

Meeting Date: 2/24/2015

Agenda Item 18

REQUESTED COMMISSION ACTION: **QUASI-JUDICIAL**

<u> </u> Consent	<u> </u> Ordinance	<input checked="" type="checkbox"/> Resolution	<u> </u> Consideration/ Discussion	<u> </u> Presentation
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SHORT TITLE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE GC POMPANO PLAT LOCATED ON THAT PARCEL OF LAND LYING EAST OF FEDERAL HIGHWAY (U.S. HIGHWAY #1) AND NORTH OF S.E. 12TH STREET; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The property owner, GC Partners LLC, wishes to plat the 0.3732 acre parcel for the purpose of developing a commercial building. The plat is restricted to 4,000 square feet of commercial use. Platting the property allows the owner to provide for utilities, dedicate right-of-way and meet requirements in order to secure a building permit. The applicant has submitted all of their Utility Service Provider letters and a Title Opinion made out to the City; therefore staff finds items from the P&Z Staff Report and Board memorandum have been addressed.

- (1) Origin of request for this action: Jane Storms, Pulice Land Surveyors
- (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
<u>Dev. Serv. Dept.</u>	<u>1/16/2015</u>	<u>Approval</u>	<u>Memo #14-502</u>
<u>City Attorney</u>	<u>2/9/2015</u>	<u>2/13/15</u>	<u>CAC #2015-552</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Advisory Board P&Z Board #15-001

City Manager Chris Clemens

ACTION TAKEN BY COMMISSION:

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



City Attorney's Communication #2015-552
February 9, 2015

TO: Christopher J. Clemens, AICP, Planner
FROM: Gordon B. Linn, City Attorney
RE: Resolution Approving the GC Pompano Plat

As requested in your memorandum dated February 5, 2015, Department of Development Services Memorandum No. 15-058, the following form of resolution, relative to the above-referenced matter has been prepared and is attached:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE GC POMPANO PLAT LOCATED ON THAT PARCEL OF LAND LYING EAST OF FEDERAL HIGHWAY (U.S. HIGHWAY #1) AND NORTH OF SE 12TH STREET; PROVIDING AN EFFECTIVE DATE.

Please feel free to contact me if I may be of further assistance.



GORDON B. LINN

/jrm
l:cor/dev-srv/2015-552

RESOLUTION NO. 2015- _____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE GC POMPANO PLAT LOCATED ON THAT PARCEL OF LAND LYING EAST OF FEDERAL HIGHWAY (U.S. HIGHWAY #1) AND NORTH OF SE 12TH STREET; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the City of Pompano Beach hereby approves the GC Pompano Plat located on that parcel of land lying east of Federal Highway (U.S. Highway #1) and north of SE 12th Street, as described in full on the plat document itself, a copy of said plat is being attached hereto and made a part hereof as if set forth in full.

SECTION 2. That the City Clerk is hereby authorized to certify the approval of said plat by the City Commission by affixing her signature thereto.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

/jrm/ds
2/18/15
l:reso/2015-204

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #15-001**

DATE: February 5, 2015
TO: City Commission
FROM: Planning and Zoning Board / Local Planning Agency
SUBJECT: PROPOSED PLAT –GC Pompano
P & Z #14-14000005

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on January 28, 2015, the Board considered the proposed **GC POMPANO PLAT**, located at 1184 S. Federal Highway.

It is the unanimous recommendation of the Board that the proposed plat be approved as submitted.



Jim Beeson
Chairman
Planning and Zoning Board/ Local Planning Agency



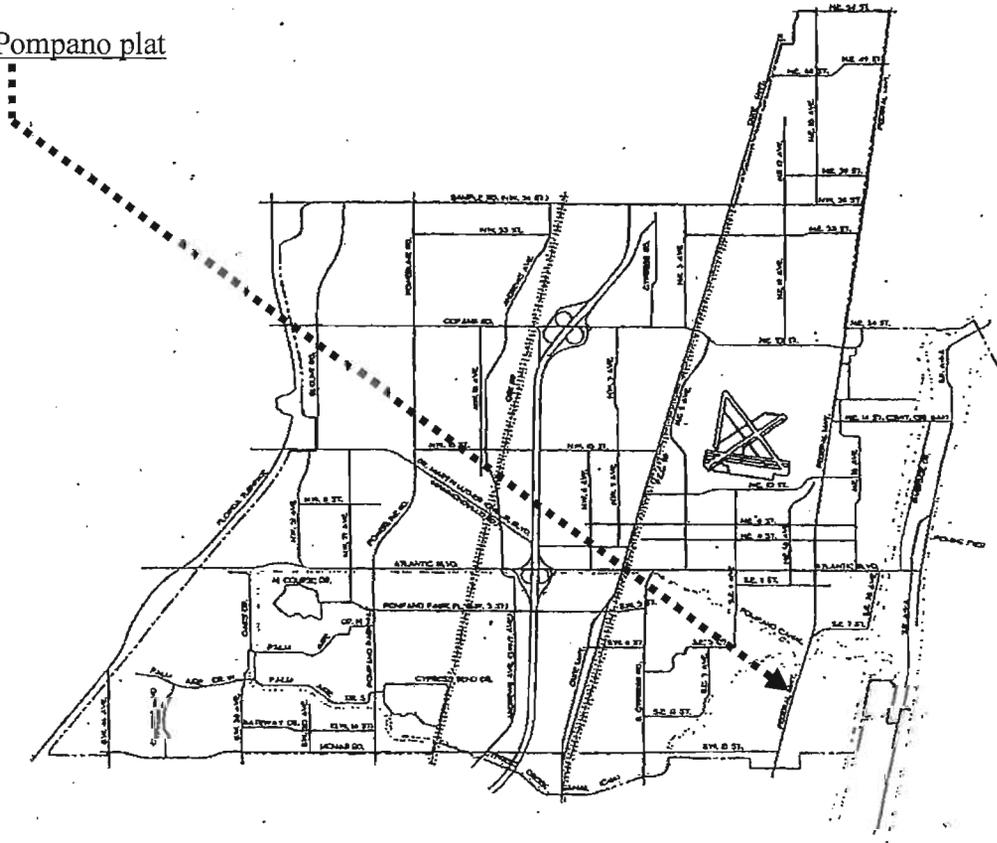
DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF POMPANO BEACH
100 West Atlantic Boulevard - Room 316
Pompano Beach, FL 33060

Administrative Report No. 14-502

Date: January 16, 2015
To: Planning & Zoning Board/ Local Planning Agency
Via: Robin M. Bird, Development Services Director
Paola West, Principal Planner
From: Christopher J. Clemens, AICP Planner
Re: GC Pompano plat

The following is a brief summary of information on the subject and surrounding properties, together with City departments, Development Review Committee and/or utility company comments. The plat is restricted to 4,000 square feet of commercial use on a site area of 16,258 square feet or 0.3732 acres.

GC Pompano plat



LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification</u>	<u>Units/ Acre</u>
	Residential	
L	Low (1-5 DU/AC)	
LM	Low- Medium (5-10 DU/AC)	
M	Medium (10-16 DU/AC)	
MH	Medium-High 16-25 DU/AC)	
H	High (25-46 DU/AC)	
12	Irregular Density	
36	Irregular Density	
* C	Commercial	
CR	Commercial Recreation	
I	Industrial	
T	Transportation	
U	Utilities	
CF	Community Facilities	
OR	Recreation & Open Space	
W	Water	
RAC	Regional Activity Center	
LAC	Local Activity Center	
DPTOC	Downtown Pompano Transit Oriented Corridor	
	Number	



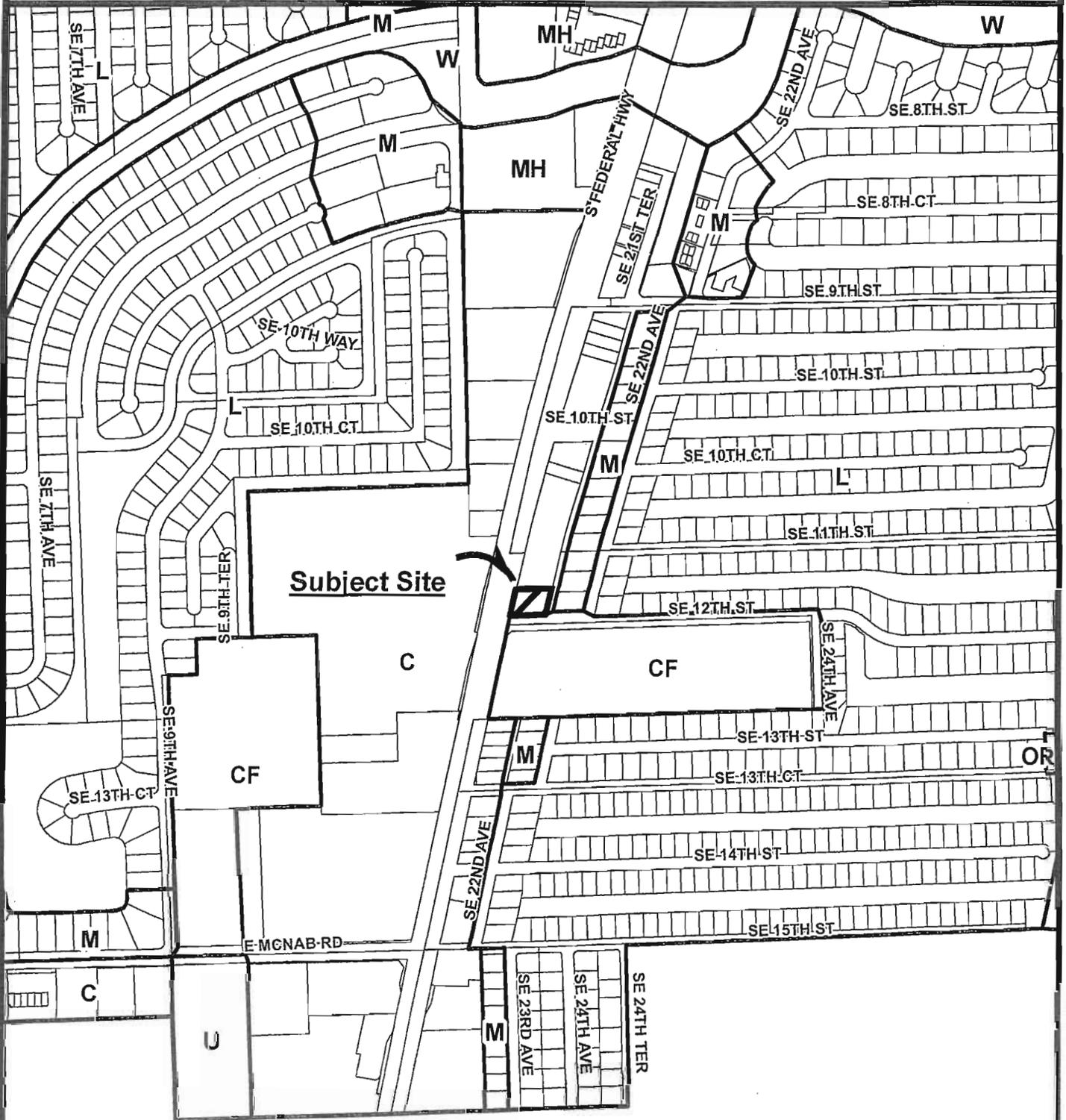
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
* B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commerical Recreation
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
M-2	Marina Industrial
TO	Transit Oriented
PR	Parks & Recreation
CF	Community Facilities
PU	Public Utility
T	Transportation
BP	Business Parking
LAC	Local Activity Center
RPUD	Residential Planned Unit Dev.
PCD	Planned Commercial Development
PD-TO	Planned Development - Transit Oriented
PD-I	Planned Development - Infill
RM-45 HR	Multiple-Family Residence 45 High-Rise Overlay
AOD	Atlantic Boulevard Overlay District
CRAO	Community Redevelopment Area Overlay
NCO	Neighborhood Conservation Overlay
APO	Air Park Overlay
DP	Downtown Pompano Beach Overlay

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

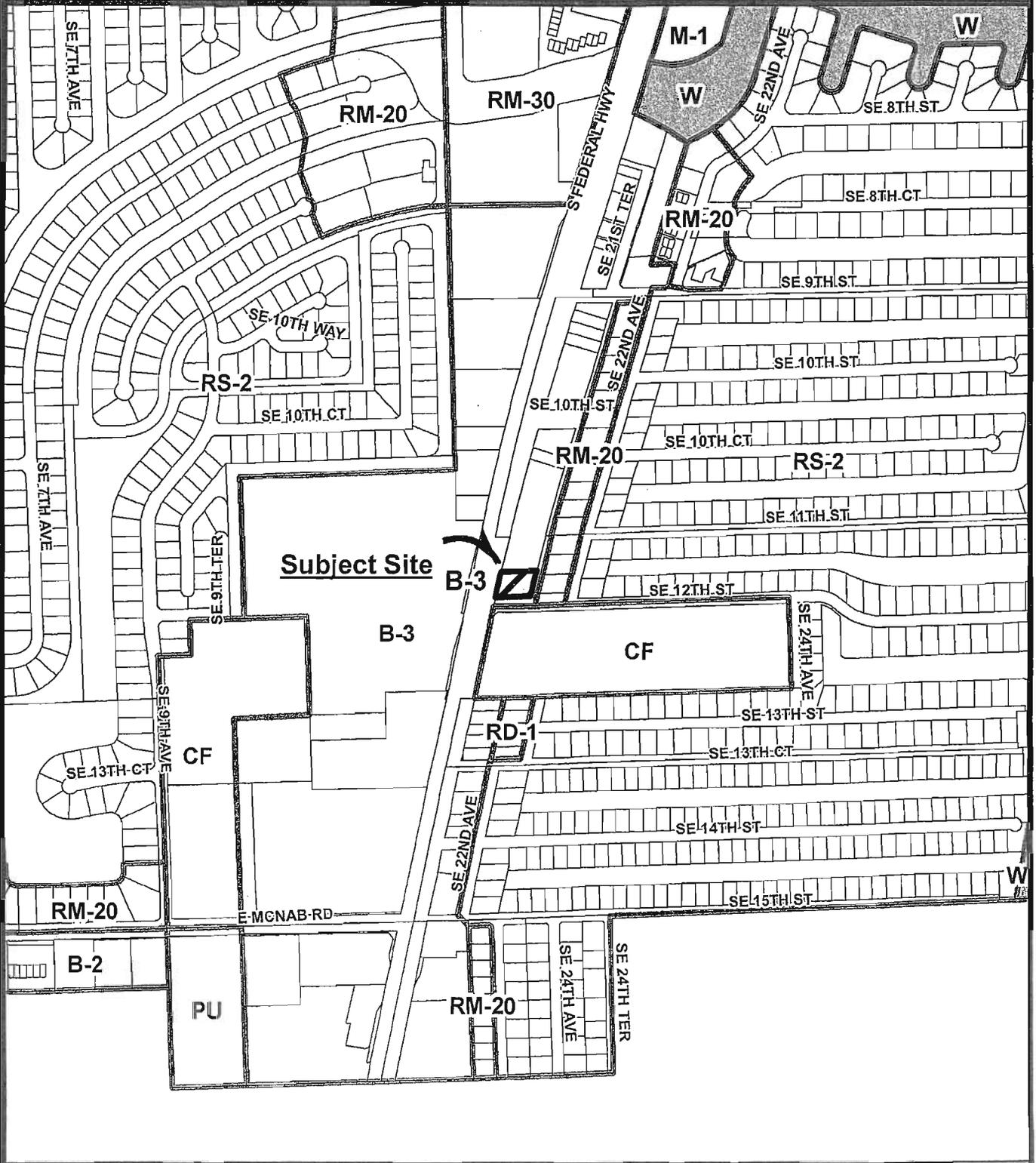


1 in = 600 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

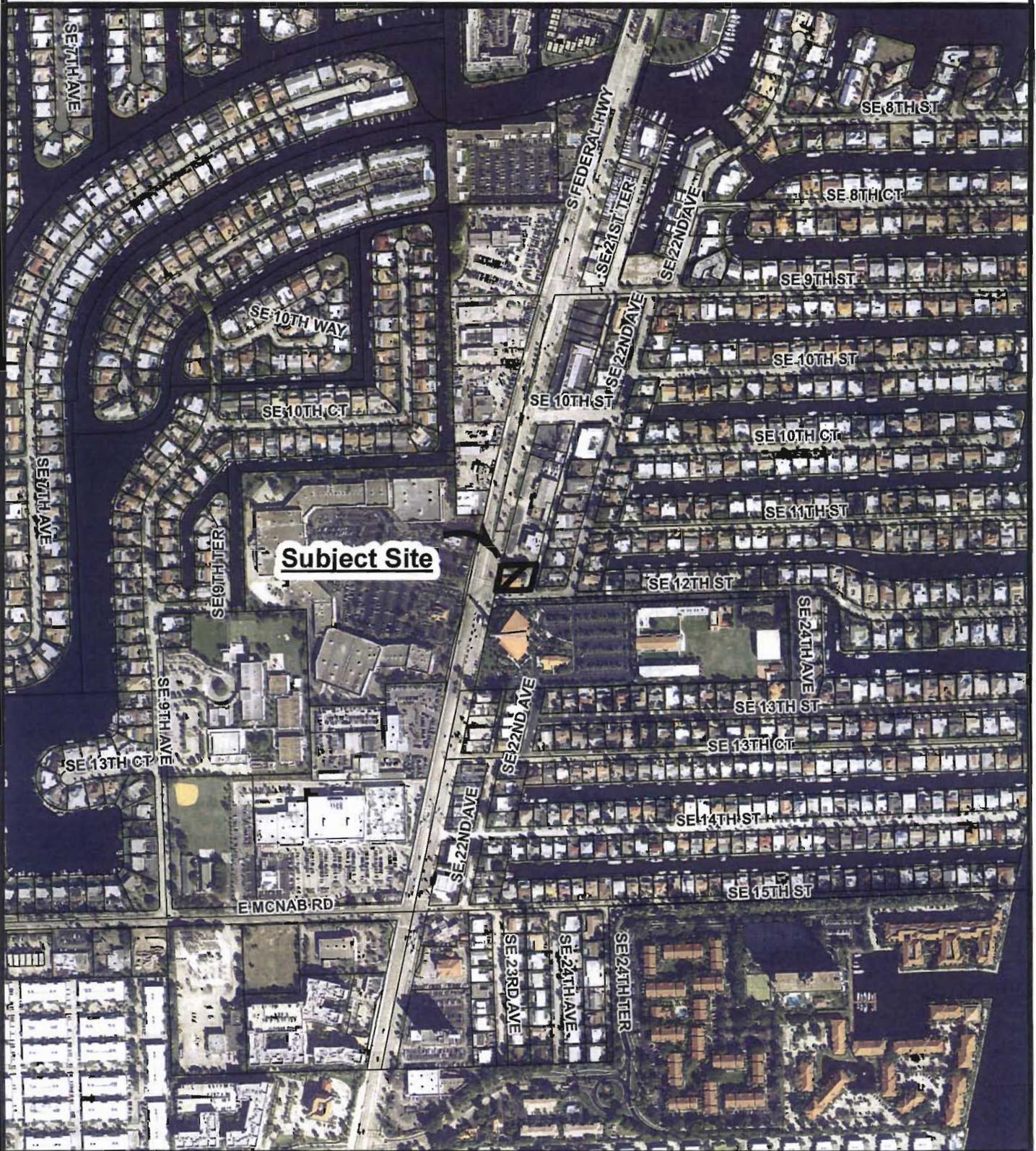
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



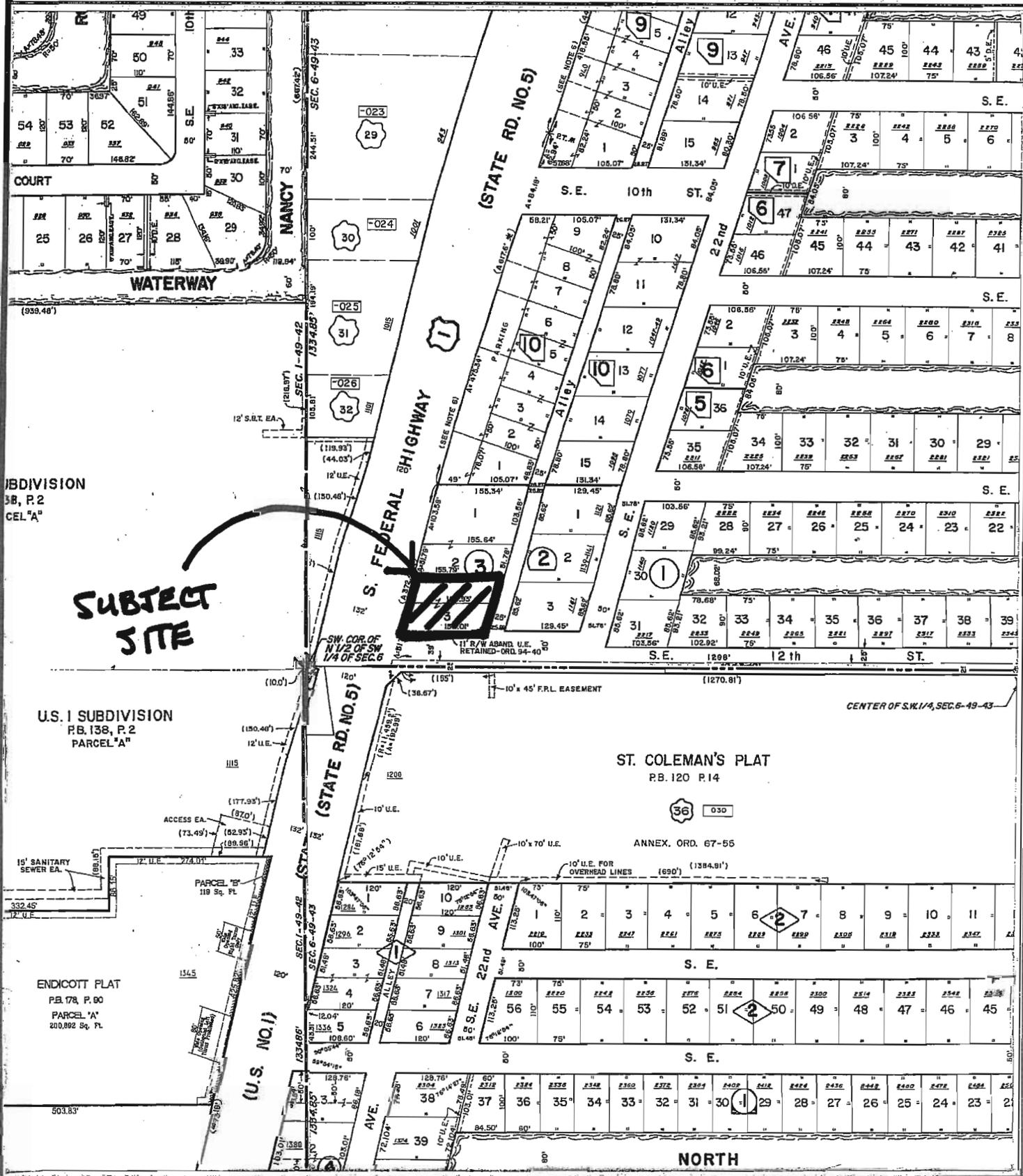
Subject Site

1 in = 600 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



**SUBJECT
SITE**

U.S. 1 SUBDIVISION
P.B. 138, P. 2
CEL. "A"

U.S. 1 SUBDIVISION
P.B. 178, P. 90
PARCEL "A"

ST. COLEMAN'S PLAT
P.B. 120 P. 14

ENDICOTT PLAT
P.B. 178, P. 90
PARCEL "A"
200,862 Sq. Ft.

NORTH

NORTH

SCALE: NTS

Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **10/15/14** and found to be in compliance with Land Development regulations.

PLANNING

All utility service provider letters, including FDOT have been provided. Survey provided electronically shows ROW measurements to centerline; however, the large paper copy is different from the electronic version. Numbering of plat notes skips #5, please revise. Provided Cert of Title & Ownership Encumbrance report; however, we still require a Title Opinion made out to the City. (NOT a plat, but a site plan issue) The "right out" onto US1 is impeded by curb channel cut into property.

ENGINEERING DEPARTMENT

No Comments

FIRE DEPARTMENT

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

No Comments

BSO

No Comments

WASTE MANAGEMENT

No Comments

UTILITIES

No water/wastewater plans provided. Please note there is a 16" force main to the west of this property. Storm water on Federal Highway is provided by FDOT, please ensure BMPs are used to protect both the FDOT system and any COPB storm water assets in the area.

LANDSCAPE REVIEW

Comments will be rendered at time of site plan submittal.

Review and Summary cont.

Teco Peoples Gas:

Our office has reviewed the above referenced Plat for an existing use site, and Pulice Land Surveyors, Inc. is platting the property. There are no gas mains or gas service in in the plans for review; therefore, I am issuing this letter of "NO OBJECTION" for this project.

AT&T:

This letter shall serve as notice that AT&T Florida has no objection. However, the owner/ developer must assume any cost associated with the relocation of utilities if required and a recorded easement will need to be dedicated at the location of the existing AT&T facilities to allow AT&T to provide service to the proposed and/or existing properties.

Comcast:

Comcast is clear and has no objections with the proposed plat application.

FPL:

FPL has no objection to the "GC Pompano," 1184 S. Federal Hwy, Pompano Beach plat as shown on survey dated 5/7/14

FDOT:

Request: Maintain right in only on Federal Highway located at 85' north of SE 12th Avenue (65% Variance) and 40' from driveway to north (84% Variance)

We Approve your Request

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below.

Conditions: A driveway length of 25' minimum at right in/ out driveways and 50' minimum at full access driveways, as measured from the ultimate right-of-way line of the State Road to the first conflict point is required.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant's shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on **12/18/13** and found to be in compliance with Land Development regulations.

Development Services staff recommends approval of this plat with the following condition(s):

1. Provide a Title Opinion made out to the City of Pompano Beach.

Sixteen (16) copies of the revised plat must be provided for City Commission review.



City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4634 Fax: - 954.786.4666

Plat Application

<i>1184 S. Federal Hwy</i>		B-3 <i>B-3</i>
STREET ADDRESS		Zoning District
<i>Pompano Shores</i>		<i>3</i>
SUBDIVISION	BLOCK #	LOT #
		<i>3</i>
Applicant's interest in property (Owner, Lessee, Etc)		
Has any previous application(s) been filed? Yes <input type="radio"/> No <input checked="" type="radio"/>		
If Yes, give date of hearing and finding		

Applicant	Landowner (Owner of Record)
<i>Fulice Land Surveyors, Inc</i>	<i>GC Partners, LLC</i>
Print Name and Title	Print Name and Title
<i>John Storms</i>	
Signature	Signature
<i>9-24-14</i>	<i>10-3-14</i>
Date	Date
<i>5381 Nov Hill Rd.</i>	<i>4722 Highway 17, Bypass South</i>
Street Address	Street Address
<i>Sunrise, FL 33351</i>	<i>Myrtle Beach, SC 29588</i>
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
<i>954-572-1777</i>	<i>843-293-7050</i>
Phone Number	Phone Number
<i>jane@fulicelandsurveyors.com</i>	<i>arey.grahamlandsouth.net</i>
Email	Email
Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: <input checked="" type="radio"/> Mail <input type="radio"/> E-Mail



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Plat Application

155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
 - a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
 - b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this **PLAT APPLICATION** and that I have authorized the filing of the aforesaid application.

Owner's Name: GC PARTNERS LLC
(Print or Type) 4722

Address: ~~4736~~B HIGHWAY 17, BYPASS SOUTH #8
MYRTLE BEACH, SC 29588
(Zip Code)

Phone: 843.293.7050

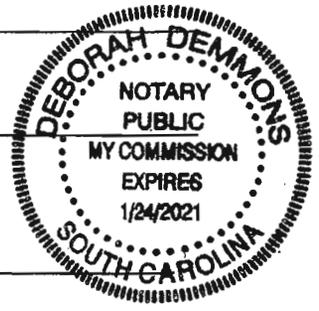
Email address: Carey.graham@landscare.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 3rd day of October 2014.

Deborah Demmons
NOTARY PUBLIC, STATE OF FLORIDA
South Carolina

Deborah Demmons
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or
 Produced identification: _____
(Type of Identification Produced)

"GC POMPANO"

A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 3, POMPANO SHORES SECTION "B", AS RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED RIGHT-OF-WAY OF SOUTHEAST 12TH STREET, SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2014

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF (S 1/2) LOT 2, AND ALL OF LOT 3, BLOCK 3, POMPANO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH ELEVEN (11) FEET OF THE RIGHT-OF-WAY FOR SE 12TH STREET, LYING IMMEDIATELY SOUTH OF LOT 3, BLOCK 3, POMPANO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 16,999 SQUARE FEET (0.3902 ACRES).

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT GC PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "GC POMPANO", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: GC PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS _____ DAY OF _____, 201_ A.D.

WITNESSES:

BY: _____
PRINT NAME _____
TITLE: _____
BY: _____
PRINT NAME _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS OF GC PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201_.

COMMISSION # _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME _____

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT STONEGATE BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED NOVEMBER 22, 2013, FILED IN OFFICIAL RECORDS BOOK 50372, PAGE 895, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "GC POMPANO", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS _____ DAY OF _____, A.D. 201_.

WITNESS: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
TITLE: _____

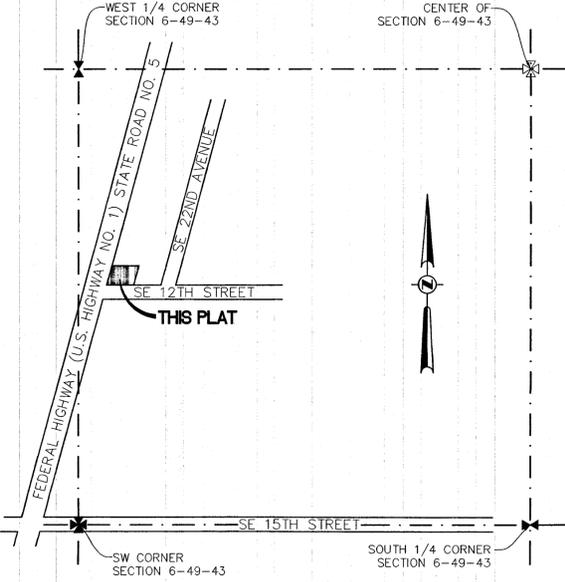
ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF STONEGATE BANK, TO ME WELL KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 201_.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201_.

NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____



LOCATION MAP
SW 1/4 SECTION 6-49-43
NOT TO SCALE

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, A.D. 201_ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

Beth Burns
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870
OCTOBER 22, 2014
DATE

GC PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY	MORTGAGEE	PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 201_ A.D.

BY: _____ THIS _____ DAY OF _____, 201_ A.D.
JIM BEESON

CITY COMMISSION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, 201_ A.D.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, 201_ A.D.

BY: _____ BY: _____
MARY L. CHAMBERS CITY CLERK LAMAR FISHER CITY MAYOR

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_ A.D.

BY: _____
ALESSANDRA DELFICO P.E. CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_ A.D.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 201_ A.D.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_ A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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 _____ DAY OF _____, 201_ A.D.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ BY: _____
DEPUTY MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 201_ A.D., AND RECORDED IN PLAT BOOK _____ AT PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL
FLORIDA REGISTRATION NO. 40263

"GC POMPANO"

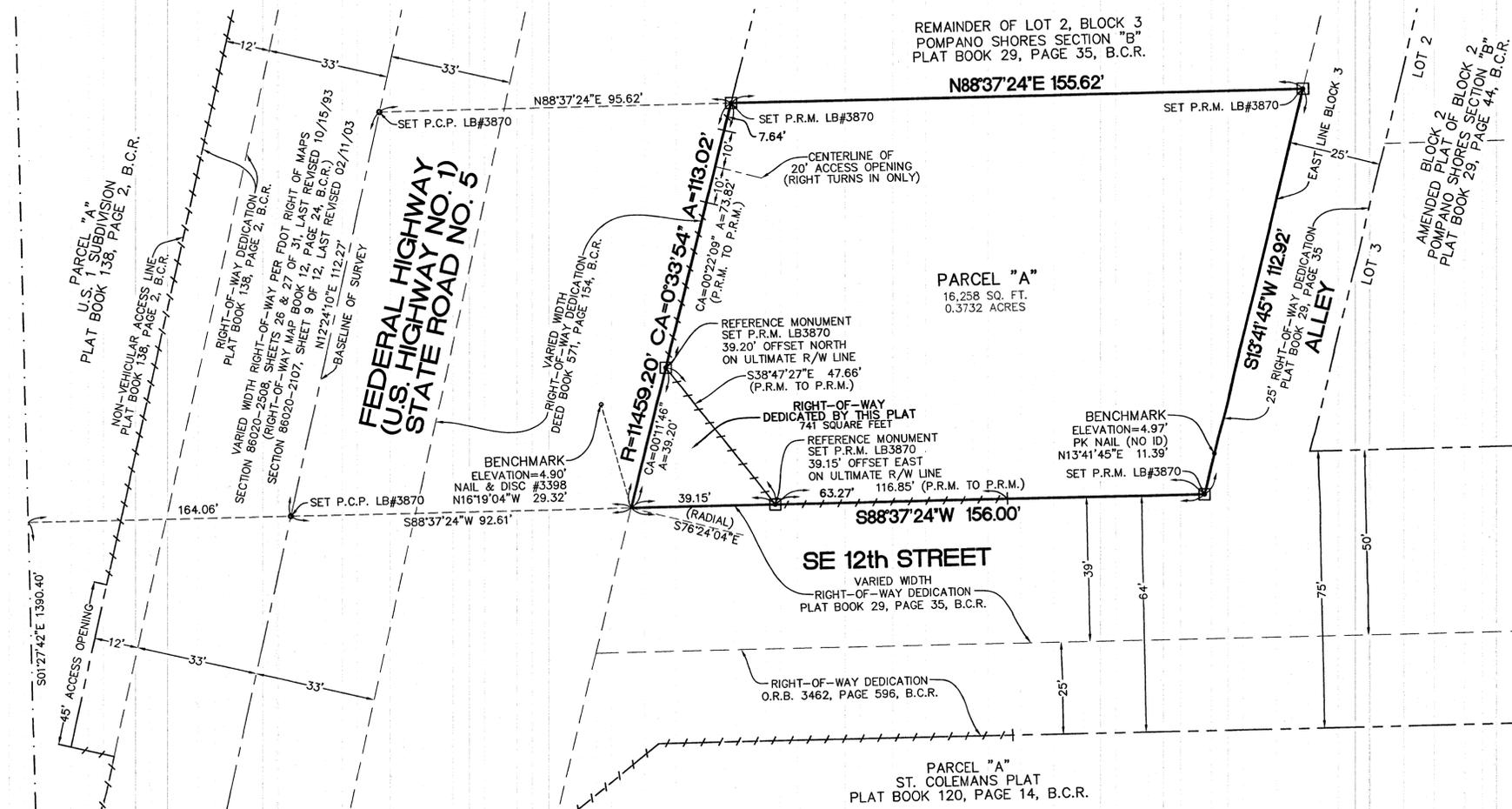
A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 3, POMPANO SHORES SECTION "B", AS RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED RIGHT-OF-WAY OF SOUTHEAST 12TH STREET, SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2014

SURVEYORS NOTES:

- 1) THIS PLAT IS RESTRICTED TO 4,000 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #798A; ELEVATION: 5.708 FEET.
W.H.S. BM #2-K NAIL AND CAP ON SOUTH SIDE OF POWER POLE #3-16DM-3, NORTHEAST OF SOUTH-EAST 24 AVENUE AND SOUTHEAST 15 STREET.
- 3) THE BEARINGS SHOWN HEREON WERE BASED ON THE SOUTH LINE SECTION 1-49-42, BEING S88°54'40"W.
- 4A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 20 THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 20 THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."



REMAINDER OF LOT 2, BLOCK 3
POMPANO SHORES SECTION "B"
PLAT BOOK 29, PAGE 35, B.C.R.

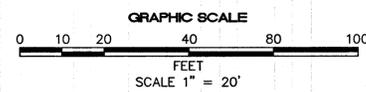
PARCEL "A"
16,258 SQ. FT.
0.3732 ACRES

SE 12th STREET
VARIED WIDTH
RIGHT-OF-WAY DEDICATION
PLAT BOOK 29, PAGE 35, B.C.R.

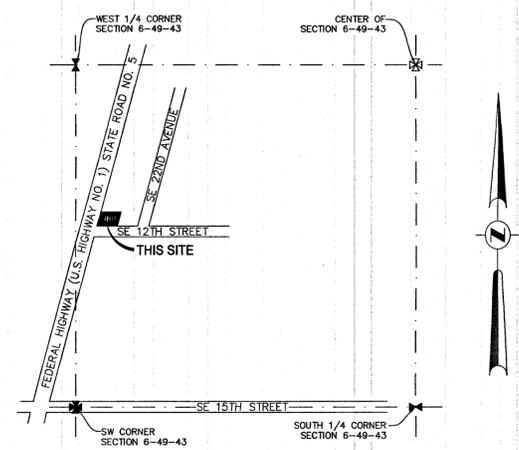
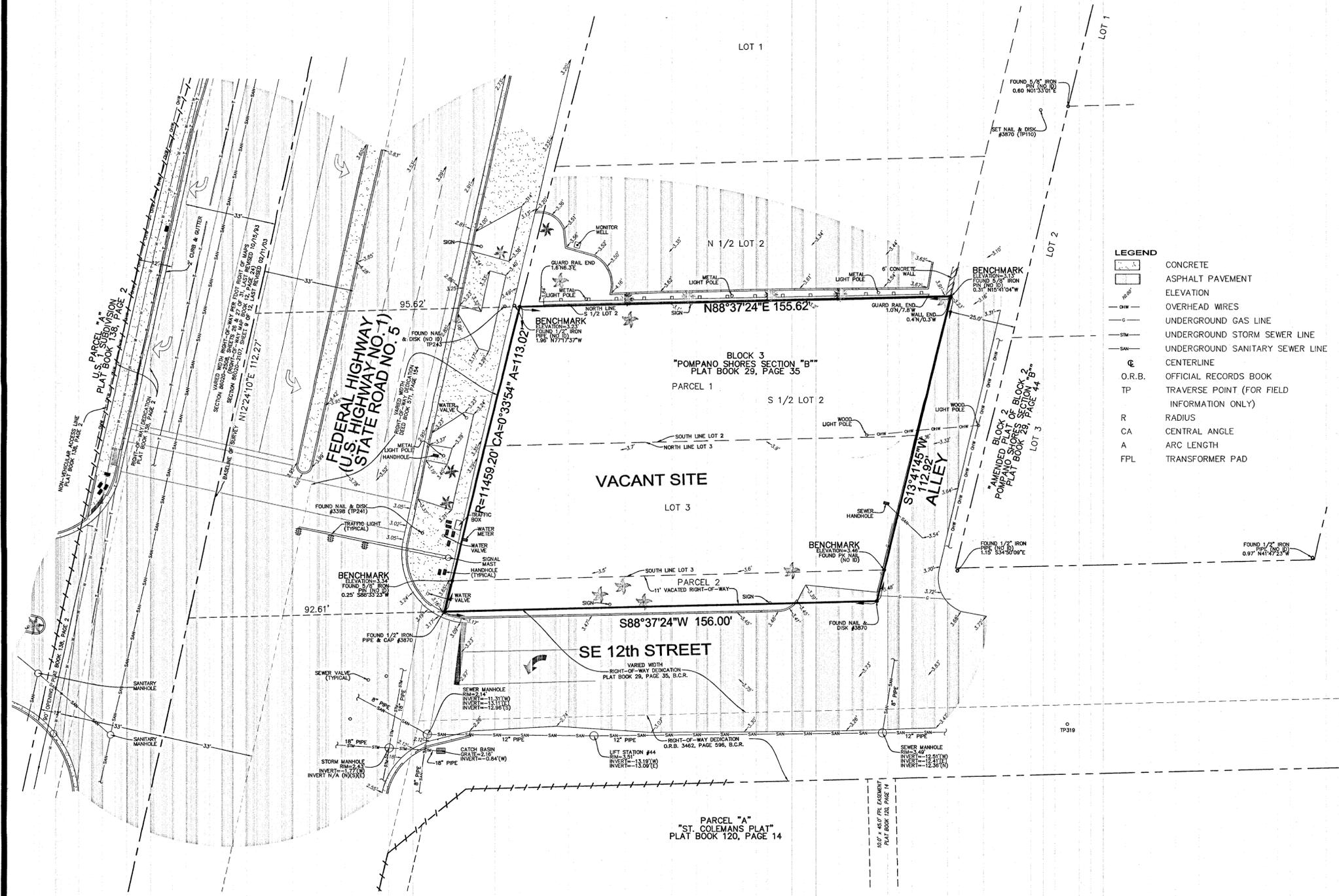
FEDERAL HIGHWAY
(U.S. HIGHWAY NO. 1)
STATE ROAD NO. 5

LEGEND:

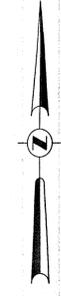
P.R.M.	●	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
P.C.P.	●	DENOTES: PERMANENT CONTROL POINT.
LB	●	DENOTES: LICENSED BUSINESS
O.R.B.	●	DENOTES: OFFICIAL RECORD BOOK
---		DENOTES: NON-VEHICULAR ACCESS LINE
FDOT	---	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
■		DENOTES: SECTION CORNER
⊙		DENOTES: CENTERLINE
R	⊙	DENOTES: RADIUS
A	⊙	DENOTES: ARC LENGTH
CA	⊙	DENOTES: CENTRAL ANGLE



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.



LOCATION MAP
SW 1/4 SECTION 6-49-43
NOT TO SCALE



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND GAS LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL TRANSFORMER PAD

LEGAL DESCRIPTION:

PARCEL 1
THE SOUTH ONE-HALF (S 1/2) LOT 2, AND ALL OF LOT 3, BLOCK 3, "POMPANO SHORES SECTION 'B'", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
THE NORTH ELEVEN (11) FEET OF THE RIGHT-OF-WAY FOR SE 12th STREET, LYING IMMEDIATELY SOUTH OF LOT 3, BLOCK 3, "POMPANO SHORES SECTION 'B'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- 1) THIS SITE CONTAINS 16,999 SQUARE FEET (0.3901 ACRES) MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0798A; ELEVATION: 4.198 FEET. TO CONVERT THE ELEVATIONS HEREON TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.51 FEET.
- 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120055 0207G; MAP DATE: 10/2/97.
- 4) THIS SITE LIES IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3 BEING S88°37'24"W.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: EDGEWOOD INVESTMENT PROPERTIES.
- 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

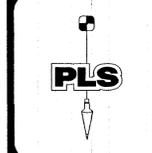
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

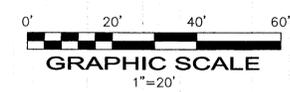
NO.	REVISIONS	BY

VACANT SITE
1184 S FEDERAL HIGHWAY
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33062

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



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DRAWN BY: L.S. SCALE: 1" = 20'
CHECKED BY: J.F.P. SURVEY DATE: 10/16/14 FILE: EDGEWOOD INVESTMENT PROPERTIES
ORDER NO.: 57976