

CITY OF POMPANO BEACH
Broward County, Florida

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3: DEVELOPMENT RESTRICTIONS: Pursuant to the provisions of Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, development of the subject property shall proceed in accordance with:

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

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

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

SECTION 6: This Ordinance shall become effective upon passage.

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

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

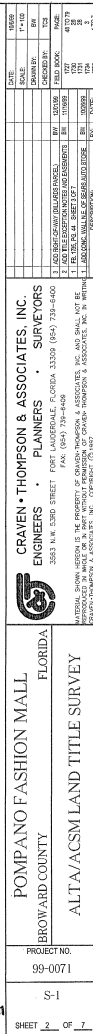
ATTEST:

MARY L. CHAMBERS, CITY CLERK

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

WILLIAM F. GRIFFIN, MAYOR

ALTA/ACSM LAND TITLE SURVEY



PZ22-13000004
10/19/2022

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

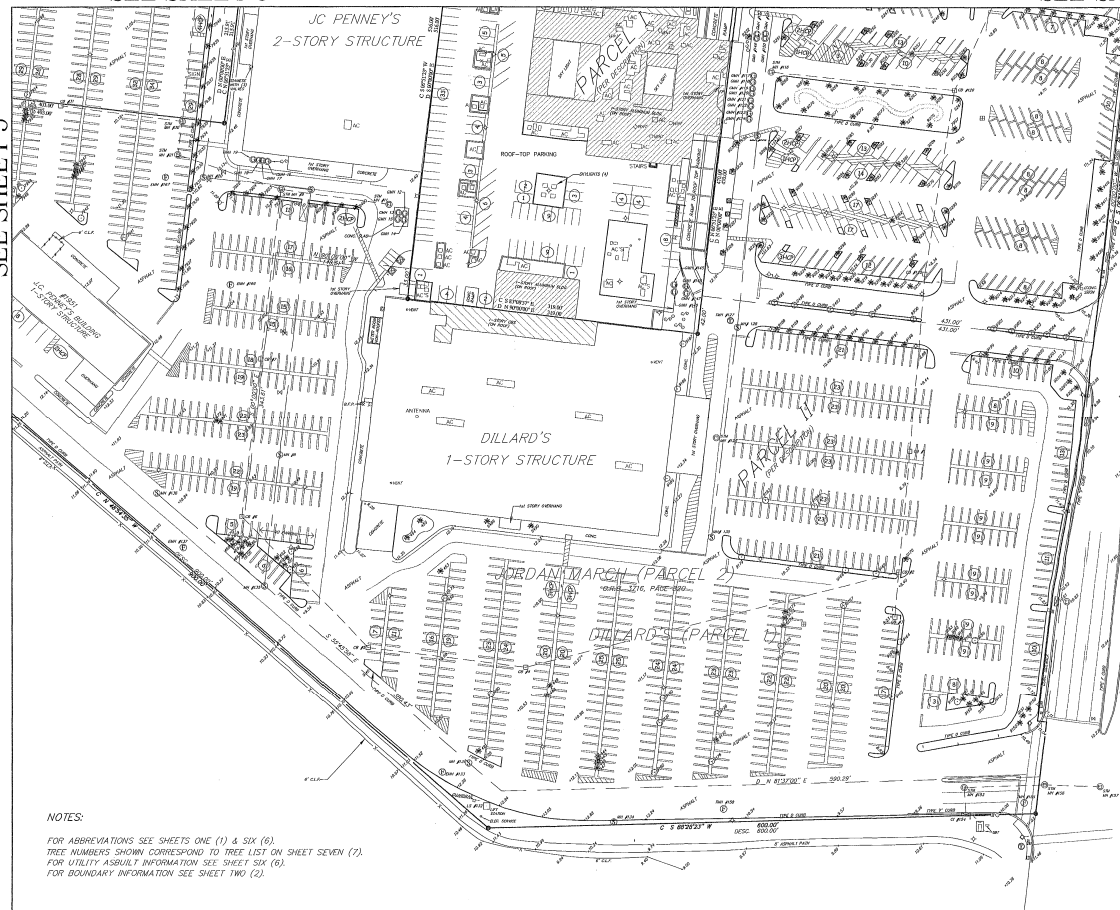
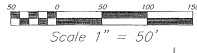
SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

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

DATE	BY	FOR	REVISION
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	1
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	2
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	3
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	4
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	5
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	6
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	7
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	8
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	9
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	10
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	11
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	12
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	13
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	14
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	15
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	16
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	17
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	18
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	19
11/14/22	DAVID L. BROWN	ALTA/ACSM LAND TITLE SURVEY	20



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

- LEGEND:
- ① UNCLASSED TRAP
 - ② WASTE METER
 - ③ FIRE HYDRANT
 - ④ GATE VALVE
 - ⑤ SHAMOCK CONNECTION
 - ⑥ DETECTION CHECK
 - ⑦ STORM MANHOLE
 - ⑧ SANITARY MANHOLE
 - ⑨ ELECTRIC MANHOLE
 - ⑩ GROUND WATER
 - ⑪ GROUND WATER
 - ⑫ GROUND WATER
 - ⑬ GROUND WATER
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CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
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FLORENCE, SOUTH CAROLINA
THIS SURVEY IS THE PROPERTY OF CRAVEN • THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAVEN • THOMPSON & ASSOCIATES, INC.

FLORIDA
POMAPNO FASHION MALL
BROWARD
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
99-0071

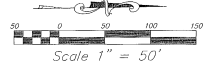
S-1

SHEET 1 OF 1

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

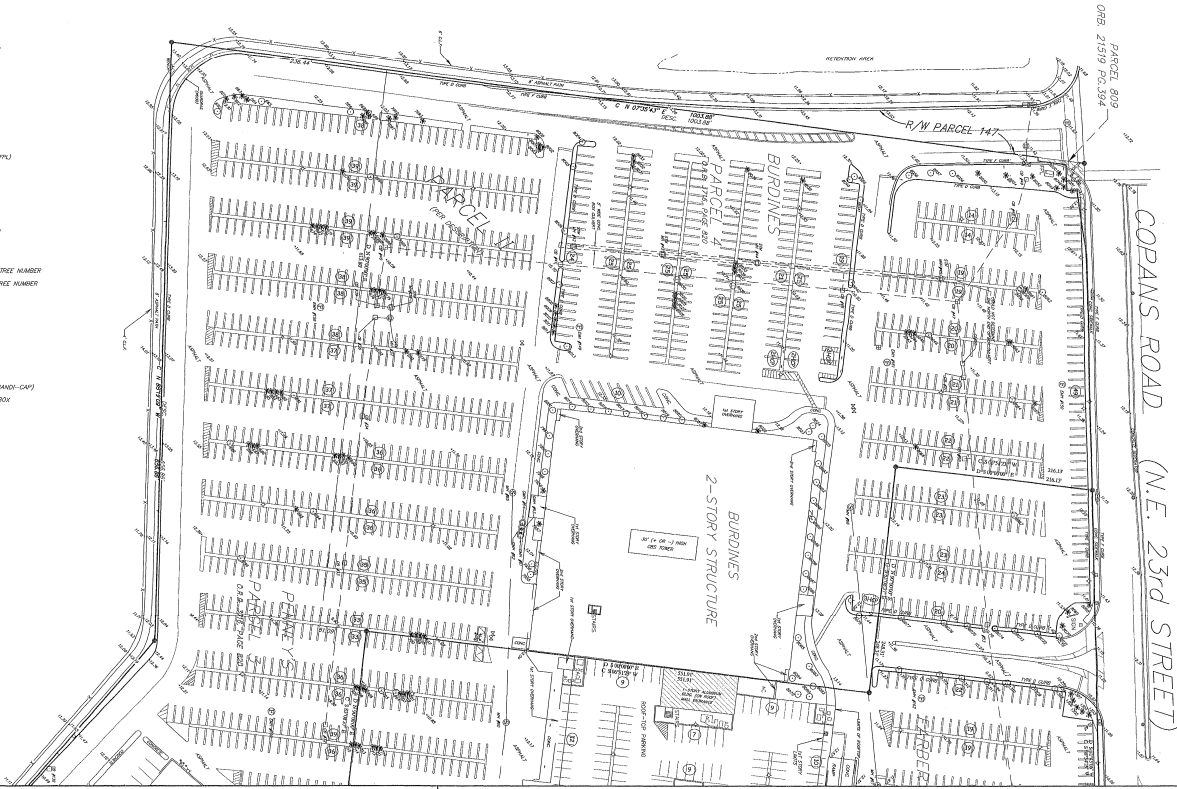
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FOR UTILITY ASSEMBLY INFORMATION SEE SHEET SIX (6).
FOR BOUNDARY INFORMATION SEE SHEET TWO (2).



LEGEND:

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



SEE SHEET 4

SEE SHEET 3

10 28 2001

DATE	BY	DESCRIPTION
11/15/01	CR	1. INITIAL EXISTING CONDITIONS SURVEY
11/15/01	CR	2. ALTA/ACSM LAND TITLE SURVEY
11/15/01	CR	3. PRELIMINARY PLANNING
11/15/01	CR	4. PRELIMINARY ENGINEERING
11/15/01	CR	5. PRELIMINARY SURVEY
11/15/01	CR	6. PRELIMINARY PLANNING
11/15/01	CR	7. PRELIMINARY ENGINEERING
11/15/01	CR	8. PRELIMINARY SURVEY
11/15/01	CR	9. PRELIMINARY PLANNING
11/15/01	CR	10. PRELIMINARY ENGINEERING
11/15/01	CR	11. PRELIMINARY SURVEY
11/15/01	CR	12. PRELIMINARY PLANNING
11/15/01	CR	13. PRELIMINARY ENGINEERING
11/15/01	CR	14. PRELIMINARY SURVEY
11/15/01	CR	15. PRELIMINARY PLANNING
11/15/01	CR	16. PRELIMINARY ENGINEERING
11/15/01	CR	17. PRELIMINARY SURVEY
11/15/01	CR	18. PRELIMINARY PLANNING
11/15/01	CR	19. PRELIMINARY ENGINEERING
11/15/01	CR	20. PRELIMINARY SURVEY
11/15/01	CR	21. PRELIMINARY PLANNING
11/15/01	CR	22. PRELIMINARY ENGINEERING
11/15/01	CR	23. PRELIMINARY SURVEY
11/15/01	CR	24. PRELIMINARY PLANNING
11/15/01	CR	25. PRELIMINARY ENGINEERING
11/15/01	CR	26. PRELIMINARY SURVEY
11/15/01	CR	27. PRELIMINARY PLANNING
11/15/01	CR	28. PRELIMINARY ENGINEERING
11/15/01	CR	29. PRELIMINARY SURVEY
11/15/01	CR	30. PRELIMINARY PLANNING
11/15/01	CR	31. PRELIMINARY ENGINEERING
11/15/01	CR	32. PRELIMINARY SURVEY
11/15/01	CR	33. PRELIMINARY PLANNING
11/15/01	CR	34. PRELIMINARY ENGINEERING
11/15/01	CR	35. PRELIMINARY SURVEY
11/15/01	CR	36. PRELIMINARY PLANNING
11/15/01	CR	37. PRELIMINARY ENGINEERING
11/15/01	CR	38. PRELIMINARY SURVEY
11/15/01	CR	39. PRELIMINARY PLANNING
11/15/01	CR	40. PRELIMINARY ENGINEERING
11/15/01	CR	41. PRELIMINARY SURVEY
11/15/01	CR	42. PRELIMINARY PLANNING
11/15/01	CR	43. PRELIMINARY ENGINEERING
11/15/01	CR	44. PRELIMINARY SURVEY
11/15/01	CR	45. PRELIMINARY PLANNING
11/15/01	CR	46. PRELIMINARY ENGINEERING
11/15/01	CR	47. PRELIMINARY SURVEY
11/15/01	CR	48. PRELIMINARY PLANNING
11/15/01	CR	49. PRELIMINARY ENGINEERING
11/15/01	CR	50. PRELIMINARY SURVEY

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THIS SURVEY WAS PREPARED BY CRAVEN THOMPSON & ASSOCIATES, INC. FOR THE CLIENT. IT IS THE CLIENT'S RESPONSIBILITY TO PROVIDE ALL NECESSARY INFORMATION AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CRAVEN THOMPSON & ASSOCIATES, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

POMAPNO FASHION MALL
BROWARD
FLORIDA
ALTA/ACSM LAND TITLE SURVEY

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

DRC
PZ22-13000004
10/19/2022

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SURVEYOR'S AND A PROFESSIONAL ENGINEER'S SIGNATURES.

SANITARY SEWER ASBUILTS

STRUCTURE #	RIM ELEV.	NORTH INV.	SOUTH INV.	EAST INV.	WEST INV.	COMMENTS
MI 8	10.38	1.65 6"CLAY	5.03 8"CLAY	3.35 8"	3.35 8"	COULD NOT DETERMINE PIPE TYPES
MI 10	12.45		3.30 6"			
MI 20	10.89	3.73 8"CLAY	3.66 8"CLAY			
MI 23	12.38	3.67 8"CLAY	3.80 8"CLAY	3.85 8"CLAY		
MI 60	11.81	6.46 8"CLAY	6.47 8"CLAY	6.40 8"CLAY		
MI 65	11.75	7.80 8"CLAY		7.70 8"CLAY		
MI 66	11.63			9.79 6"VIC.		E=NE, W=SW
MI 67	11.76		8.48 8"CLAY	8.04 8"CLAY	8.10 8"CLAY	
MI 75	11.92		6.87 6"VIC.	6.70 8"CLAY	6.82 8"CLAY	
MI 76	12.31	8.81 6"VIC.				SANIT. VALVE DIPS ELEV.=4.81
MI 86	11.85	5.47 8"CLAY	6.95 8"CLAY	5.50 8"CLAY		
MI 87	11.63	5.42 6"CLAY	5.08 8"CLAY	4.88 8"CLAY		
MI 96	10.82	2.79 10"CLAY	2.92 10"CLAY			S=SW
MI 98	11.98	2.58 10"CLAY	2.58 10"CLAY			
MI 101	10.77	3.50 10"CLAY	3.52 8"CLAY	3.54 8"CLAY		N=NE
MI 105	10.47	4.27 8"CLAY	4.15 8"CLAY			
MI 107	9.95	5.13 8"CLAY				
MI 109	11.78	6.97 6"CLAY	5.96 8"CLAY	5.86 8"CLAY	7.00 6"CLAY	
MI 128	11.78	7.23 8"CLAY	7.29 8"CLAY	8.48 8"CLAY		
MI 130	11.37	7.88 8"CLAY	7.94 8"CLAY	8.27 6"CLAY		
MI 131	11.55			10.52 8"CLAY	10.60 8"CLAY	
LS	13.40					LIFT STATION (LOCKED)
MI 134	11.45	9.53 8"CLAY	8.60 8"CLAY			N=NE, S=SW
MI 135	9.78	1.08 8"CLAY		0.78 8"CLAY	2.93 8"CLAY	
MI 138	11.24			4.18 8"CLAY	4.22 8"CLAY	
MI 139	11.46			4.78 8"CLAY	4.84 8"CLAY	

GREASE MANHOLE RIM ASBUILTS

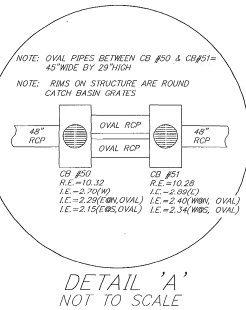
STRUCTURE #	RIM ELEV.
GMI 12	11.65
GMI 13	11.82
GMI 14	11.52
GMI 15	11.71
GMI 16	13.04
GMI 17	13.04
GMI 18	13.04
GMI 19	13.04
GMI 25	12.96
GMI 26	12.20
GMI 27	12.02
GMI 28	11.98
GMI 29	12.17
GMI 67	11.81
GMI 68	11.84
GMI 69	11.86
GMI 70	12.28
GMI 71	12.27
GMI 72	12.18
GMI 78	12.09
GMI 79	12.03
GMI 80	12.23
GMI 81	12.22
GMI 82	12.10
GMI 83	12.04
GMI 84	12.07
GMI 85	12.08
GMI 110	12.46
GMI 111	12.02
GMI 112	12.67
GMI 113	12.80
GMI 117	11.75
GMI 118	11.72
GMI 119	11.70
GMI 120	11.69
GMI 121	11.83
GMI 122	11.86
GMI 123	11.74
GMI 124	11.75
GMI 141	12.77
GMI 142	12.68
GMI 145	12.91
GMI 146	12.91
GMI 147	12.86
GMI 148	12.88
GMI 149	11.94
GMI 150	11.52
GMI 151	11.44
GMI 152	11.95
GMI 156	11.33

FLORIDA POWER & LIGHT MANHOLE RIM ASBUILTS

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

SOUTHERN BELL TELEPHONE MANHOLE RIM ASBUILTS

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



PARKING SPACE COUNT

REGULAR	4437
HANDICAP	58

STORM SEWER ASBUILTS

STRUCTURE #	RIM ELEV.	NORTH INV.	SOUTH INV.	EAST INV.	WEST INV.	COMMENTS
CR 1	8.17	0.74 60"ROP	0.85 60"ROP		2.97 15"ROP	
CR 2	8.31	1.82 60"ROP	4.35 24"ROP		1.63 54"ROP	
CR 3	8.24	4.74 24"ROP		2.24		
CR 4	8.83			2.05 54"ROP	2.16 54"ROP	DOUBLE RIM
CR 5	9.91			2.51 48"ROP	2.51 48"ROP	DOUBLE RIM
CR 6	9.59	3.05 48"ROP	3.17 48"ROP	4.74 12"ROP	4.74 12"ROP	DOUBLE RIM
CR 7	9.88	3.49 42"ROP	3.67 48"ROP	6.48 12"ROP	6.48 12"ROP	DOUBLE RIM
STM MH 8	12.17	4.01 36"ROP	5.50 34"ROP	3.84 36"ROP		
STM MH 11	11.95		5.77 12"ROP	5.91 24"ROP	5.98 24"ROP	
STM MH 21	10.86			4.10 36"ROP		
STM MH 24	12.03		4.91 21"ROP	4.70 14"ROP		
STM MH 30	10.90	4.30 21"ROP	4.30 38"ROP		4.38 24"ROP	
CR 31	9.67			4.97 24"ROP		
CR 32	9.61			5.39 24"ROP		
CR 33	9.83	6.83 15"ROP		4.85 24"ROP	5.05 36"ROP	DOUBLE RIM
CR 34	10.00			4.45 38"ROP	4.80 36"ROP	
CR 35	9.90	4.54 36"ROP		4.52 38"ROP		ROUND GRATE
STM MH 37	10.25		4.92 36"ROP		4.92 36"ROP	
STM MH 38	10.20	4.03 36"ROP				ROUND GRATE
CR 39	9.88			4.78 38"ROP		
CR 40	10.17	4.24 42"ROP		4.33 36"ROP		
CR 41	10.50		3.70 42"ROP			
CR 42	10.78					
STM MH 43	10.94					
STM MH 42	10.90					
CR 45	10.46	3.13 48"ROP	3.10 42"ROP	5.32 12"ROP	6.88 12"ROP	
STM MH 46	10.65					
CR 47	10.30	6.84 12"ROP	3.10 48"ROP	3.22 48"ROP	7.08 12"ROP	
CR 48	11.53	7.50 12"ROP	7.39 12"ROP			N=NE, S=SE
CR 49	10.61			7.49 12"ROP		
CR 50	10.32					ROUND GRATE (SEE DETAIL 'A' THIS PAGE)
CR 51	10.28					ROUND GRATE (SEE DETAIL 'A' THIS PAGE)
CR 52	9.88	4.34 24"ROP				
CR 53	9.85	5.78 15"ROP	3.61 15"ROP	2.33 54"ROP	2.35 48"ROP	
CR 54	9.53	3.14 24"ROP				DOUBLE RIM
CR 55	9.49		3.67 18"ROP	1.85 60"ROP	1.69 54"ROP	DOUBLE RIM
CR 56	9.46	4.68 18"ROP		4.68 18"ROP		DOUBLE RIM
CR 57	9.68					
CR 58	10.10	4.47 12"ROP	4.45 21"ROP		4.48 18"ROP	
CR 59	9.95		5.83 12"ROP			
STM MH 69	12.27	5.42 18"ROP		7.45 12"ROP	5.73 15"ROP	
CR 73	12.33					
CR 88	10.55			0.33 60"ROP	0.33 60"ROP	FULL OF DIRT (TO THE RIM) GRATE 1.0' X 1.5'
CR 89	10.51	2.26 12"ROP				E=NE, W=SW
CR 90	10.87	3.27 15"ROP	1.97 15"ROP	0.22 60"ROP	0.22 60"ROP	E=NE, W=SW
CR 91	8.59	4.94 15"ROP		4.88 12"ROP	4.79 15"ROP	E=NE
CR 92	8.88	4.94 12"ROP		4.94 15"ROP		S=SW
CR 93	9.07	5.21 12"ROP				N=NE
CR 94	9.91					
CR 95	9.62	2.57 12"ROP		1.41 20"ROP		
STM MH 97	10.86					
STM MH 99	11.21					
CR 100	9.34	10.86 60"ROP	11.86 60"ROP			CONFLICT STRUCTURE T.O.P.=3.48 12" SANIT.
CR 104	8.92			2.52 18"ROP	5.22 12"ROP	CONC. VAULT (FULL OF WATER) BOSS (-) 2' 4"
CR 108	8.70	0.00 66"ROP	10.13 66"ROP			
STM MH 116	11.72	7.15 18"ROP	7.02 12"ROP	7.17 18"ROP	7.97 12"ROP	
CR 125	8.27	10.02 66"ROP	10.12 60"ROP	3.77 12"ROP		
CR 126	8.30	0.04 66"ROP	10.13 66"ROP			
STM MH 129	11.63	6.78 12"ROP	2.81 12"ROP	5.23 18"ROP	5.63 6"ROP	
CR 138	11.06	7.74 12"ROP		7.82 12"ROP		
CR 152	10.59	3.50 21"ROP		0.69 60"ROP	0.57 60"ROP	
STM MH 153	10.03		6.53 12"ROP			
CR 154	9.31	6.59 12"ROP		5.27 21"ROP	5.35 15"ROP	CONFLICT STRUCTURE (-) 12' (4") PVC N & S
STM MH 156	11.57					
STM MH 157	12.52	5.12 36"ROP		5.12 36"ROP		

ABBREVIATIONS:

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

NOTE:

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

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BROWARD COUNTY
ALTA/ACSM LAND TITLE SURVEY
PROJECT NO. 99-0071
S-1
SHEET 8 OF 2

DRC

PZ22-13000004
10/19/2022

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY TREE LIST

NOTE:

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

THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL
SIGNATURE AND NAME, DATED SURVEYORS SEAL.

DATE	10/19/2022
BY	DAVID M. CRIVEN
FOR	DAVID M. CRIVEN
PROJECT NO.	99-0071
SHEET	7 OF 7

CRIVEN • THOMPSON & ASSOCIATES, INC.
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BROWARD COUNTY
ALTA/ACSM LAND TITLE SURVEY
PROJECT NO. 99-0071
S-1

BY: 10/19/2022 10:00 AM 10/19/2022 10:00 AM

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10/19/2022

PROJECT NOTES

1. ZONING: EXISTING ZONING: BUSINESS SHOPPING CENTER (B3C)
PROPOSED ZONING: GENERAL BUSINESS (B-3) WITH A PLANNED COMMERCIAL OVERLAY DISTRICT (PCO)
2. USES: AS PERMITTED IN THE B-3 DISTRICT INCLUDING DOCTOR/ MEDICAL OFFICES AND HOME IMPROVEMENT STORE WITH GARDEN AREA AND SEASONAL OUTDOOR SALES
3. THE EXISTING GROSS BUILDING AREA (948,600 SQ FT) INCLUDING FOOD COURT AND DRIVE-THRU RESTAURANT SHALL BE MAINTAINED AND SHALL APPLY TO ANALYSIS OF TRANSPORTATION, INFRASTRUCTURE AND CONNECTION/IMPACT FEES.
4. OPEN SPACE: TO CREATE THE TOWN CENTER ADDITIONAL LANDSCAPING AND PLAZAS/ WALKWAYS AREA BEING CREATED AS OUTLINED BELOW THIS ENHANCED ASBESTHETIC PACKAGE REPLACES THE REQUIREMENT THAT 20% OF THE TOTAL SITE BE LANDSCAPED.
(A) A LANDSCAPE BUFFER ALONG COPANS ROAD AND U.S. HIGHWAY 1 SHALL BE MAINTAINED AND ENHANCED TO A MINIMUM OF 30 FEET ON CENTER LINE FOR THE ENTIRE LENGTH OF EACH OF THE ROAD FRONTAGES. IN NO CASE SHALL THE BUFFER BE LESS THAN 6 FEET, EXCEPT AT BUS BAY.
(B) DUE TO THE EXISTING ALIGNMENT OF THE 1.00% ROAD NO ADDITIONAL PERMITS FOR BUFFERING IS REQUIRED EXCEPT WHEN NEW PAVEMENT IS PROVIDED ALONG THE PROPERTY LINE AND ADJACENT TO "BIKE PATH". THIS BUFFER SHALL AVERAGE 10 FEET AND BE NO LESS THAN 7 FEET IN WIDTH.
(C) PLANTED WITHIN THESE BUFFERS ALONG THE ARTERIAL ROAD WAY WILL BE TREES WHICH MAY INCLUDE PALMS AND ORNAMENTALS. THESE TREES SHALL BE PLANTED ON THE EQUIVALENT OF 30 FEET ON CENTER LINE FOR THE ENTIRE LENGTH OF EACH OF THE ROAD FRONTAGES. ASBESTHETIC VARIETY, GROUND COVER AND HEDGE MATERIAL WILL BE PLANTED IN BETWEEN THE TREES, AS REFERENCED ABOVE. SIXTY PERCENT OF THE ROAD FRONTAGES WILL BE PLANTED WITH MATERIALS THAT GROW TO AT LEAST 24 INCHES IN HEIGHT.
5. BUILDING SETBACKS: A MINIMUM OF A FIFTEEN (20) FOOT SETBACK ALONG COPANS ROAD AND U.S. HIGHWAY 1 SHALL BE MAINTAINED AND ENHANCED TO A MINIMUM OF 30 FEET ON CENTER LINE FOR THE ENTIRE LENGTH OF EACH OF THE ROAD FRONTAGES. EXCEPT FOR THE REQUIRED 225,423 S.F. (15% OF THE VEHICULAR USE AREA), WHICH EXCEEDS THE REQUIRED 225,423 S.F. (15% OF THE VEHICULAR USE AREA), USE AREA HAS BEEN RELOCATED TO THE PLAZA AREA IN THE FORM OF A HAROSCAPE AS A PEDESTRIAN AVENUE TO COMPLEMENT THE CITY CENTRE CONCEPT.
(A) OF EACH ROW OF PARKING, THIS ENHANCED LANDSCAPE BUFFER REPLACES THE REQUIREMENT OF THE 5 FOOT LANDSCAPE MEDIAN BETWEEN ADJUTING PARALLEL ROWS OF PARKING, INTERMEDIATE LANDSCAPE ISLANDS SHALL BE LOCATED IN ROWS AS INDICATED ON PLAN (C) TO ASSIST IN ACHIEVING THE "TOWN" OR "CITY CENTRE" CONCEPT WALKWAYS/ PEDESTRIAN WAYS ARE ENVISIONED TO UNITE THE PARKING AREAS WITH THE BUILDINGS, THEREBY ELIMINATING THE NEED FOR FIVE FOOT LANDSCAPE SEPARATIONS
6. MAXIMUM BUILDING HEIGHTS: 6 STORIES (190 FEET)
MAXIMUM PARKING GARAGE HEIGHT - 4 ELEVATED LEVELS ABOVE GRADE TO A MAX. HEIGHT TO THE ROOF PARAPET OF 48'-0" AND ELEVATOR CORE OF 88'-0"
7. ARCHITECTURAL NOTES: A UNIFIED ARCHITECTURAL THEME WILL BE DEVELOPED. APPROPRIATE OVERHEAD WEATHER PROTECTION WILL BE PROVIDED. THE AMOUNT OF PROTECTION WILL BE IDENTIFIED DURING THE BUILDING PLAN REVIEW.
8. STORMWATER: THE PROJECT WILL COMPLY WITH APPROPRIATE REGULATIONS REGARDING STORMWATER MANAGEMENT. SHOULD ADDITIONAL STORMWATER MANAGEMENT BE REQUIRED, THE PROJECT WILL BE LOCATED ON SITE INCLUDING IN AN UNDERGROUND VAULT OR OFF SITE ON PROPERTY UNDER CITY CONTROL. FINAL ENGINEERING TO DETERMINE APPROPRIATE SOLUTION.
9. UNIFIED CONTROL: ALL LAND WITHIN THIS POD SHALL BE MAINTAINED AND DEVELOPED IN ACCORDANCE WITH THIS MASTER PLAN. THIS UNIFIED PROJECT WILL HAVE A UNIFIED ARCHITECTURAL THEME, WHICH WILL BE IDENTIFIED DURING DEVELOPMENT AND NECESSARY DOCUMENTS TO ENSURE THIS UNIFIED DEVELOPMENT WILL BE PROVIDED.
10. PHASING: THIS PROJECT MAY BE DEVELOPED IN SEPARATE PHASES. CONSTRUCTION COORDINATION AND MARKET CONDITIONS WILL DETERMINE FINAL PHASING.
11. PLATTING: DURING REREVELOPMENT THE THREE EXISTING MAJOR RETAILERS ARE ANTICIPATED TO REMAIN OPERATING. A FINAL PLAT WILL BE RECORDED IN BROWARD COUNTY PUBLIC RECORDS PRIOR TO ISSUANCE OF ANY NEW CERTIFICATE OF OCCUPANCY.
12. PARKING: TO CREATE ADDITIONAL LANDSCAPING AND PEDESTRIAN GATHERING AREAS, THE EXISTING PARKING AREAS WILL BE MAINTAINED AND ENHANCED WITH ACCESSIBLE AREAS OF 24 FEET IN WIDTH FOR TWO WAY TRAFFIC. COMPACT SPACES (8.5'x16') MAY ALSO BE PROVIDED TO FURTHER ENHANCE THIS DESIGN. LESS THAN 6.5% OF THE OVERALL PARKING WILL BE PARKING IN A DECK OR, LESS THAN 12% OF THE OVERALL PARKING SPACES IN THE PARKING AREAS WILL BE UNDERGROUND SPACES. HANDICAP PARKING UTILITY PROTRUSIONS OCCUR. HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE.
13. LOADING: LOADING AREAS WILL BE PROVIDED AS ILLUSTRATED. FREE STANDING STRUCTURES MAY BE "STREET" OR "FRONT" LOADED THEREBY MEETING THE REQUIRED DEDICATED LOADING AREAS.
14. BUILDING ENVELOPES MAY VARY IN SIZE, 10' IN ANY DIRECTION AND ALL FOOTAGE OF ALL BUILDINGS INCLUDING OUTPARCELS MAY BE ALLOCATED THROUGHOUT THE SITE BASED UPON FINAL PROJECT REQUIREMENTS.
15. ALL OUTDOOR STORAGE FOR THE HOME IMPROVEMENT STORE WILL BE COMPLETELY SCREENED FROM PUBLIC VIEW.
16. A MASTER SITE PLAN SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF POMPANO BEACH ORDINANCES.
17. ALL MECHANICAL EQUIPMENT ON NEW STRUCTURES AND AT GRADE EQUIPMENT SHALL BE COMPLETELY SCREENED AS OBSERVED FROM THE SITES' PROPERTIES LINES. SCREENING SHALL BE 6" HIGHER THAN EQUIPMENT AT GRADE LEVEL.
18. ALL OUTPARCELS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF POMPANO BEACH BOARD PRIOR TO OBTAINING BUILDING PERMITS.
19. THERE SHALL BE NO WHEEL, STOPS AT ON-GRADE PARKING SPACES.
20. A "MASTER SITE SIGNAGE PROGRAM AND TENANT SIGNAGE CRITERIA" MANUAL SHALL BE INCORPORATED INTO THE POD APPROVAL.

MASTER SITE PLAN
POMPANO CITI CENTRE
POMPANO BEACH, FLORIDA

DRC
PZ22-13000004
10/19/2022

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PARCEL 2

Entirement (a) for the benefit of Parcel 1 as created by Development and Operating Agreement dated November 1, 1967 and among Landlord, Foster Company, Inc., Sears, Roebuck and Company, Franchised Department Stores, Inc., J.C. Penney Company, Children's Retail Corporation and Jordan Marsh Company, of and to the Public of Development and Operating Agreement filed May 1, 1968 in Official Record Book 3265 of Town of Dover, New Hampshire.

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SITE DATA :	
<p>EXISTING ZONING: Business Shopping Center (BSC)</p> <p>Proposed Zoning: General Business (B-3) with a planned commercial overlay district (CDO).</p> <p>PROPOSED USE:</p> <p>MULTIFAMILY BUSINESS</p> <p>AREA BREAKDOWNS:</p> <p>70,000 sq. ft. (including 100 ft. front setback)</p> <p>34,514 AC</p> <p>Green space</p> <p>5.13 AC</p> <p>50-ft-wide Plaza</p> <p>30-ft. Frontset</p> <p>15.61 AC</p> <p>15,000 sq. ft. = 150,000/10 SF</p> <p>1,713</p> <p>25,116.6 SF. = 251,166/10 SF</p> <p>6,076</p> <p>60,760 SF. = 608,194/10 SF</p> <p>26,486</p> <p>Total site area = 260,453.4 SF</p> <p>100 %</p> <p>BUILDING SETBACKS:</p> <p>Minimum setbacks = 25'-0"</p> <p>All others as indicated on the site plan.</p>	<p>PROPOSED NEW BUILDING AREA:</p> <p>FUTURE OUTPARCEL 1, UP TO 8,000 SFT</p> <p>FUTURE OUTPARCEL 2, UP TO 8,000 SFT</p> <p>FUTURE OUTPARCEL 3, UP TO 8,000 SFT</p> <p>FUTURE OUTPARCEL 4, UP TO 8,000 SFT</p> <p>FUTURE OUTPARCEL 5, UP TO 20,000 SFT</p> <p>FUTURE OUTPARCEL 6, UP TO 15,000 SFT</p> <p>NEW RETAIL B</p> <p>1st FLOOR: UP TO 40,260 SFT</p> <p>2nd FLOOR: UP TO 64,570 SFT</p> <p>NEW RETAIL C</p> <p>1st FLOOR: UP TO 16,883 SFT</p> <p>2nd FLOOR: UP TO 18,741 SFT</p> <p>NEW RETAIL D</p> <p>1st FLOOR: UP TO 13,945 SFT</p> <p>2nd FLOOR: UP TO 12,760 SFT</p> <p>NEW RETAIL E</p> <p>1st FLOOR: UP TO 23,166 SFT</p> <p>2nd FLOOR: UP TO 26,724 SFT</p> <p>NEW RETAIL F</p> <p>1st FLOOR: UP TO 44,000 SFT</p> <p>NEW RETAIL G</p> <p>1st FLOOR: UP TO 15,468 SFT</p> <p>2nd FLOOR: UP TO 18,919 SFT</p> <p>3rd FLOOR: UP TO 4,145 SFT</p> <p>HOUSE STORES/SERVICES, UP TO 3,601 SFT</p> <p>NEW HOME IMPROVEMENT, UP TO 16,746 SFT</p> <p>GARDEN CENTER, UP TO 20,316 SFT</p>
<p>TOTAL BUILDING AREA: 1,074,449 SFT</p> <p>BUILDING AREA PERCENT INCREASE: 131.3 %</p>	<p>PROPOSED NEW BUILDING AREA: 503,574 SFT</p>

