



Plat Note Amendment Request

Great Eastern Acquisition Corporation ("Petitioner") is the owner of the +/- 34,766 square foot property located at 2919 Center Port Circle, which is generally located on the west side of Center Port Circle and east of the C.S.X. Railway Tracks (Folio#4842 2328 0072) ("Property"). The Property is located in the City of Pompano Beach ("City") and Broward County ("County"). The Property is currently developed with a +/- 13,765 square foot warehouse. Petitioner is proposing to add a mezzanine level to the existing warehouse for a total of +/- 27,530 square feet of warehouse ("Project").

The Property is located within Parcel F-6 of the Center Port Plat as recorded in Plat Book 164, Page 13 of the Public Records of Broward County ("Plat"). Petitioner processes a plat note amendment to add industrial square footage to Parcel F-6 of the Plat in order to allow for the Project. Petitioner is not proposing any amendments to any other parcel within the Plat. Specifically, Petitioner is requested amendment to the restrictive note on the Plat as follows:

From:

Parcel A is restricted to 97,794 square feet of industrial use.

Parcel B is restricted to 193,000 square feet of industrial use.

Parcel C is restricted to no development.

Parcel D-1 is restricted to 19,900 square feet of industrial use.

Parcel D-2 is restricted to 60,000 square feet of industrial use.

Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.

Parcel F-2 is restricted to 75,500 square feet of furniture store.

Parcel F-3 is restricted to 70,000 square feet of industrial use.

Parcel F-4 is restricted to 58,000 square feet of industrial use.

Parcel F-5 is restricted to 21,000 square feet of industrial/office use (13,460 square feet existing and 7,540 square feet proposed). Industrial buildings on Parcel F-5 may have no more than 50% ancillary office per bay or single tenant building.

Parcel F-6 is restricted to 13,400 square feet of industrial use.

Parcel F-7 is restricted to 13,400 square feet of industrial use.

Parcel F-8 is restricted to 13,400 square feet of industrial use.

Parcel F-9 is restricted to 13,400 square feet of industrial use.

Parcel F-10 is restricted to 16,600 square feet of industrial use.

Parcel F-11 is restricted to 13,050 square feet of industrial use.

Parcel F-12 is restricted to 50,000 square feet of industrial use.

Parcel F-13 is restricted to a 121 room hotel.

Parcel F-14 is restricted to 53,633 square feet of industrial/office use. Industrial buildings on Parcel F-14 may have no more than 50% ancillary office per bay or single tenant building.

Parcel F-15A (see attached legal description) is restricted to 100,493 square feet of industrial use.

Parcel F-15B also known as Units 5, 6,7 and 8 (see attached legal description) is restricted to 13,771 square feet of office use, 13, 170 square feet of showroom use, and 26,324 square feet of warehouse/storage use with ancillary office.

Parcel F-16 is restricted to 42,689 square feet of industrial use.

Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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Parcel F-6 is restricted to 21,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No free standing office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Parcel F-7 is restricted to 13,400 square feet of industrial use.

Parcel F-8 is restricted to 13,400 square feet of industrial use.

Parcel F-9 is restricted to 13,400 square feet of industrial use.

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Petitioner respectfully requests that the City provide a letter of no objection for this delegation request application to amend the note on the face of the Plat as described above. Please contact Christina Bilenki, Esq. at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP