

Good afternoon Jeff,

I received a plat today (2606 Palm Aire Plat) that was addressed to Josh Miller. He is no longer with the Department but I have taken over his role. I wanted to let you know the proposed Palm Air Plat is not abutting a State Road and therefore the Department has no comment.

If you have any further questions, please let me know.

Thank you,

Dan Marwood

Deputy Right of Way Manager - Production

Florida Department of Transportation FDOT – District 4 Right of Way Office

Phone: (954)-777-4238

Cell: (954)-610-7031

Dan.Marwood@dot.state.fl.us

P&Z

PZ22-14000010

12/21/2022



5101 NW 21st Avenue, Suite 460
Ft. Lauderdale, Florida 33309
(954) 453-0811, Fax: (954) 453-0804

Jeff S. Hodapp
Perimeter Surveying & Mapping
947 Clint Moore Rd.
Boca Raton, FL 33487

Re: 2606 Palm Aire Plat

Jeff S. Hodapp.

TECO Peoples Gas has reviewed the request for the address of 2606 Palm Aire Plat, Pompano Beach, Florida. We do not have any objections to the proposed plat.

Should you need further assistance, please contact me at 954-453-0812

Sincerely,

A handwritten signature in black ink, appearing to read "Max J. Chamorro", written over a horizontal line.

Max J. Chamorro
Engineering Project Manager
TECO Peoples Gas
East Region, Florida

01/18/16
Date

P&Z

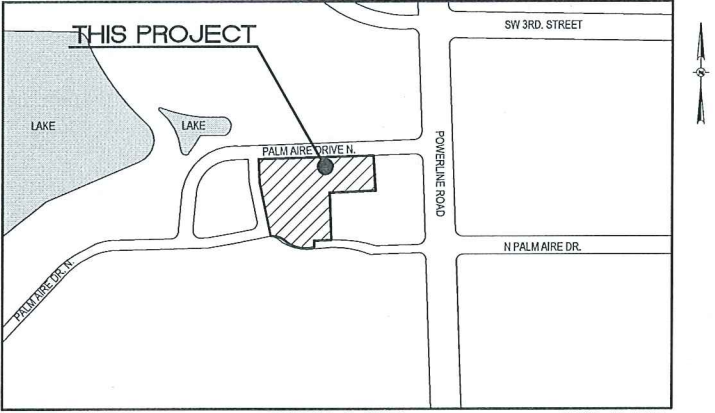
PZ22-14000010
12/21/2022

SITE PLAN DRAWINGS
FOR
PALMAIRE MULTIFAMILY RESIDENCE

2606 PALMAIRE AIRE DRIVEN N.
POMPAÑO BEACH, FLORIDA

GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 BROWARD COUNTY BENCH MARK #2914, LOCATED @ GATEWAY DRIVE & SW 27 AVENUE; ELEVATION IS 6.52 FEET OF M.A.V.D. OF 1988.
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC., TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY CARLOS IBARRA, FLORIDA, DATED NOVEMBER 28, 2020.
- THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE "X" REVISED DATE AUGUST 18, 2014, COMMUNITY No. 120055, PANEL 0356, SUFFIX H



LOCATION SKETCH
N.T.S.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALMA AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89° 34' 13" EAST ALONG THE SOUTHERLY LINE OF PALMA AIRE DRIVE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3978, ON PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 388.17 FEET; THENCE SOUTH 00° 45' 58" EAST, 123.02 FEET; THENCE SOUTH 89° 40' 12" WEST, 140.05 FEET; THENCE SOUTH 00° 38' 35" WEST, 196.01 FEET TO THE NORTH LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89° 45' 05" WEST, 78.78 FEET; THENCE SOUTH 00° 13' 55" WEST, 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 126.41 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 00° 13' 55" WEST); THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 25' 44" AN ARC DISTANCE OF 166.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 73.50 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 50' 13" AN

ARC DISTANCE OF 75.48 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH LINE, SAME BEING THE SOUTH LINE OF SAID TRACT A, SOUTH 89° 40' 30" WEST, 35.41 FEET; THENCE NORTH 00° 19' 21" WEST, A DISTANCE OF 80.77 FEET; THENCE SOUTH 80° 40' 39" WEST, A DISTANCE OF 21.40 FEET; THENCE NORTH 00° 19' 21" WEST, A DISTANCE OF 13.82 FEET; THENCE SOUTH 89° 40' 39" WEST, ALONG A SOUTHERLY LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 165.68 FEET; THENCE NORTH 15° 55' 44" WEST, ALONG THE EASTERLY LINE OF AN EXISTING GOLF CART PATHWAY, 38.56 FEET; THENCE NORTH 14° 45' 01" WEST, 16.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 31.67 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 58' 30" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID EXISTING GOLF CART PATHWAY THROUGH A CENTRAL ANGLE OF 67° 50' 55" AN ARC DISTANCE OF 31.50 FEET TO THE EASTERLY LINE OF AFORESAID PALMA AIRE NORTH DRIVE, SAME BEING THE NORTHERLY LINE OF AFORESAID TRACT A, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 162.50 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 79° 05' 59" WEST); THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SAME BEING THE EASTERLY AND SOUTHERLY LINE OF SAID PALMA AIRE DRIVE, NORTH, SAME BEING THE NORTHERLY LINE OF SAID TRACT A, THROUGH A CENTRAL ANGLE OF 79° 31' 30" AN ARC DISTANCE OF 225.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 34' 13" EAST, ALONG SAID NORTHERLY LINE OF SAID TRACT A, SAME BEING THE SOUTH LINE OF SAID PALMA AIRE DRIVE NORTH, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTIONS OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154, PAGE 1904 AND LESS PARCELS "A" AND "B" DESCRIBED IN OFFICIAL RECORDS BOOK 45095, PAGE 200.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, B.C.T.E.D. CURRENT STANDARDS AND ATTACHED DETAILS AND MATCH EXISTING.
- SIGN POSTS SHALL BE B.C.T.E.D. CURRENT STANDARDS AND ATTACHED DETAILS AND CURRENT CITY STANDARD.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPMs IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.
- THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAY - STATE OF FLORIDA".
- INSPECTIONS ARE REQUIRED FOR ALL WORK DONE IN BROWARD COUNTY RIGHT OF WAY AND THAT A 72 HOURS' NOTICE IS REQUIRED.

ADA COMPLIANCE NOTES

- THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FBC 7TH EDITION (2020) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDEXES 304, 310 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES, CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%). RAMPS MUST ALSO COMPLY WITH FBC BUILDING 1010 AND FBC ACCESSIBILITY 405.
- PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
- ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).

HEALTH EMERGENCY RESPONSE

- CONTRACTOR TO COMPLY WITH OSHA COVID-19 GUIDANCE FOR THE CONSTRUCTION WORKFORCE, FDOT COVID-19 RELATED GUIDELINES AND FEDERAL, STATE, COUNTY AND LOCAL COVID-19 RELATED ORDERS.

UTILITY DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
C-0	COVER SHEET, LOCATION MAP AND NOTES
C-1	LAYOUT PLAN
C-2	PAVING-GRADING-DRAINAGE PLAN AND NOTES
C-3	SITE DETAILS
C-4	SITE SECTIONS
C-5	DRAINAGE DET
WS-1	WATER & SEWER
WS-2	CITY STANDARD SEWER DETAILS
WS-3	CITY STANDARD SEWER DETAILS
SWPPP-1	STORMWATER EROSION PREVENTION NOTE
SWPPP-2	STORMWATER EROSION PREVENTION PLAN
TP-1	GARBAGE TRUCK
TP-2	CITY OF POMPAÑO BEACH TRUCK PATH PLAN

PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED

24 HRS. PRIOR TO COMMENCING ANY
WORK IN THE PUBLIC R/W CONTACT
THE BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING
DIVISION AT (954)577-4600 FOR
INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES
NOT CONSTITUTE A PERMIT FOR
CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST
BE OBTAINED FROM THE BROWARD
COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION PRIOR TO
COMMENCING CONSTRUCTION IN THE
PUBLIC RIGHT OF WAY.

ALL MATERIAL USED AND
INSTALLATIONS WITHIN THE PUBLIC
RIGHT OF WAY OR EASEMENTS SHALL BE
IN ACCORDANCE WITH BROWARD COUNTY
HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY
CONSTRUCTION
AND ENGINEERING DIVISION

- ☐ PLAN CONSISTENT
WITH PLAT REQUIREMENTS
- ☐ PUBLIC RIGHT OF WAY APPROVAL
FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKINGS & SIGNS



PREMIUM
Development

SITE PLAN
APPROVAL

PROJECT NAME:
PALMAIRE

PROJECT ADDRESS:
2606 PALM AIRE DRIVE N., POMPAÑO
BEACH FL

OWNER NAME:
PREMIUM DEVELOPMENT

OWNER ADDRESS:
7841 NW 32 ST DORAL FL 33122

ARCHITECT
GS ARCHITECTURE
GS STUDIO DESIGN, INC.
2100 SW 24th STREET
MIAMI, FL 33145
PH 786 468 0571
AA25002394

JOSE GAVIRIA, ARCHITECT
STATE OF FLORIDA A.R. 92739

SEAL & SIGNATURE

REVISION LOG

	ADDRESS DRC COMMENTS	02/28/22
1		

COVER SHEET,
LOCATION PLAN
AND NOTES

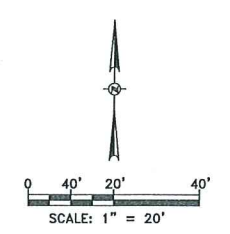
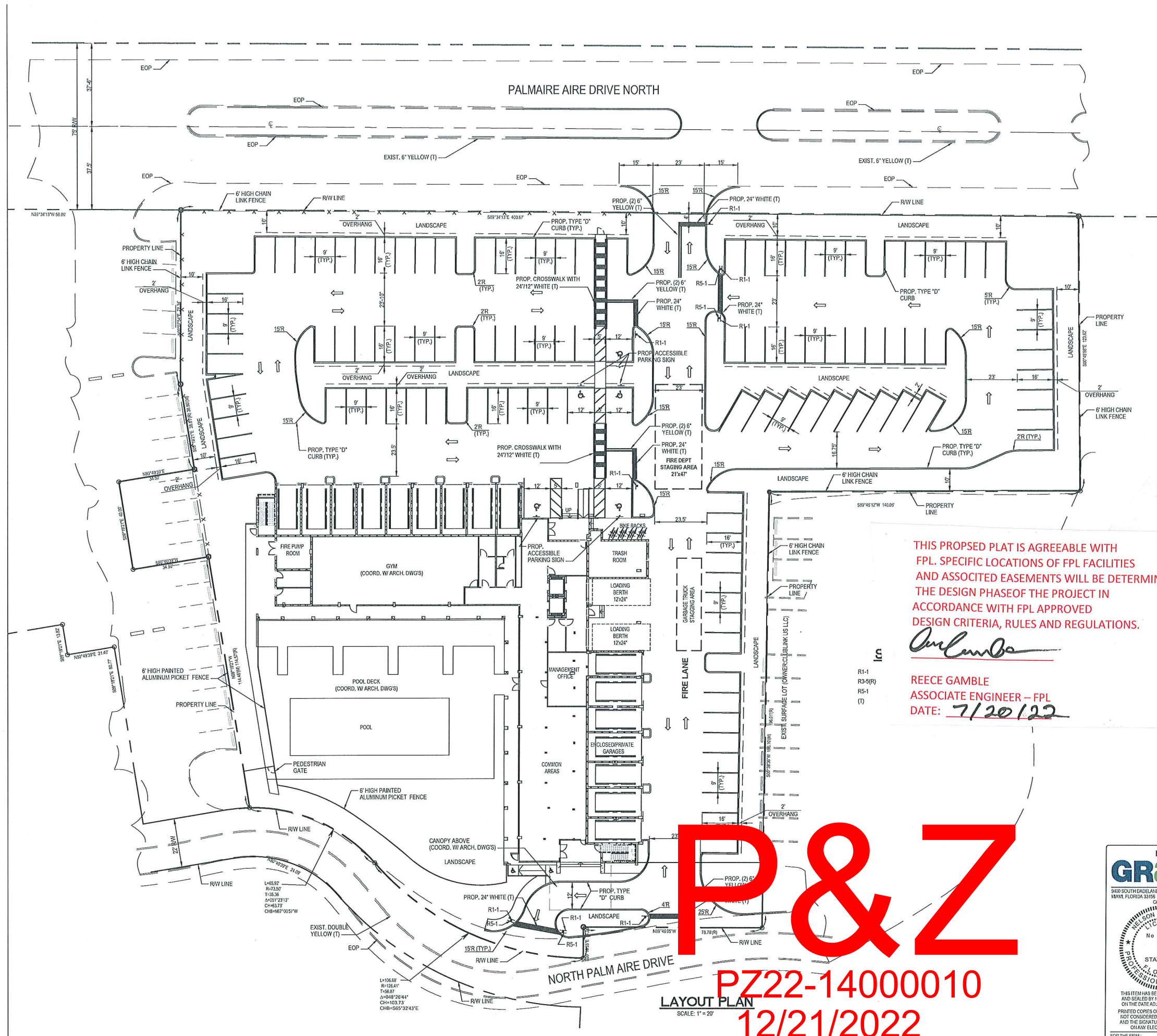
Project number	2021-7018
Date	5/21/2021
Drawn by	Z.H.
Checked by	N.O

C-0

Scale

AS SHOWN

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION DRC RE-SUBMITTAL 03/04/22



THIS PROPOSED PLAT IS AGREEABLE WITH FPL. SPECIFIC LOCATIONS OF FPL FACILITIES AND ASSOCIATED EASEMENTS WILL BE DETERMINED IN THE DESIGN PHASE OF THE PROJECT IN ACCORDANCE WITH FPL APPROVED DESIGN CRITERIA, RULES AND REGULATIONS.

Reece Gamble
REECE GAMBLE
ASSOCIATE ENGINEER - FPL
DATE: 7/20/22

P&Z

PZ22-14000010
12/21/2022

LAYOUT PLAN
SCALE: 1" = 20'

PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED

24 HRS. PRIOR TO COMMENCING ANY
WORK IN THE PUBLIC R/W CONTACT
THE BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING
DIVISION AT (954)577-4600 FOR
INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES
NOT CONSTITUTE A PERMIT FOR
CONSTRUCTION.

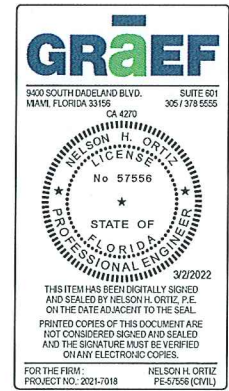
A PERMIT FOR CONSTRUCTION MUST
BE OBTAINED FROM THE BROWARD
COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION PRIOR TO
COMMENCING CONSTRUCTION IN THE
PUBLIC RIGHT OF WAY.

ALL MATERIAL USED AND
INSTALLATIONS WITHIN THE PUBLIC
RIGHT OF WAY OR EASEMENTS SHALL BE
IN ACCORDANCE WITH BROWARD COUNTY
HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY
CONSTRUCTION
AND ENGINEERING DIVISION

☐ PLAN CONSISTENT
WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL
FOR PAVING, GRADING AND DRAINAGE
BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKINGS & SIGNS



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION DRC RE-SUBMITTAL 03/04/22



PREMIUM
Development

SITE PLAN
APPROVAL

PROJECT NAME:
PALMAIRE

PROJECT ADDRESS:
2606 PALM AIRE DRIVE N., POMPANO
BEACH FL

OWNER NAME:
PREMIUM DEVELOPMENT

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7841 NW 32 ST DORAL FL 33122

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JOSE GAVIRIA, ARCHITECT
STATE OF FLORIDA A.R. 92739

SEAL & SIGNATURE

REVISION LOG

1	ADDRESS DRC COMMENTS	02/28/22

LAYOUT PLAN

Project number 2021-7018
Date 5/21/2021
Drawn by Z.H.
Checked by N.O.

C-1

Scale AS SHOWN



RECORD OF TRANSMITTAL

If enclosures are not as noted, kindly notify us at once.

DATE: June 3, 2022

PROJECT NO. 22119

RE: 2606 Palm Aire Plat

TO: Martin Barret
AT&T
8601 W. Sunrise Blvd
Plantation, FL 33322
954-476-2940

WE ARE SENDING YOU

☐

Prints

☐

Plans

☒

Attached

☐

Copy of letter

☐

Under separate cover via courier the following items:

☐

Permit Application

NO.	DATE	DESCRIPTION
1		Survey, plat and site plan
1		Plat approval letter

THESE ARE TRANSMITTED as check below:

☒
☐
☐
☒

For approval

For your use

As requested

For review and comment

☐
☐
☐
☐

Approved as Submitted

Approved as Noted

Returned for Corrections

Signatures

☐
☐
☐

Resubmit _____ copies for approval

Submit _____ copies for distribution

Return _____ corrected Prints

REMARKS Please review the attached documents. In order to submit the plat to the City of Pompano Beach, we will need your approval letter. Feel free to add your letterhead to the attached letter or use your own form. Feel free to contact me with any questions at jeff@perimetersurveying.com. Thank you.

COPY TO:

P&Z

SIGNED:

PZ22-14000010

Jeff S. Norwood, P.S.M.

12/21/2022



RE: PROJECT NO. 22119
2606 Palm Aire Plat

Date:06/24/2022

RE: 2606 Palm Aire Plat

To: Maggie Barszewski AICP
City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 33060
Maggie.Barszewski@copbfl.com

Maggie,

The referenced plat has been reviewed and is acceptable to AT&T.

According to our records, AT&T has no existing facilities that would or should be affected by your proposed plat referenced here. Should you require any additional assistance from AT&T, please feel free to contact me at 954-260-2879.

Sincerely,

Patrick Browne

Patrick Browne
AT&T Florida
Manager Outside Plant Planning & Design
(954)260-2879
pb0409@att.com

P&Z

PZ22-14000010
12/21/2022