

Meeting Date: 1/27/2015

Agenda Item

16

REQUESTED COMMISSION ACTION:

QUASI-JUDICIAL

Consent

Ordinance

X Resolution

Consideration/  
Discussion

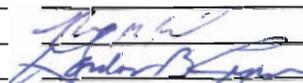
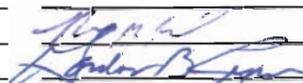
Presentation

SHORT TITLE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE MORNINGSTAR LAKE PARCELS PLAT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The property owner, South Florida Regional Transportation Authority, wishes to amend the plat note on the Morningstar Lake Parcels plat (P.B. 144, Page 22) for the purpose of accommodating their proposed regional headquarters on the site. The existing note currently reads "This plat is restricted as follows: Parcel A-2: 42,925 square feet of warehousing (including no more than 25% ancillary office use). The proposed note is to read, "This plat is restricted as follows: Parcel A-2: 79,000 square feet of office use. Commercial/ retail and bank uses are not permitted within Parcel A-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts." Per the plat, the site contains 128.45 acres. Staff has no objections to the change.

- (1) Origin of request for this action: Daniel R. Mazza, SFRTA
- (2) Primary staff contact: Chris Clemens/ Robin M. Bird Ext. 4048
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

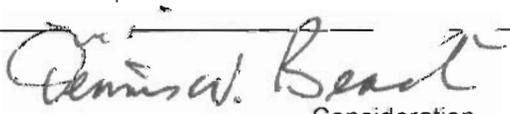
DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Serv. Dept.	1/22/2014	Approval	
City Attorney	1/5/2015		

Advisory Board

X City Manager 

ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>	Results:	Results:
<u>Workshop</u>				
1 <sup>st</sup> Reading	1 <sup>st</sup> Reading			
2 <sup>nd</sup> Reading				





RESOLUTION NO. 2015-\_\_\_\_\_

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE MORNINGSTAR LAKE PARCELS PLAT; PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1.** That city staff's letter of no objection to amendment of notation on the Morningstar Lake Parcels Plat, a copy of which letter is attached hereto and incorporated herein by reference as if set forth in full, is hereby approved and authorized.

**SECTION 2.** That the proper city staff is hereby authorized to forward said letter to Broward County.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

**ATTEST:**

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

December 22, 2014

Ms. Peggy Knight  
Broward County Planning & Redevelopment Division  
1 N University Drive, Ste 102A  
Plantation, Florida 33324

Re: City of Pompano Beach Letter of No Objection to the amendment to the plat note  
Morningstar Lake Parcels Plat recorded in PB 144, PG 22.

Dear Ms. Knight:

The City of Pompano Beach has no objection to amending the plat note on the above noted plat.  
The change to the note is, as follows:

**From:** Subject Site – Parcel A-2: 42,925 square feet of warehousing (including no more than 25% ancillary office use);

**To:** Subject Site – Parcel A-2: 79,000 square feet of office use;

Commercial/ retail and bank uses are not permitted within Parcel A-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Regards,

Christopher J. Clemens, AICP  
Planner

10. Would be in conflict with the public interest, and is in harmony with the purposes and intent of this Code.

- *The subject site will not have any conflict with the public interest and/or harmony with the purposes and intent of this code. As shown below, this future development meets all Major Site Plan review standards.*

## Plat Note Amendment

The subject site lies within Parcel "A" of the Morningstar Lake Parcels Plat 144-22. To allow for the specific office square footage of the SFRTA Operations Center, a Plat Note Amendment will need to be completed. The Morningstar Lake Parcels Plat has restrictions as followed:

*Existing Note:*

*Parcel A-1: 177,536 square feet of warehousing*  
*Subject Site - Parcel A-2: 42,925 square feet of warehousing*  
*Parcel B & C: 49,002 square feet of warehousing*

*Proposed Note:*

*Parcel A-1: 177,536 square feet of warehousing;*  
*Subject Site - Parcel A-2: 79,000 square feet of office use;*  
*Parcel B & C: 49,002 square feet of warehousing*

*Commercial/retail and bank uses are not permitted within Parcel A-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER  
AERIAL MAP



NTS

5

NORTH

# MORNINGSTAR LAKE PARCELS

BEING A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 27th DAY OF June A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 22, RECORD VERIFIED.

ATTEST: L. A. HESTER  
COUNTY ADMINISTRATOR

BY: Carol C. Doyle  
DEPUTY

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 2nd DAY OF May, A.D. 1989.

ATTEST: L. A. HESTER  
COUNTY ADMINISTRATOR

BY: [Signature]  
CHAIRPERSON, COUNTY COMMISSION

BY: [Signature]  
DEPUTY

## BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature]  
HENRY P. COOK  
DIRECTOR OF ENGINEERING  
FLA. REGISTERED ENGINEER No.12506

DATE: 6-26-90

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-WAY FOR TRAFFICWAYS BY RESOLUTION.

ADOPTED THIS 15th DAY OF March, A.D. 1989.

BY: [Signature]  
CHAIRPERSON

DATE: 3/23/89

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26th DAY OF June, 1990.

BY: [Signature]  
ADMINISTRATOR OR  
DESIGNEE

## BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF June, 1990.

BY: [Signature]  
DIRECTOR

## DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS: THAT J. CALVIN JUREIT, INDIVIDUALLY AND AS TRUSTEE, AND KENNETH L. JUREIT OWNERS OF THE LANDS DESCRIBED HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN A MANNER AS SHOWN HEREON; SAID PLAT TO BE KNOWN AS **MORNINGSTAR LAKE PARCELS**

THE PUBLIC INGRESS-EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES; THE EXISTING EASEMENTS SHOWN HEREON ARE NOT BEING DEDICATED BY THIS PLAT;

IN WITNESS WHEREOF, J. CALVIN JUREIT AND KENNETH L. JUREIT, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER,

THIS 16 DAY OF FEBRUARY, 1989.

WITNESS: [Signature]  
AS TO BOTH

[Signature]  
J. CALVIN JUREIT

WITNESS: [Signature]  
AS TO BOTH

[Signature]  
KENNETH L. JUREIT

## ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, J. CALVIN JUREIT, INDIVIDUALLY AND AS TRUSTEE, AND KENNETH L. JUREIT AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF February, A.D. 1989.

MY COMMISSION EXPIRES THE 16 DAY OF December, A.D. 1990.

NOTARY PUBLIC, [Signature] STATE OF FLORIDA.

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT IS AN ACCURATE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET AS SHOWN; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION; AND THAT THE SURVEY DATA SHOWN COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. BENCH MARK ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929, AND CONFORM TO THIRD ORDER ACCURACY.

DATE: 2/23/89

[Signature]  
KEITH R. SANDERS  
FLA. REGISTERED LAND SURVEYOR No.4375

## DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS: THAT DEVCON REALTY CORP., A FLORIDA CORPORATION, THE HOLDER AND OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED, AND PLATTED IN THE MANNER SHOWN HEREON; SAID PLAT TO BE KNOWN AS **MORNINGSTAR LAKE PARCELS**

THE PUBLIC INGRESS-EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES; THE EXISTING EASEMENTS SHOWN HEREON ARE NOT BEING DEDICATED BY THIS PLAT;

IN WITNESS WHEREOF, SAID DEVCON REALTY CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER,

THIS 7 DAY OF FEBRUARY, 1989.

WITNESS: [Signature]  
AS TO BOTH

[Signature]  
HENRY OBENAU  
VICE PRESIDENT, DEVCON REALTY CORP.

WITNESS: [Signature]  
AS TO BOTH

ATTEST: [Signature]  
W. DOUGLAS PITTS  
SECRETARY, DEVCON REALTY CORP.

## ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HENRY OBENAU, VICE PRESIDENT, AND W. DOUGLAS PITTS, SECRETARY, OF DEVCON REALTY CORP., A FLORIDA CORPORATION AND THEY ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February, A.D. 1989.

MY COMMISSION EXPIRES THE 27th DAY OF August, A.D. 1989.

NOTARY PUBLIC, [Signature] STATE OF FLORIDA.

BROWARD COUNTY SURVEYOR'S SEAL	COUNTY ENGINEERING DIV. DIRECTOR'S SEAL	COUNTY COMMISSIONERS SEAL	SURVEYOR'S SEAL	NOTARY SEAL	NOTARY SEAL	DEVCON CORP. SEAL
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# MORNINGSTAR LAKE PARCELS

BEING A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 22 AND 23 OF TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22;

THENCE ON AN ASSUMED BEARING OF S 88 21'15" W ALONG THE NORTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 24.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 10 48'34" E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1950.51 FEET TO A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23;

THENCE N 88 40'22" E ALONG SAID PARALLEL LINE A DISTANCE OF 285.52 FEET;

THENCE N 01 17'56" W A DISTANCE OF 208.79 FEET;

THENCE N 88 42'03" E A DISTANCE OF 100.00 FEET;

THENCE S 01 17'56" E A DISTANCE OF 153.74 FEET TO THE SAID NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23;

THENCE N 88 40'22" E ALONG THE SAID NORTH LINE A DISTANCE OF 564.24 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4);

THENCE S 01 31'35" E ALONG THE SAID EAST LINE A DISTANCE OF 1960.40 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 23;

THENCE N 88 36'48" E ALONG THE SAID NORTH LINE A DISTANCE OF 1242.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 55 39'29" E, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (STATE ROAD No.9) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 86070-2413);

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 03 19'12" AND A RADIUS OF 3300.52 FEET FOR AN ARC DISTANCE OF 191.25 FEET TO A POINT OF TANGENCY;

THENCE S 37 39'43" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 929.07 FEET;

THENCE S 41 39'43" W CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 474.37 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 31 24'05" AND A RADIUS OF 901.74 FEET FOR AN ARC DISTANCE OF 494.20 FEET TO A POINT OF TANGENCY;

THENCE S 73 03'48" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 679.79 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 39 59'10" AND A RADIUS OF 772.00 FEET FOR AN ARC DISTANCE OF 538.77 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 23;

THENCE S 88 28'45" W ALONG THE SAID SOUTH LINE A DISTANCE OF 55.51 FEET TO THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4);

THENCE N 01 27'50" W ALONG THE SAID WEST LINE A DISTANCE OF 654.19 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22;

THENCE S 88 26'33" W ALONG THE SAID NORTH LINE A DISTANCE OF 308.96 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD;

THENCE N 10 48'34" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1339.41 FEET TO THE POINT OF BEGINNING;

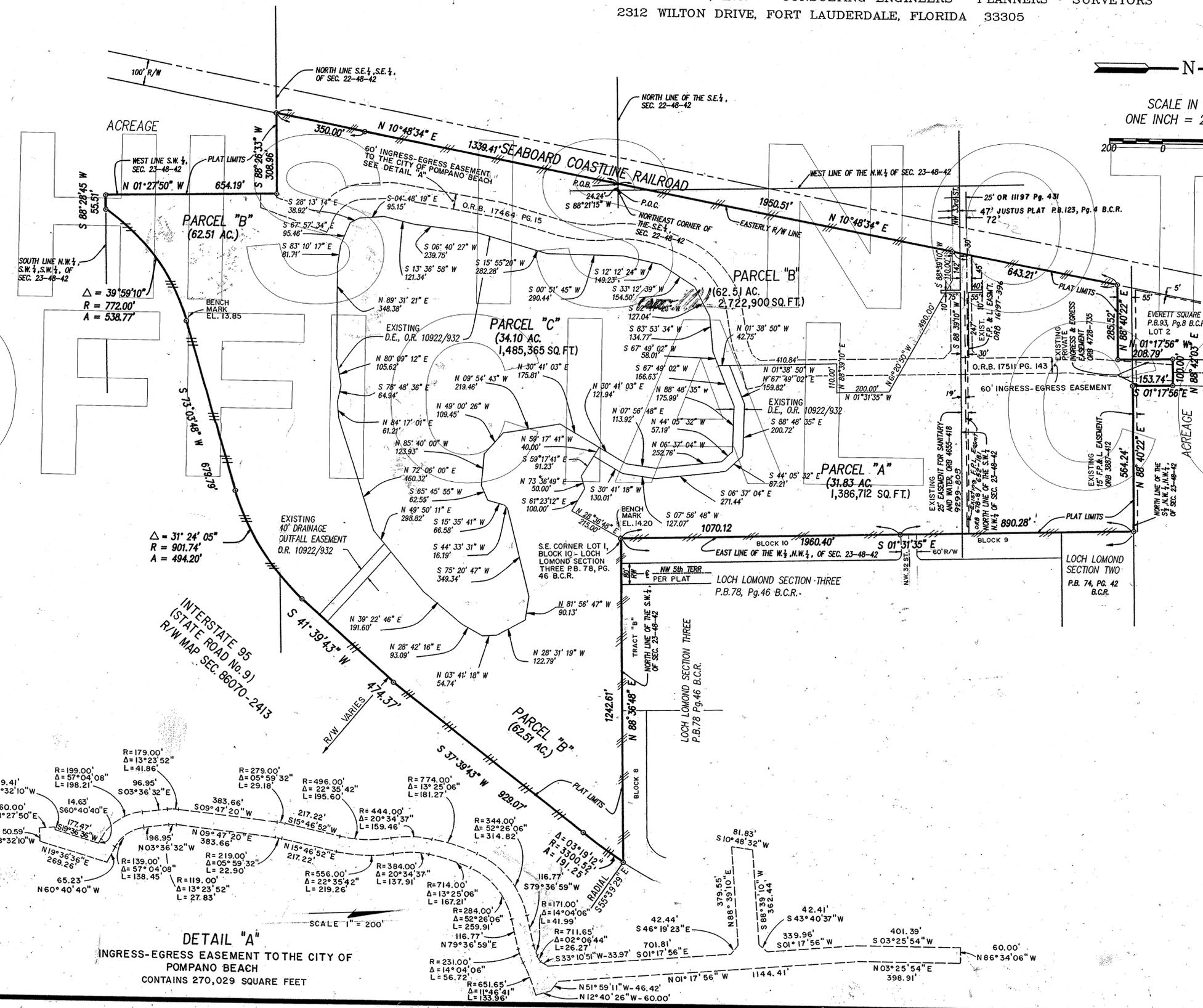
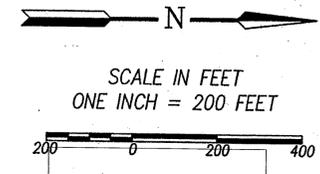
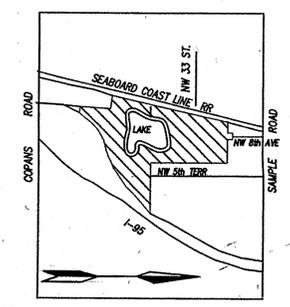
SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 128.45 ACRES, MORE OR LESS.

THIS IS A NON-TANGENT COPY

# MORNINGSTAR LAKE PARCELS

BEING A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
 BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
 2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



- PLAT NOTES**
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N 01° 27' 50" W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
  - BENCH MARK ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS ESTABLISHED FROM BROWARD COUNTY BENCH MARK #110 "X" CUT IN THE EAST SIDE OF THE EAST CONCRETE SIGNAL BASE OF THE SEABOARD RAILROAD, NORTH SIDE OF SAMPLE ROAD, ELEVATION 18.652.
  - Bm. EL. DENOTES BENCH MARK ELEVATION.
  - ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) # 4039 UNLESS OTHERWISE INDICATED.
  - U.E. DENOTES UTILITY EASEMENT.
  - D.E. DENOTES DRAINAGE EASEMENT.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - GROSS AREA OF PLATTED LAND TOTALS 128.45 ACRES, MORE OR LESS.
  - PARCEL "A" CONTAINS 31.83 ACRES, MORE OR LESS. PARCEL "B" CONTAINS 62.51 ACRES, MORE OR LESS. PARCEL "C" CONTAINS 34.10 ACRES, MORE OR LESS.
  - WILLIAMS, HATFIELD AND STONER, INC., PROJECT No. 1277-02
  - P.O.B. DENOTES POINT OF BEGINNING.
  - P.O.C. DENOTES POINT OF COMMENCEMENT.
  - /// DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE.
  - THIS PLAT RESTRICTED AS FOLLOWS:  
 PARCEL A- 450,100 SQUARE FEET OF WAREHOUSING (INCLUDING NO MORE THAN 25% ANCILLARY OFFICE USE) AND 4,300 SQUARE FEET OF OFFICE SPACE.  
 PARCELS B & C- 684,900 SQUARE FEET OF WAREHOUSING (INCLUDING NO MORE THAN 25% ANCILLARY OFFICE USE) AND 9,200 SQUARE FEET OF OFFICE SPACE.  
 COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
  - TRUCK TRAFFIC IS PROHIBITED FROM USING THE INGRESS/EGRESS EASEMENT AT THE NORTH PLAT LIMITS, THAT ALIGNS WITH N.W. 8TH AVENUE.

**DETAIL "A"**  
 INGRESS-EGRESS EASEMENT TO THE CITY OF POMPANO BEACH  
 CONTAINS 270,029 SQUARE FEET