

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 POMPANO ISLES – SECTION B PLAT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

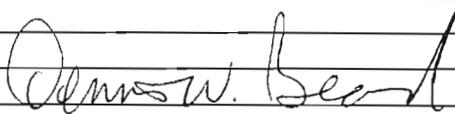
The property owner, PB1 Hotels, LLC, wishes to amend the plat note on the Pompano Isles – Section B plat (P.B. 31, Page 8) for the purpose of accommodating a 102 hotel development on the site. The existing note currently reads "All that tract of land on said Plat of Pompano Isles, Section "B" lying immediately West of said Lots 1 through 9, inclusive, of Block 9, described as "Parking," is restricted to parking." The proposed note is to read, "All that tract of land on said Plat of Pompano Isles, Section "B" lying immediately West of said Lots 1 through 9, inclusive, of Block 9, described as "Parking," is restricted to 102 hotel rooms." The site is currently being planned for a Hampton Inn hotel. Per the legal, the site contains 73,242 square feet, 1.6814 acres, more or less. Staff has no objections to the change.

- (1) Origin of request for this action: Jason Crush, Crush Law, P.A.
- (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.	1/15/2015	Approval	
City Attorney	1/20/2015		CAC #2015-456 

Advisory Board

X City Manager



ACTION TAKEN BY COMMISSION:

Ordinance	Resolution	Consideration
Workshop		
1 st Reading	1 st Reading	Results:
		Results:
2 nd 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 POMPANO ISLES - SECTION B 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 Pompano Isles – Section B 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

January 15, 2015

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 restrictive note on the Pompano Isles – Section B Plat recorded in PB 31, PG B.

Dear Ms. Knight:

Per your request, the City of Pompano Beach has no objection to amending the restrictive note pertaining to the above noted plat. The change to the note is, as follows:

From: All that tract of land on said plat of Pompano Isles, Section “B” lying immediately west of said lots 1 through 9, inclusive, of Block 9, described as “Parking,” is restricted to parking.

To: All that tract of land described on said plat of Pompano Isles, Section “B” lying immediately west of said lots 1 through 9, inclusive, of Block 9, described as “Parking,” is restricted to 102 hotel rooms.

Regards,

Christopher J. Clemens, AICP
Planner



VIA EMAIL

Paola West, Principle Planner
Urban Planning Department
City of Pompano Beach
100 W Atlantic Blvd.
Pompano Beach, FL 33060

November 21, 2014

Re: Property Located at 900 & 940 S Federal Highway in the City of Pompano Beach, Florida (the "Property")

Dear Ms. West:

With regard to the Property identified above, we would like to proceed with processing a Plat Note Amendment through the County. We hereby request that the City begin the process to review and consent to the proposed amendment.

You will recall that the Property is the subject of a pending site plan application for a hotel.

We have spoken with the County and the County attorney has approved the language below for the proposed amendment.

The current Note reads as follows:

All that tract of land on said Plat of Pompano Isles, Section "B" lying immediately West of said Lots 1 through 9, inclusive, of Block 9, described as "Parking," is restricted to parking.

The proposed Note would be as follows:

All that tract of land described on said Plat of Pompano Isles, Section "B" lying immediately West of said Lots 1 through 9, inclusive, of Block 9, described as "Parking," is restricted to 102 hotel rooms.

Please find the Plat attached hereto for your reference.

Please let us know if you require further information or documentation from us to proceed.

Thank you,

Very truly yours,

Jason Crush
For the Firm

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



NTS

5

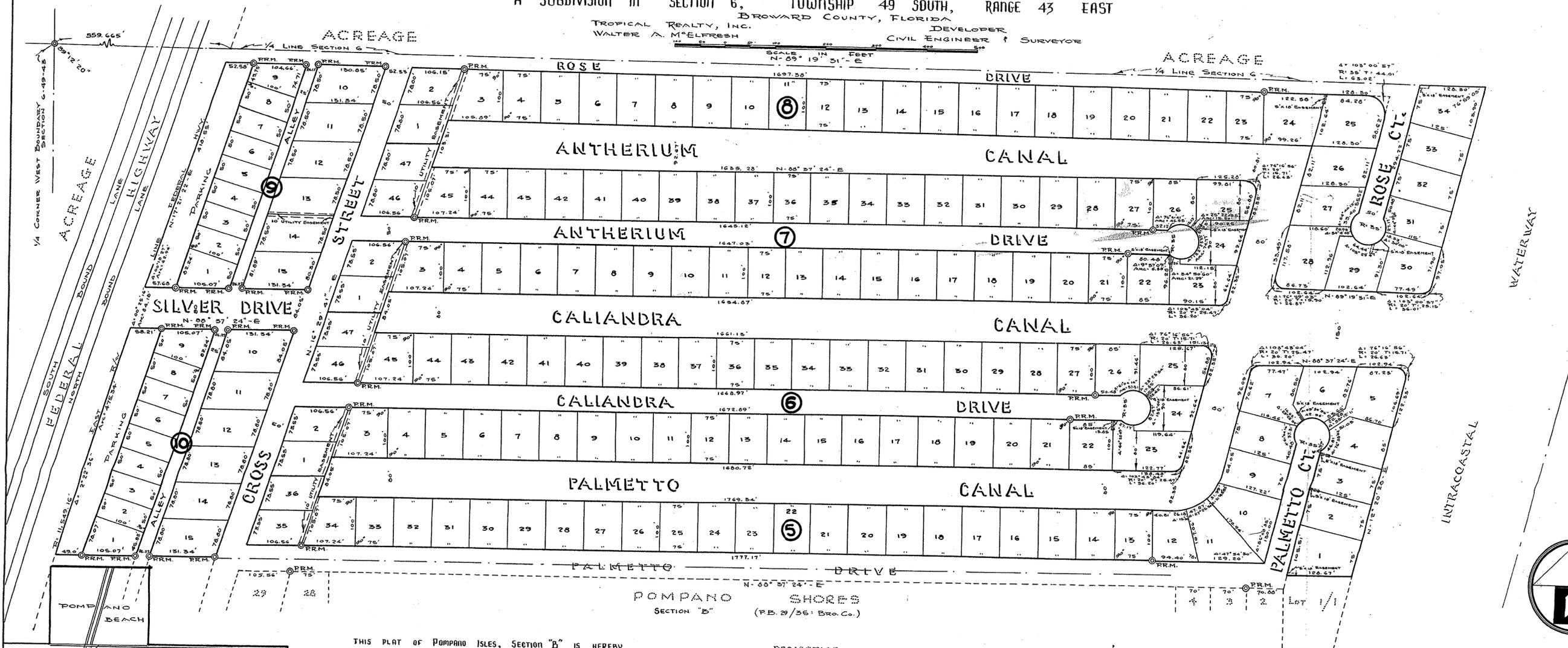
NORTH

POMPANO ISLES - SECTION B

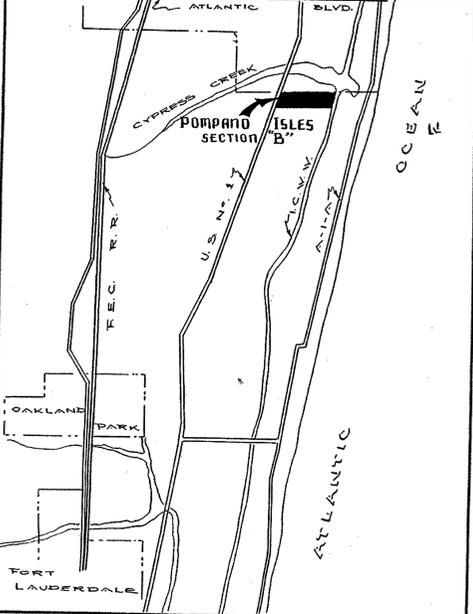
A SUBDIVISION IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST

TROPICAL REALTY, INC. DEVELOPER
WALTER A. McELFRESH CIVIL ENGINEER & SURVEYOR

SCALE IN FEET
N 89° 19' 31" E



#16



THIS PLAT OF POMPANO ISLES, SECTION "B" IS HEREBY APPROVED BY N. R. CORBISELLO AND ROSE CORBISELLO, HIS WIFE, HOLDER OF MORTGAGE DATED JULY 26, 1952, AND RECORDED IN MORTGAGE BOOK 405, PAGE 447 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

N.R. Corbisello M.R. CORBISELLO
Rose Corbisello ROSE CORBISELLO

DESCRIPTION

ALL OF THE NORTH THREE-QUARTERS (N 3/4) OF THE SOUTH-WEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP FORTY-NINE (49) SOUTH, RANGE FORTY-THREE (43) EAST, LYING EAST OF THE FEDERAL HIGHWAY, (U.S. HIGHWAY NO. 1) RIGHT OF WAY, AND ALL OF THE NORTH THREE-QUARTERS (N 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, LYING WEST OF THE INTRACOASTAL WATERWAY RIGHT OF WAY, LESS THE SOUTH 901.5 FEET OF ALL OF SAID PARCEL OF LAND; SAID LAND SITUATES, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

I hereby certify this document to be a true, correct and complete copy of the original filed in my office. Dated this 20th day of February, 1953.

By *[Signature]*
County Administrator

DEDICATION

STATE OF FLORIDA SS.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: TROPICAL REALTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNERS OF THE LANDS SHOWN AND INCLUDED ON THIS PLAT HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, SAID SUBDIVISION TO BE KNOWN AS "POMPANO ISLES, SECTION B."

TROPICAL REALTY, INC., HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THE STREETS, DRIVES, BOULEVARDS, ALLEYS, CANALS AND ROADS, AND/OR PORTIONS THEREOF SHOWN HEREON.

IN WITNESS WHEREOF TROPICAL REALTY, INC., A CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SIGNED IN ITS NAME BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED TO BY ITS SECRETARY THIS 20th DAY OF FEBRUARY, A.D. 1953.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Richard B. Wiggins PRESIDENT
Mary Beth Christie SECRETARY
Richard B. Wiggins
Mary Beth Christie

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

W.A. McElfresh
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA SS.
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM E. SCHLUSEMEYER AND ADELE R. SCHLUSEMEYER AS PRESIDENT AND SECRETARY RESPECTIVELY, OF TROPICAL REALTY, INC., A CORPORATION AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING PLAT OF "POMPANO ISLES, SECTION B" AS SUCH OFFICERS, IN THE NAME OF SAID CORPORATION, BEING DULY AUTHORIZED BY SAID CORPORATION SO TO EXECUTE SAID DEDICATION, AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION FOR PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT FORT LAUDERDALE, FLORIDA, BROWARD COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1953.

W.A. McElfresh
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb. 13, 1954

ENGINEER'S CERTIFICATE

STATE OF FLORIDA SS.
COUNTY OF BROWARD

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON SHOWN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS PLATTED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS INDICATED BY P. R. M.

Walter A. McElfresh
WALTER A. McELFRESH
REG. ENGINEER NO. 1630
REG. LAND SURVEYOR NO. 6818
STATE OF FLORIDA

CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS.

I HEREBY CERTIFY THAT THE ATTACHED PLAT COMPLIES WITH "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," APPROVED BY THE GOVERNOR THE ELEVENTH DAY OF JUNE, 1925.

THIS INSTRUMENT FILED FOR RECORD THIS 20th DAY OF FEBRUARY, A.D. 1953, AND RECORDED IN BOOK 31 OF PLATS ON PAGE 8. RECORD VERIFIED.

Jed Cabot
JED CABOT
CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FLORIDA
BY: *Sorochy Adams*