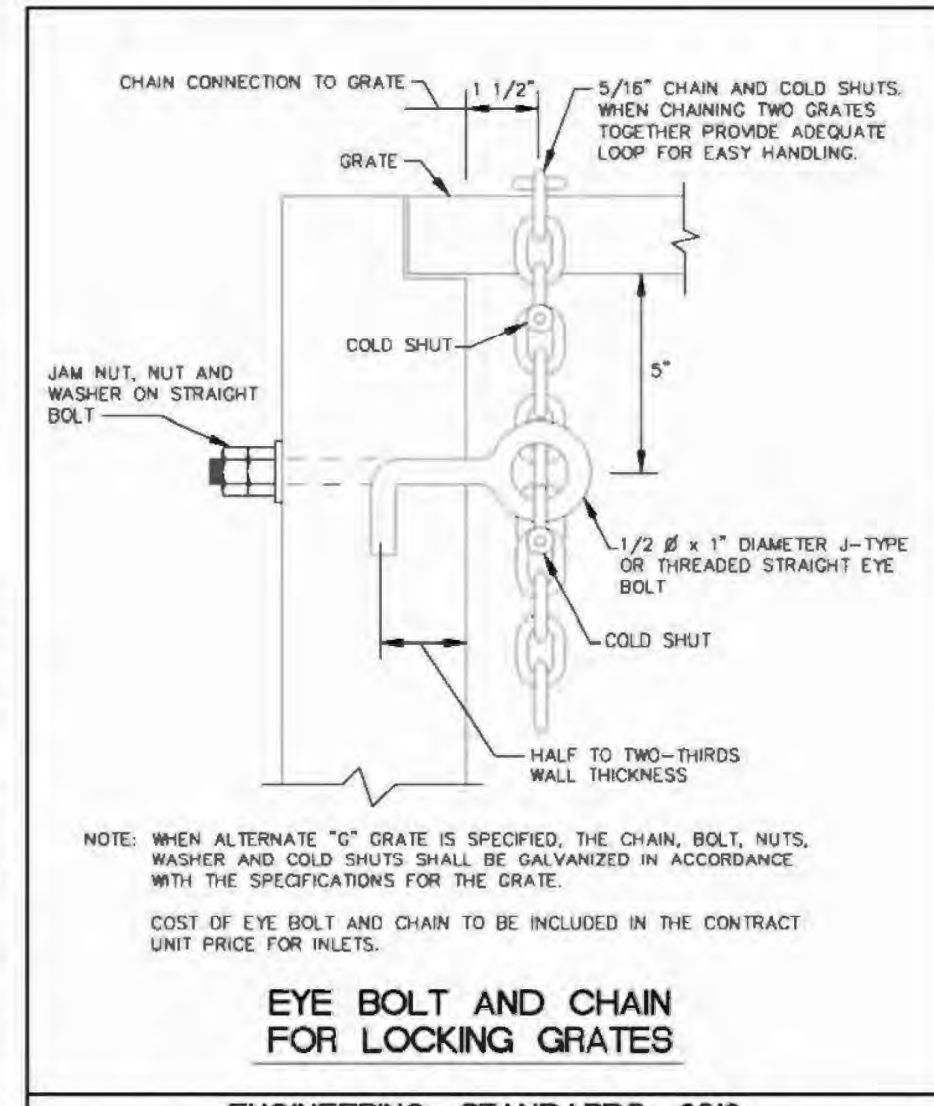
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REVISIONS	BY DATE	ENGINEERING DIVISION	CAST IRON FRAME FOR MANHOLES
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	411-1



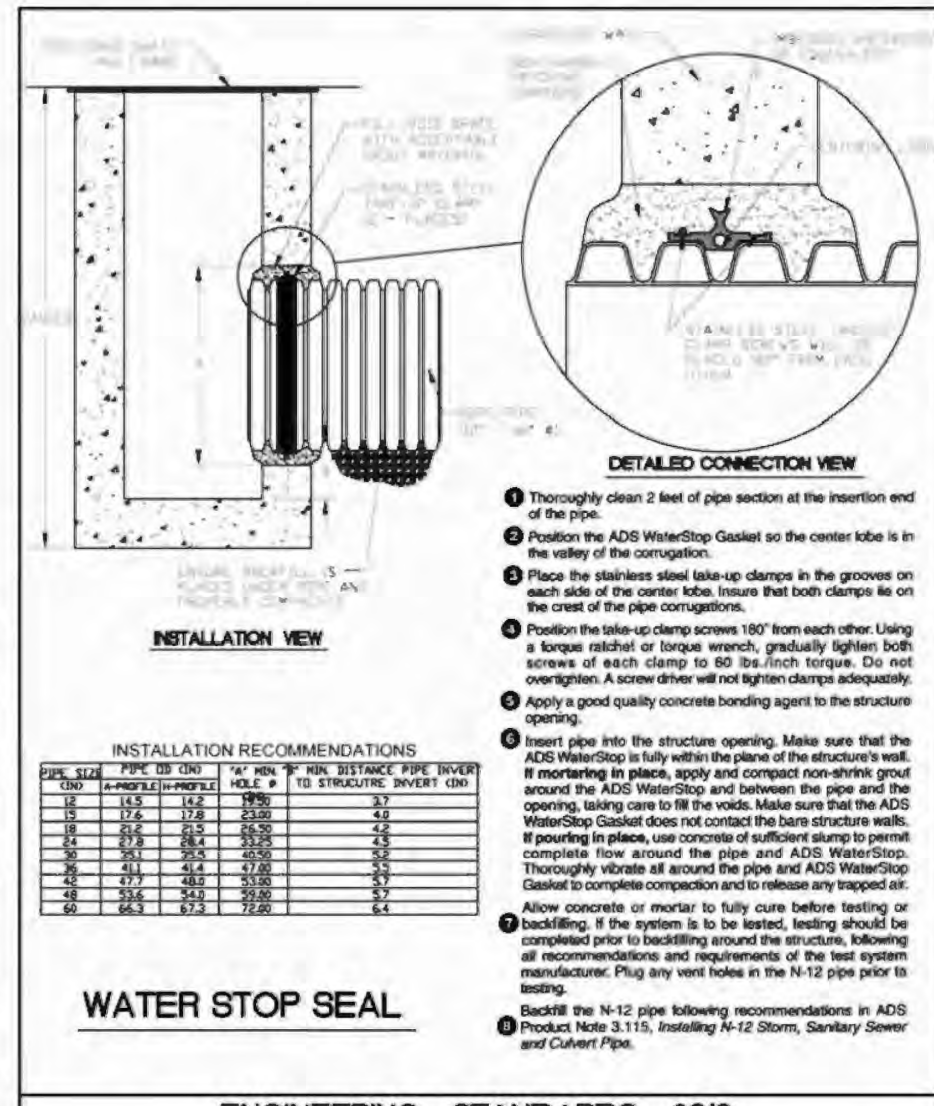
ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	OPTIONAL CONSTRUCTION JOINTS
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	412-1



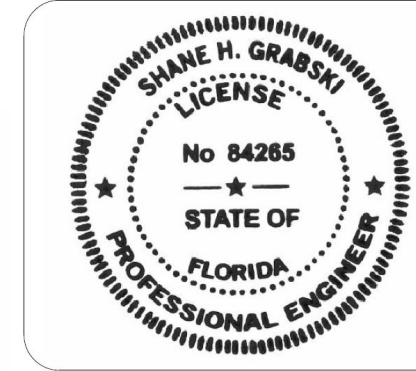
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REVISIONS	BY DATE	ENGINEERING DIVISION	OPTIONAL CONSTRUCTION JOINT
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	412-2



ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	EYE BOLT AND CHAIN
BY DATE	S.S. 09-11	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: JUNE 1998	413-1

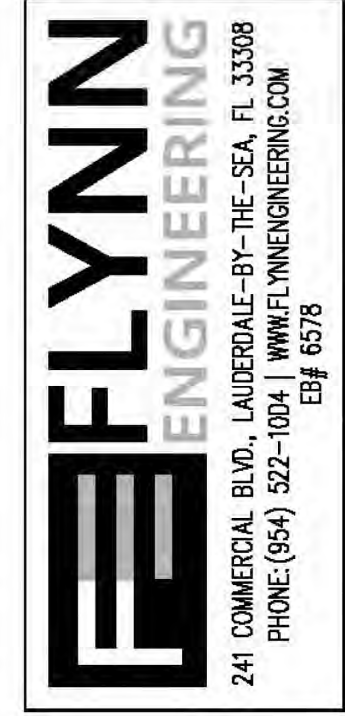


ENGINEERING STANDARDS 2019			
REVISIONS	BY DATE	ENGINEERING DIVISION	WATER STOP SEAL
BY DATE	TOW 04-08	CITY OF POMPANO BEACH	
SCALE:	N.T.S.	DATE: APRIL 2008	414-1



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HIDDEN HARBOUR
POMPANO BEACH, FLORIDA 33062



Revisions	

Phase: DRC DOCUMENTS

Shane H Grabski
Digitally signed by Shane H Grabski
DN: c=US, o=Flynn Engineering Services P.A.,
#Qualifier=AD14102000017842
5154780004C4C, cn=Shane H Grabski
Date: 2021.12.02 19:03:37 -05'00'

Scale:	1"=40'	Date:	11/05/19
Job No.:	05-0606.05	Proj. No.:	11/22/21
Drawn by:	MDJ	Est. No.:	
Proj. Mgr.:	D		
Appr. by:			



Revisions

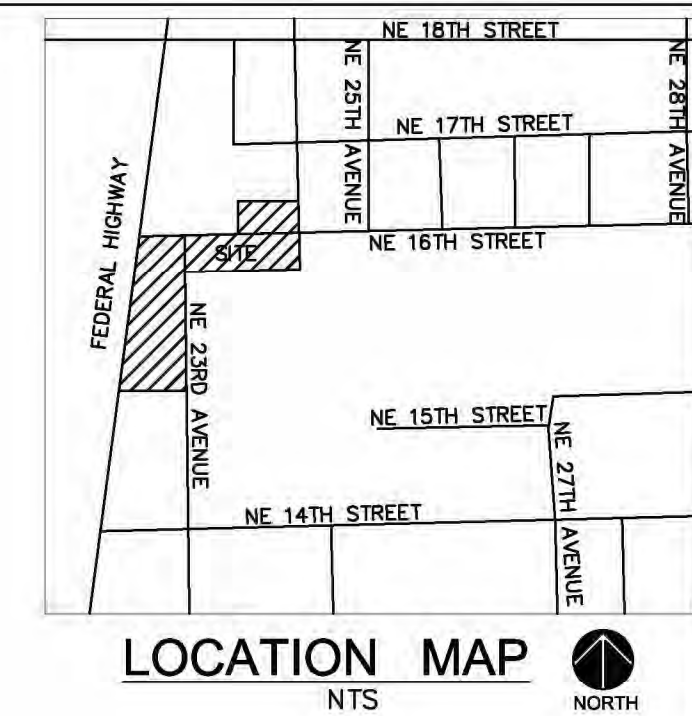
Phase:
 DRG DOCUMENTS

Shane H Grabski

Digitally signed by Shane H Grabski
 DN: c=US, o=Flynn Engineering Services P.A.,
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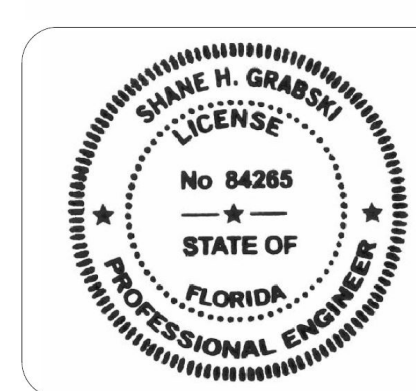
Date	09/28/21
Job No.	05-0606.08
Drawn by	SHG
Proj. Mgr.	SHG
Scale	C2.0
Sheet No.	4 of 6



WATER AND SEWER NOTES:

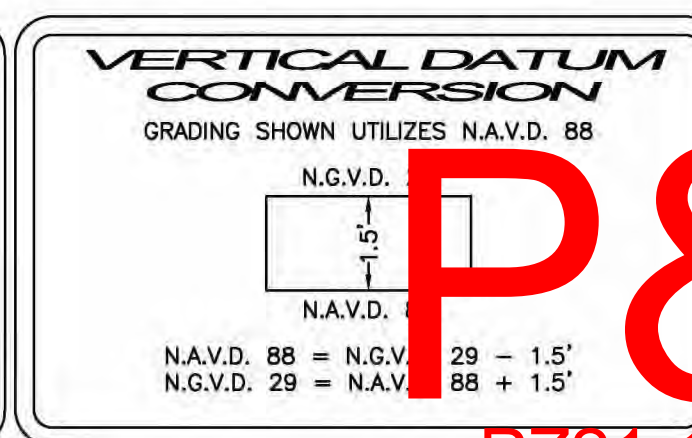
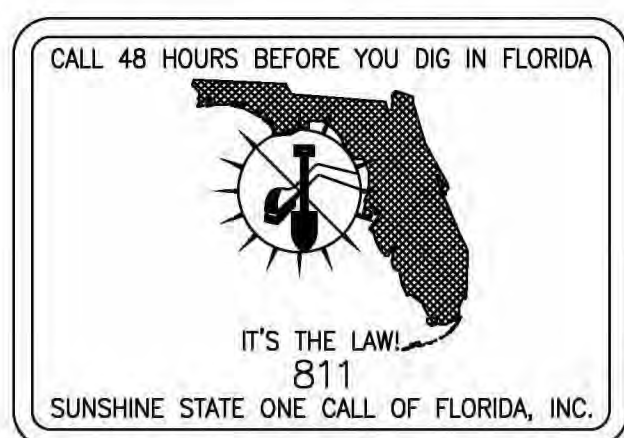
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL.
- SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
- ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
- FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
- STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
- ANY EXISTING UNUTILIZED WATER &/OR SEWER CONNECTION TO THE SUBJECT LOT(S) MUST BE RETIRED AT THE MAIN AS PER CITY SPECIFICATION.
- IF THE EXISTING MAIN IS CLAY PIPE & HAS CIPP LINER CURRENTLY INSTALLED, INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL THUS ELIMINATING THE LATERAL.
- IF THE EXISTING MAIN IS CLAY PIPE, DIG DOWN CUT OLD CLAY PIPE, SLEEVE BACK IN WITH PVC & CITY APPROVED COUPLINGS.
- IF THE EXISTING MAIN IS CLAY PIPE & YOU ARE REQUIRED TO RETIRE MULTIPLE LATERALS FOR A PROJECT, IT MAY BE CHEAPER FOR THE CONTRACTOR TO INSTALL A CITY APPROVED CIPP LINER FROM MANHOLE TO MANHOLE AND NOT CUT OUT THE LATERALS THAT THEY A RETIRING.
- IF THE EXISTING MAIN IS PVC PIPE, REMOVE THE LATERAL PIPE FROM THE PVC WYE FITTING AND INSTALL A PLUG INTO THE WYE. INSTALL A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATING, NO DEEPER THAN 4 FT. BELOW GRADE.
- ANY EXISTING UNUTILIZED WATER AND/OR SEWER CONNECTION TO THE LOTS MUST BE CUT & CAPPED AT THE MAIN FOR WATER SERVICES & SEWER LATERAL REMOVED FROM THE MAIN & SLEEVED IN WITH NEW PIPING.

TOTAL DAILY GALLON PER DAY WATER CONSUMPTION: 63,561
 TOTAL DAILY GALLON PER DAY WASTEWATER DISCHARGE: 63,561

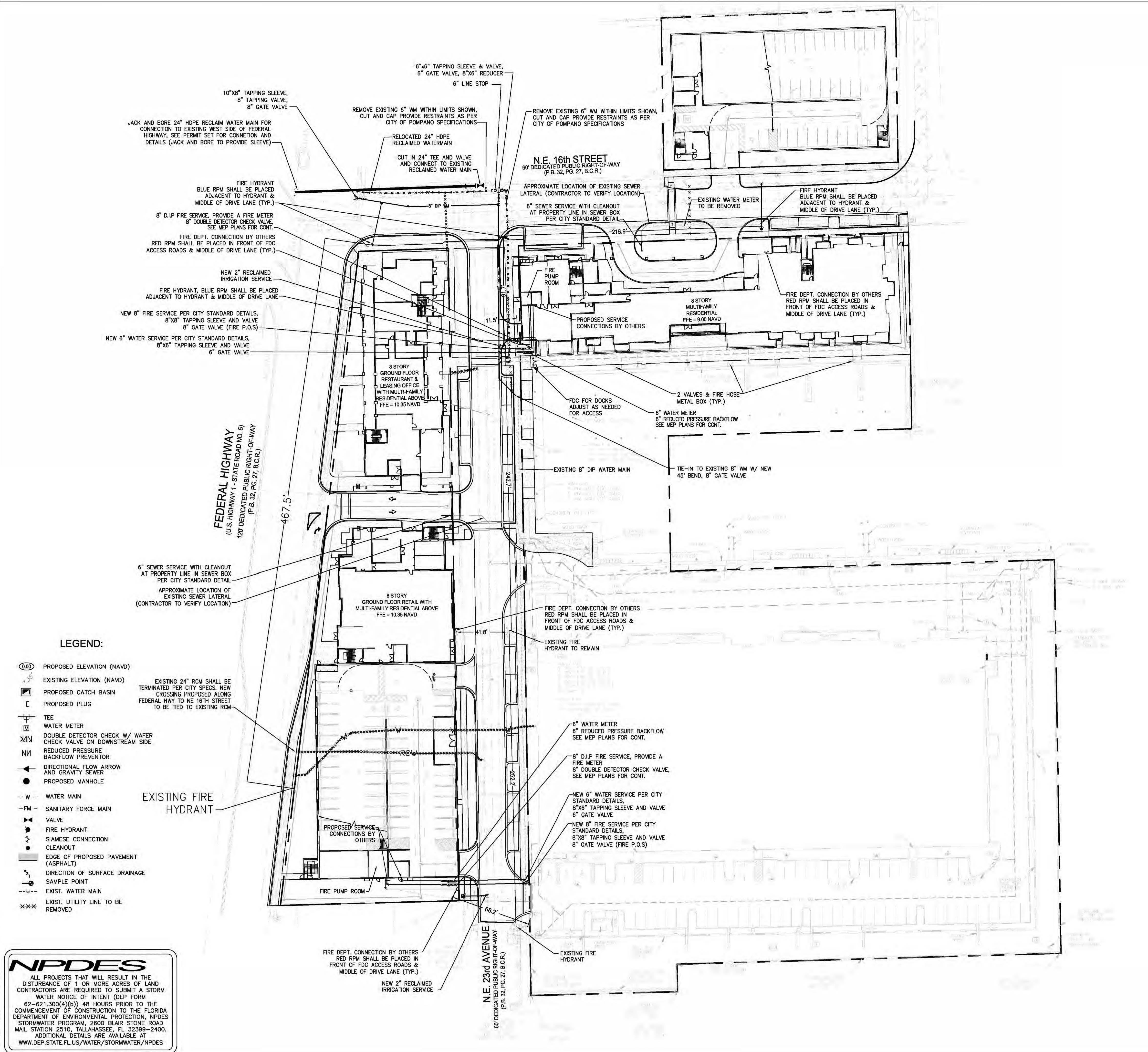


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P221-1300006
 1/26/2022

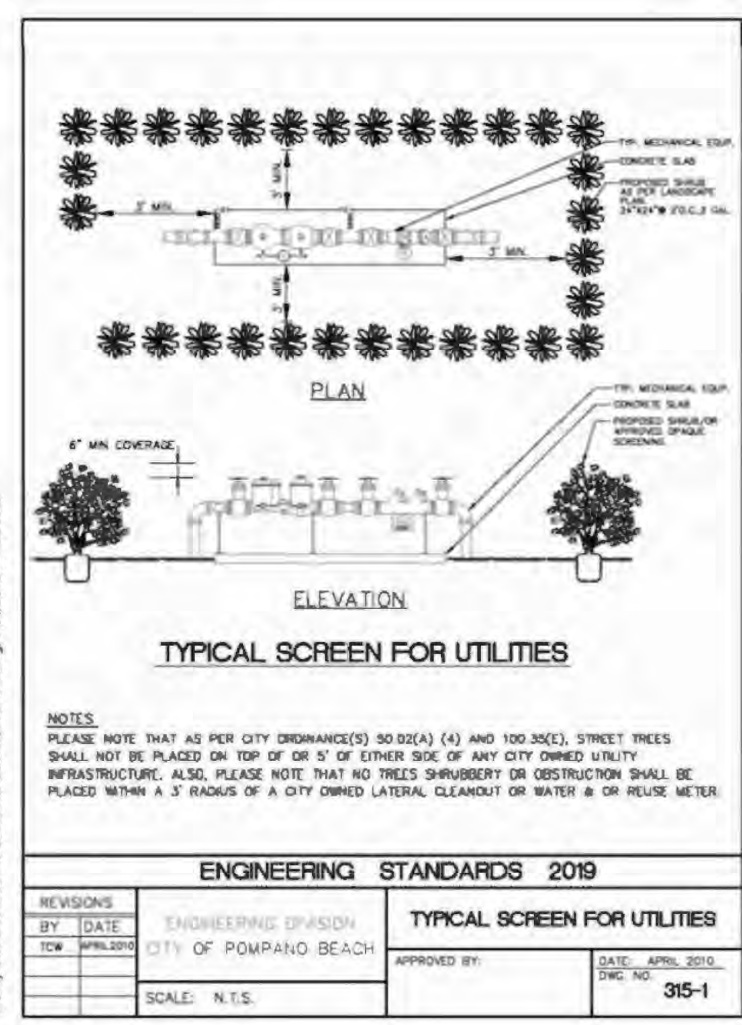


LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W - WATER MAIN
- FM - SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED
- EXISTING 24" RCM SHALL BE TERMINATED PER CITY SPEC. NEW CROSSING PROPOSED ALONG FEDERAL HWY TO NE 16TH STREET TO BE TIED TO EXISTING RCM

NPDES
 ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(o)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

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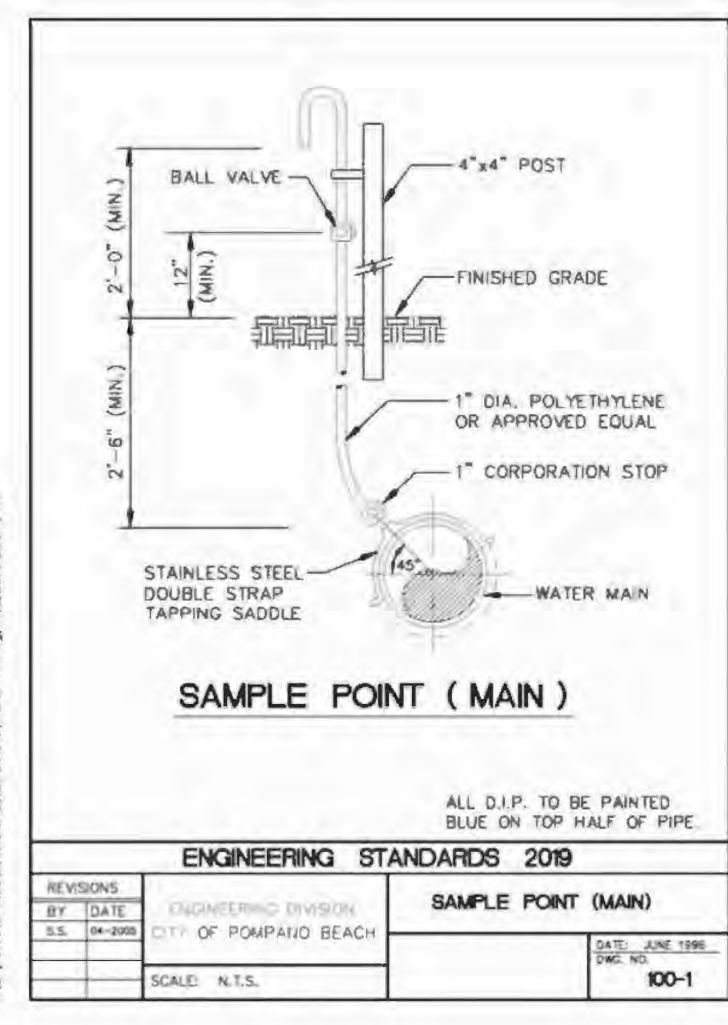


ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

19-1

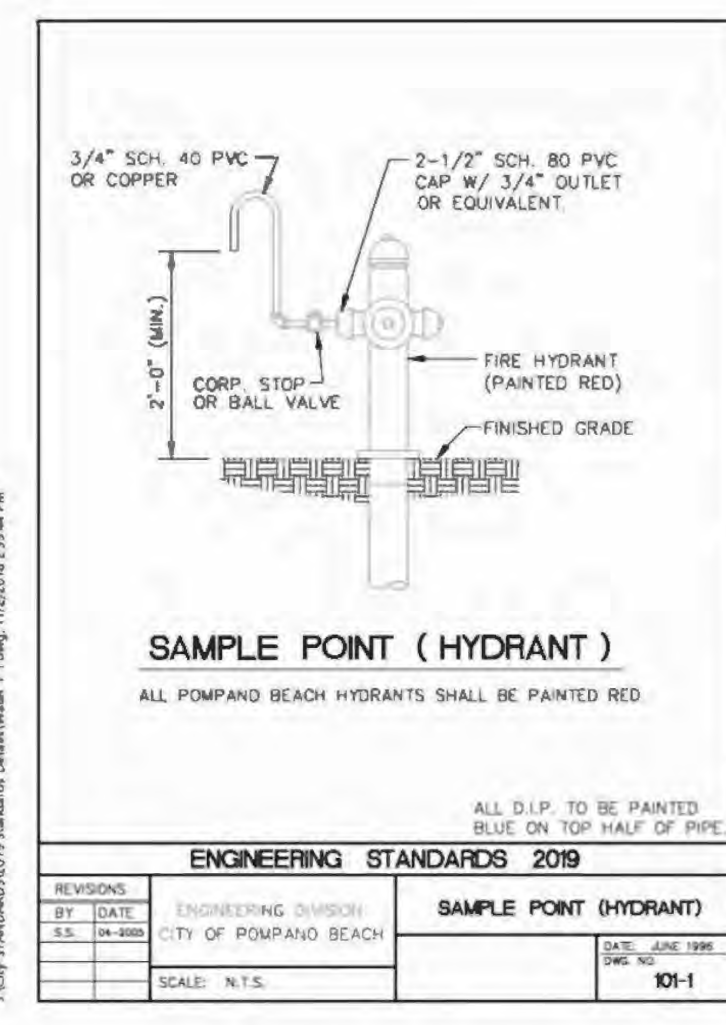


ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

100-1

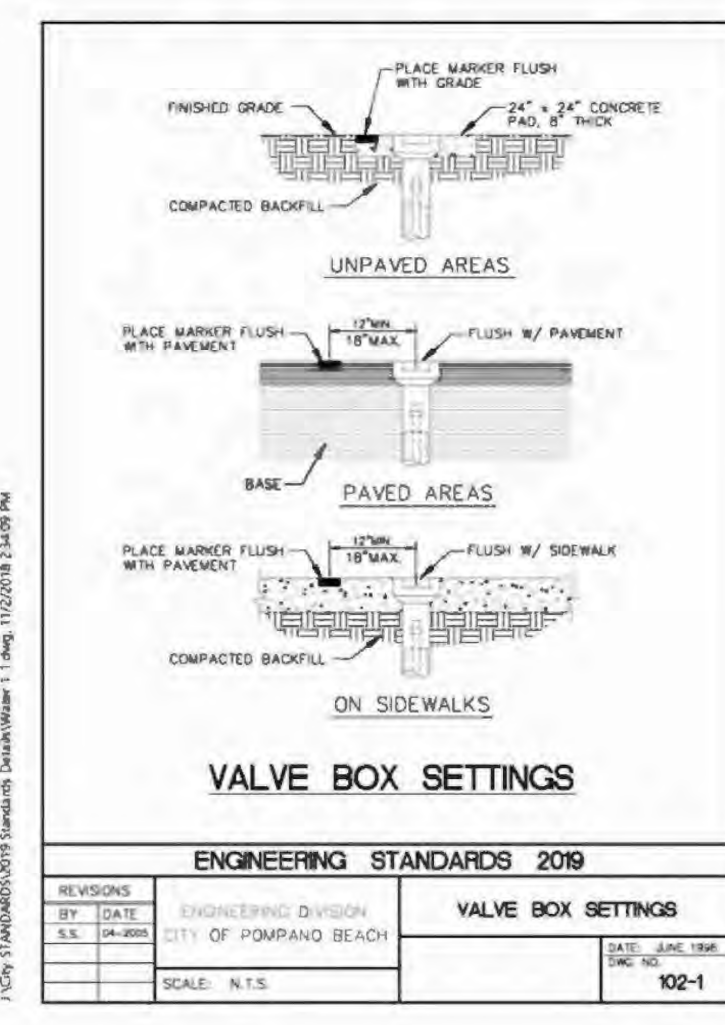


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SCALE: N.T.S.

101-1

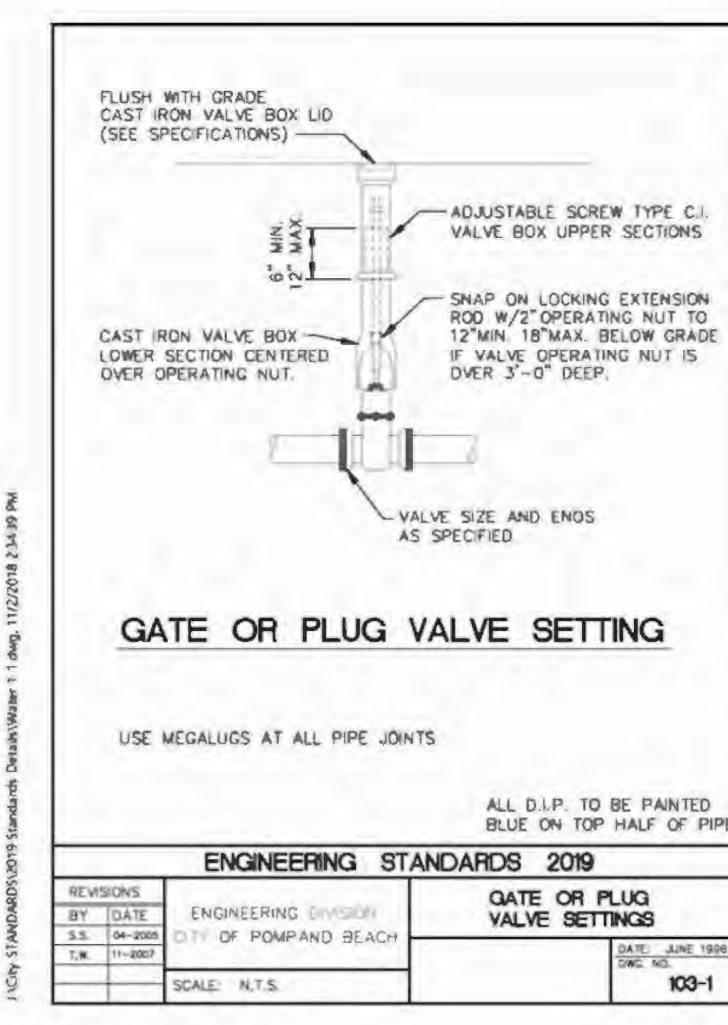


ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

102-1

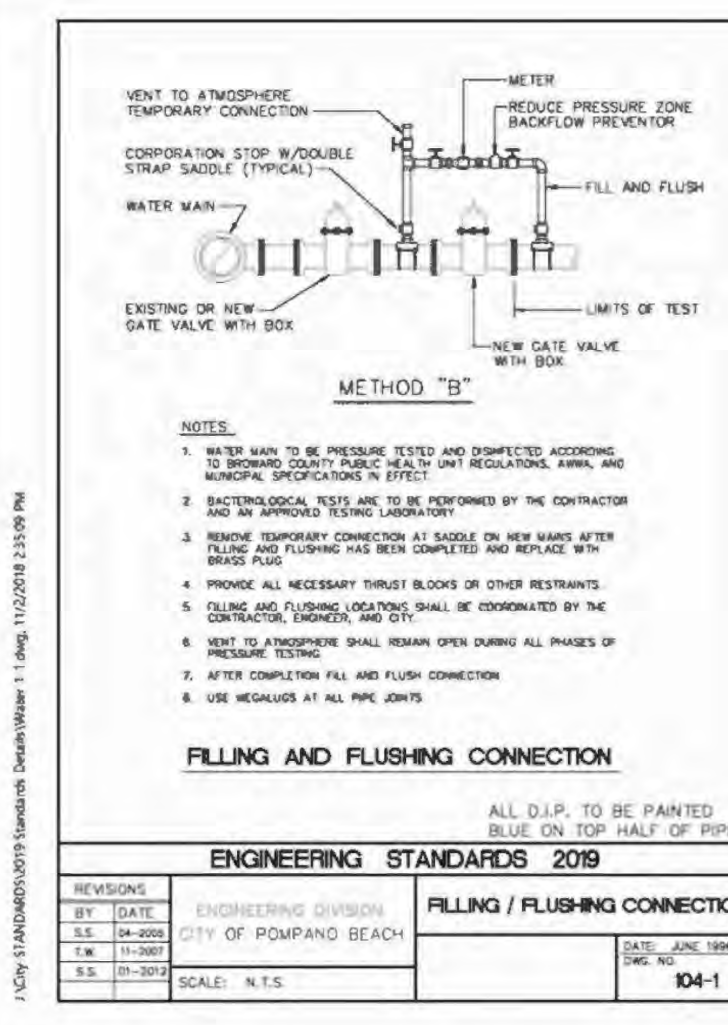


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REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

103-1

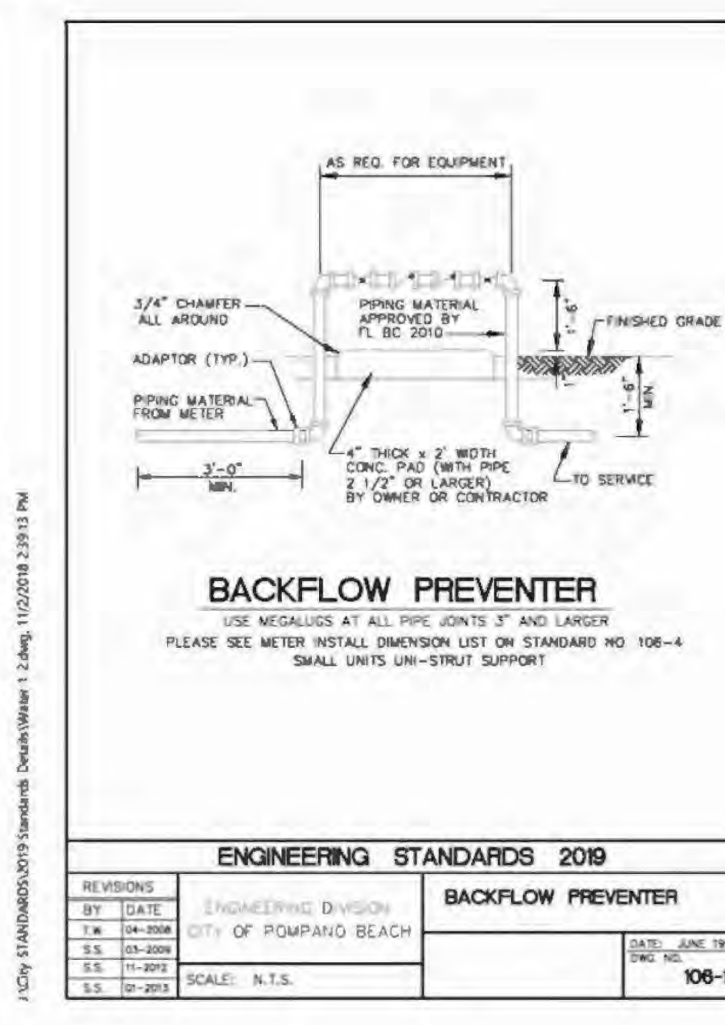


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104-1

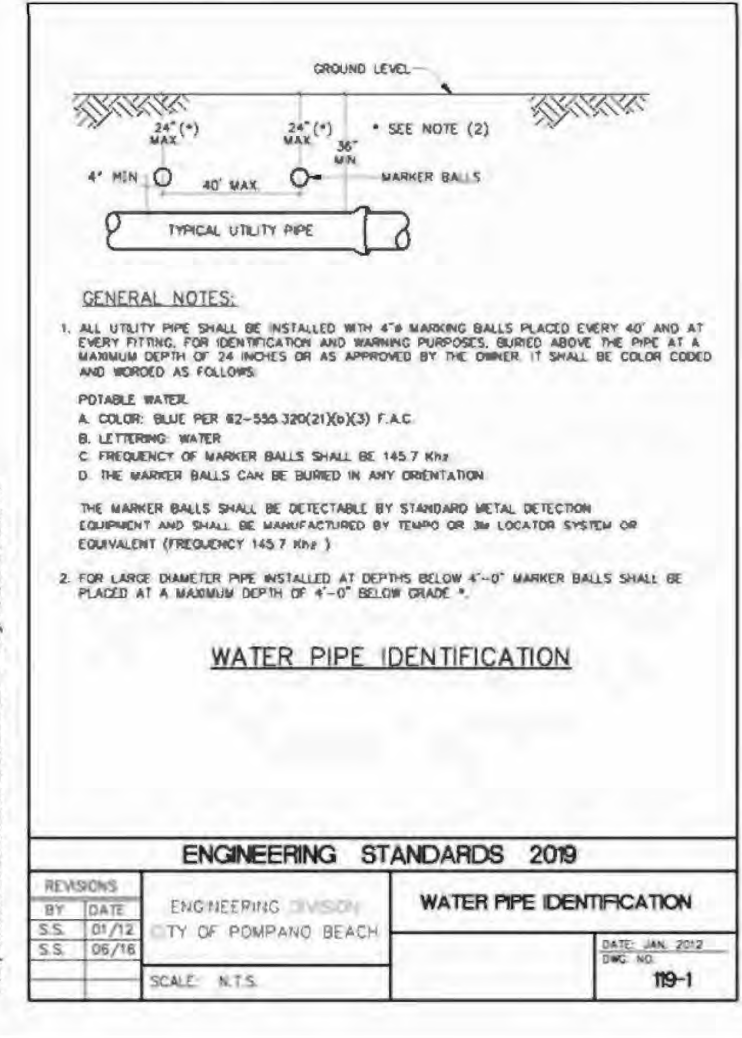


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SCALE: N.T.S.

106-1

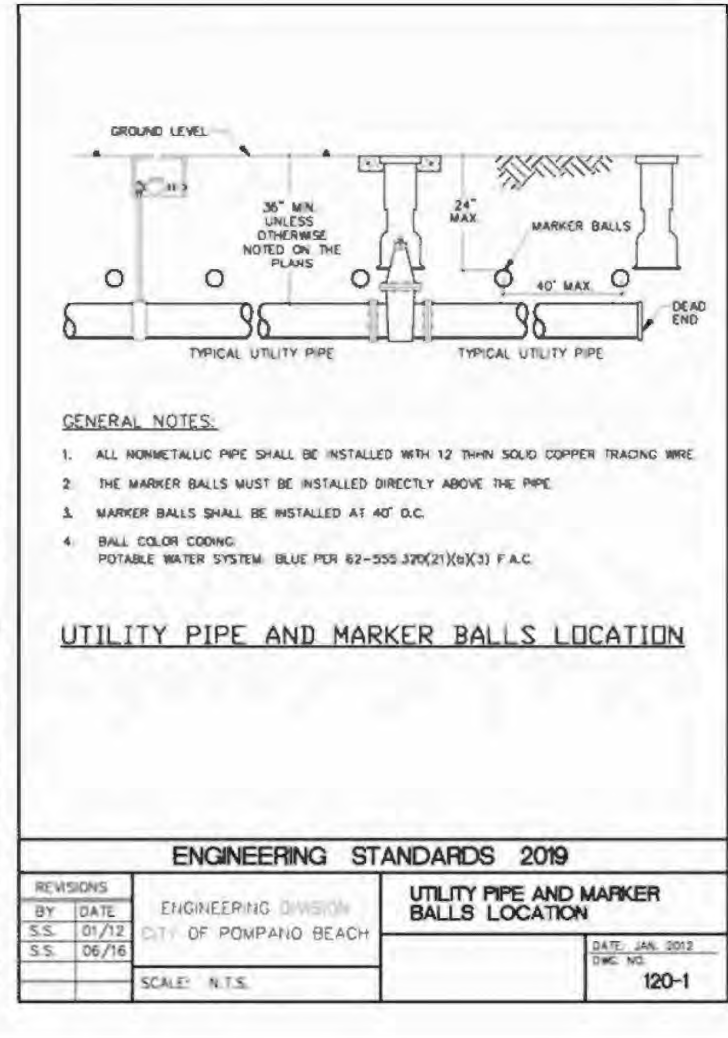


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109-1

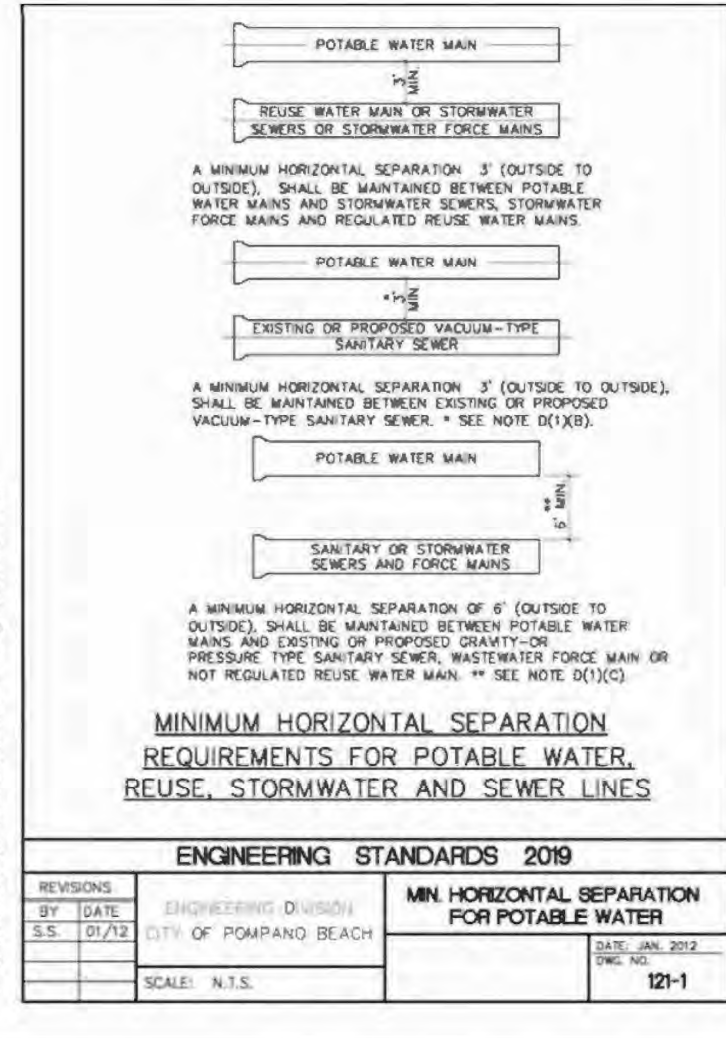


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REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

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120-1

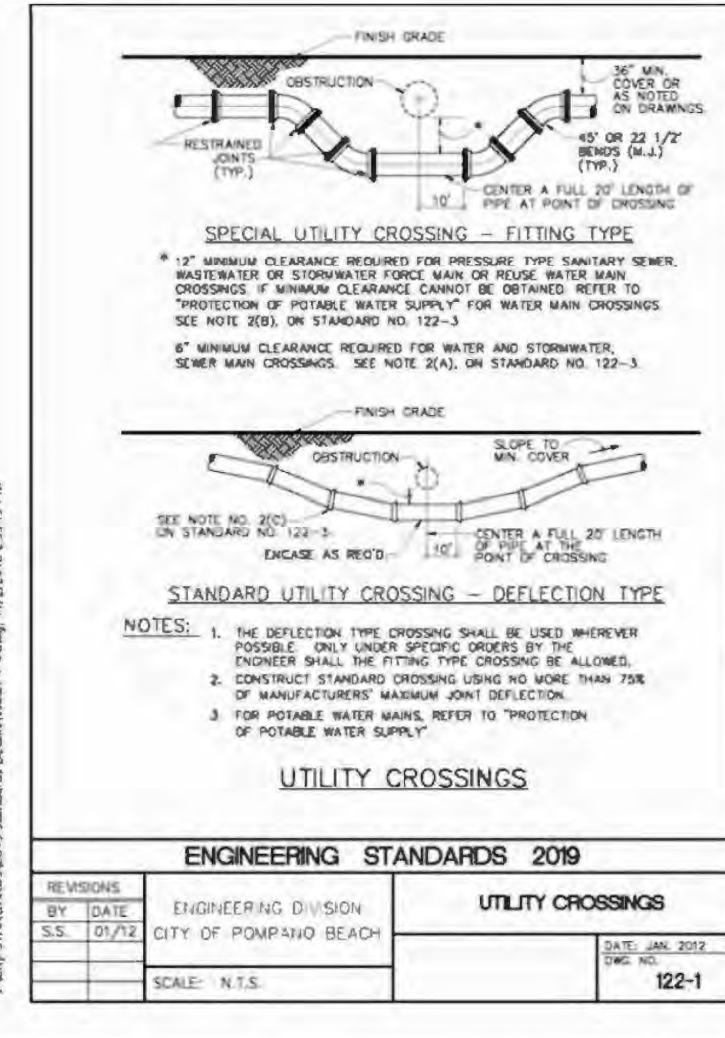


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REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

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121-1

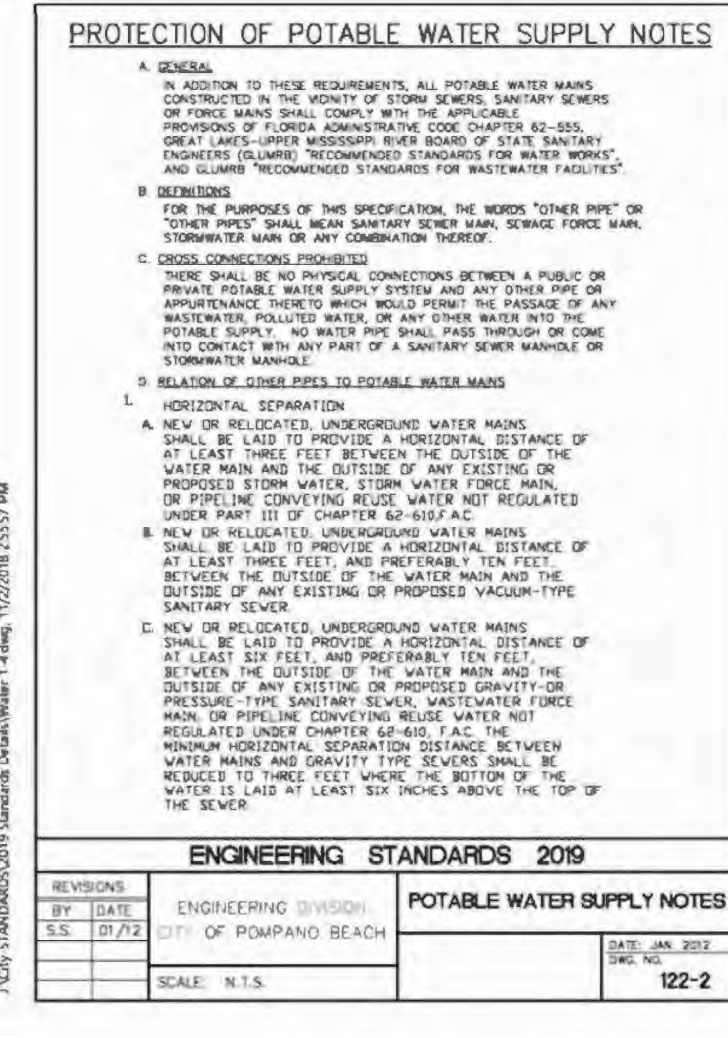


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REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

122-1

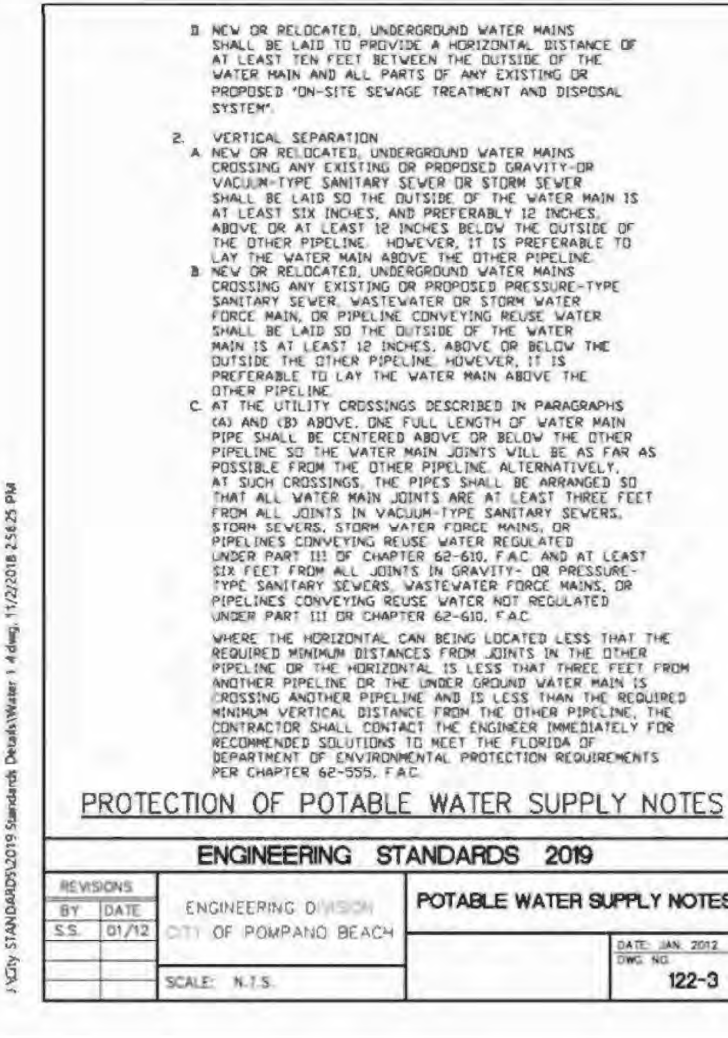


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REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

122-2

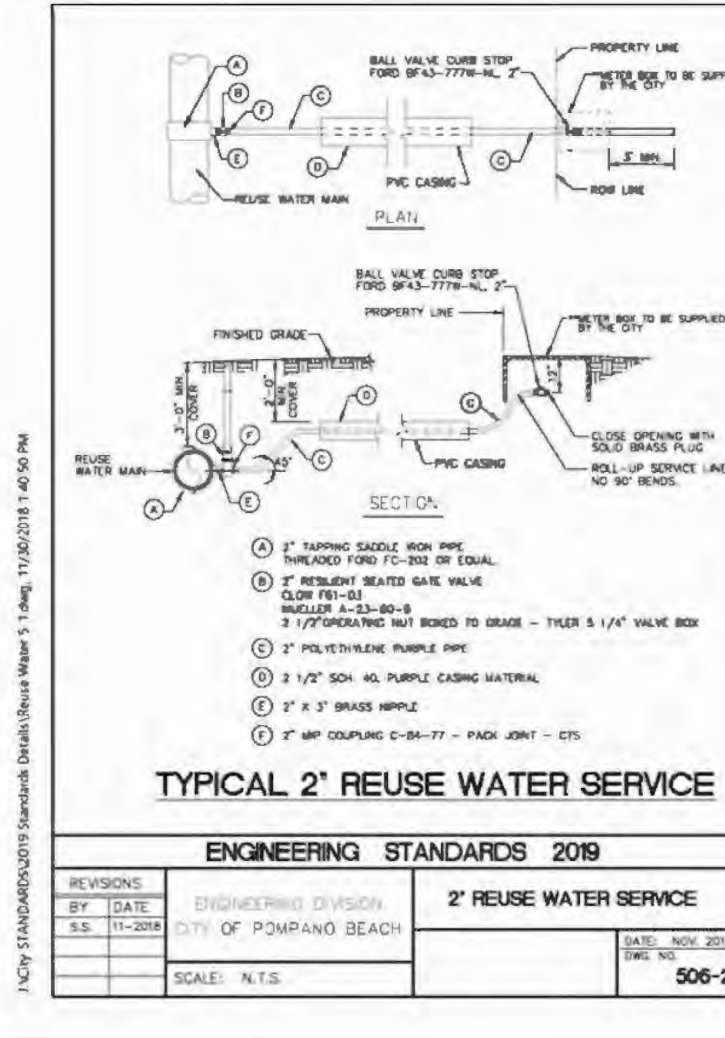


ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

108-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

109-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

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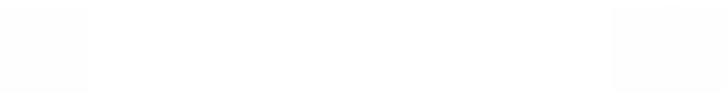


ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

120-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

121-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

122-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

122-2



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

108-1



ENGINEERING STANDARDS 2019

REVISIONS: BY DATE ENGINEERING DIVISION CITY OF POMPANO BEACH DATE: 04/15/2019

SCALE: N.T.S.

109-1



Revisions

Phase: **DRG DOCUMENTS**

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ou=Qualifier-A01410000017842, email=S4070004@Cn-cm-ShareH-Grabski, cn=Shane H Grabski
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Date: 12/05/19

Job No: 05-0806-06

Drawn by: MDI

Checked by: MDI

Appr. by: MDI

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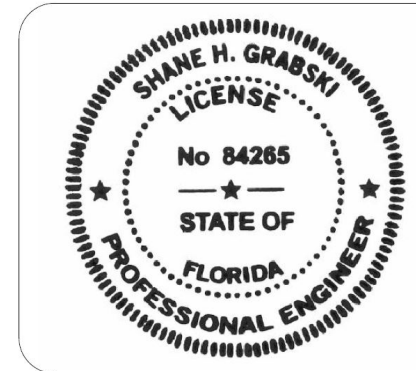
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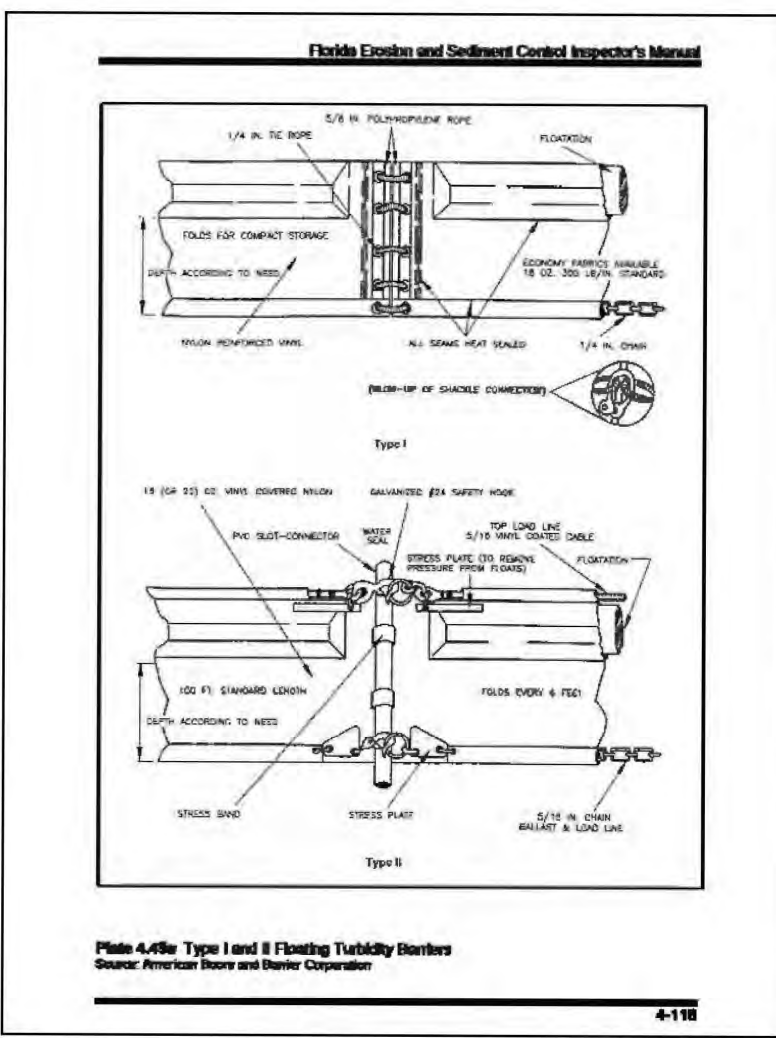
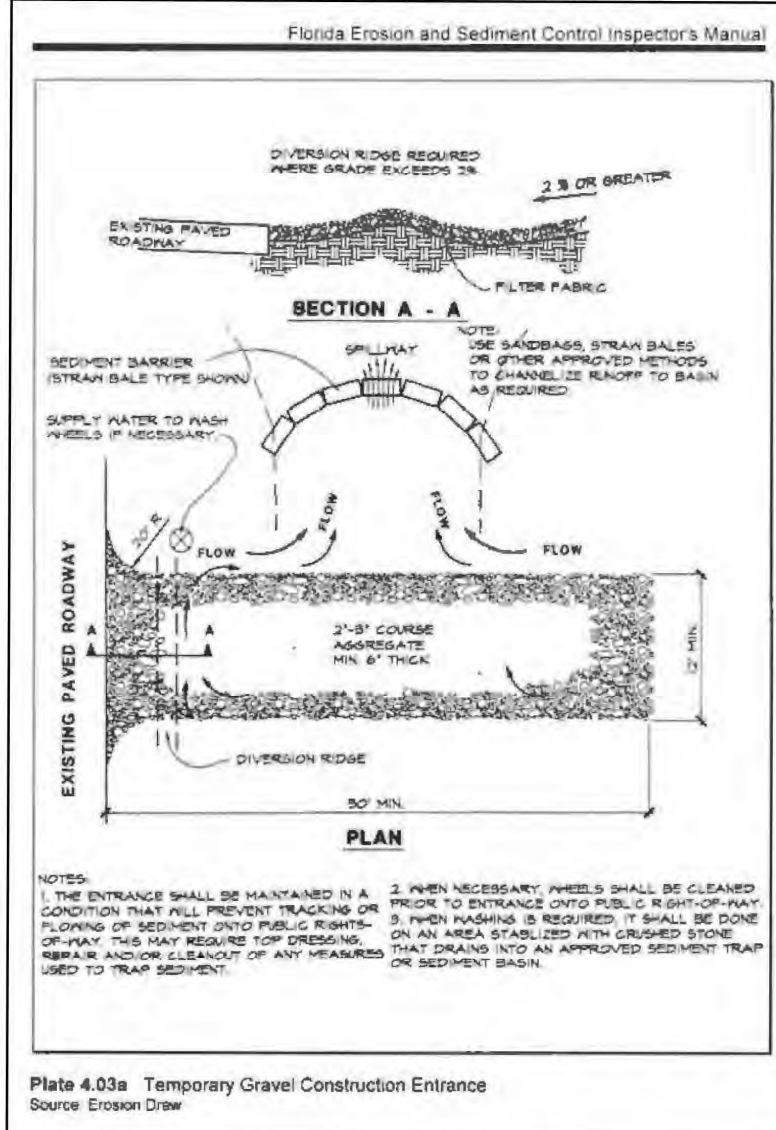
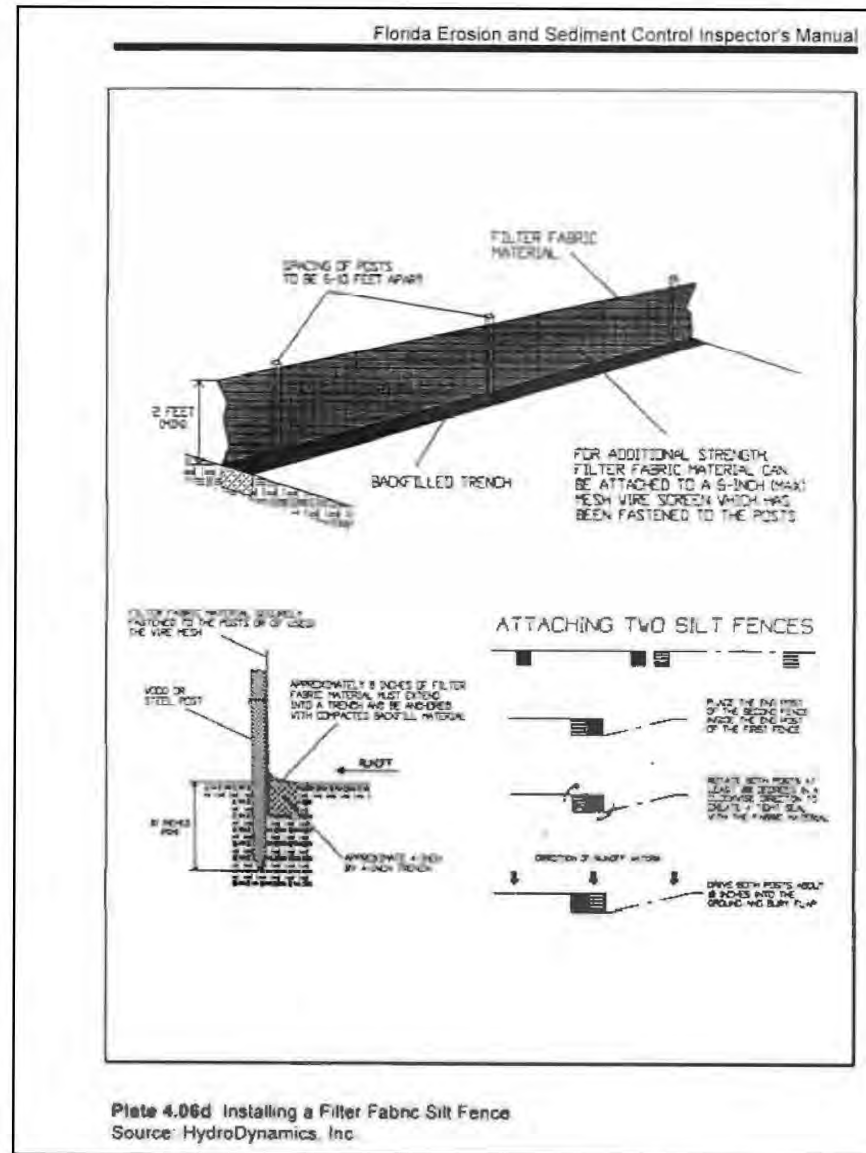
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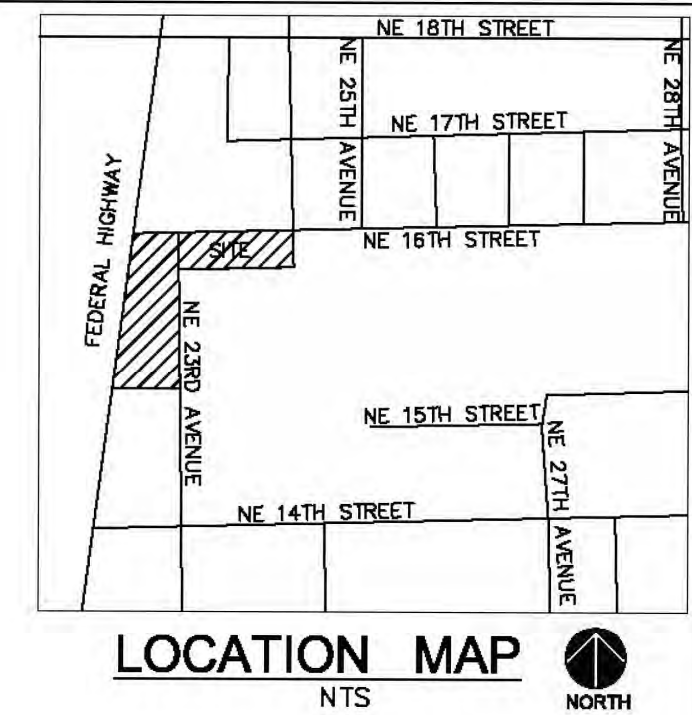
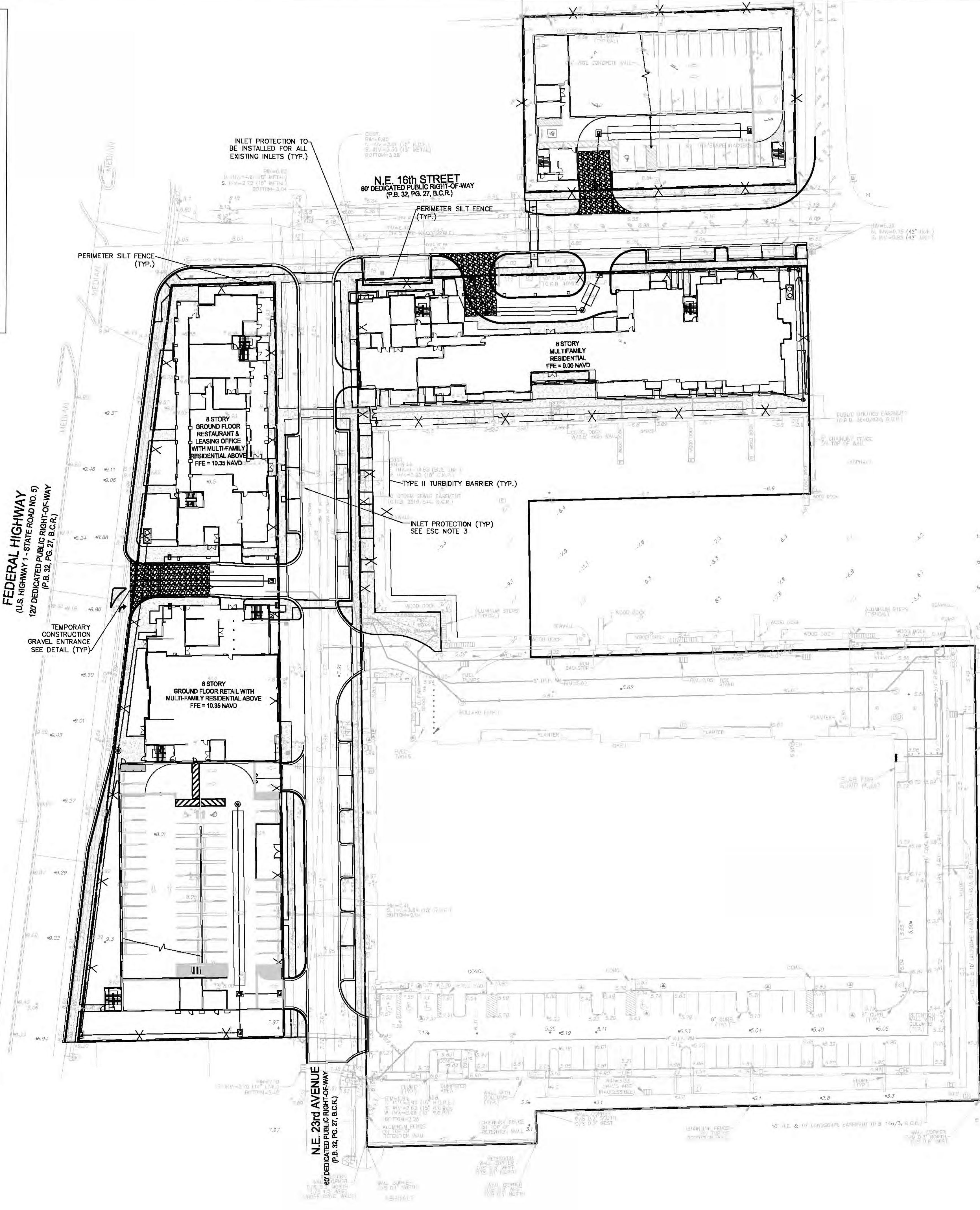


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. On Dec 02, 2021

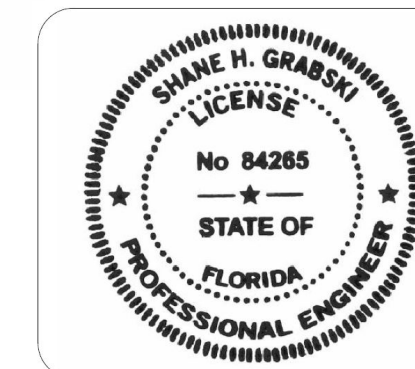
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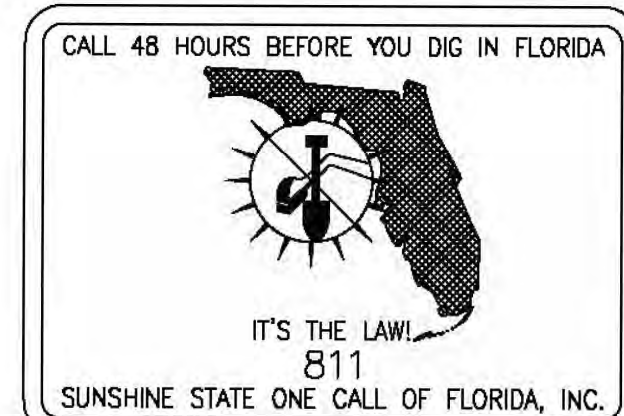
NPDES
 ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES



- ESC NOTES:**
1. THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
 2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
 3. DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
 4. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
 5. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEEPED UP IMMEDIATELY.
 6. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
 7. PRIOR TO START OF CONSTRUCTION, AN ENGINEERING INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION.



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VERTICAL DATUM CONVERSION
 GRADING SHOWN UTILIZES NAVD 88

N.G.V.D. 29	+ 1.5'
N.A.V.D. 88	= N.G.V.D. 88 + 1.5'
N.G.V.D. 29	= N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
 241 COMMERCIAL BLVD., LAUDERDALE-BY-SEA, FL 33308
 PHONE: (954) 522-1061 | WWW.FLYNNENGINEERING.COM
 EBF 6576

Sheet Title
CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN

Job Title
HIDDEN HARBOR
 POMPANO BEACH, FLORIDA 33062



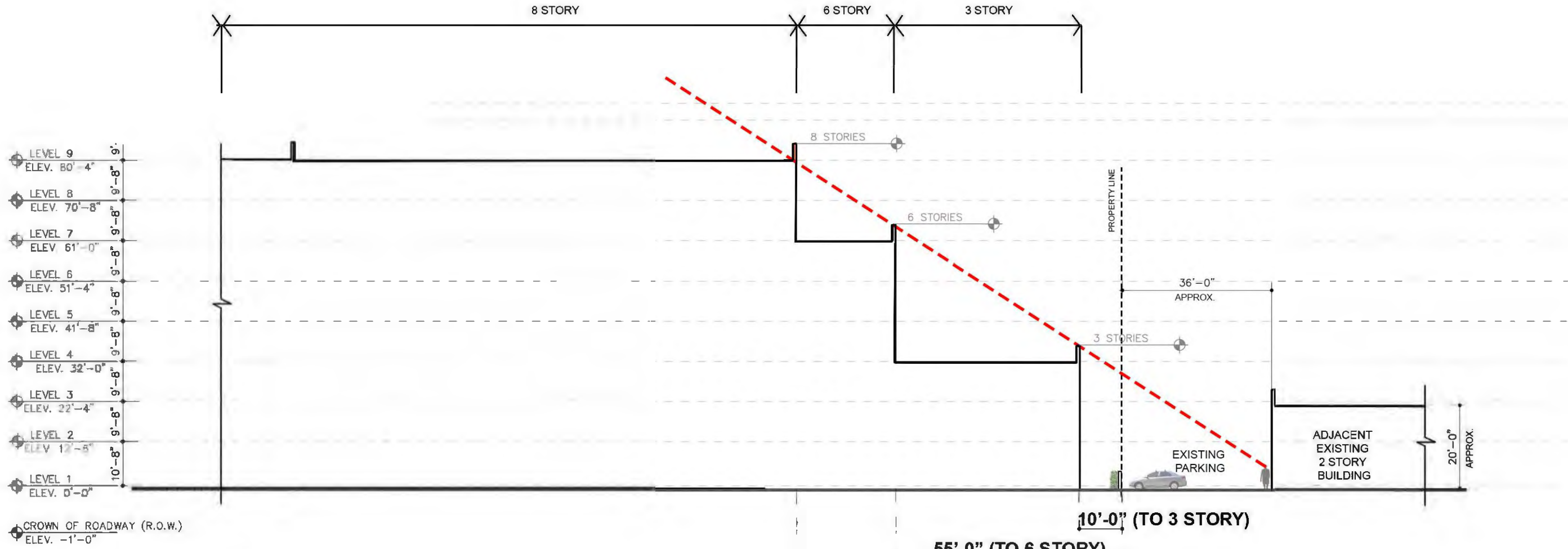
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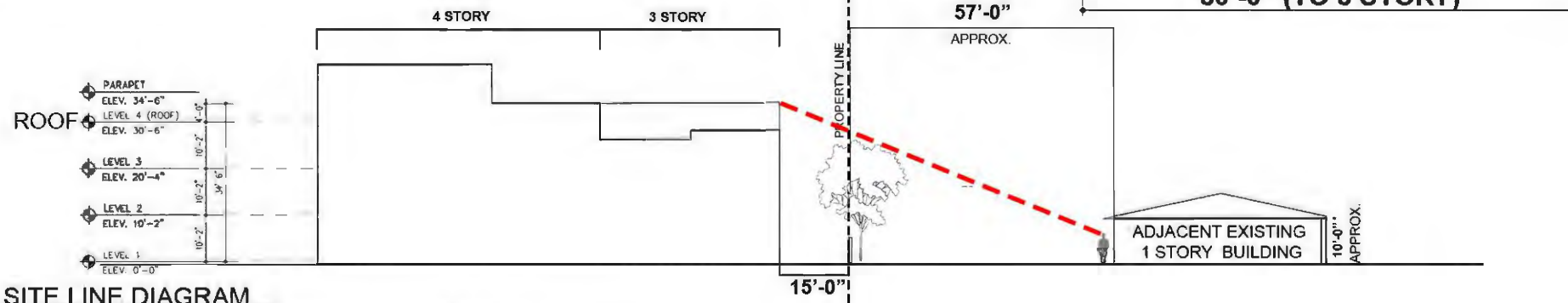
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 Plot No.: 12/26/21
 Drawn by: MDI
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 Date: 12/26/21

P&Z
 PZ21-1300906 of 6
 1/26/2022

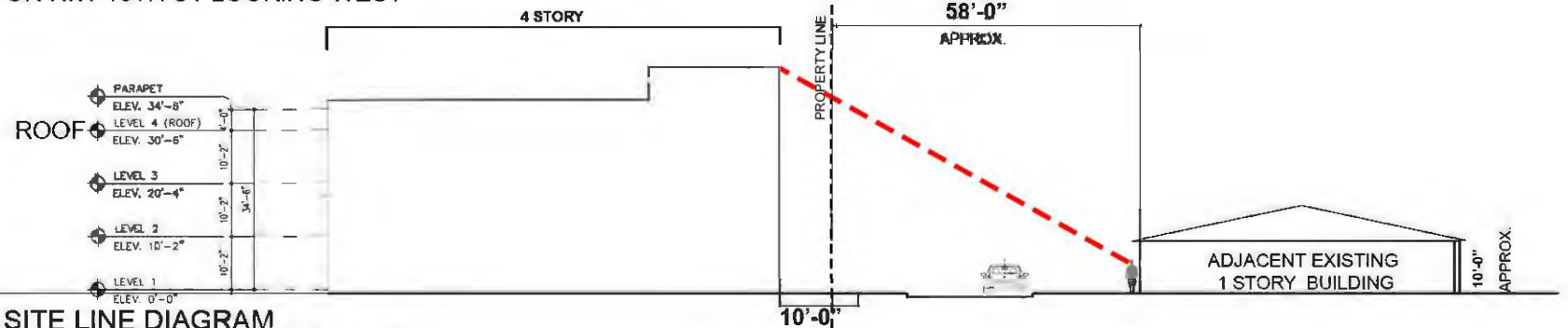


1 SITE LINE DIAGRAM



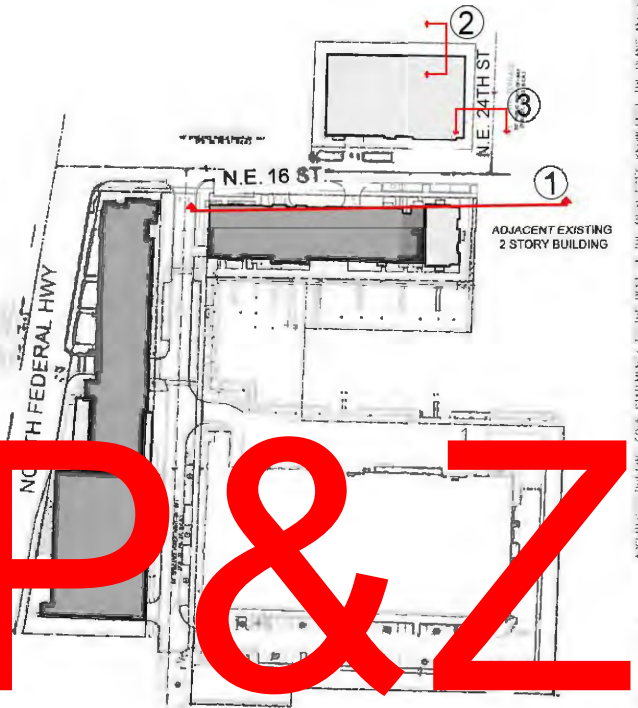
2 SITE LINE DIAGRAM

SECTION THROUGH NORTH PROPERTY LINE OF GARAGE ON N.W 16TH ST LOOKING WEST



3 SITE LINE DIAGRAM

SECTION THROUGH N.E. 24TH ST LOOKING SOUTH



P&Z
PZ21-13000006
1/26/2022

NO.	REVISION	DATE	BY

HARBORSIDE AT HIDDEN HARBOUR
FOR:
AMP IV-HIDDEN HARBOUR, LLC
LOCATED AT:
POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AP0004576

MSA ARCHITECTS, INC.
AACC00895
8950 SW 74th COURT
MIAMI, FL 33156
(305) 273-5911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	-/-
DATE	
SCALE	AS SHOWN
JOB NO.	1828
SHEET TITLE:	SITE LINE
SHEET NUMBER:	EX - J2

ARCHITECTS BUILDINGS FOR THE BEST • THE ARCHITECTS KNOW THE PLANS AND SPECIFICATIONS CAREFULLY WITH THE FLORIDA BUILDING CODE, WITH EXTENSION 2017, AND THE WEATHER-RESISTANCE STANDARDS AS APPLICABLE BY THE LOCAL, A TRIPPED AND 03-18-2017. CALA STATE.

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5 VIEW LOOKING WEST FROM 16TH ST



6 VIEW LOOKING NORTH EAST FROM CORNER OF NE 16TH ST & NE 24TH TERR



KEYPLAN
SCALE: N.T.S.

MAJOR SITE PLAN RESUBMITTAL #1 11/12/201	BY

**HARBORSIDE AT
HIDDEN HARBOUR**
FOR:
AMP IV-HIDDEN HARBOUR, LLC
LOCATED AT:
POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
A00000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9811

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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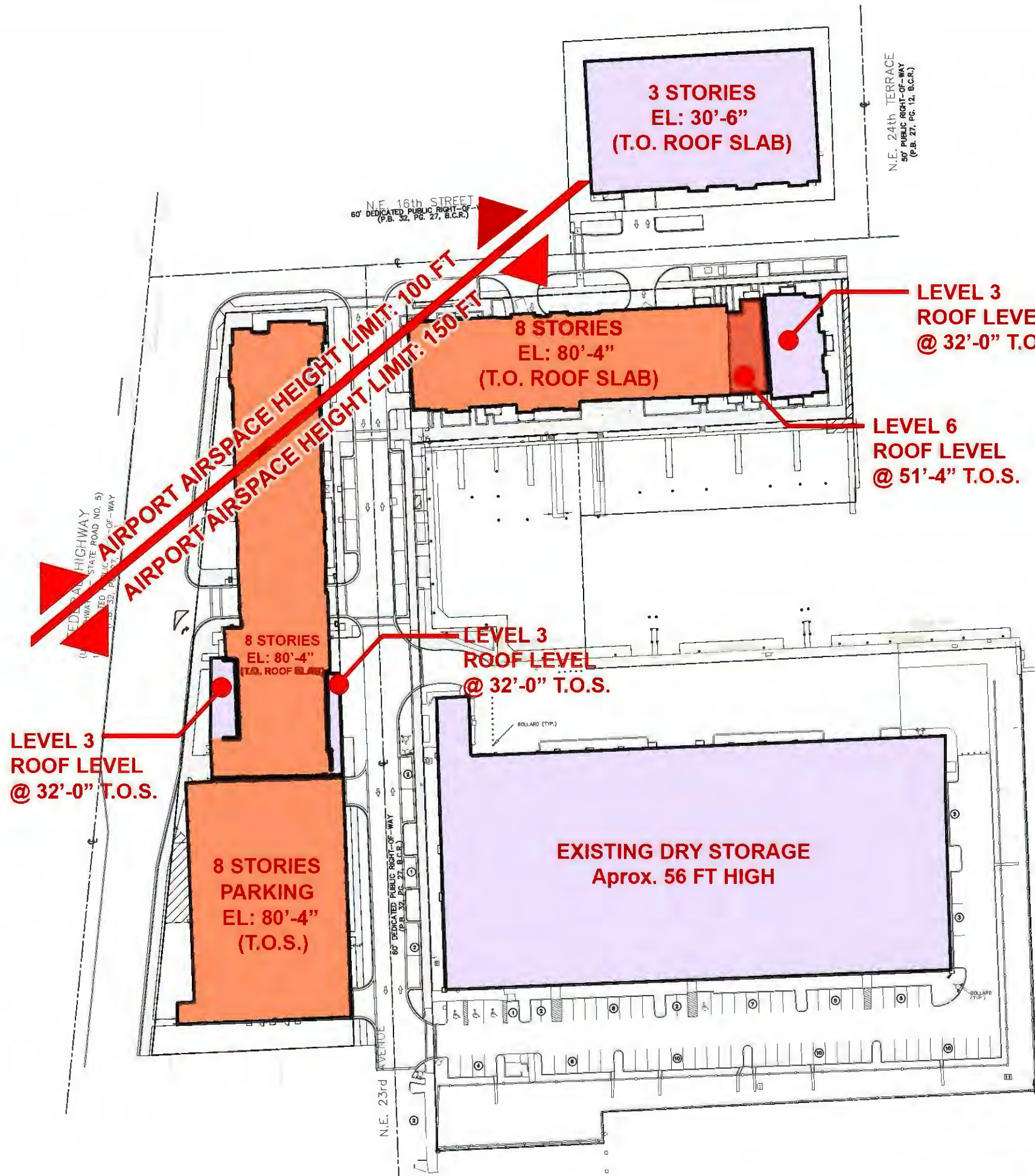
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DATE	-/-
SCALE	AS SHOWN
JOB NO.	1828
SHEET NO.	

RENDERING

P&Z

NO. TO SCALE SHEET NUMBER:
PZ21-13000006
A-3.7
1/26/2022

RENDERING
SHEET NUMBER:



LEGEND

- 8 STORIES
- 6 STORIES
- 1-3 STORIES

P & Z

PZ21-13000006

AIRPORT AIRSPACE HEIGHT LIMIT DIAGRAM
 SCALE: N.T.S.

<p style="font-size: 10px; margin: 0;">ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES</p> <p style="font-size: 12px; margin: 0;">MSA ARCHITECTS ARCHITECTURE & PLANNING 8950 SW 74th COURT MIAMI, FLORIDA 33156 (305) 273-9811</p> <p style="font-size: 10px; margin: 0;">FOR: HARBORSIDE AT HIDDEN HARBOUR AMP IV-HIDDEN HARBOUR, LLC LOCATED AT: POMPANO BEACH, FLORIDA</p> <p style="font-size: 8px; margin: 0;">BEATRIZ M. HERNANDEZ AR0084376</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: 8px;">DRAWN</td> <td style="width: 50%;"></td> </tr> <tr> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">--/--</td> </tr> <tr> <td style="font-size: 8px;">SCALE</td> <td style="font-size: 8px;">AS SHOWN</td> </tr> <tr> <td style="font-size: 8px;">JOB NO.</td> <td style="font-size: 8px;">1828</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">SHEET TITLE:</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: 10px;">DIAGRAMS</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">SHEET NUMBER:</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: 12px; font-weight: bold;">EX - K</td> </tr> </table>	DRAWN		DATE	--/--	SCALE	AS SHOWN	JOB NO.	1828	SHEET TITLE:		DIAGRAMS		SHEET NUMBER:		EX - K	
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DATE	--/--																
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EX - K																	

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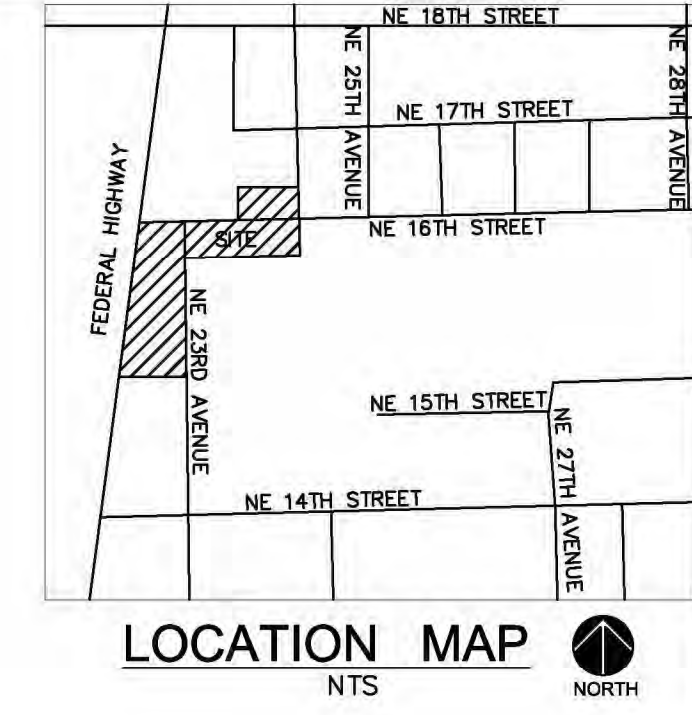
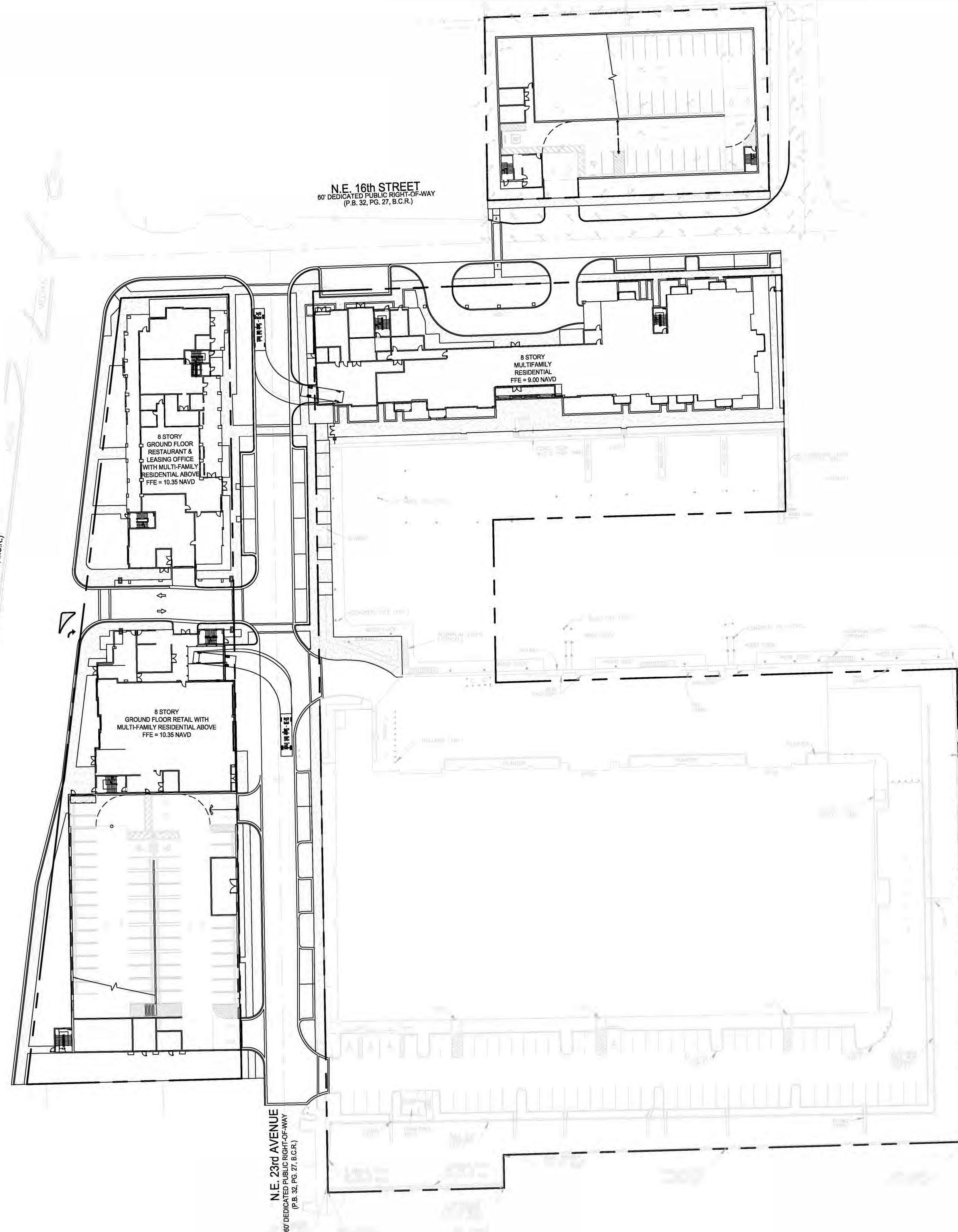
FEDERAL HIGHWAY
(U.S. HIGHWAY 1 - STATE ROAD NO. 5)
120' DEDICATED PUBLIC RIGHT-OF-WAY
(P.B. 32, PG. 27, B.C.R.)

NE 16th STREET
60' DEDICATED PUBLIC RIGHT-OF-WAY
(P.B. 32, PG. 27, B.C.R.)

NE 23rd AVENUE
60' DEDICATED PUBLIC RIGHT-OF-WAY
(P.B. 32, PG. 27, B.C.R.)

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- 7.26 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED



FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EPA 6578

Sheet Title
TRUCK EXHIBIT

Job Title
HIDDEN HARBOR
POMPANO BEACH, FLORIDA 33062



Revisions	

Phase:
DRC DOCUMENTS
Shane H Grabski
Digitally signed by Shane H Grabski
DN: cn=US, o=Flynn Engineering Services P.A., email=shane@flynnengineering.com, c=US, ou=Shane H Grabski
Date: 2021.12.02 18:58:05 -0500



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON Dec 02, 2021

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Drawn by SHG
Proj. Mgr. SHG
Appr. by SHG
Date: 12/2/21
Sheet No. TX-1
Page 1 of X

P421-1300006
1/26/2022



JOHN KNOX VILLAGE MASTER PLAN

JULY 2021



195 RAMP

SW 3RD ST

POMPANO PARK PL

AVONDALE DR

SW 11TH ST

SGT CHRIS REYKA PL

195

ACCESS RD

HERITAGE DR

ACCESS RD

SW 4TH ST

LAKESIDE CIR

ACCESS RD

SW 5TH ST

SW 5TH ST

SW 12TH AVE

195

SW 5TH CIR

VILLAGE DR

S DIXIE HWY W

SW 5TH CT

6TH ST

S FLAGLER AVE

SW 6TH ST

S ANDREWS AVE

SW 9TH TER

H AVE

SW 6TH CT

S DIXIE HWY E

SW 2ND TER

SW 6TH PL

SW 2ND AVE

SW 1ST WAY

SW 6TH CT

SW 1ST LN

SW 1ST DR

SW 7TH ST

EXISTING CONDITIONS



LEGEND

- (A) MAIN ENTRANCE
- (B) WELCOME CENTER
- (C) HERITAGE TOWER (IL)
- (D) WOODLANDS (SN)
- (E) JKV PROFESSIONAL CENTER
- (F) VILLAGE TOWERS (IL)
- (G) NORTH GARDEN VILLAS (IL)
- (H) PLANT OPERATION
- (I) RESIDENT WORKSHOP
- (J) SEASIDE COVE (SN)
- (K) PATIO DINING ROOM
- (L) LAKESIDE VILLAS (IL)
- (M) EAST LAKE BUILDING (IL)
- (N) GARDENS WEST (AL)
- (O) CASSELS TOWER (IL)
- (P) AQUATIC COMPLEX
- (Q) AUDITORIUM
- (R) SOUTH GARDEN VILLAS (IL)
- (S) FITNESS PARK

ABBREVIATION LEGEND

- IL INDEPENDENT LIVING
- AL ASSISTED LIVING
- SN SKILLED NURSING

OTHER

- PROPERTY LINE

ILLUSTRATIVE MASTER PLAN



LEGEND

- (A) MAIN ENTRANCE
- (B) WELCOME & INNOVATION CENTER
- (C) HERITAGE TOWER (IL)
- (D) COVERED PARKING
- (E) ASSISTED LIVING BUILDING (AL)
- (F) WOODLANDS BUILDING (SN)
- (G) JKV PROFESSIONAL CENTER II
- (H) JKV PROFESSIONAL CENTER I
- (I) CENTRAL ENERGY PLANT
- (J) VILLAGE TOWERS (IL)
- (K) VUE/TERRACE TOWERS (IL)
- (L) MULTI-USE PAVILION
- (M) SEASIDE COVE (SN)
- (N) YOGA PAVILION
- (O) NATURE PAVILION AND LAKESIDE PLAZA
- (P) GARDENS WEST ADMINISTRATION BUILDING
- (Q) CASSELS TOWER (IL)
- (R) VILLAS WEST (IL)
- (S) WEST PARKING STRUCTURE W/ AMENITY DECK
- (T) PHYSICAL PLANT/OPERATIONS
- (U) GARDEN APARTMENTS – WEST (IL)
- (V) GARDEN APARTMENTS – EAST (IL)
- (W) AQUATIC COMPLEX
- (X) VILLAGE CENTER
- (Y) VILLAS EAST (IL)
- (Z) HYBRID VILLAS (IL)
- (AA) EAST TOWER (IL)
- (BB) MIXED-USE VILLAGE RETAIL/RESIDENTIAL (IL)
- (CC) NORTH POOL
- (DD) GUEST HOUSING (IL)
- (EE) DIXIE ENTRANCE

ABBREVIATION LEGEND

IL = INDEPENDENT LIVING
 AL = ASSISTED LIVING
 SN = SKILLED NURSING

Use Type	Existing Entitlement	Proposed under Master Plan	Difference
High Rise Units	674 Units	759 units	+ 85 High Rise Units
Assisted Living Units	247 unit equivalents	294 unit equivalents	+ 47 unit equivalents
Villas	216 units	42 units	- 174 units
Garden Apartments	87 units	138 units	+ 51 units
Commercial Use	70,000 SF	42,300 SF	- 27,700 SF
Office Use	N/A	96,000 SF	+ 96,000 SF
Ancillary Use	N/A	Unlimited	N/A
Recreation and Open Space	4.28 acres maximum	4.28 acres minimum	N/A

1. Separate Office from Commercial
2. Ancillary Use Concept
3. Recreation and Open Space Correction
4. Unit Type Flexibility

Units Allowed by Comprehensive Plan: 1,224 units (no specific unit type)

Units Allowed Zoning Code: 1,224 units (no specific unit type)

OPEN SPACE DIAGRAM



LEGEND

	OPEN SPACE	52.31%
	1,482,655 ft ²	
	BUILDINGS	17.40%
	493,152 ft ²	
	WATER	6.46%
	183,018 ft ²	
	ROADS	23.83%
	675,486 ft ²	
TOTAL: 2,834,311 ft²		
(65 ACRES)		

0 100 200 400



Minor/Major Deviation Process

Current Major Deviations Include Everything EXCEPT:

1. Changes to address technical considerations that could not reasonably be anticipated during the approval process
2. Changes that have no effect on the approved plan, including but not limited to:
 - a. Changes in driveway location;
 - b. Minor shifts in building size, configuration, or location;
 - c. Structure floor plan revisions; and
 - d. Facility design modifications for amenities and the like

Proposed Explicit Major Deviations:

1. Changes in building size and location for buildings along Dixie Highway
2. Orientation changes for buildings along Dixie Highway
3. Changes to the primary internal roadway; and
4. Shifts in any building location for buildings that are greater than 10 stories

BUILDING HEIGHTS DIAGRAM

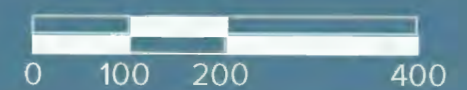


PHASING PLAN



	EXISTING	17.62%
	499,311 ft ²	
	PHASE 1	6.77%
	192,000 ft ²	
	PHASE 2	15.95%
	452,000 ft ²	
	PHASE 3	13.05%
	370,000 ft ²	
	PHASE 4	10.43%
	295,500 ft ²	
	PHASE 5	5.60%
	158,500 ft ²	
	PHASE 6	10.91%
	309,500 ft ²	
	PHASE 7	16.42%
	465,500 ft ²	
	PHASE 8	2.19%
	62,000 ft ²	
	PHASE 9	1.06%
	30,000 ft ²	

TOTAL: 2,834,311 ft²
(65 ACRES)



MASTER PLAN PERSPECTIVES



AERIAL PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE OF VUE/TERRACE TOWERS AND LAKE MAGGIE PROMENADE



VIEW OF PAVILION FROM VUE TOWER OUTDOOR DINING AREA



VIEW OF PAVILION AND LAKE FROM CASSELS TOWER

AERIAL PERSPECTIVE FROM NORTHEAST

