

07/26

**ORDINANCE NO. 2015-02**

**CITY OF POMPANO BEACH  
Broward County, Florida**

**AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING NORTH OF ATLANTIC BOULEVARD (S.R. 814) AND EAST OF THE FLORIDA TURNPIKE FROM PR (PARKS AND RECREATION) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR CONFORMANCE TO AN APPROVED MASTER PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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

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

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

**SECTION 1. - FINDINGS:** Based upon the application materials, proposed documents to be recorded in the public records, and information provided at the public hearing, and all other information available, the City Commission finds as follows: that the rezoning of the property described herein is consistent with the Comprehensive Plan; that the rezoning complies with all requirements of the Zoning Code; and that the rezoning is reasonably related to the public, health, safety and welfare.

(A) The property subject to this ordinance is generally north of Atlantic Boulevard (S.R. 814) and east of the Florida Turnpike, and is more particularly described in composite Exhibit "A" attached hereto and made a part hereof ("Property");

(B) The Property consists of approximately 78 acres in area, and is well suited to the flexibility and diversity envisioned by Section 155.3603 of the Code of Ordinances of the City of Pompano Beach, Florida; and

**SECTION 2. - REZONING AND APPROVAL OF MASTER SITE PLAN:** The Property more particularly described in composite Exhibit "A," is hereby rezoned from a present zoning classification PR (Parks and Recreation) to the zoning classification of a Residential Planned Unit Development (RPUD) District with all the conditions and limitations as provided in Section 155.3603 of the Code of Ordinances of the City of Pompano Beach, Florida.

Pursuant to the requirements of Section 155.3603 of the Code of Ordinances of the City of Pompano Beach, Florida, the Master Site Plan submitted for the Property, attached hereto and made a part hereof as Exhibit "B," is hereby adopted. All development of the Property shall proceed in accordance with the Master Site Plan, as approved.

**SECTION 3. - DEVELOPMENT STANDARDS AND REQUIREMENTS:** Pursuant to the provisions of Section 155.3603 of the Code of Ordinances of the City of Pompano Beach, Florida, development of the property shall proceed in accordance with:

- (i) The requirements of such section;
- (ii) The Master Site Plan;

- (iii) The Active/Open Space and Recreation Area amenities, including the pool and clubhouse, that are to be located on the east side of the W. Atlantic Blvd. entrance shall be constructed prior to the Certificate of Occupancy of any residential unit; and all Active/Open Space and Recreation Area amenities included in or adjacent to all other pads as depicted on the Master Plan shall be constructed prior to issuance of any Certificate of Occupancy relating to development within such pad.

**SECTION 4. - SEVERABILITY:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 5. - EFFECTIVE DATE:** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this 14th day of October, 2014.

**PASSED SECOND READING** this 28th day of October, 2014.

  
\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

GBL/jrm  
9/19/14  
l:ord/ch155/2014-432

**SKETCH AND LEGAL DESCRIPTION**

(NOT A SURVEY)

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, AND 2 OF 2

**LAND DESCRIPTION: PROPOSED PHASE 1 RESIDENTIAL PARCEL**

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, SAME BEING THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 365.78 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD, A 124.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 12 OF 18, SAME BEING THE SOUTHWEST CORNER OF TEXACO-POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,587.89 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 11°21'03" EAST), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'04", AN ARC DISTANCE OF 67.93 FEET; THENCE NORTH 67°56'40" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 164.17 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.24 FEET; THENCE SOUTH 76°08'26" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 54.19 FEET; THENCE SOUTH 82°47'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 240.26 FEET; THENCE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 15°01'12" WEST, 256.26 FEET; THENCE NORTH 12°02'24" EAST, 107.28 FEET; THENCE NORTH 90°00'00" WEST, 122.21 FEET; THENCE NORTH 00°00'00" EAST, 715.82 FEET; THENCE NORTH 90°00'00" WEST, 108.87 FEET; THENCE NORTH 00°00'00" EAST, 430.80 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°45'32" EAST ALONG THE AFORESAID SOUTH LINE, 793.50 FEET; THENCE SOUTH 01°22'47" EAST, 637.40 FEET; THENCE NORTH 88°48'35" EAST ALONG THE WESTERLY PROLONGATION OF A NORTH LINE OF PARCEL G, GIBSON'S PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 135.00 FEET TO THE WESTERLY MOST NORTHWEST CORNER OF SAID PARCEL G; THENCE SOUTH 01°22'47" EAST ALONG A WEST LINE OF SAID PARCEL G AND ALONG THE WEST LINE OF TRACTS 47, 48 AND 49 OF COLLIER CITY LOTS (UNRECORDED) AND ALONG THE WEST LINE OF TRACTS 1-3, PANTON FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALONG THE WEST LINE OF SAID TEXACO-POMPANO PLAT, 909.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 26.773 ACRES (1,166,233 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEET 2 OF 2. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY CALVIN, GIORDANO & ASSOCIATES, INC.
4. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. REFERENCE BEARING OF NORTH 88°47'22" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
6. THIS DOCUMENT IS INTENDED TO PROVIDE FOR A LEGAL DESCRIPTION AND SKETCH OF A PROPOSED RESIDENTIAL PARCEL.

CALVIN, GIORDANO & ASSOCIATES, INC.

DAVID E. ROHAL  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4315  
STATE OF FLORIDA



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS™  
560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409  
Phone: 561.684.6161 • Fax: 561.684.6360  
Certificate of Authorization 0791

**RESIDENTIAL PARCEL**  
**PALM AIRE**  
**CITY OF POMPANO BEACH, FLORIDA**

SCALE	PROJECT No.	SHEET
NONE	13-5823	1
DATE	CAD FILE	OF
3/14/14	SEE LEFT MARGIN	2

### SKETCH OF DESCRIPTION

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, AND 2 OF 2  
\*THIS IS NOT A SURVEY\*

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42  
S. LINE N. 1/2, N.E. 1/4, S.E. 1/4, SEC. 32-48-42

### LEGEND

- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- L = ARC DISTANCE

**PROPOSED  
RESIDENTIAL PARCEL**

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

ACREAGE  
PORTION OF S.W. 1/4  
SEC. 33-48-42

PARCEL G  
GIBSON'S PLAT  
(P.B. 99, PG. 45, B.C.R.)

WLY MOST N. LINE  
N.W. CORNER  
PARCEL G  
PARCEL G  
GIBSON'S PLAT  
(P.B. 99, PG. 45, B.C.R.)

ACREAGE  
PORTION OF S.W. 1/4 SEC. 33-48-42

TRACTS 47, 48 & 49  
COLLIER CITY LOTS  
(UNRECORDED)

TRACT 1

TRACT 2  
PANTON FARMS  
(P.B. 89, PG. 9, B.C.R.)

TRACT 3

PARCEL A  
TEXACO - POMPANO  
(P.B. 124, PG. 10, B.C.R.)

(FDOT MAP No. 410055 W. ATLANTIC BLVD.  
SEC. 86130-2504  
SHEET 12 OF 18)

P.O.B.  
S.E. CORNER SEC. 32-48-42

P.O.C.  
S.W. CORNER  
N01°22'47"W 365.78'

N88°47'22"E (BASIS OF BEARINGS)  
S. LINE S.E. 1/4 SEC. 32-48-42

N00°00'00"E 430.80'

108.87'  
N90°00'00"W

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

N00°00'00"E 715.82'

122.21'  
N90°00'00"W

107.28'  
N12°02'24"E

N15°01'22"W 266.26'

20.77'  
S76°36'32"W

240.26'  
S82°47'08"W

54.19' R=1,587.89'  
S76°08'26"W Δ=02°27'24"  
160.24' L=67.93'

N89°26'43"W  
N. R/W LINE

164.17'  
N67°56'40"W

117°10'37"E (RADIAL)

W. LINE

S.W. CORNER

N01°22'47"W 365.78'



(IN FEET)  
1 INCH = 200 FEET



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**RESIDENTIAL PARCEL**  
**PALM AIRE**  
**CITY OF POMPANO BEACH, FLORIDA**

SCALE  
1"=200'  
DATE  
3/14/14

PROJECT No  
13-5823  
CAD FILE  
SEE 10TH MARCH

SHEET  
2  
OF  
2

P:\Projects\2013\135823 Palm Aire Boundary Survey\SKETCH\081623-135823-V-SL-PHASE 1-RESIDENTIAL.dwg Mar 21, 2014 - 8:28am

**SKETCH AND LEGAL DESCRIPTION**

(NOT A SURVEY)

NOT VALID WITHOUT  
ACCOMPANYING

SHEETS 2, 3, 4 & 5 OF 5

**LAND DESCRIPTION: PROPOSED PHASE 2 RESIDENTIAL PARCEL**

A PARCEL OF LAND IN THE SOUTH ONE-HALF (S. 1/2) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, SAME BEING THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 365.78 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD, A 124.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 12 OF 18, SAME BEING THE SOUTHWEST CORNER OF TEXACO-POMPAÑO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,587.89 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 11°21'03" EAST); THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'04", AN ARC DISTANCE OF 67.93 FEET; THENCE NORTH 67°56'40" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 164.17 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.24 FEET; THENCE SOUTH 76°08'26" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 54.19 FEET; THENCE SOUTH 82°47'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 240.26 FEET; THENCE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.77 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 21.85 FEET; THENCE SOUTH 69°19'34" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 238.14 FEET; THENCE SOUTH 73°55'06" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 182.76 FEET; THENCE SOUTH 71°12'48" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 211.47 FEET TO A POINT ON A ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2,231.83 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 10°39'02" EAST); THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'32", AN ARC DISTANCE OF 449.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 0.13 FEET; THENCE NORTH 85°20'44" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 180.40 FEET; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 43°17'14" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 43.03 FEET TO A POINT ON THE EAST LINE OF TRACT A, PALM AIRE NORTH COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°32'02" EAST ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 130.51 FEET; THENCE SOUTH 62°23'43" EAST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 36.49 FEET; THENCE NORTH 47°31'48" EAST ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 590.60 FEET; THENCE NORTH 30°51'09" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 405.20 FEET; THENCE NORTH 27°20'21" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 549.07 FEET TO THE NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE NORTH 77°03'57" WEST ALONG SAID NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 411.09 FEET TO THE WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE SOUTH 29°11'22" WEST ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 436.70 FEET; THENCE SOUTH 37°13'57" WEST

CONTINUED ON SHEET 2 OF 5



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**RESIDENTIAL PARCEL  
PALM AIRE  
CITY OF POMPAÑO BEACH, FLORIDA**

SCALE	PROJECT No	SHEET
NONE	13-5823	
DATE	CAD FILE	1 OF 5
3/20/14	SEE LEFT MARGIN	

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**SKETCH AND LEGAL DESCRIPTION**

(NOT A SURVEY)

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, 3, 4 & 5 OF 5

CONTINUED FROM SHEET 1 OF 5

CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 273.27 FEET; THENCE SOUTH 38°34'48" WEST CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 711.82 FEET; THENCE SOUTH 62°23'43" EAST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 266.57 FEET; THENCE SOUTH 02°32'02" WEST, 173.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID WEST ATLANTIC BOULEVARD; THENCE SOUTH 46°42'42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 41.81 FEET; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 187.78 FEET; THENCE NORTH 77°47'54" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 305.94 FEET; THENCE NORTH 84°51'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 270.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA TURNPIKE A 300.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 1 OF 18; THENCE NORTH 39°31'03" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 2,632.45 FEET TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE SOUTH 01°10'12" WEST ALONG SAID WEST LINE, 464.92 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°45'32" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32, 403.85 FEET; THENCE SOUTH 00°00'00" WEST, 430.80 FEET; THENCE SOUTH 90°00'00" EAST, 108.87 FEET; THENCE SOUTH 00°00'00" WEST, 715.82 FEET; THENCE SOUTH 90°00'00" EAST, 122.21 FEET; THENCE SOUTH 12°02'24" WEST, 107.28 FEET; THENCE SOUTH 15°01'12" EAST, 256.26 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 46.3524 ACRES (2,019,111 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEET 2 OF 2. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
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5. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
6. THIS DOCUMENT IS INTENDED TO PROVIDE FOR A LEGAL DESCRIPTION AND SKETCH OF A PROPOSED RESIDENTIAL PARCEL.

CALVIN, GIORDANO & ASSOCIATES, INC.



DAVID E. ROHAL  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4315  
STATE OF FLORIDA



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**RESIDENTIAL PARCEL**  
**PALM AIRE**  
**CITY OF POMPANO BEACH, FLORIDA**

SCALE	PROJECT No	SHEET
NONE	13-5823	2
DATE	CAD FILE	OF
3/20/14	SEE LEFT MARGIN	5

P:\Projects\2013\135823 Palm Aire Boundary Survey\Survey\Sketch\081623-135823-V-SL-PHASE 2-RESIDENTIAL.dwg Mar 21, 2014 - 9:37am

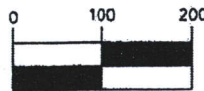
SEE SHEET 5 OF 5 ACREAGE PORTION OF S.E. 1/4 SEC. 32-48-42

SW. CORNER  
N. 1/2, NE. 1/4,  
SE. 1/4,  
SEC. 32-48-42

S. LINE N. 1/2, N.E. 1/4, S.E. 1/4, SEC. 32-48-42  
N88°45'32"E 403.85'

**SKETCH OF DESCRIPTION**

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, 2, 4 & 5 OF 5  
\*THIS IS NOT A SURVEY\*



(IN FEET)  
1 INCH = 200 FEET

**LEGEND**

- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- L = ARC DISTANCE

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

**PROPOSED  
RESIDENTIAL PARCEL**

E LINE OF THE  
W 1/2, SE 1/4  
SEC. 33-48-42

S10°39'02"E  
(RADIAL)

211.47'  
S71°12'48"W  
182.76'  
S73°55'06"W  
N. R/W LINE  
CENTERLINE

122.21'  
S90°00'00"E  
107.28'  
S12°02'24"W

21.85'  
S76°36'32"W  
238.14'  
S69°19'34"W  
P.O.B.

S15°01'12"E 256.26'

54.19'  
S76°08'26"W  
20.77'  
S76°36'32"W  
240.26'  
S82°47'08"W

(FDOT MAP No. 410055  
SEC. 86130-2504  
SHEET 12 OF 18)

W. ATLANTIC BLVD.

N11°21'03"E  
(RADIAL)

S.W. CORNER  
TEXACO - POMPANO  
(P.B. 124, PG. 10, B.C.R.)

R=1,587.89'  
Δ=02°27'24"  
L=67.93'

160.24'  
N89°26'43"W  
N. R/W LINE  
164.17'  
N67°56'40"W

N01°22'47"W 365.78'  
P.O.C.  
S.E. CORNER SEC. 32-48-42

N88°47'22"E (BASIS OF BEARINGS)  
S. LINE S.E. 1/4 SEC. 32-48-42

W. LINE SEC. 33-48-42  
E. LINE SEC. 32-48-42

SEE SHEET 4 OF 5



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™

560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409  
Phone: 561.684.6161 • Fax: 561.684.6360

Certificate of Authorization 6791

**RESIDENTIAL PARCEL  
PALM AIRE  
CITY OF POMPANO BEACH, FLORIDA**

SCALE  
1"=200'  
DATE  
3/20/14

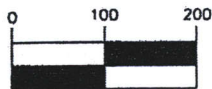
PROJECT No  
13-5823  
CAD FILE  
SEE LEFT MARGIN

SHEET  
**3**  
OF  
5



### SKETCH OF DESCRIPTION

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, 2, 3 & 5 OF 5  
\*THIS IS NOT A SURVEY\*



(IN FEET)  
1 INCH = 200 FEET

#### LEGEND

- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- L = ARC DISTANCE

SEE SHEET 5 OF 5

FLORIDA'S  
TURNPIKE  
300' R/W  
FDOT MAP# 410035  
SECTION 86130-2504  
SHEET 1 OF 18

EAST R/W LINE  
N39°31'03"E 2632.45'(D)  
N37°00'18"E 2632.45'(C)

**PROPOSED  
RESIDENTIAL PARCEL**

S29°11'22"W 436.70'  
WEST LINE OF TRACT A

S37°13'57"W 273.27'  
WEST LINE OF TRACT A

EAST LINE OF TRACT A  
N30°51'09"E 405.20'

TRACT A  
PALM AIRE NORTH COURSE ESTATES  
4TH SECTION  
(P.B. 122, PG. 21, B.C.R.)

SEE SHEET 3 OF 5

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

SOUTH LINE OF TRACT A  
S62°23'43"E 266.57'

S62°23'43"E 36.49'  
SOUTH LINE OF TRACT A

N47°31'48"E 590.60'  
EAST LINE OF TRACT A

S02°32'02"W 173.88'  
S46°42'42"W 41.81'  
187.78'  
N89°06'30"W

130.51'(D) 130.53'(C)  
N02°32'02"E  
EAST LINE OF TRACT A

N89°06'30"W  
R=2,231.83'  
Δ=11°32'32"  
L=449.60'

43.03'  
N43°17'14"W  
CENTERLINE  
W. ATLANTIC BLVD.

270.92'  
N84°51'04"W  
N. R/W LINE

305.94'  
N77°47'54"W

W. LINE OF THE SE 1/4 OF SEC. 33-48-42



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**RESIDENTIAL PARCEL**  
**PALM AIRE**  
CITY OF POMPANO BEACH, FLORIDA

SCALE  
1"=200'  
DATE  
3/20/14

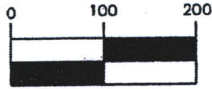
PROJECT No  
13-5823  
CAD FILE  
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SHEET  
**4**  
OF  
5

P:\Projects\2013\135823 Palm Aire Boundary Survey\SKEETCH\081623-135823-V-SL-PHASE 2-RESIDENTIAL.dwg Mar 21, 2014 - 9:37am

**SKETCH OF DESCRIPTION**

NOT VALID WITHOUT  
ACCOMPANYING  
SHEETS 1, 2, 3, & 4 OF 5  
\*THIS IS NOT A SURVEY\*



(IN FEET)  
1 INCH = 200 FEET

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- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- L = ARC DISTANCE

ACREAGE  
N.E. 1/4 SEC. 32-48-42

S01°10'12"W 464.92'

W LINE OF THE  
N. 1/2, OF THE NE. 1/4,  
OF THE SE. 1/4 OF SEC. 32-48-42

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

SW. CORNER  
N. 1/2, NE. 1/4,  
SE. 1/4,  
SEC. 32-48-42

S. LINE N. 1/2, N.E. 1/4, S.E. 1/4, SEC. 32-48-42  
N88°45'32"E 403.85'

S00°00'00"W 430.80'

SEE SHEET 3 OF 5

108.87'  
S90°00'00"E

S00°00'00"W 715.82'

ACREAGE  
PORTION OF S.E. 1/4 SEC. 32-48-42

E LINE OF THE  
W 1/2, SE 1/4  
SEC. 33-48-42

FLORIDA'S  
TURNPIKE  
300' RW  
FDOT MAP# 410085  
SECTION 88130.2304  
SHEET 1 OF 18

EAST RW LINE  
N38°31'03"E 2632.45'(D)  
N37°00'18"E 2632.45'(C)

**PROPOSED  
RESIDENTIAL PARCEL**

S37°13'57"W 273.27'  
WEST LINE OF TRACT A

S29°11'22"W 436.70'  
WEST LINE OF TRACT A

N77°03'57"W 411.09'  
NORTH LINE OF TRACT A

EAST LINE OF TRACT A  
N27°20'27"E 549.07'

N30°51'09"E  
405.20'

SEE SHEET 4 OF 5



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Certificate of Authorization 8791

**RESIDENTIAL PARCEL  
PALM AIRE  
CITY OF POMPANO BEACH, FLORIDA**

SCALE 1"=200'	PROJECT No 13-5823	SHEET <b>5</b>
DATE 3/20/14	CAD FILE SEE LEFT MARGIN	OF 5

P:\Projects\2013\135823 Palm Aire Boundary Survey\Survey\SKETCH\081623-135823-V-SL-PHASE 2-RESIDENTIAL.dwg Mar 21, 2014 - 9:37am

# **Exhibit B**



**EXHIBIT B-2 - RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)  
DEVELOPMENT STANDARDS AND PERMITTED USES  
RESIDENCES AT PALM AIRE**

INTENSITY AND DIMENSIONAL STANDARDS- RPUD	
Project area (acres)	78 acres
Max dwelling units	907 d.u.s
Unit size, minimum (Total sq ft)	
Studio (multi-family)	
1-Bedroom (multi-family)	500 sq. ft.
2-Bedroom (multi-family)	600 sq. ft.
3-Bedroom (multi-family)	850 sq. ft.
Townhome (2-story, garage not included)	1,050 sq. ft.
Single Family - Zero Lot Line (2-story, garage not included)	1,200 sq. ft.
PD Perimeter, minimum (ft.)	10 feet <sup>(1)</sup>

LAND USE/DENSITY	
Development Area	Density/Intensity
Residential	907 units

USE TYPE	SETBACKS (ft.)				BUILDING SEPARATION	FLOOR AREA, Min. (s.f.)	MAX BLDG SIZE (s.f.)	DENSITY <sup>(2)</sup>	BUILDING HEIGHT (ft.) (Max.)	Lot Area Min. (s.f.)	Lot Width Min. (ft.)	Lot Coverage Max. (%)	Pervious Area Min. (%)
	Front	Street Side	Interior Side	Rear									
Single-Family	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	3,600 sf	36	60	30
Single-Family (zero lot lines)	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	2,800 sf	28	55	30
Single-Family (attached)	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	2,400 sf	30	55	30
Two-Family	20	15	6	15	N/A	750	(3)	Per Comp. Plan	35	8,000 sf	70	35	30
Live/Work	10	10	6	15	N/A	500	(3)	Per Comp. Plan	35	5,000 sf	50	35	20
Townhome	20	10	5	10	N/A	(3)	(3)	Per Comp. Plan	35	1,800 sf	20	65	15
Multi-Family	15	10	15	15	Per Article 5 of the City's Code	(3)	(3)	Per Comp. Plan	65	2,400 sf	30	40	20
Wellheads	<ul style="list-style-type: none"> <li>100-ft from well head to any sanitary line</li> <li>300-ft from well head to surface water</li> <li>15-ft from raw water easement to any surface water</li> <li>10-ft from raw water easement to any building face</li> </ul>				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) Except where noted in Modification Table Sec 155.5203.D..3.c.ii  
 (2) 907 units per the City's Comprehensive Plan  
 (3) Per Article 5 of the City's Code, Sec. 155.5601.C.2 Individual structure footprints shall not exceed 20,000 square feet and the maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units.

MODIFICATIONS				
Type	Code Section	Description	Modification	Justification
Parking Space	155.5102	Dimensions	9x18 v. 10x20	The overall 4 ft reduction in stall depths are provided to incorporate 5 ft wide bike path within the development, also allowing for additional perimeter buffer.
Vehicle stacking	Table 155.5101.G. 8.b.	Parking lot entrance driveways	Min. 50 ft stacking lane distance for 500 or more off-street parking spaces	To accommodate proposed site design for vehicular access. Intended for clubhouse and amenity or the like to include no more than 25 spaces and not intended for residents' use.
Off-street parking and loading	155.5102.C.9	Wheelstops	No wheel stops. Continuous curb.	A continuous curb provides a much more seamless and safer design. Allow sidewalks to be raised above the street.
Landscaping	155.5203.B.2 .g.ii(D)(1)	Palm Trees	Min. height 12 ft v. 14 ft.	To accommodate reduced availability of some palm species at taller heights.
Landscaping	155.5203.D. 3.c.ii	Perimeter Landscape width 10 ft	Min. 5 ft not to exceed 200 feet in length.	To accommodate existing utility easement and off-site generator access. The balance of the perimeter buffer to be 15 ft to offset this restriction.
Landscaping	155.5203.D. 5.a	Landscaping b/t VUAs and bldgs. 24 ft	Reduce width of landscape area abutting bldg. facade to 6 ft, not incl. sidewalk, and reduce width of same on building ends to 10 feet.	In order to reduce excessive driveway depths to buildings where garages occur under buildings, and due to site constraints triggered by utility easements, surface parking configuration and access that limit building placement.
Screening, Fences & Walls	155.5302.E.3	Perimeter fences/walls	Metal/ aluminum and picket fences permitted	To accommodate proposed site design.
Access, circulation, parking & loading	155.5102.1.1	Aisle Width	Min. aisle width 22 ft	To accommodate proposed site design and consistent with Sec. 100.24 Minimum Paving Width

TYPE AND MIX OF USES				
Phase	Pad <sup>(1)</sup>	Unit Type <sup>(1)</sup>	Number of Units <sup>(1)</sup>	Density <sup>(1)</sup>
Phase 1	1	Multi-family	39	404 units
	2	Multi-family	21	
	3	Multi-family	126	
	4	Multi-family	92	
	5	Multi-family	62	
	6	Multi-family	64	
Phase 2	7	Multi-family	220	503 units
	8	Single-Family (zero lot line)	63	
	9	Single-Family (zero lot line)	29	
	10	Single-Family (zero lot line)	27	
	11	Single-Family (zero lot line)	67	
	12	Townhome	97	

Up to 907 units per the City's Comprehensive Plan

<sup>(1)</sup> Modification is permitted per section III. C. of this document and to be determined at site plan. Total number of units within the RPUD not to exceed 907 units.

The following uses are permitted within the RPUD and may be sited pursuant to section III.C. of this document.

- Multi-Family
- Dwelling, Single-Family
- Dwelling, Single-Family (zero lot lines)
- Dwelling, Single-Family (Attached)
- Dwelling, Two-Family
- Dwelling, Live/Work
- Dwelling, Townhome

All Accessory, Temporary and Interim Uses permitted pursuant to Appendix A: Consolidated Use Table of the City Code in RPUD Districts are permitted in this RPUD, subject to Use-Specific Standards set forth therein.

MASTER PARKING PLAN	
Dwelling, Single-Family	2.0 spaces per dwelling unit
Dwelling, Single-Family Zero Lot Line	2.0 spaces per dwelling unit
Dwelling, Single-Family (Attached)	2.0 spaces per dwelling unit
Dwelling, Live/Work	1.0 spaces per dwelling unit
Dwelling, Townhome	2.0 spaces per dwelling unit
Dwelling, Multi-Family	Studio 1.0 spaces per unit
	1 or 2 BR 1.5 spaces per unit
	3+ BR 2.0 spaces per unit
Handicap Parking	As provided in Article 5: Development Standards
Parking Space Dimensions, minimum.	9' x 18'

OPEN SPACE		
TYPE	Required	Public Park Dedication*
Open Space Consisting of General, Passive and Active	25%	14 acres

Note: Exhibit E1 PD Plan depicts Active and Passive open space. General open space to be determined at site plan as part of "pad" siting and development.

\*Park dedication does not count toward open space requirement. Although the park property is not located within the RPUD boundary, the park and the subject site are being platted under one plat. The owner is voluntarily platting the park property which accounts for approximately 14% of the total net plat area.