

***ARCHITECTURAL APPEARANCE COMMITTEE  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA***

***PLANNING AND ZONING NO. 13-12000041***

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AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR POMPANO BEACH LIVING, LLC.

WHEREAS, Ordinance No. 98-57, defines the project referenced above as falling under the criteria for review by the Architectural Appearance Committee; and

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee to review plans for this project which consists of 138 new town homes, on the property with the associated folio number 484235870010.

WHEREAS, the Architectural Appearance Committee has met to review this project and has provided the applicant with written comments; and,

WHEREAS, the Architectural Appearance Committee finds the plans submitted for review are in compliance with the criteria for approval as set forth in the ordinance as follows:

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;
- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

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- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Accordingly, these plans are hereby approved by the Architectural Appearance Committee, subject to the following conditions of approval:

1. In lieu of 8 inch projection at the base of the building, provide 8 inch projection on the second floor.
2. Consider a different treatment for the window immediately adjacent to second floor balconies, subject to staff approval.

DONE AND ORDERED this 7<sup>th</sup> day of July, 2014.

  
ROBERT H. ZBIKOWSKI  
Chairman  
Architectural Appearance Committee

eje  
7/1/14

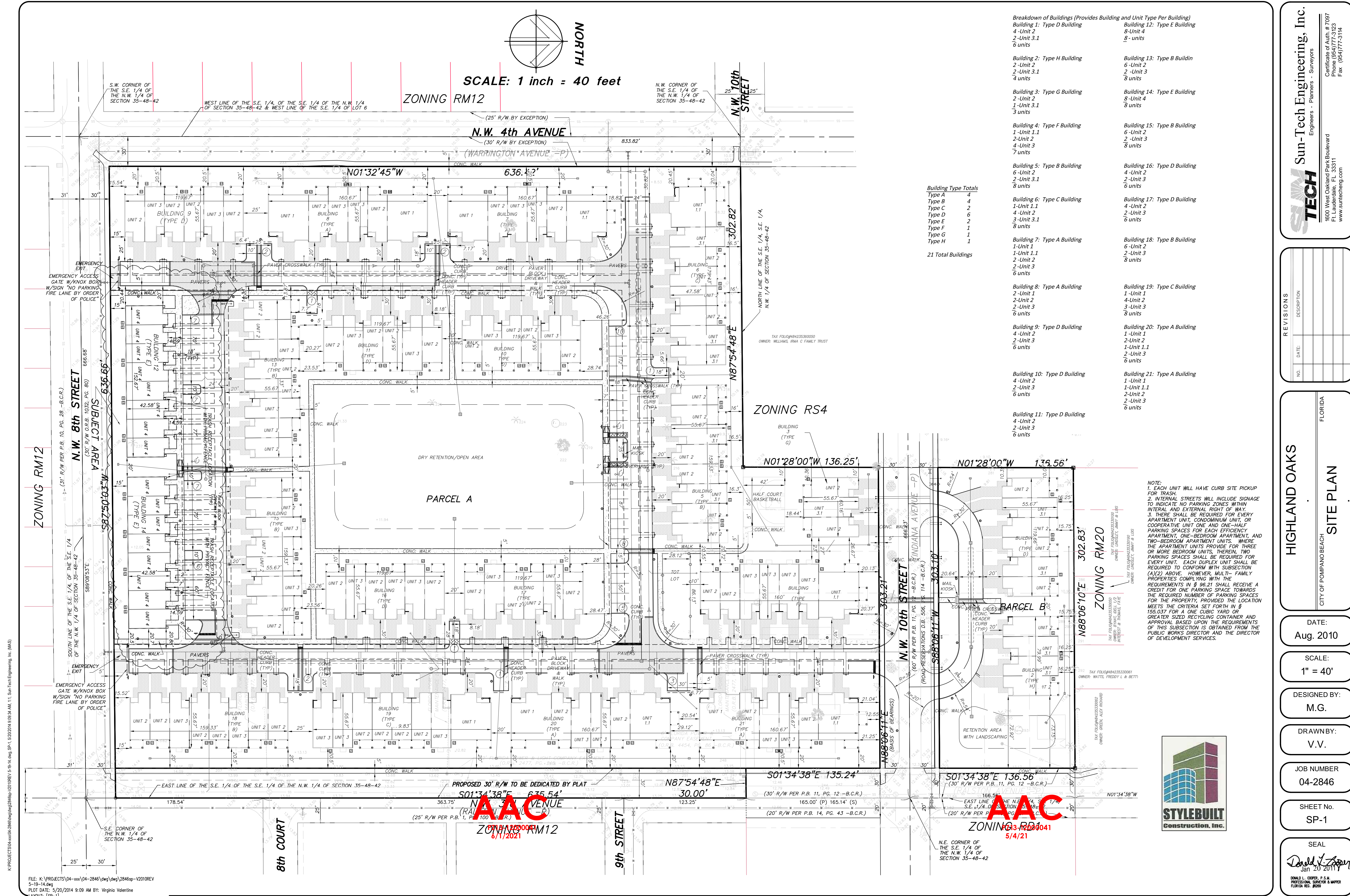
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5/4/21**





Breakdown of Buildings (Provides Building and Unit Type Per Building)  
Building 1: Type D Building  
4-Unit 2  
2-Unit 3.1  
6 units

Building 2: Type H Building  
2-Unit 2  
2-Unit 3.1  
4 units

Building 3: Type G Building  
2-Unit 2  
1-Unit 3.1  
3 units

Building 4: Type F Building  
1-Unit 1.1  
2-Unit 2  
4-Unit 3  
7 units

Building 5: Type B Building  
6-Unit 2  
2-Unit 3.1  
8 units

Building 6: Type C Building  
1-Unit 1.1  
4-Unit 2  
3-Unit 3.1  
8 units

Building 7: Type A Building  
1-Unit 1  
1-Unit 1.1  
2-Unit 2  
2-Unit 3  
6 units

Building 8: Type A Building  
2-Unit 1  
2-Unit 2  
2-Unit 3  
6 units

Building 9: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 10: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 11: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 13: Type B Building  
6-Unit 2  
2-Unit 3  
8 units

Building 14: Type E Building  
8-Unit 4  
8 units

Building 15: Type B Building  
4-Unit 2  
2-Unit 3  
6 units

Building 16: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 17: Type D Building  
1-Unit 1  
4-Unit 2  
2-Unit 3  
6 units

Building 18: Type B Building  
6-Unit 2  
2-Unit 3  
8 units

Building 19: Type C Building  
1-Unit 1  
4-Unit 2  
3-Unit 3  
8 units

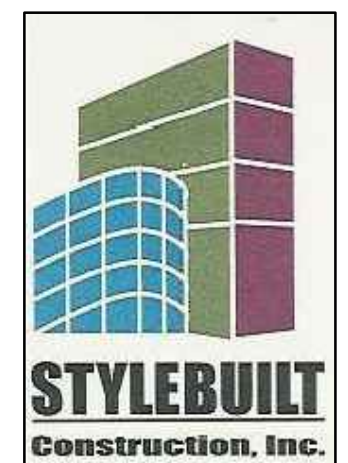
Building 20: Type A Building  
1-Unit 1  
2-Unit 2  
2-Unit 3  
6 units

Building 21: Type A Building  
1-Unit 1  
1-Unit 1.1  
2-Unit 2  
2-Unit 3  
6 units

Building Type Totals

Type A	4
Type B	4
Type C	2
Type D	6
Type E	2
Type F	1
Type G	1
Type H	1
21 Total Buildings	

NOTE:  
1. EACH UNIT WILL HAVE CURB SIDE PICKUP FOR TRASH.  
2. INTERNAL STREETS WILL INCLUDE SIGNAGE TO INDICATE NO PARKING ZONES WITHIN INTERNAL AND EXTERNAL RIGHT OF WAY.  
3. THERE SHALL BE REQUIRED FOR EVERY APARTMENT UNIT, CONDOMINIUM UNIT, OR COOPERATIVE UNIT ONE AND ONE-HALF PARKING SPACES FOR EACH EFFICIENCY APARTMENT, ONE-BEDROOM APARTMENT, AND TWO-BEDROOM APARTMENT UNITS. WHERE THE APARTMENT UNITS PROVIDE FOR THREE OR MORE BEDROOM UNITS, THEREIN, TWO PARKING SPACES SHALL BE REQUIRED FOR EVERY UNIT. EACH DUPLEX UNIT SHALL BE REQUIRED TO CONFORM WITH SUBSECTION (A)(2) ABOVE. HOWEVER, MULTI-FAMILY PROPERTIES COMPLYING WITH THE REQUIREMENTS IN § 96.21 SHALL RECEIVE A CREDIT FOR ONE PARKING SPACE TOWARDS THE REQUIRED NUMBER OF PARKING SPACES FOR THE PROPERTY, PROVIDED THE LOCATION MEETS THE CRITERIA SET FORTH IN § 155.037 FOR A ONE CUBIC YARD OR GREATER SIZED RECYCLING CONTAINER AND APPROVAL BASED UPON THE REQUIREMENTS OF THIS SUBSECTION IS OBTAINED FROM THE PUBLIC WORKS DIRECTOR AND THE DIRECTOR OF DEVELOPMENT SERVICES.



**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
Certificate of Auth. # 7097  
Florida, P.E. 33311  
www.suntecheng.com  
1600 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33311  
Tel: (954) 777-3142  
Fax: (954) 777-3114

REVISIONS	
NO.	DESCRIPTION

**HIGHLAND OAKS**  
CITY OF POMPANO BEACH  
**SITE PLAN**  
FLORIDA

DATE:  
Aug. 2010

SCALE:  
1" = 40'

DESIGNED BY:  
M.G.

DRAWN BY:  
V.V.

JOB NUMBER  
04-2846

SHEET No.  
SP-1

SEAL  
Donald L. Cooper  
Jan 20 2011  
DONALD L. COOPER, P.E.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REG. 3050

K:\PROJECTS\04-xxx\04-2846\dwg\2846sp-V2010REV 5-19-14.dwg, SP-1, 5/20/2014 9:09:34 AM, 11, Sun-Tech Engineering, Inc. (MAG)

FILE: K:\PROJECTS\04-xxx\04-2846\dwg\2846sp-V2010REV 5-19-14.dwg  
PLOT DATE: 5/20/2014 9:09 AM BY: Virginia Valentine  
LAYOUT: [SP-1]



KEY TO ABBREVIATIONS

LOCATION MAP (NOT TO SCALE)



TOGETHER WITH:

[illegible]

*SURVEYOR'S NOTES*

1. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED A COPY OF A TITLE CERTIFICATE AND ASSOCIATED DOCUMENTS, PREPARED BY CHICAGO TITLE INSURANCE AGENCY, INC., CERTIFICATE NO. 37098-C, DATED 01/14/2019, AND ALL OTHER RECORDS, INCLUDING RECORDS OF ANY HIGH RISK SURVEY RELATING TO THE SURVEY OF THE SUBJECT PROPERTY AND LISTED UNDER THE SOURCES OF INFORMATION, THAT HAVE BEEN REVIEWED AND NOTED HEREON. THERE MAY BE ADDITIONAL DEEDS, EASEMENTS, UNRECORDED EASEMENTS, EASEMENTS OR OTHER INTERESTS AFFECTING TITLE OR BOUNDARY OF THE SUBJECT PROPERTY THAT ARE UNKNOWN TO THE REVIEWED SURVEY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. SUN-TECH ENGINEERING, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE COURSE OF THIS SURVEY, INCLUDING BUT NOT LIMITED TO, ANY INFORMATION OR DATA, WHETHER NOTED, UNRECORDED, FOUNDATIONS, FOOTINGS, SUBTERNEAN UTILITIES OR OTHER SUBSURFACE FEATURES HAVE NOT BEEN LOCATED FOR THE PURPOSES OF THIS SURVEY.
4. THIS SURVEY IS NOT A TITLE SURVEY. IT IS A LIMITED DESCRIPTION AS SHOWN ON EXHIBIT "A," IN COMMITMENT LISTED IN SURVEYOR'S NOTE NO. 1.
5. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SUN-TECH ENGINEERING, INC., AND ANY REPRODUCTION OF THIS DRAWING WITHOUT THE PERMISSION OF SUN-TECH ENGINEERING, INC., IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
6. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
7. THE CERTIFICATION CONTAINED HEREIN IS FOR THE LATEST DATE OF FIELD SURVEY OR LATEST REVISION DATE, WHICHEVER APPLICABLE.
8. BEARINGS SHOWN HEREON ARE BASED ON AN ESTABLISHED DATUM AND ARE RELATIVE TO THE NORTH LINE OF THE PLAT OF THE RECORDING INSTRUMENT, EAST, ON AN ASSUMED AND MONUMENTED LINE (SEE SURVEY).
9. SOME FEATURES SHOWN HEREON MAY BE DRAW "OUT OF SCALE" FOR THE PURPOSES OF CLARITY. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING SURVEY MAPPING SERVICES BY THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, LICENSE NO. LB.0719, PURSUANT TO THE PROVISIONS OF CHAPTER 472, FLORIDA STATUTES.
11. THE SURVEY DOES NOT DETERMINE OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJACENTS.
12. THIS SURVEY DOES NOT SHOW TITLE. IT IS A MATTER OF A PUBLIC RECORD SEARCH FOR ALL RELEVANT SOURCES.
13. THE HORIZONTAL ACCURACY OF FIELD MEASURED CONTROL MEETS THE APPLICABLE REQUIREMENTS OF CHS 17A, 2019 (17A.03(1)(b)). THE ACCURACY OF THIS SURVEY IS BASED ON THE NATIONAL GRID TRIANGULAR FIGURE. THE EXPECTED USE OF THE PROPERTY IS COMMERCIAL/HIGH RISK, MANDATING A MAXIMUM ALLOWABLE ERROR OF CLOSURE OF 1/10,000.
14. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THIS SURVEY IS AS FOLLOWS:
  - A. RECORD PLAT ENTITLED MONTICELLO PARK ADDITION, PLAT BOOK 11, PAGE 12, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - B. RECORD PLAT ENTITLED TO THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PLAT BOOK 78, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
  - C. WARRANTY DEED, OFFICIAL RECORDS BOOK 30348, PAGE 142 AND OFFICIAL RECORDS BOOK 28083, PAGE 12, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
15. THE PURPOSE OF THIS MAP OF THE SURVEY IS TO PROVIDE A LIMITED DESCRIPTION OF A BOUNDARY SURVEY PURSUANT TO CHAPTER 17B-6.0031 FLORIDA ADMINISTRATIVE CODE. USES INCONSISTENT WITH ITS INTENDED PURPOSES ARE PROHIBITED. CONTRACTUAL CONSIDERATIONS AND OBLIGATIONS BETWEEN THE SURVEYOR AND THE CLIENT ARE SET FORTH IN THE SEPARATE SURVEY AGREEMENT.
16. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE RELATIVE TO THE FOLLOWING DESCRIBED BENCHMARKS:
  - BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARK NO. 695, ELEVATION = 16.01.
17. THE VERTICAL ACCURACY OF FIELD MEASURED CONTROL MEETS THE APPLICABLE REQUIREMENTS OF CHS 17A, 2019 (17A.03(1)(b)). THE VERTICAL ACCURACY OF THE CLOSED LEVEL LOOP OBTAINED IS 0.01". A MAXIMUM ALLOWABLE ERROR OF CLOSURE OF 1/10,000. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE DISTANCE OF THE LEVEL CIRCUIT IN MILES [0.0519] X 0.05 = 0.0351.

*SURVEYOR'S CERTIFICATE*

THE UNDERSIGNED HEREBY CERTIFIES TO POMPANO BEACH LIVING, LLC; LAWYER'S TITLE INSURANCE CORPORATION; FLORIDA CAPITAL BANK, N.A.; AND RUDE, MCCLOSKEY, SMITH, SCHUSTER AND RUSSELL, PA; AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, THAT THE SURVEY ATTACHED HERETO ("SURVEY") WAS MADE BY THE UNDERSIGNED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARD DETAIL REQUIREMENTS IMPOSED BY ALTA/ACSM AND THAT;

1. THIS SURVEY  
A. WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");  
B. CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND EASEMENTS RELATIVE TO THE SUBJECT PROPERTY;  
C. CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO IN CHICAGO TITLE INSURANCE AGENCY INC., TITLE NO. 100, NO. 10, OF THE SUBJECT PROPERTY, AND THE ORDER OF THE RECORDING OF THE LEGAL DESCRIPTION ON SUCH DOCUMENT (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);  
D. CORRECTLY INDICATES ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS;  
E. CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150' OF THE SUBJECT PROPERTY;  
F. CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, WHERE APPLICABLE;  
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE  
A. EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;  
B. ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OF OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;  
C. ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR  
D. ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK;  
3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS;  
4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING N.W. 4TH STREET, N.W. 8TH STREET, N.W. 3RD STREET AND N.W. 10TH STREET.  
5. THE SUBJECT PROPERTY IS COMPOSED OF TWO SEPARATE TRACTS OF LAND BEING COMPRISED OF TWO CONTIGUOUS PLOTS, WITHOUT OVERLAP, AND/OR CORNERS.  
6. THE SUBJECT PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREA AH (ELEVATION 8.0) AS SHOWN IN THE MOST RECENT FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).  
7. THE SUBJECT PROPERTY WAS LAST SURVEYED ON 11-02-2010.

**SUN-TECH ENGINEERING, INC.**

DATE: 1-20-2011  
DONALD L. COOPER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6269

**Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors  
Certificate of Authorization Number LB 7019

**TECH**

1600 West Oakland Park Boulevard  
FL Lauderdale, FL 33311  
E-Mail: [suntech@suntecheng.com](mailto:suntech@suntecheng.com)  
Phone (954)777-3123  
Fax (954)777-3114

REVISIONS			DESCRIPTION
NO.	DATE:	TITLE	
1.	3-30-05	TITLE COMMITMENT	
2.	9-27-07	MISC. REVISIONS	
3.	9-28-07	MISC. REVISIONS	
4.	2-5-08	TREE'S ADDED	
5.	6-17-10	REVISIONS TO METES	
6.	6-17-10	REVISIONS TO METES AND BOUNDS	
7.	8-11-10	UPDATE SURVEY	
8.	10-28-10	SEE PERMANENT REFERENCE MONUMENTS	

ALTA/ACSM LAND TITLE SURVEY

DRAWN BY  
VALENTINE

JOB NUMBE  
04-2846

SCALE  
1" : 50'

SHEET No.  
1 OF 1

## TITLE CERTIFICATE LIST

1. ITEM 2.a - RESERVATIONS IN DEED BOOK 506, PAGE 114 - AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
2. ITEM 2.b. - FLORIDA POWER & LIGHT CO. EASEMENT - OFFICIAL RECORDS BOOK 2477, PAGE 345 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
3. ITEM 2.c - FLORIDA POWER & LIGHT CO. EASEMENT - OFFICIAL RECORDS BOOK 4454, PAGE 86 - AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

## FLOOD INSURANCE RATE MAP INFORMATICS

MAP NO. 12011C0120 F  
 COMMUNITY NAME: CITY OF POMPAÑO BEACH  
 COMMUNITY NO. 120055  
 PANEL NO. 120  
 SURFICE F  
 FLOOD ZONE: AH  
 BASE FLOOD ELEVATION: 8'  
 EFFECTIVE DATE OF MAP: AUGUST 18, 1992

## ■ ZONING AND SETBACKS

SETBACKS  
3-12000041  
FRONT 5'  
RIGHT-OF-WAY 15'  
SIDE 6'  
REAR 15'

MINIMUM WIDTH 50'  
MINIMUM AREA 5000 SQUARE FEET

### SCHEDULE OF OBSERVATIONS

- |    |  |  |
|----|--|--|
| 1. | THE REVIEWING SURVEYOR NOTES THAT SITE APPEARS TO NOT BE IN USE, THAT THE BUILDINGS SHOWN ON THE PROPERTY ARE NOT OCCUPIED OR IN USE.  | THE SOUTHERLY PORTION OF THE PREMISES IS OPEN AND IN USE; HOWEVER, THE REVIEWING SURVEYOR CAN FIND NO INDICATION OF A DEDICATION OR SAID RIGHT-OF-WAY. (SEE SURVEY).   |
| 2. | THE REVIEWING SURVEYOR ENCOUNTERED NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.   | 6. THE REVIEWING SURVEYOR NOTES THE PRESENCE OF UTILITY POLES AND OVERHEAD WIRES (AND APPURTENANCES) LOCATED ALONG THE EAST BOUNDARY LINE WITH THE BENEFIT OF EASEMENTS, ALONG THE NORTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 35 WITHOUT THE BENEFIT OF EASEMENT, ALONG THE NORTH LINE OF BLOCK 2 WITHOUT THE BENEFIT OF EASEMENT (SEE SURVEY). |
| 3. | NO HUMAN CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE SUBJECT PREMISES OR MADE KNOWN TO THE REVIEWING SURVEYOR.   |  |
| 4. | THE REVIEWING SURVEYOR ENCOUNTERED NO OBSERVABLE EVIDENCE OF WETLANDS, NOR HAS HE BEEN INFORMED AS TO ANY PRESENT OR HISTORIC WETLANDS ON THE SUBJECT PROPERTY. (SEE SURVEY).  | 7. THE REVIEWING SURVEYOR REPORTS NO EVIDENCE OF EARTHMOVING NOR ANY EVIDENCE REGARDING THE EXTRACTION OR REMOVAL OF MINERALS OR SUBSURFACE MATERIAL FROM THE SUBJECT PREMISES.  |
| 5. | THE PROPERTY IS SERVED FOR INGRESS, EGRESS AND UTILITIES VIA A DULY DEDICATED AND MAINTAINED PUBLIC RIGHT-OF-WAY KNOWN AS N.W. 3RD AVENUE (IN PART), N.W. 4TH AVENUE, N.W. 10TH STREET AND N.W. 8TH STREET THE SAME BEING OPEN AND IN USE FOR THE SERVICE OF THE SUBJECT PROPERTY ACROSS THE BOUNDARIES FROM THE ADJOINING RIGHTS-OF-WAY. A PORTION OF N.W. 3RD AVENUE PROVIDING ACCESS TO | 8. DURING THE COURSE OF THE SURVEY, THE SURROUNDING ROADSWAYS WERE BEING RECONSTRUCTED WITH DRAINAGE IMPROVEMENTS AND THE REPAIR OF THE ASPHALT SURFACE.   |

**SUN-TECH ENGINEERING, INC.**

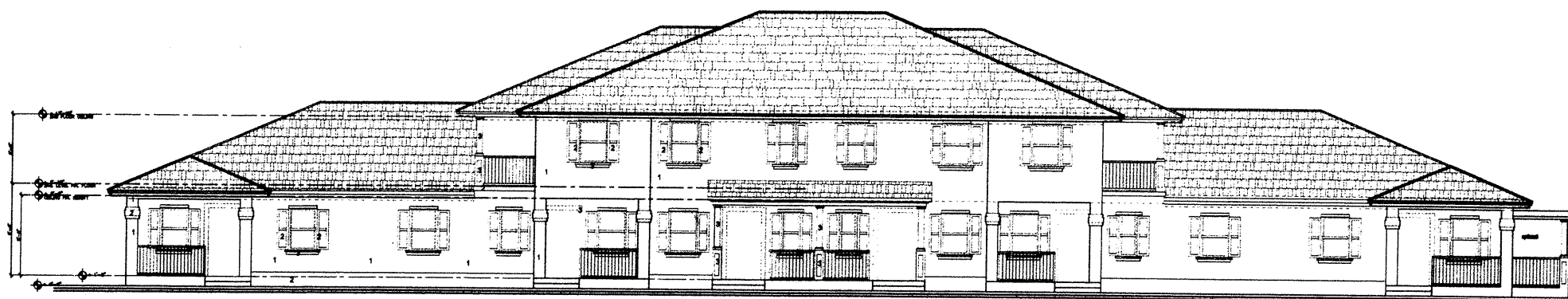
WAYS WERE  
REPAVING

*Donald L. Cooper* DATE: 1-20-201  
DONALD L. COOPER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6269

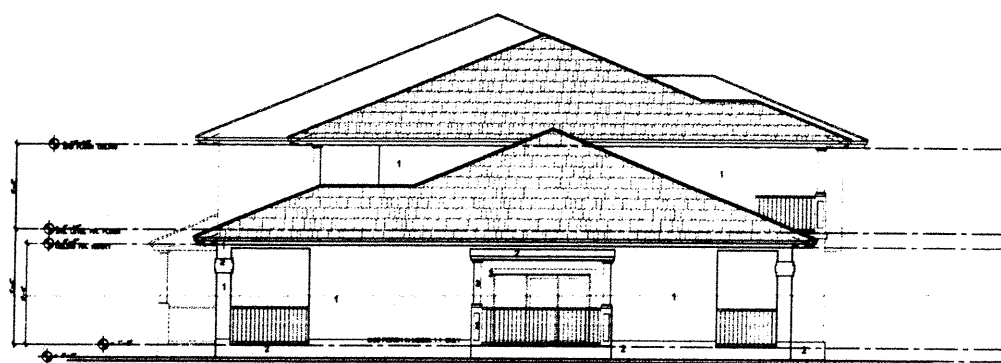




FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



# A BUILDING ELEVATIONS

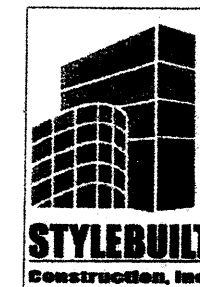
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PZ13-12000041  
6/1/2021

**AAC**

PZ13-12000041  
5/4/21



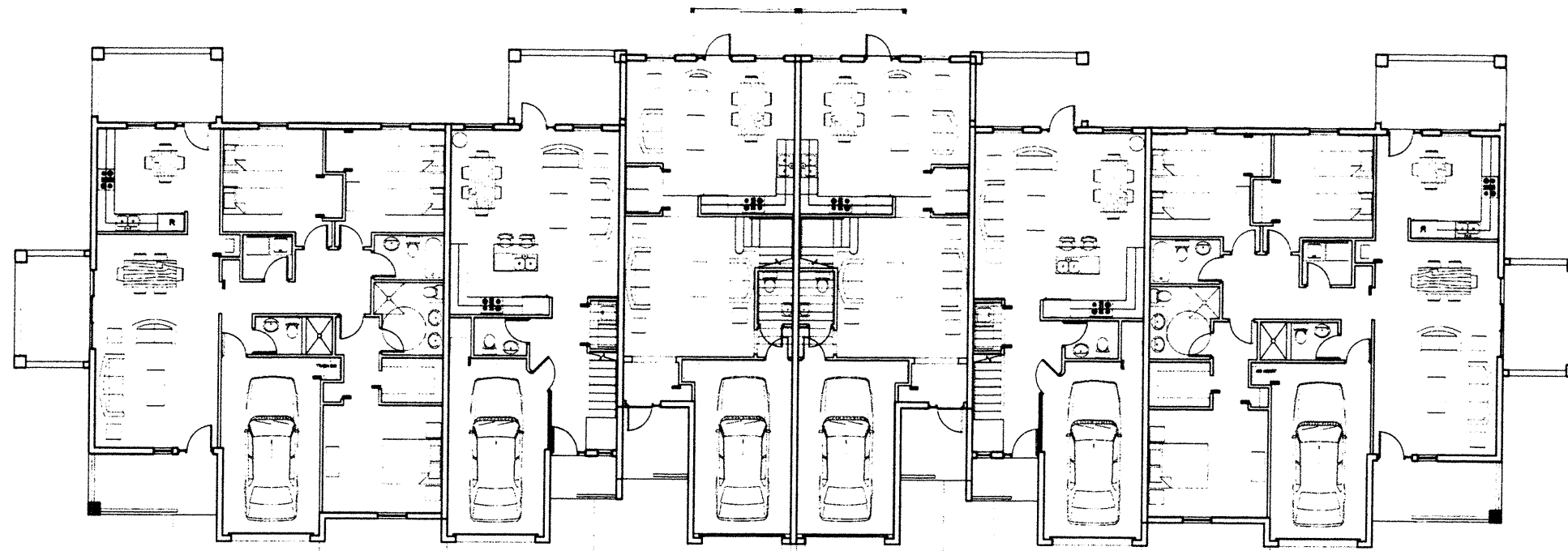
NO.	REVISIONS	DATE	BY
1			
2			
3			

jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BEACH, FLORIDA 33308  
564.974.3230 jclawson@jclawson.com  
LICENSE NO.: AR-001282

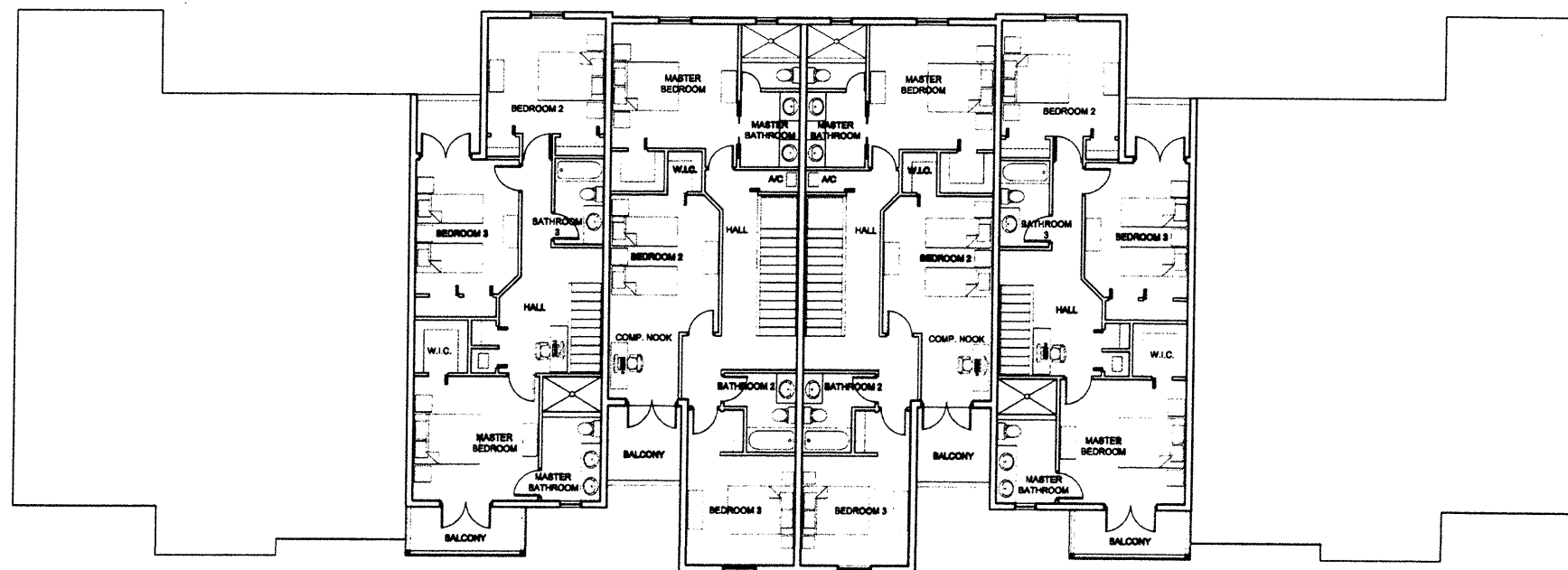


**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS  
ARCHITECTURAL PLANS

DRAWN PACO NAGARD
CHECKED CARL G. FORBES
JOB NO. ...
DATE 12/18/19
<b>A-4</b> OF ... SHEETS



FIRST FLOOR scale : 1/8"=1'-0"



SECOND FLOOR scale : 1/8"=1'-0"



A BUILDING PLANS  
scale : 1/8"=1'-0"



NO.	REVISIONS	DATE	BY
1	△		
2			
3			

jerry clawson / architect  
218 EAST COMMERCIAL BLVD. STE. 202  
LAUDERDALE BEACH, FLORIDA 33308  
864 974-3230 jclawson00@gmail.com  
LICENSE NO.: AR-0012282



**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS  
ARCHITECTURAL PLANS

DRAWN	PACD NAGARO
CHECKED	CARL G. FORBES
JOB NO.	
DATE	12/18/10
<b>A-4.1</b>	
OF	SHEETS

**AAC**

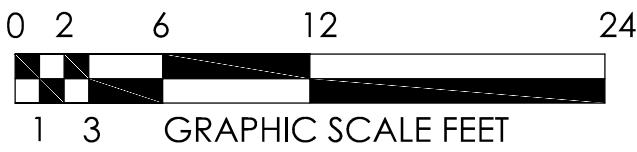
PZ13-12000041  
6/1/2021

**AAC**

PZ13-12000041  
5/4/21



FRONT ELEVATION - APPROVED



REVISIONS		
NO.	DATE	BY
1	...	...
2	...	...
3	...	...

jerry clawson / architect

218 EAST COMMERCIAL BLVD.,  
LAUDERDALE BY THE SEA, FLORIDA  
954 974-3230

STE.202  
33308  
jclawson99@gmail.com

LICENSE NO.: AF-0012262

HIGHLAND OAKS

RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS

ARCHITECTURAL PLANS

DRAWN PACO NAGARO
CHECKED CARL G. FORBES
JOB NO. ...
DATE 5/19/14
<b>A-5</b>
OF ... SHEETS

FOR INFORMATION  
PURPOSES

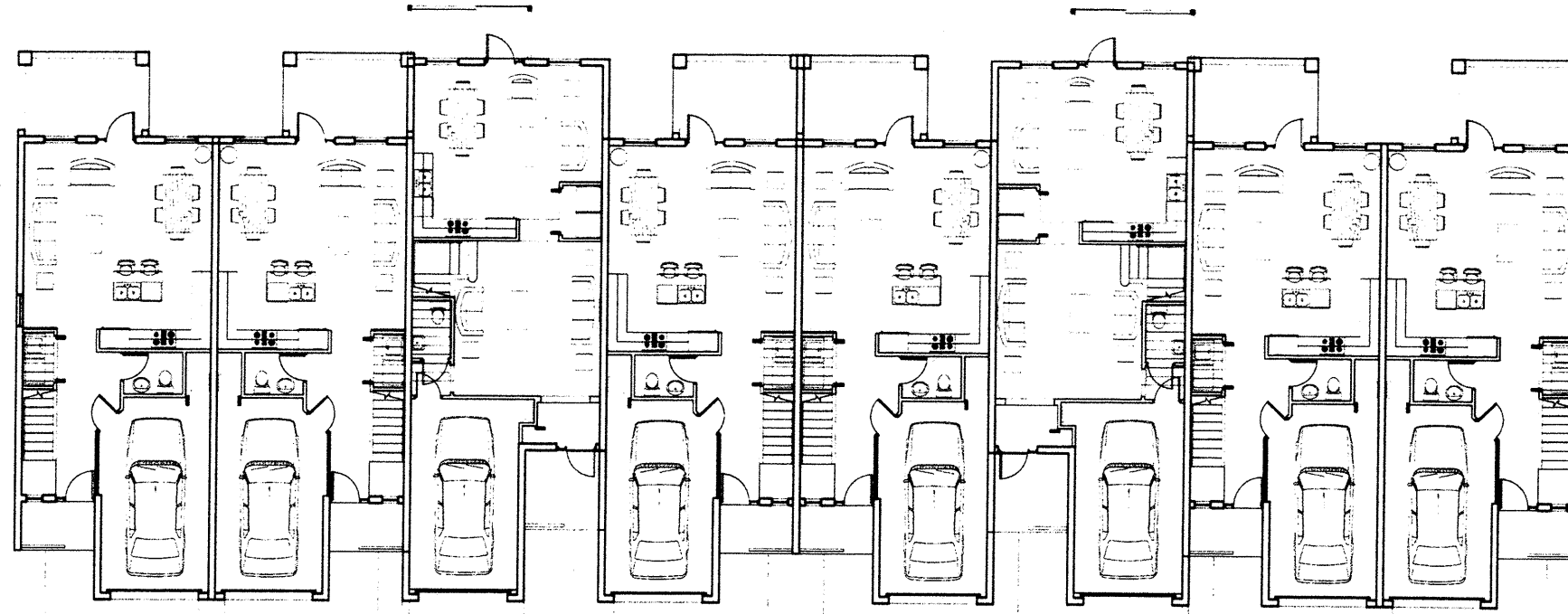
APPROVED - B BUILDING ELEVATIONS

PZ13-12000041  
6/1/2021

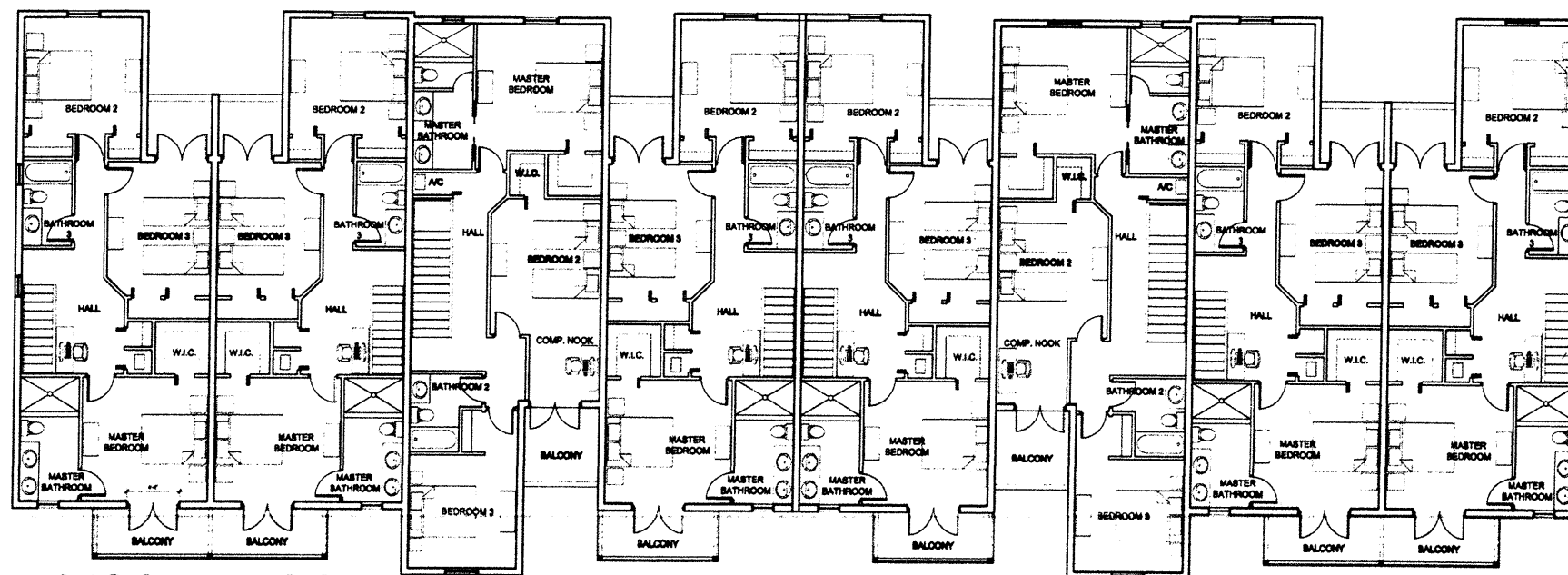
PZ13-12000041  
5/14/21

scale : 1/8"=1'-0"





**FIRST FLOOR**  
scale : 1/8"=1'-0"



**SECOND FLOOR**  
scale : 1/8"=1'-0"



**AAC**

PZ13-12000041  
6/1/2021

**B BUILDING PLANS**  
scale : 1/8"=1'-0"

**AAC**

PZ13-12000041  
5/4/21



NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			

jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3230 jclawson99@gmail.com  
LICENSE NO.: AR-0012882



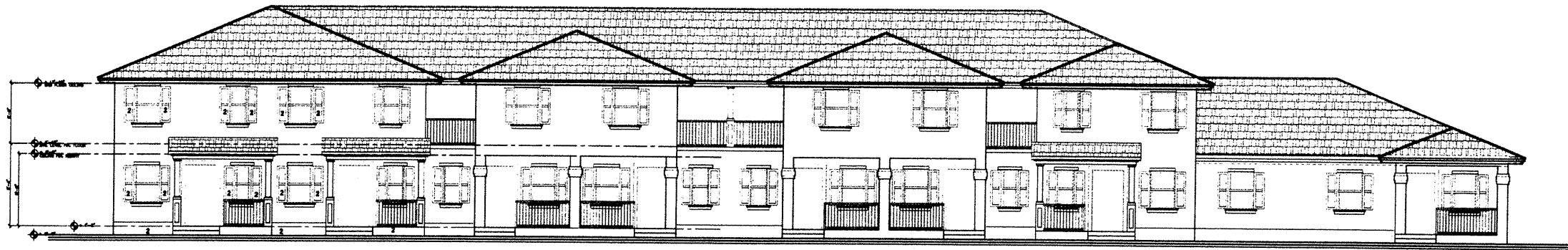
**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS  
ARCHITECTURAL PLANS

DRAWN PACO NAGARO
CHECKED CARL G. FORBES
JOB NO. ...
DATE 12/16/10
<b>A-5.1</b>
OF ... SHEETS

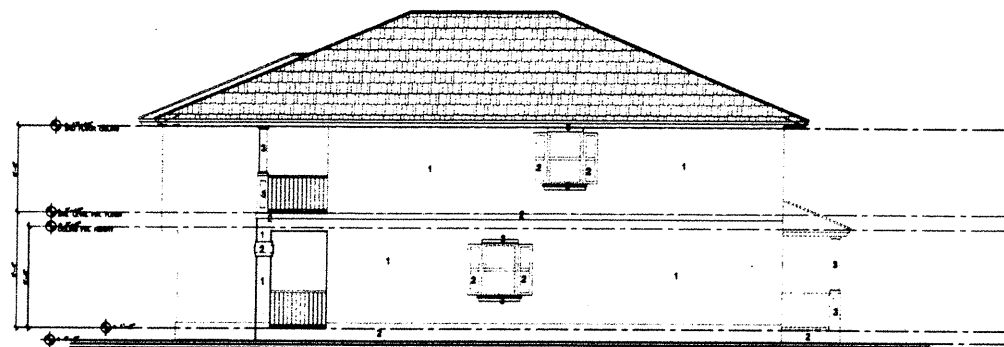




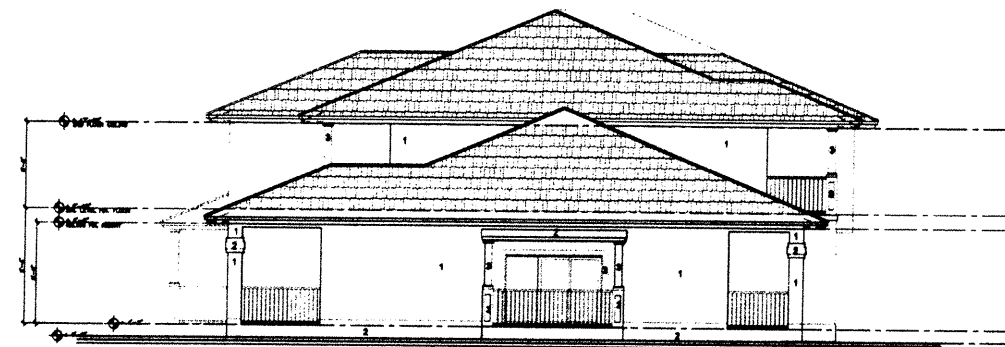
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



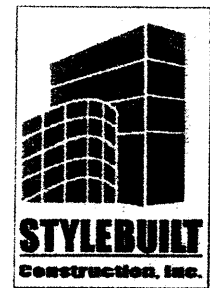
SIDE ELEVATION  
C BUILDING ELEVATIONS

**AAC**

PZ13-12000041  
6/1/2021

**AAC**

PZ13-12000041  
5/4/21



NO.	REVISIONS	DATE	BY
1			
2			
3			

jerry clawson / architect  
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LAUDERDALE BY THE SEA, FLORIDA 33308  
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LICENSE NO.: AH-001282



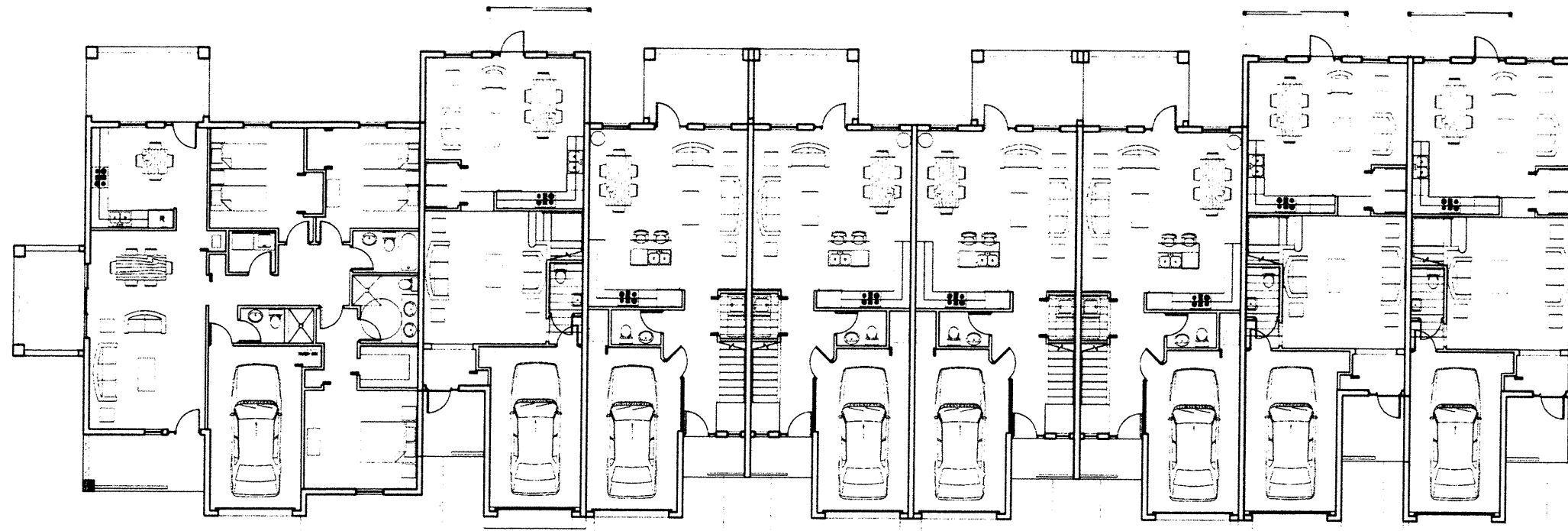
**HIGHLAND OAKS**

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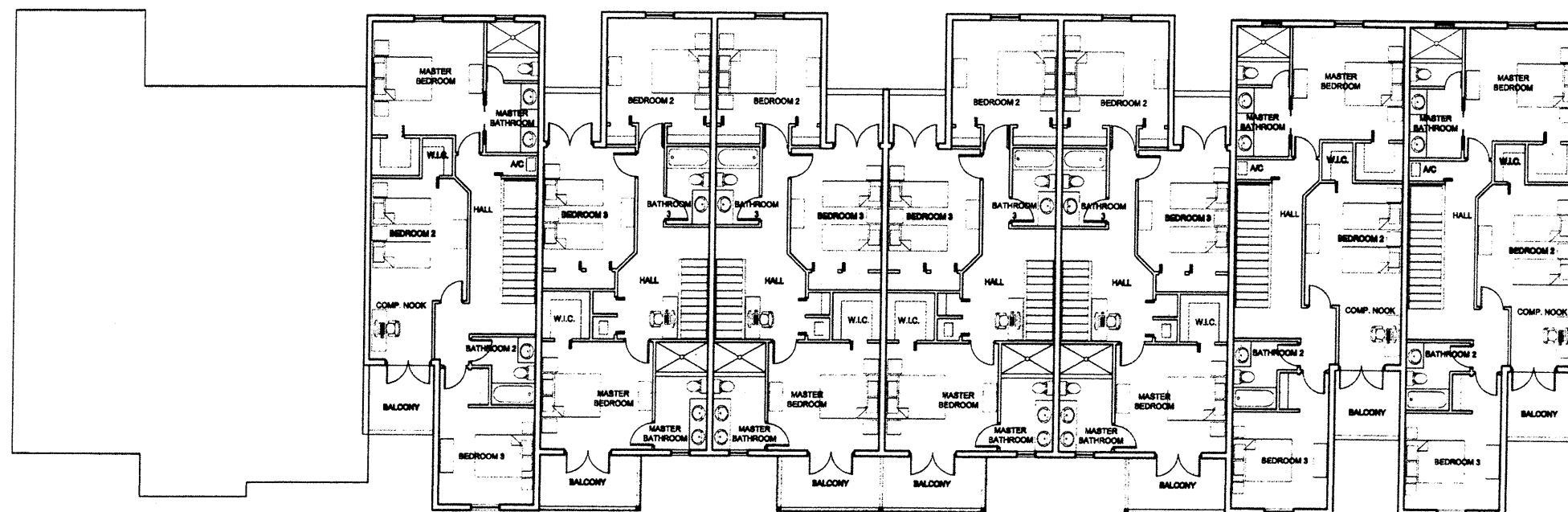
ARCHITECTURAL PLANS

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JOB NO. ...
DATE 12/16/10
<b>A-6</b>
OF ... SHEETS





FIRST FLOOR scale : 1/8"=1'-0"



SECOND FLOOR scale : 1/8"=1'-0"

**AAC**

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6/1/2021

# C BUILDING PLANS

scale : 1/8"=1'-0"



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5/4/21



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1			
2			
3			
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954 974-3230 jclawson@jclawson.com  
LICENSE NO.: AF-007282



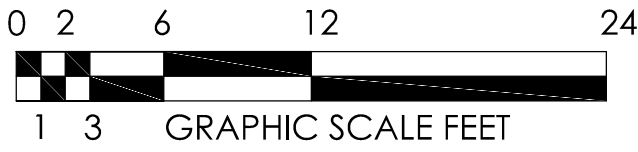
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ARCHITECTURAL PLANS

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<b>A-6.1</b>	
OF ... SHEETS	





FRONT ELEVATION - APPROVED



FOR INFORMATION  
PURPOSES

APPROVED - D BUILDING ELEVATIONS

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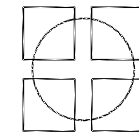
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5/1/21

scale : 1/8"=1'-0"



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	DATE	BY
1	...	...
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3	...	...

jerry clawson / architect



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954 974-3230 jclawson99@gmail.com  
AFF-0012262

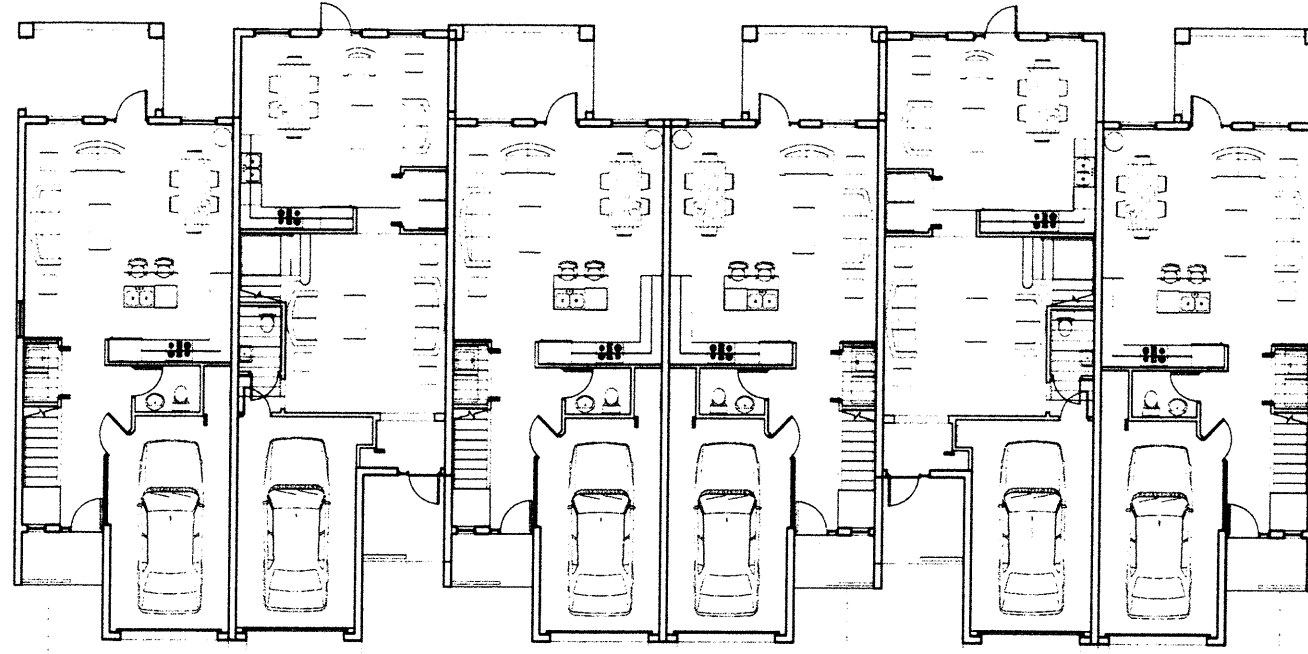
HIGHLAND OAKS

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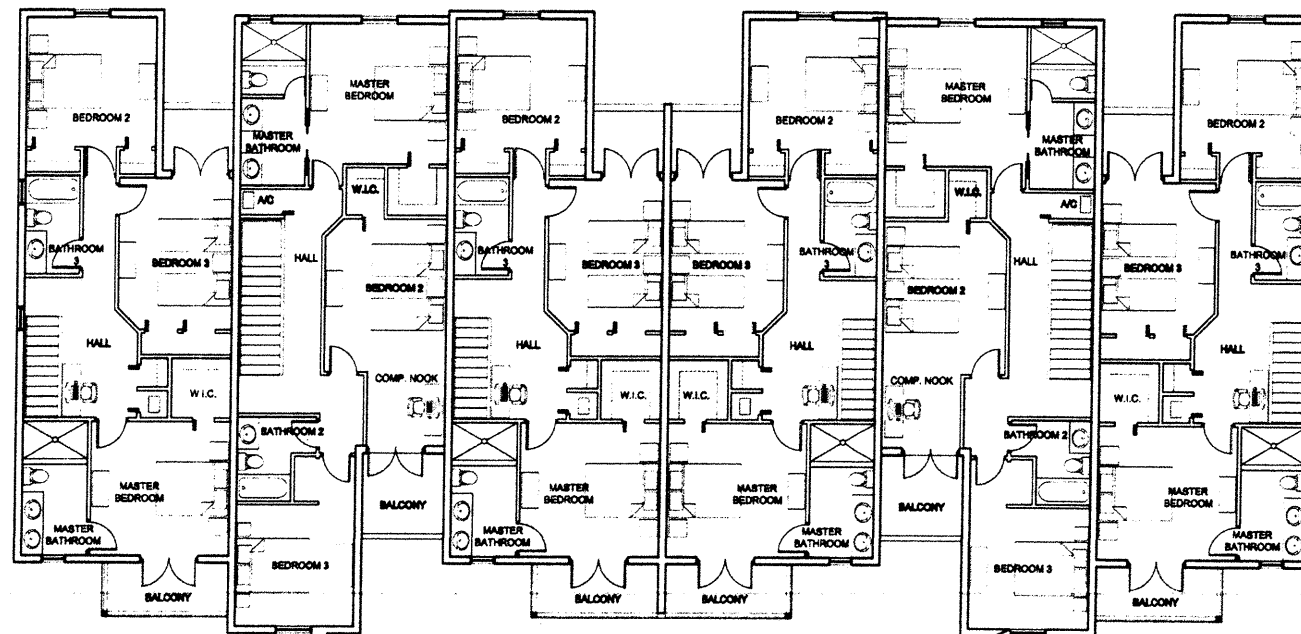
ARCHITECTURAL PLANS

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CHECKED CARL G. FORBES
JOB NO. ...
DATE 5/19/14
<b>A-7</b>
OF ... SHEETS





FIRST FLOOR scale : 1/8"=1'-0"

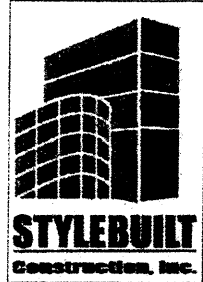


SECOND FLOOR scale : 1/8"=1'-0"



D BUILDING PLANS

AAC scale : 1/8"=1'-0"



NO.	REVISIONS	DATE	BY
1	△		
2			
3			
4			

jerry clawson / architect  
 218 EAST COMMERCIAL BLVD. STE. 202  
 LAUDERDALE BEACH, FLORIDA 33306  
 954 974-3220 jclawson@jclawson.com  
 LICENSE NO.: AP-0012282



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 ARCHITECTURAL PLANS

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<b>A-7.1</b>	
OF	SHEETS

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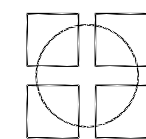
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LICENSE NO.: AR-0012262



**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPAHO BEACH LIVING- DEVELOPERS  
**ARCHITECTURAL PLANS**

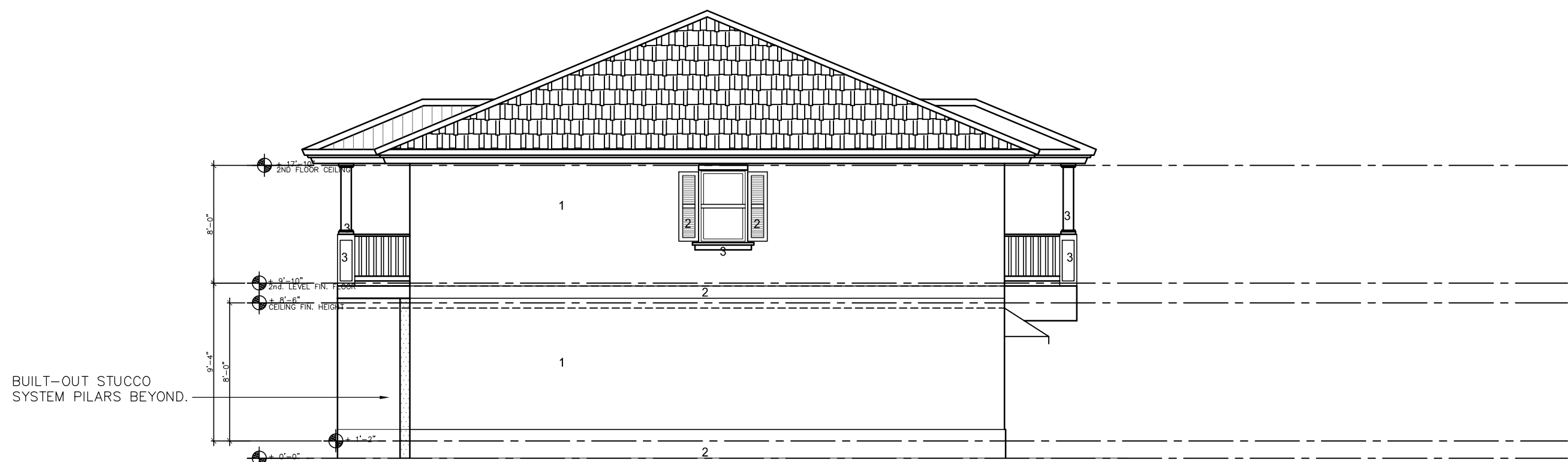
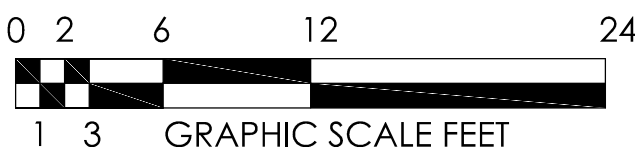
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CHECKED CARL G. FORBES
JOB NO. ...
DATE 5/19/14
<b>A-8</b> OF ... SHEETS



FRONT ELEVATION - APPROVED



BACK ELEVATION



SIDE ELEVATION

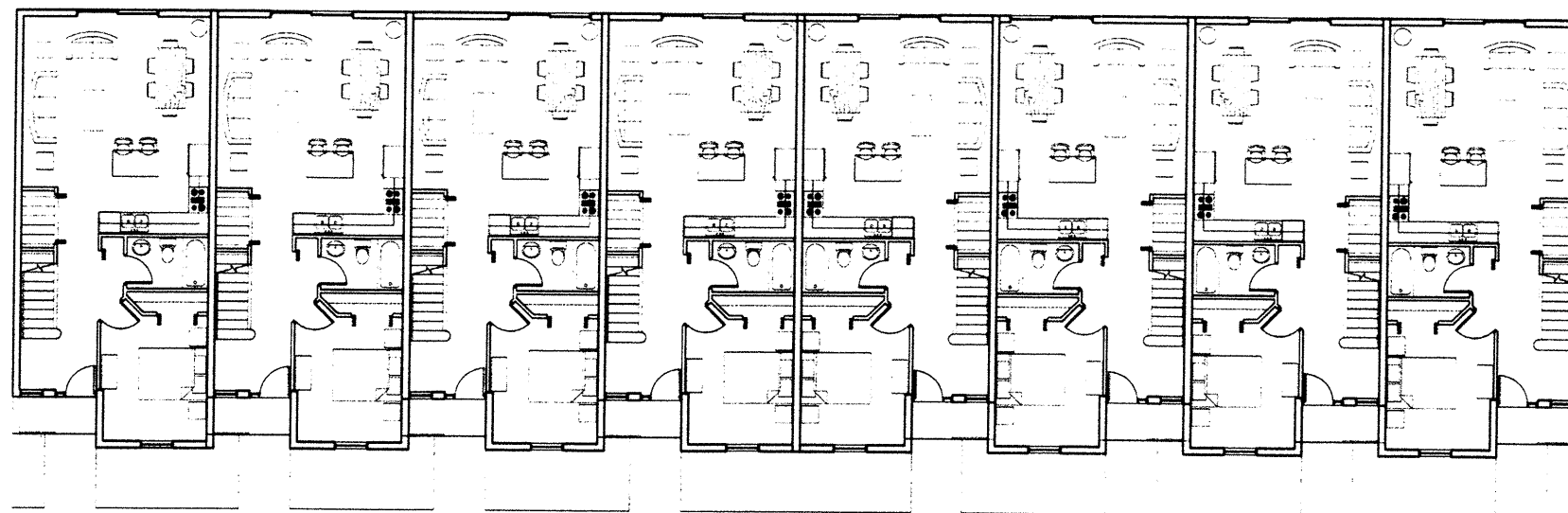
**AAC**  
PZ13-12000041  
6/1/2021

E BUILDING ELEVATIONS  
scale : 1/8"=1'-0"  
**AAC**  
PZ13-12000041  
6/4/21

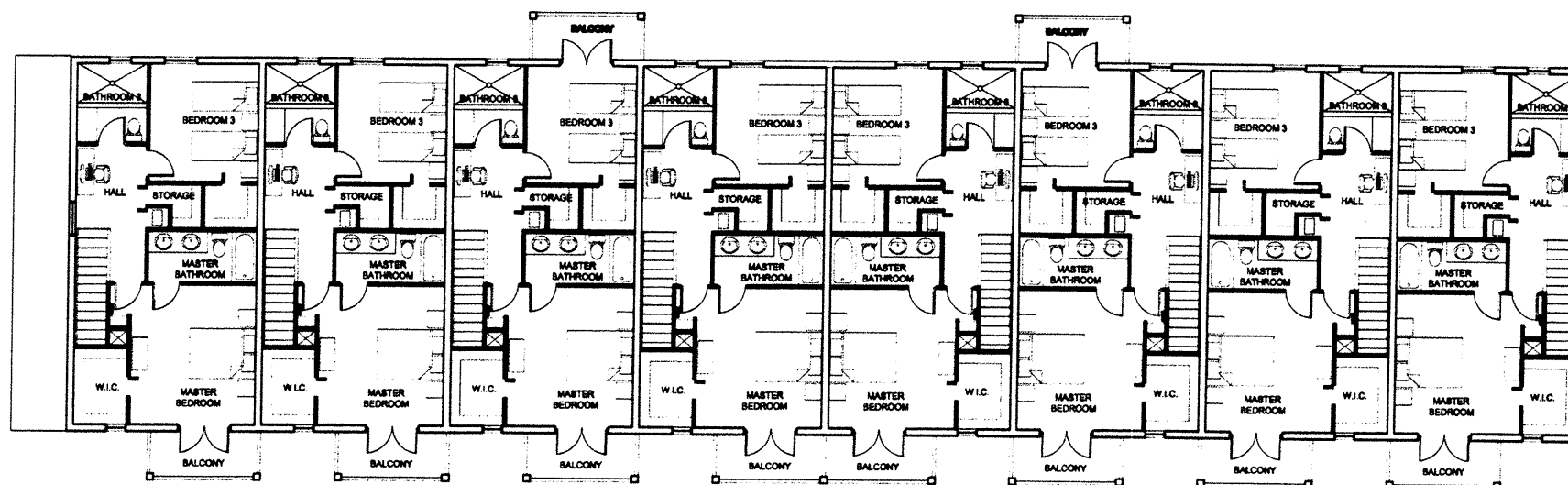




NO.	REVISIONS	DATE	BY
1	△		
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**FIRST FLOOR**  
scale : 1/8"=1'-0"



**SECOND FLOOR**  
scale : 1/8"=1'-0"



# E BUILDING PLANS

scale : 1/8"=1'-0"

**AAC**

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954-974-3290 jclawson@aac.com  
LICENSE NO. AA-0072262



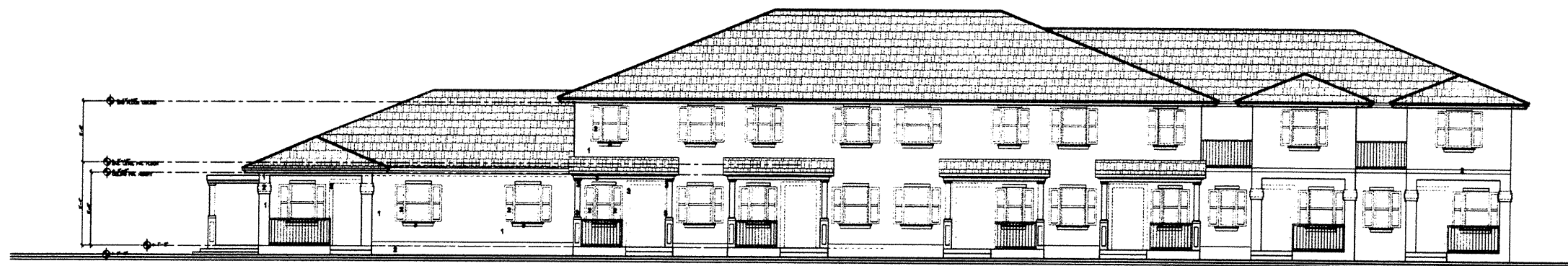
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RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS  
ARCHITECTURAL PLANS

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<b>A-8.1</b>	
OF ... SHEETS	

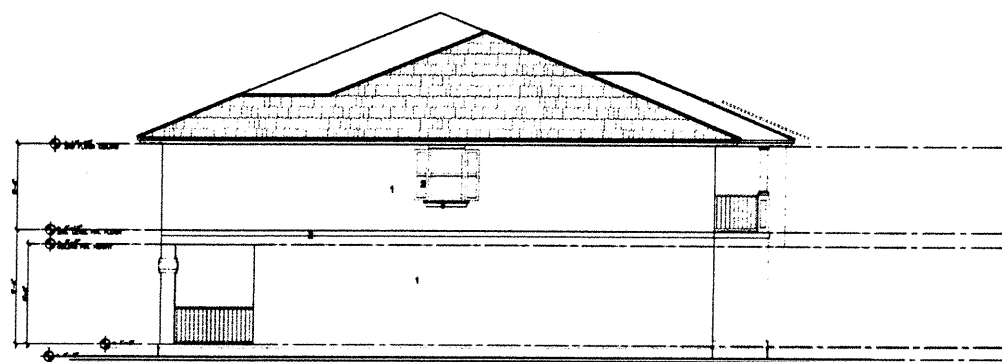




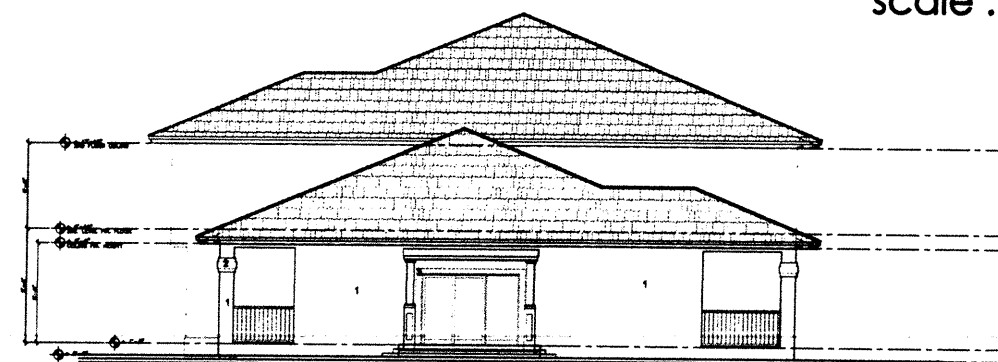
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



# F BUILDING ELEVATIONS

scale : 1/8"=1'-0"

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5/4/21



NO.	REVISIONS	DATE	BY
1			
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864.974.3230 jclawson99@gmail.com  
LICENSE NO.: AR-0012282



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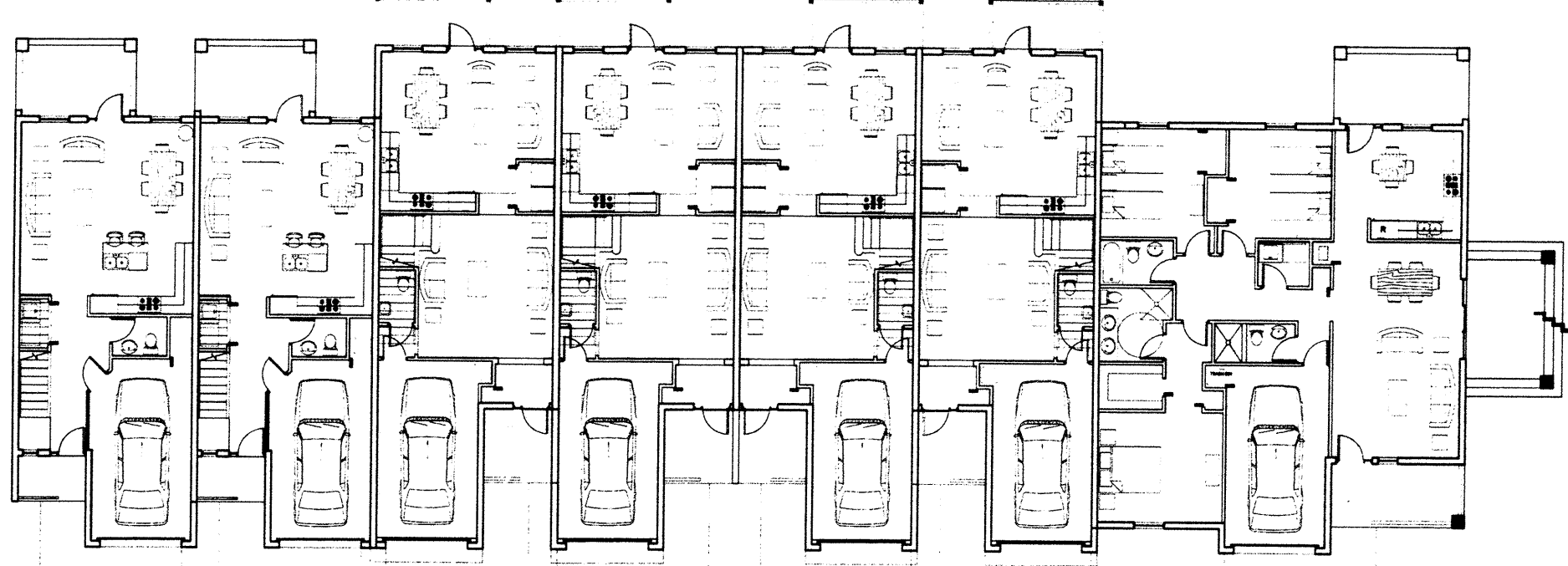
ARCHITECTURAL PLANS

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JOB NO. ...
DATE 12/18/10
<b>A-9</b>
OF ... SHEETS

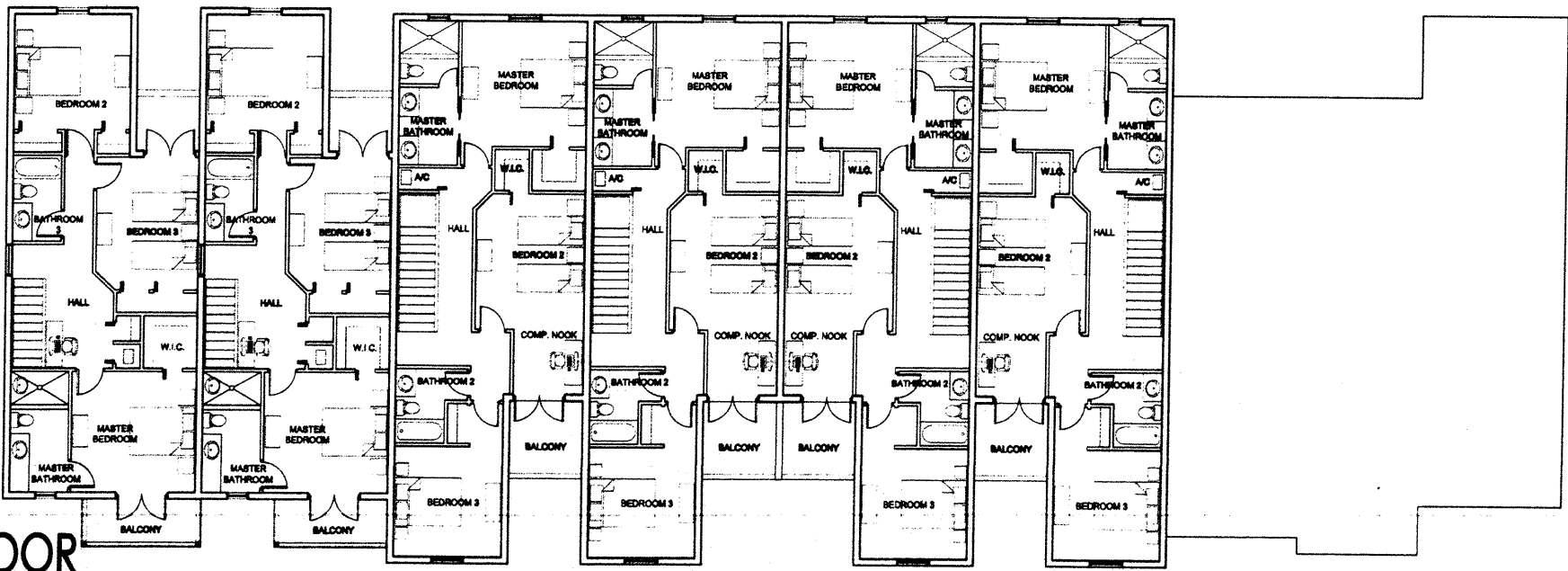




REVISIONS		
NO.	DATE	BY
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FIRST FLOOR  
scale : 1/8"=1'-0"



SECOND FLOOR  
scale : 1/8"=1'-0"

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F BUILDING PLANS  
scale : 1/8"=1'-0"

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5/4/21

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864-974-3230 jclawson@aol.com  
LIC#652 NO.: AH-0012282

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RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS  
ARCHITECTURAL PLANS

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<b>A-9.1</b>
OF ... SHEETS



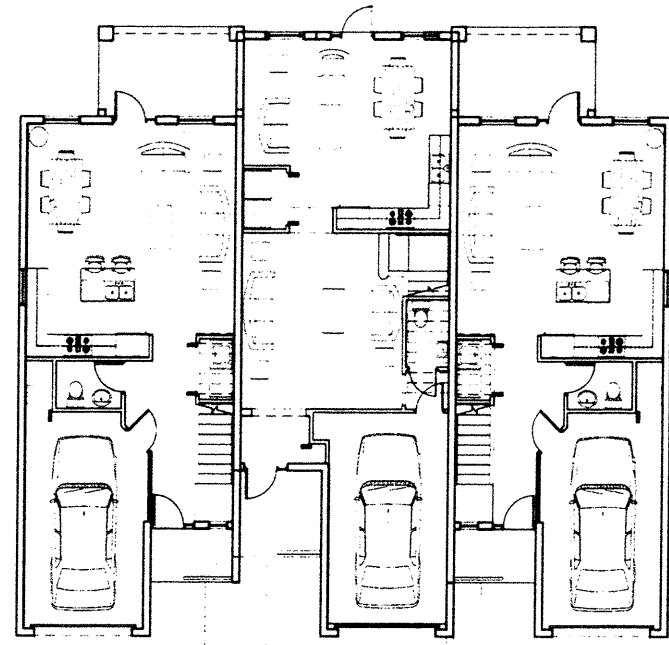
NO.	REVISIONS	DATE	BY
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 LAUDERDALE BEACH, FLORIDA 33308  
 954.974.3250 jclawson88@gmail.com  
 LICENSE NO.: AF-0012282

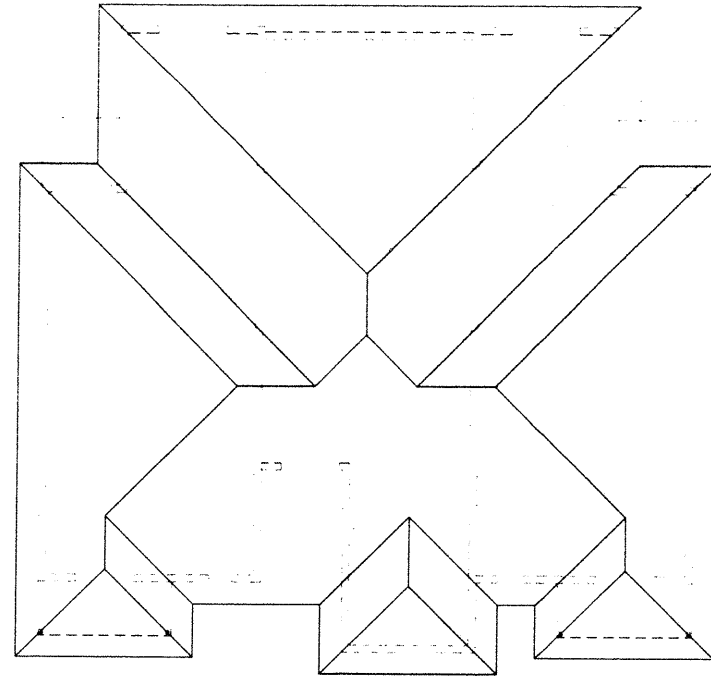


**HIGHLAND OAKS**  
 RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING DEVELOPERS  
 ARCHITECTURAL PLANS

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<b>A-10</b>	OF ... SHEETS



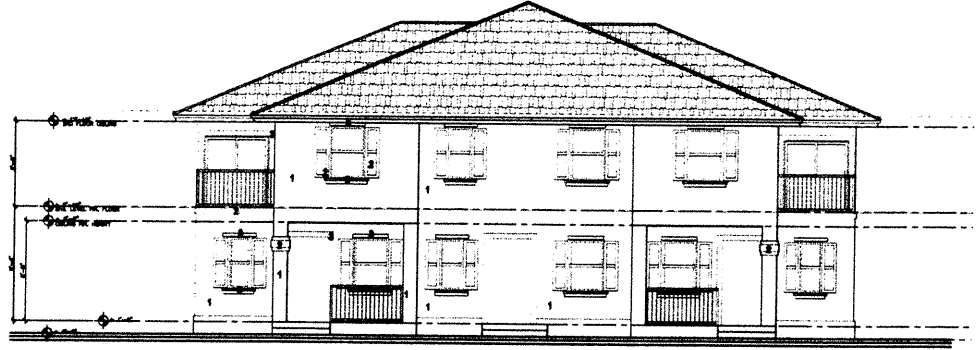
FIRST FLOOR PLAN



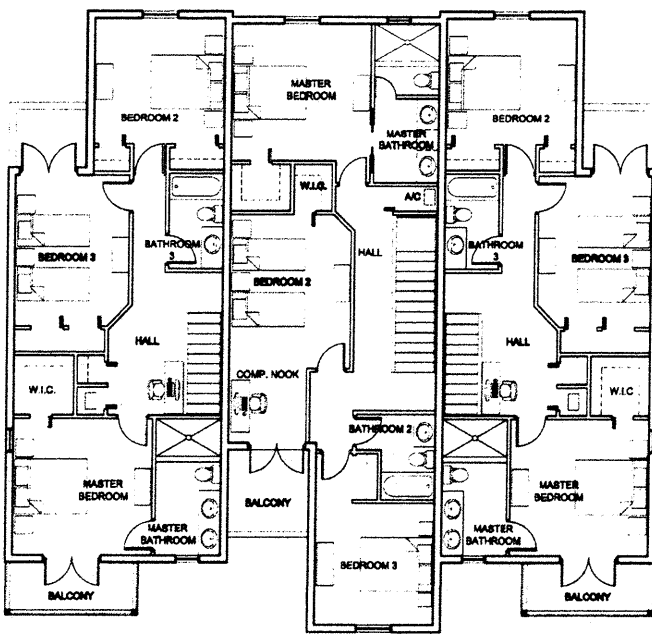
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



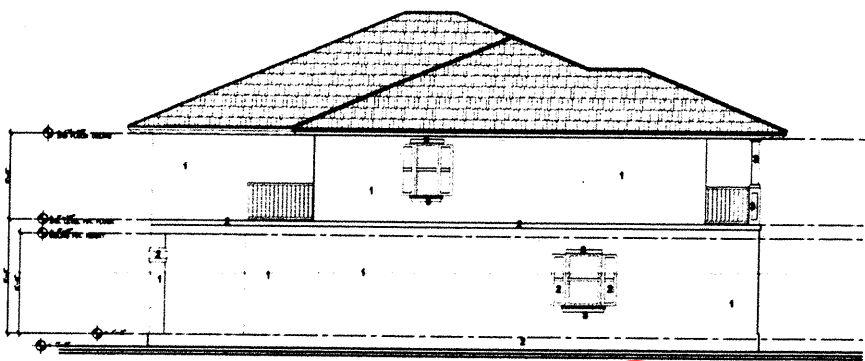
SECOND FLOOR PLAN



**BUILDING G**  
 scale : 1/8"=1'-0"

**AAC**

PZ13-12000041  
 6/1/2021

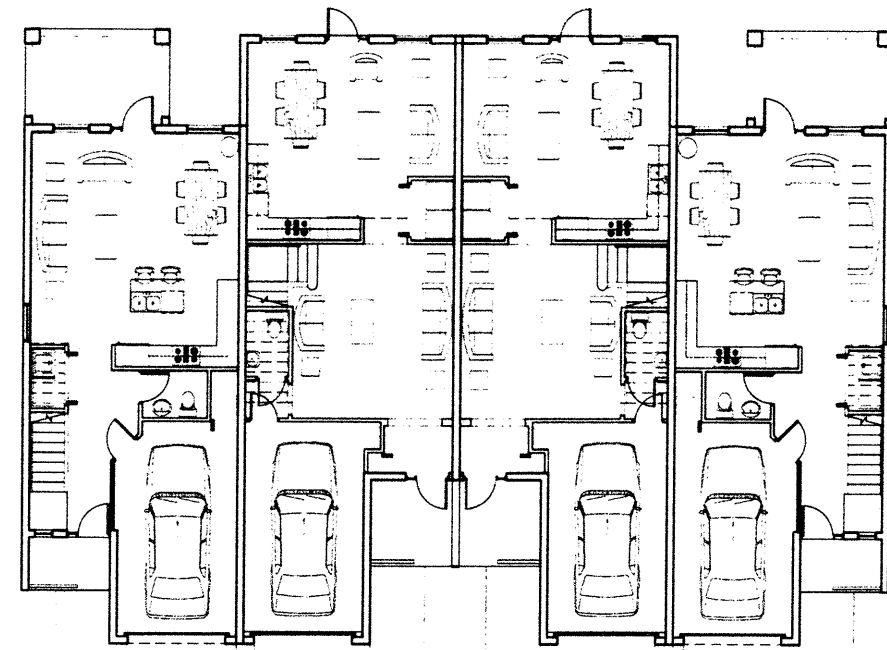


SIDE ELEVATION

**AAC**

PZ13-12000041  
 5/4/21

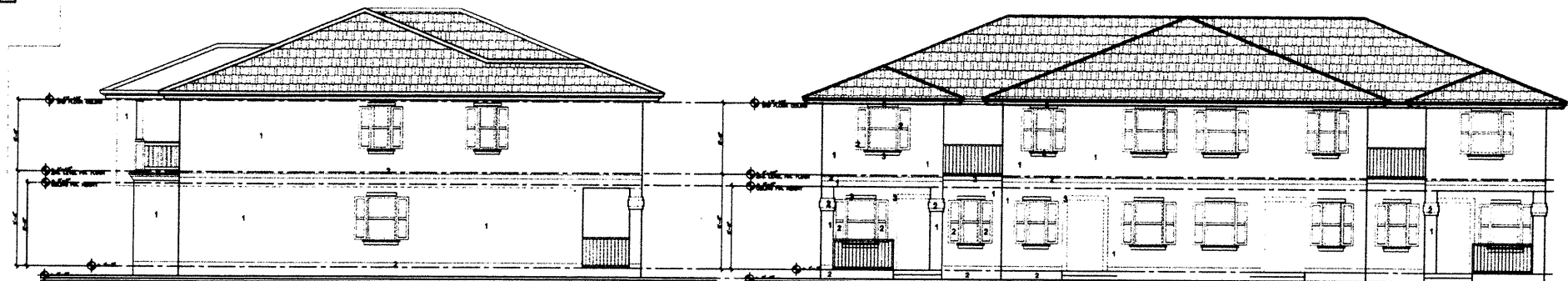




FIRST FLOOR PLAN

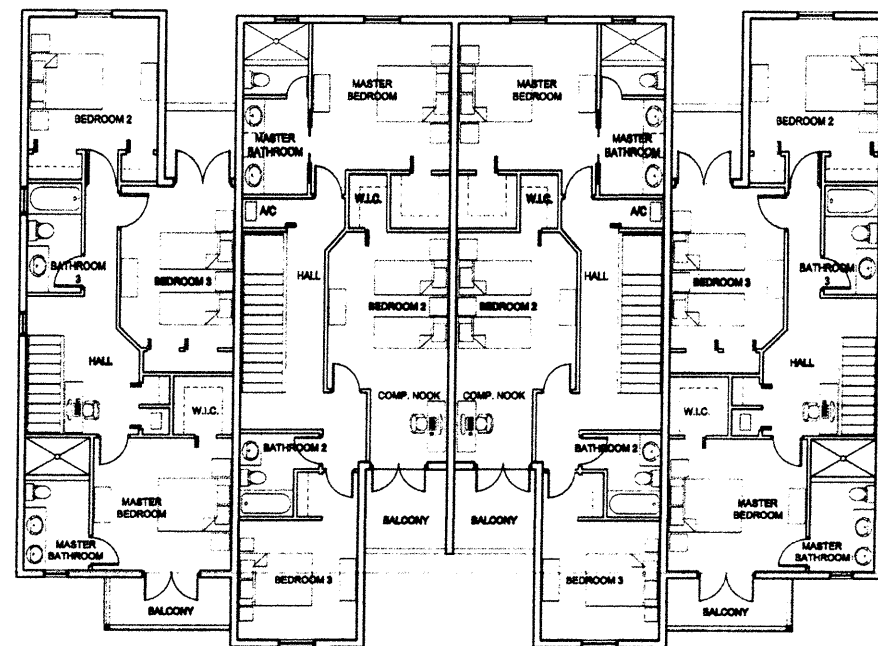


FRONT ELEVATION



SIDE ELEVATION

BACK ELEVATION



SECOND FLOOR PLAN

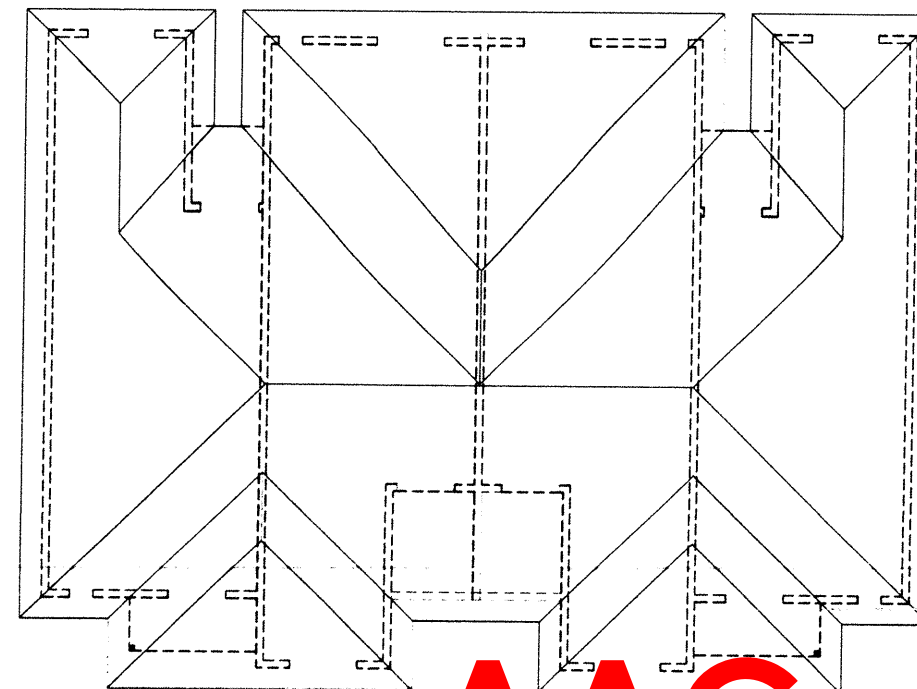


BUILDING H

scale : 1/8" = 1'-0"

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PZ13-12000041  
6/1/2021



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PZ13-12000041  
5/4/21



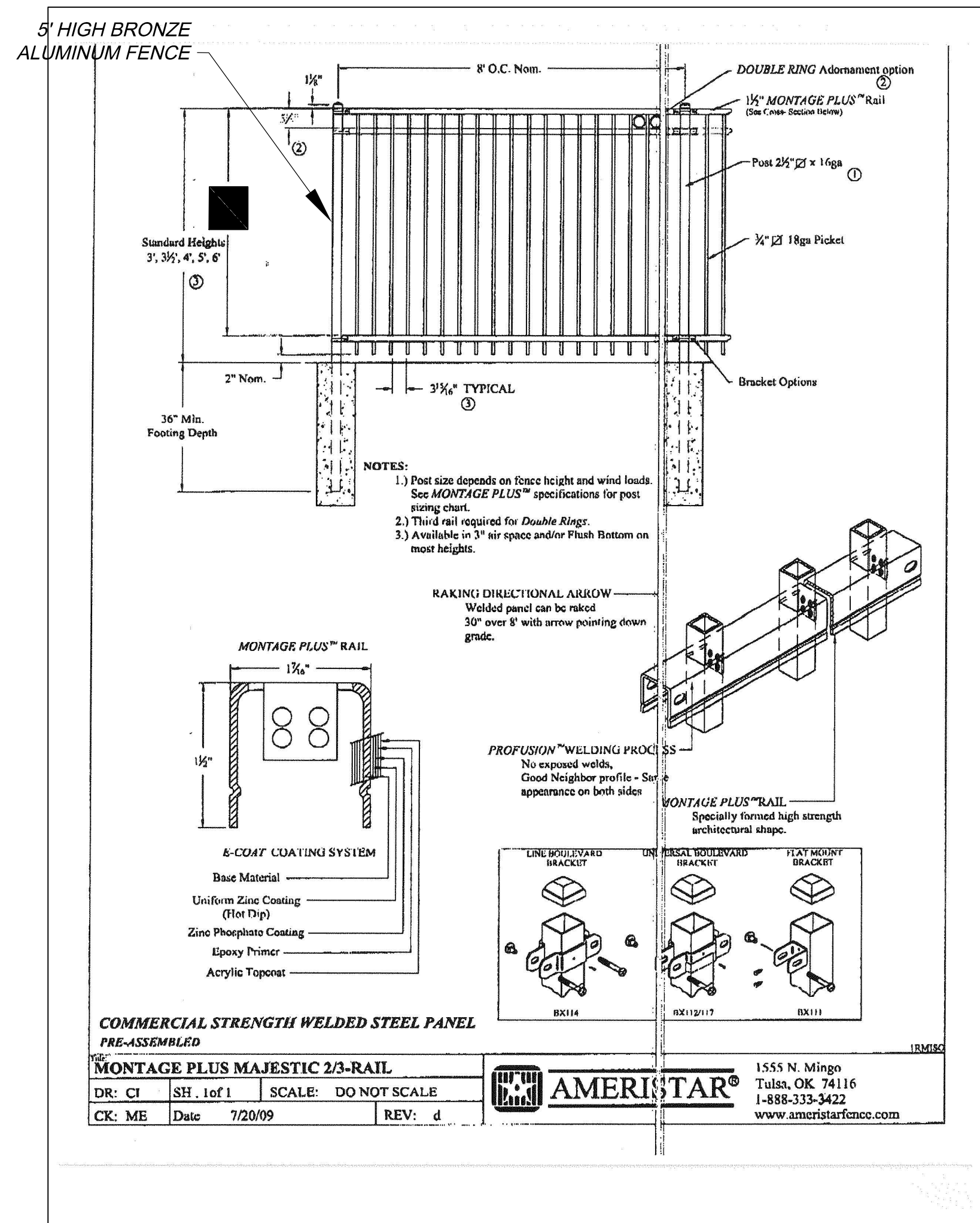
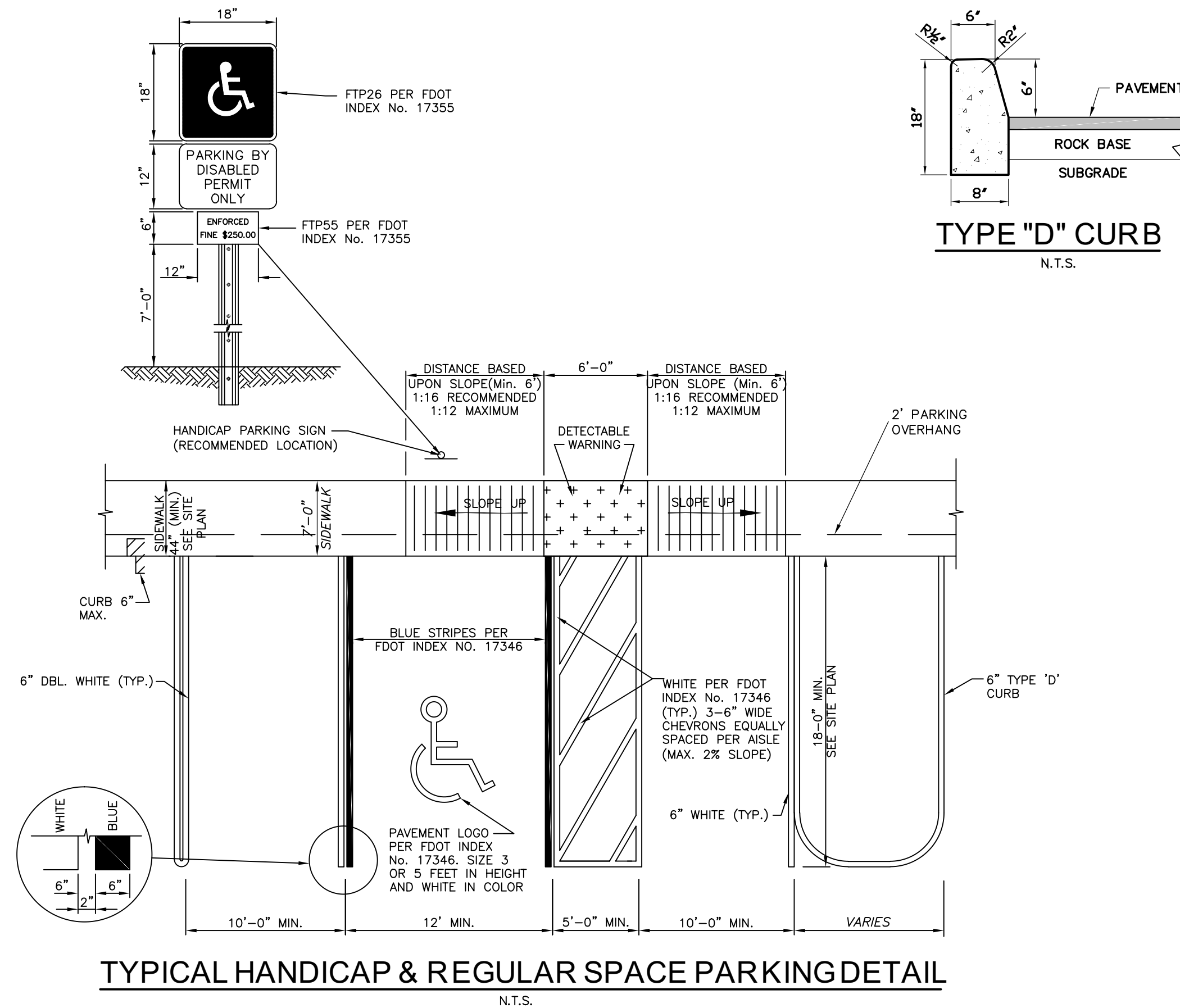
NO.	REVISIONS	DATE	BY
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LICENSE NO.: AH-001262

HIGHLAND OAKS  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING DEVELOPERS  
ARCHITECTURAL PLANS

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JOB NO.	
DATE	12/18/10
<b>A-11</b>	
OF ... SHEETS	





THIS GRILL IS A HIGH-QUALITY PARK GRILL. IT FEATURES AN IN-GROUND MOUNT, TEXTURED POWDER-COATED FINISH, AND ADJUSTABLE GRILL HEIGHT.

THE COOKING SURFACE IS COATED WITH HIGH-TEMP ENAMEL. THE RACK IS MADE OF 1/2" STEEL RODS. THE POLE IS 2-3/8" OD SCHEDULE 40 STEEL

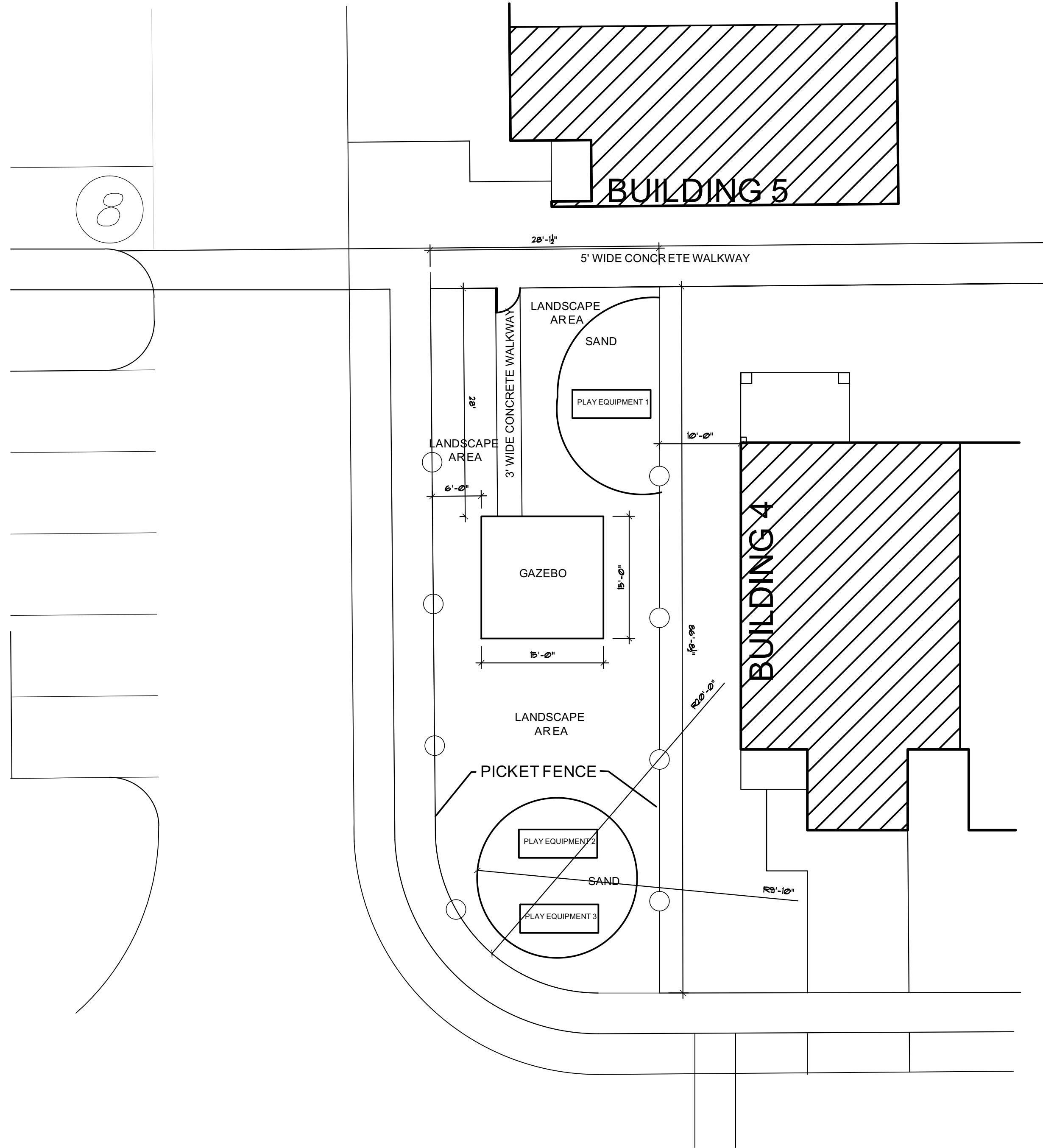
- 300 SQ. IN. COOKING AREA
- FIREBOX DIMENSIONS: 14" X 20 1/2" X 10"
- OVERALL DIMENSIONS: 25"W X 50"H (14" GOES IN-GROUND; 36" ABOVE GROUND)

### TOT LOT DETAIL

SCALE 1" = 10'

FOR ADDITIONAL TOT LOT DETAILS AND SPECIFICATIONS REFER TO SHEET A12

**AAC**  
PZ13-12000041  
5/4/21



### REVISIONS

NO.	DATE	DESCRIPTION

### HIGHLAND OAKS

### SITE PLAN

CITY OF POMPANO BEACH  
FLORIDA

### DATE:

Aug. 2010

### SCALE:

-

### DESIGNED BY:

M.G.

### DRAWN BY:

V.V.

### JOB NUMBER

04-2846

### SHEET No.

SP2

### SEAL

*Donald L. Cooper*  
Jan 20 2011  
DONALD L. COOPER, P.E.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REG. # 2009