

ORDINANCE NO. 2018-\_\_\_\_\_

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

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF THE EAST TRANSIT ORIENTED CORRIDOR (ETOC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON MAY 25, 2016; PROVIDING THAT A TRANSMITTAL HEARING AND AN ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on May 25, 2016, on the proposed amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

**WHEREAS**, the City Commission held a duly noticed public hearing on June 28, 2016, to adopt on first reading and transmit the amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan; and

**WHEREAS**, said proposed amendment changes the text of the Future Land Use Element of the Comprehensive Plan by creating a new designation for an ETOC property legally described and depicted in **Exhibit A**, and providing development rights for said designation; and

**WHEREAS**, design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ETOC; and

**WHEREAS**, pursuant to Ch. 163.3184.11.b.1 & 2, Florida Statutes, the City Commission held at least one duly noticed public hearing on the proposed amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan; and

**WHEREAS**, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; and

**WHEREAS**, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated by reference and contains assurance that future development in the ETOC will be evaluated based on reasonable height transitions between adjacent land uses which will be governed by the ETOC Zoning Code; and

**WHEREAS**, the City provides assurance that when the zoning is established, the maximum proposed height for residential and mixed use properties will be 80'. For residential and mixed use properties, these heights will be transitioned down to a maximum of 55' and 35' as properties approach single family neighborhoods and other residential areas; and

**WHEREAS**, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines the request is in the best interests of the City; now, therefore,

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

**SECTION 1.** That the foregoing application recitals, findings of fact, minutes of meetings and all staff reports and documents are true and correct, and are hereby incorporated by reference and transmitted.

**SECTION 2.** That a duly noticed public hearing was held on May 25, 2016 by the Local Planning Agency in compliance with Section 163, Florida Statutes, to consider the referenced Future Land Use Text Amendment and the City Commission approved and transmitted the proposed text amendment.

**SECTION 3.** That the City Commission hereby approves and adopts the proposed amendment to change the text of the Future Land Use Element of the Comprehensive Plan by creating the following designation for property legally described in **Exhibit A** with the condition of future development approvals within the TOC presented in **Exhibit B**, allowing the development rights listed herein, and providing for design principles and procedures that will apply to all development and redevelopment within the boundaries of the proposed ETOC as listed herein:

East Transit Oriented Corridor (ETOC) - This designation has been applied to the Future Land Use Map for the East Transit Oriented Corridor. The densities and intensities of permitted uses within the designated East Transit Oriented Corridor (ETOC) are as follows:

- Residential: 3,718 dwelling units (maximum)
- Nonresidential (Retail, Office, Hotel, Institutional, Utility, etc. as per the Zoning Code permitted uses): 7,000,000 square feet
- Community Facility: 5.0 acres (minimum)
- Parks & Recreation: 5.5 acres (minimum)

**Guiding Design Principles and Procedures:**

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-application conference with staff prior to major Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

**Land Use Compatibility:**

- Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development and FAA height limits, if applicable.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

**Connectivity:**

- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- Protection of designated historic resources.

**Affordable Housing:**

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- A. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or
- B. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- programs that facilitate the purchase or renting of the existing affordable housing stock;
- programs which facilitate the maintenance of the existing supply of affordable housing;
- programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

**SECTION 4.** The City Clerk is directed to transmit a certified copy of this Ordinance to the Department of Economic Opportunity and required State Agencies for review under the Large Scale amendment process allowed by Ch. 163.

**SECTION 5.** The City Clerk is directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with the City's amended Future Land Use Element for the Planning Council to recertify the City Future Land Use Element.

**SECTION 6.** In the event any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected;

**SECTION 7.** All Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

**SECTION 8.** This Ordinance shall take effect immediately upon its passage and adoption, but the amendments shall not become effective until the Broward County Planning Council recertifies the City Comprehensive Plan as consistent with the County Land Use Plan.

**PASSED FIRST READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**PASSED SECOND READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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**LAMAR FISHER, MAYOR**

**ATTEST:**

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**ASCELETA HAMMOND, CITY CLERK**

:jrm  
2/9/18  
6/29/16  
L:ord/2016-233

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", KOI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 46-48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520, SHEET 7 OF 11; THENCE SOUTH 89°00'03" WEST ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 519.99 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A", THENCE DEPARTING SAID NORTH AND SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSES; (1) SOUTH 01°18'24" EAST, 145.00 FEET; (2) SOUTH 88°58'14" WEST, 85.00 FEET; (3) SOUTH 01°18'24" EAST, 243.55 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF G-16 CANAL, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP BOOK, 14 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID CANAL RIGHT OF WAY THE FOLLOWING FOUR COURSES; (1) NORTH 63°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.46 FEET; (4) NORTH 64°10'20" WEST, 490.94 FEET TO A POINT ON SOUTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE SOUTH 89°00'03" WEST, ALONG SAID NORTH AND SOUTH LINE, 67.85 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 27°30'56" EAST, 142.26 FEET TO A POINT OF INTERSECTION ON NORTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE NORTH 89°00'03" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 1249.01 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 5TH AVENUE ALSO BEING THE WEST LINE OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 01°25'33" WEST, ALONG THE CENTERLINE OF SAID N.E. 5TH AVENUE AND SAID WEST LINE, 273.10 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID N.E. 5TH AVENUE CENTERLINE AND SAID WEST LINE AND ALONG SAID N.E. 1ST STREET CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°07'04" EAST, 1331.24 FEET; (2) NORTH 88°58'09" EAST, 664.35 FEET; (3) NORTH 88°59'03" EAST, 666.69 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE CENTERLINE OF N.E. 13TH AVENUE; THENCE DEPARTING SAID N.E. 1ST STREET CENTERLINE, NORTH 01°18'38" WEST, ALONG THE WEST LINE OF SAID S.E. ¼ AND SAID N.E. 13TH AVENUE CENTERLINE, 206.19 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 14 THROUGH 19, BLOCK 2, OCEAN WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 88°56'23" EAST, ALONG SAID WESTERLY EXTENSION, SAID SOUTH LINE, THE EASTERLY EXTENSION OF SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 17-19, BLOCK 1 OF SAID OCEAN WAY PARK PLAT, 495.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, BLOCK 1, OCEAN WAY PARK PLAT; THENCE NORTH 01°18'38" WEST, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 110.00 FEET OF LOTS 14 THROUGH 16, BLOCK 1 OF SAID OCEAN WAY PARK PLAT; THENCE NORTH 88°56'23" EAST, ALONG SAID SOUTH LINE OF THE NORTH 110.00 FEET AND THE EASTERLY EXTENSION THEREOF, 170.56 FEET TO A POINT ON THE CENTERLINE OF N.E. 15TH AVENUE; THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, 1.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 4, CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°37'47" EAST, ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOTS 10 THROUGH 12, BLOCK 4, THE EASTERLY EXTENSION THEREOF, THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 5, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 OF SAID CRESTVIEW PLAT, 664.24 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE E. ½ (EAST ONE-HALF) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36; THENCE, DEPARTING SAID SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 AND ALONG SAID WEST LINE, NORTH 01°23'34" WEST, 1454.17 FEET TO THE NORTHWEST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, BEING A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET, THENCE DEPARTING SAID WEST LINE, NORTH 88°42'24" EAST, AND ALONG THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36 AND SAID N.E. 6TH STREET RIGHT OF WAY LINE, 1327.42 FEET TO THE NORTHEAST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE SOUTHERN MOST SOUTHEAST CORNER OF PARCEL "B", POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID N.E. 6TH STREET RIGHT OF WAY AND SAID SOUTH LINE, NORTH 01°26'34" WEST, ALONG THE EAST LINE OF SAID PARCEL "B" ALSO BEING THE WEST LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, 276.00 FEET; THENCE DEPARTING SAID PARCEL "B" EAST LINE AND SAID WEST LINE, NORTH 88°42'15" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EASTERLY EXTENSION, 599.37 FEET TO A POINT ON THE CENTERLINE OF U.S. 1 (STATE ROAD 5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2525 (3525), SHEET 3 OF 14, LAST REVISED 12-10-98, A 130.00 FEET RIGHT OF WAY AND A POINT OF INTERSECTION ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5707.65 FEET (THROUGH WHICH A RADIAL LINE BEARS SOUTH 83°08'11" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID PARCEL "B" SOUTHERLY LINE AND PROCEEDING SOUTHEASTERLY ALONG SAID U.S. 1 CENTERLINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°47'34" AND AN ARC DISTANCE OF 278.21 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 6TH STREET ALSO BEING THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID U.S. 1 CENTERLINE, NORTH 88°32'43" EAST, ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE, 97.80 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE, DEPARTING SAID N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) SOUTH LINE, NORTH 88°57'20" EAST, CONTINUING ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH FRACTIONAL LINE OF SECTION 31-48-43, 175.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 22ND AVENUE; THENCE DEPARTING SAID N.E. 6TH STREET CENTERLINE AND SAID SOUTH FRACTIONAL LINE, SOUTH 01°28'29" EAST, ALONG SAID N.E. 22ND AVENUE CENTERLINE, 666.61 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 4TH STREET ALSO BEING THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING N.E. 22ND AVENUE CENTERLINE, NORTH 88°57'17" EAST, ALONG SAID SOUTH LINE AND N.E. 4TH STREET CENTERLINE, 318.59 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 23RD AVENUE; THENCE, DEPARTING SAID N.E. 4TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID N.E. 23RD AVENUE CENTERLINE, 486.61 FEET; THENCE DEPARTING SAID N.E. 23RD AVENUE CENTERLINE, NORTH 88°57'14" EAST, 828.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 31; THENCE SOUTH 01°14'51" EAST, ALONG SAID WEST LINE, 177.20 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE

**LEGAL DESCRIPTION CONTINUED ON SHEET 2:**

**SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET 1 OF 5

DRAWING NO. 07020.08-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE REVISIONS

8-17-16 REVISED BOUNDARY

PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF THE HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY AND ALONG SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 10°17'41" WEST, 589.13 FEET; (2) SOUTH 09°28'45" WEST, 723.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY EXTENSION OF THE S.E. 2ND STREET CENTERLINE AS SHOWN ON POMPANO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY AND ALONG SAID CENTERLINE EXTENSION, SOUTH 88°56'43" WEST, 178.00 FEET TO A POINT ON THE CENTERLINE OF S.E. 28TH AVENUE, AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE EXTENSION, NORTH 09°28'47" EAST, ALONG SAID S.E. 28TH AVENUE CENTERLINE, 267.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 1ST COURT, (S.E. 1ST TERRACE AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT); THENCE, DEPARTING SAID 28TH AVENUE CENTERLINE, SOUTH 88°56'43" WEST, ALONG SAID S.E. 1ST COURT CENTERLINE, 1261.62 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 25TH AVENUE AND THE EAST LINE OF GOVERNMENT LOT 3, SAID SECTION 6; THENCE, DEPARTING SAID S.E. 1ST COURT CENTERLINE, SOUTH 01°38'17" EAST, ALONG SAID GOVERNMENT LOT 3 EAST LINE AND SAID S.E. 25TH AVENUE CENTERLINE, 428.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA, AND THE EASTERLY EXTENSION THEREOF; THENCE DEPARTING SAID GOVERNMENT LOT 3 EAST LINE OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND SAID S.E. 25TH AVENUE CENTERLINE, SOUTH 88°56'41" WEST, ALONG SAID PINEHURST PLAT SOUTH LINE, 621.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 23RD AVENUE, THENCE DEPARTING SAID PINEHURST PLAT SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID S.E. 23RD AVENUE CENTERLINE, 422.43 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 4TH STREET; THENCE DEPARTING SAID 23RD AVENUE CENTERLINE, SOUTH 88°56'19" WEST, ALONG SAID S.E. 4TH STREET CENTERLINE, 629.30 FEET TO A POINT ON THE BASELINE OF US 1 (FEDERAL HIGHWAY) AS SHOWN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2524, SHEET 5 OF 9, LAST REVISED 10-04-93; THENCE, DEPARTING SAID S.E. 4TH STREET CENTERLINE, SOUTH 02°34'19" EAST, ALONG SAID BASELINE, 219.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A AND ITS EASTERLY EXTENSION, BRANDON-FARRIS DEVELOPMENTS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID BASELINE, SOUTH 88°56'42" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 663.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 19TH AVENUE; THENCE DEPARTING SAID SOUTH LINE AND EASTERLY EXTENSION, NORTH 01°47'46" WEST, ALONG THE CENTERLINE OF S.E. 19TH AVENUE, 600.24 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 3RD STREET AS SHOWN ON CYPRESS COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID S.E. 19TH AVENUE CENTERLINE, SOUTH 88°57'44" WEST, ALONG THE CENTERLINE OF SAID S.E. 3RD STREET, 366.31 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH AVENUE; THENCE DEPARTING SAID S.E. 3RD STREET CENTERLINE, NORTH 01°17'39" WEST, ALONG SAID S.E. 18TH AVENUE CENTERLINE, 265.32 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 2ND STREET; THENCE DEPARTING SAID S.E. 18TH AVENUE CENTERLINE, SOUTH 88°56'32" WEST, ALONG SAID S.E. 2ND STREET CENTERLINE, 229.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH AVENUE, ALSO BEING THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 1; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE, NORTH 01°50'47" WEST, ALONG SAID S.E. 17TH AVENUE CENTERLINE AND SAID EAST LINE, 296.52 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 1ST STREET AS SHOWN ON CYPRESS CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE AND SAID S.E. 17TH AVENUE CENTERLINE, SOUTH 88°56'29" WEST, ALONG SAID S.E. 1ST STREET CENTERLINE, 1347.73 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 13TH AVENUE; THENCE DEPARTING SAID CENTERLINE OF S.E. 1ST STREET, SOUTH 02°00'58" EAST, ALONG SAID CENTERLINE OF S.E. 13TH AVENUE, 299.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND ITS EASTERLY EXTENSION OF, LOTS 6 AND 17, OF BLOCK 4 AND LOTS 14 AND 25, BLOCK 2 AS SHOWN ON OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF S.E. 13TH AVENUE, SOUTH 88° 57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 890.36 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 10TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°09'22" EAST, ALONG SAID CENTERLINE OF S.E. 10TH AVENUE, 65.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND THE EASTERLY EXTENSION OF LOTS 7 AND 35, BLOCK 7, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 10TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 297.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 9TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°09'22" WEST ALONG SAID CENTERLINE OF S.E. 9TH AVENUE, 200.00 FEET TO POINT OF INTERSECTION WITH SOUTH LINE AND ITS EASTERLY EXTENSION OF LOT 3, BLOCK 8, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 9TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 159.30 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°11'04" EAST, ALONG SAID EAST LINE, 30.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION, ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 519.75 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°24'25" WEST, ALONG SAID WEST LINE, 130.00 FEET TO A POINT OF INTERSECTION WITH WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "B", EASTLAND VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE DEPARTING SAID WEST LINE, NORTH 88°57'18" EAST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 395.11 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 6TH AVENUE; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°49'24" WEST, ALONG SAID CENTERLINE 99.92 FEET TO A POINT OF INTERSECTION EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "A", UNIQUE PLAZA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 193.70 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSE; (1) NORTH 00°46'03" WEST, 75.00; (2) NORTH 88°57'18" EAST, 115.00 FEET; (3) NORTH 00°49'24" WEST, 144.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

## SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

**KEITH**  
ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 5

DRAWING NO. 07020.08-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE REVISIONS

8-17-16 REVISED BOUNDARY



**LOCATION MAP:**  
NOT TO SCALE

#### **SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°57'18" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=700' OR SMALLER.

#### **CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 25, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

A.M. LAZOWICK  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 4105  
STATE OF FLORIDA

#### **SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
A PORTION OF SECTION 36-48-42

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SHEET 3 OF 5  
DRAWING NO. 07020.08-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

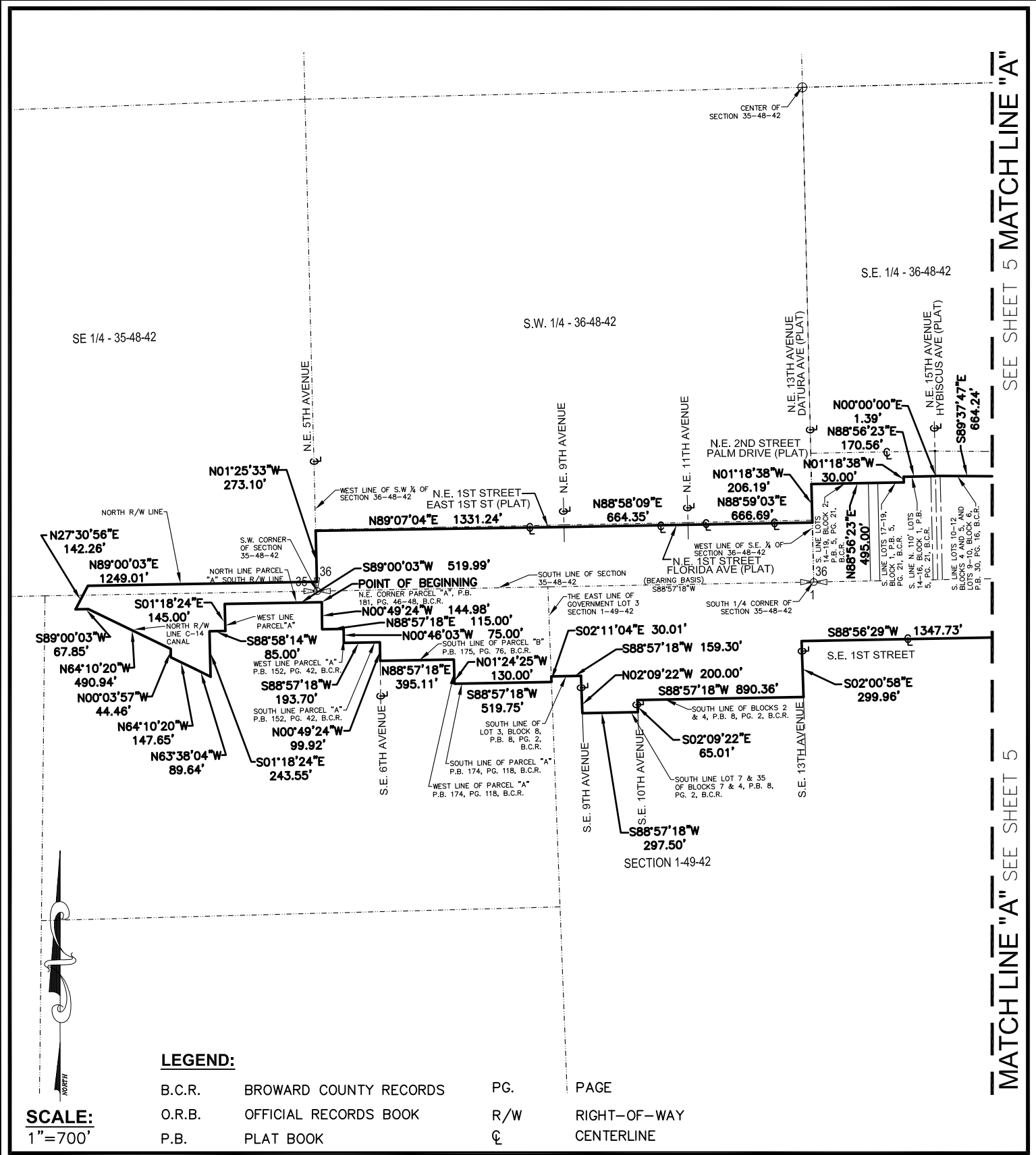
FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
8-17-16	REVISED BOUNDARY



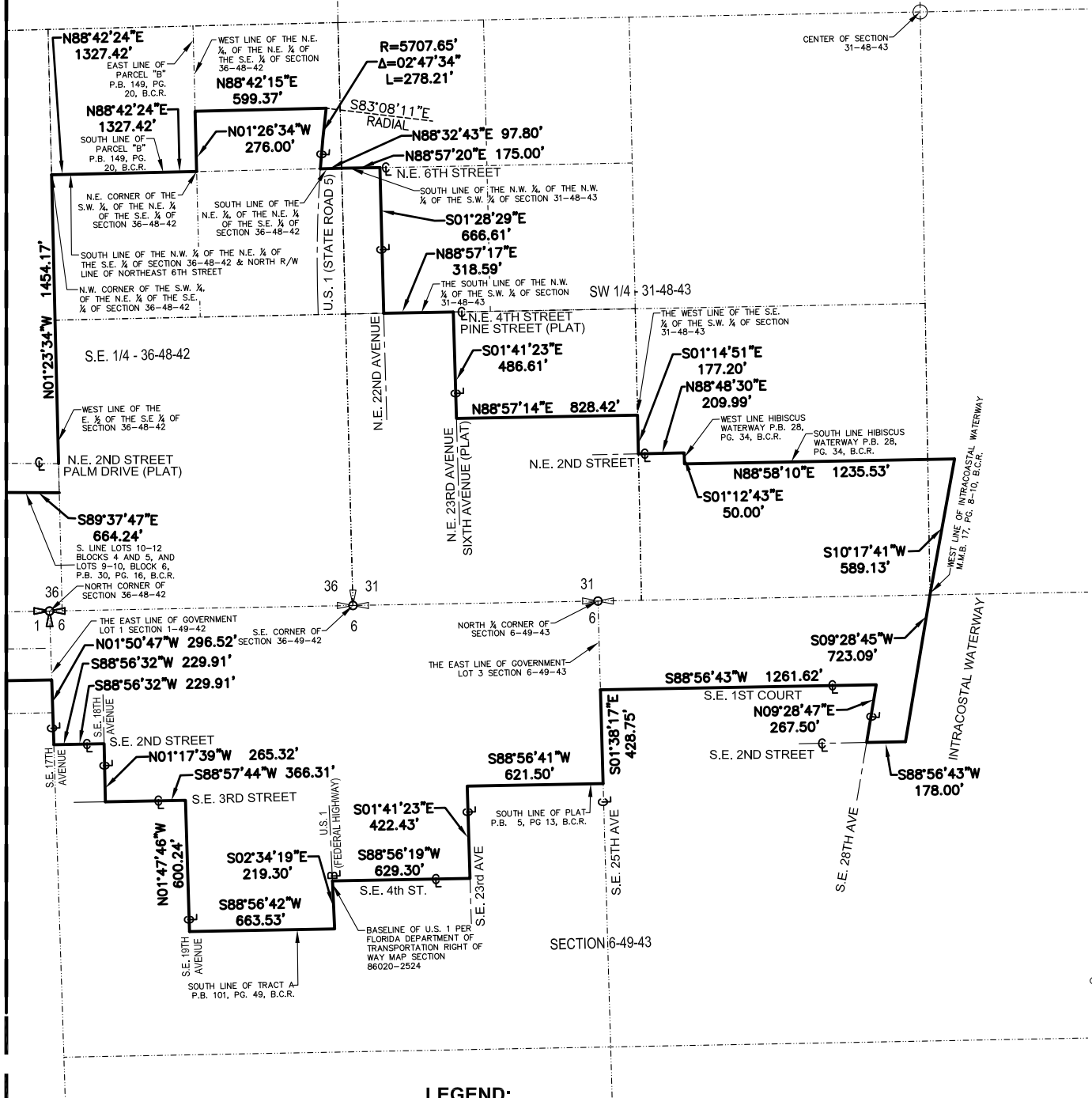


MATCH LINE "A" SEE SHEET 5

SEE SHEET 4 MATCH LINE "A"  
MATCH LINE "A" SEE SHEET 4

N.E. 1/4 - 36-48-42

NW 1/4 - 31-48-43



**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK

PG. PAGE  
R/W RIGHT-OF-WAY  
CL CENTERLINE

**SCALE:**  
1"=700'

**SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
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POMPANO BEACH, BROWARD COUNTY, FLORIDA

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FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE 8-17-16 REVISIONS  
REVISED BOUNDARY

**EXHIBIT B**  
**CONDITIONS OF FUTURE DEVELOPMENT APPROVALS**  
**WITHIN THE ETOC**

- (1) In accordance with Policy 01.19.13 of the Pompano Beach Comprehensive Plan's Land Use Element, the City will develop the required Inter-local Agreement with Broward County to monitor the development activity within the TOC and implement the process required to ensure that agreement is adopted within 6-months of the effective date of the adopted ETOC Comprehensive Plan Amendment.