

Meeting Date: 04/28/2015

Agenda Item 7

Consent Ordinance Resolution Consideration Workshop

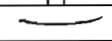
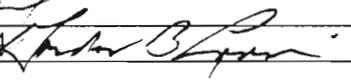
SHORT TITLE OR MOTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ACCEPTING A CONVEYANCE OF REAL PROPERTY FROM HUTTON GROWTH BLUE SKY, LLC TO THE CITY OF POMPANO BEACH; PROVIDING AN AN EFFECTIVE DATE.

Summary of Purpose and Why:

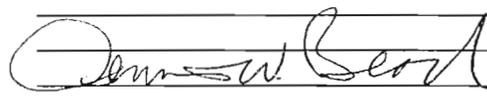
The applicant has obtained site plan approval for the property located at 2801 West Atlantic Boulevard (Folio: 484233460010). As a condition of approval, the applicant is required to provide 30 feet of Right-Of-Way dedication for NW 1st Street and five feet of Right-Of-Way dedication for NW 28 Avenue to meet code requirements. Included herein is the deed and the appropriate exhibits for the said right-of-way dedication. Please refer to Memorandum no.15-197 for further information.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Hutton Growth Blue Sky, LLC
- (2) Primary staff contact: Jae Eun Kim/ Robin Bird JK Ext. 7778
- (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 OR ATTACHED MEMO NUMBER
Dev. Services	03/23/2015	Approval	
City Attorney	04/03/2015		CAC#2015-814 

Advisory Board
 Public Works Administrator
 City Manager 



ACTION TAKEN BY COMMISSION:

Ordinance	Resolution	Consideration	Workshop
1 st Reading	1st Reading	Results:	Results:
2 nd Reading			



City Attorney's Communication #2015-814

April 3, 2015

TO: Jae Eun Kim, Planner
FROM: Gordon B. Linn, City Attorney
RE: Resolution – Right-of-Way Dedication / 2801 W. Atlantic Blvd.

As requested, 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, ACCEPTING
CONVEYANCE OF REAL PROPERTY FROM HUTTON
GROWTH BLUE SKY, LLC TO THE CITY OF POMPANO
BEACH; PROVIDING AN EFFECTIVE DATE.**

Prior to presenting the resolution to the City Commission please have the name of the second witness printed on the deed.



GORDON B. LINN

GBL/jrm
l:cor/dev-srv/2015-814

Attachment

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ACCEPTING CONVEYANCE OF REAL PROPERTY FROM HUTTON GROWTH BLUE SKY, LLC TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hutton Growth Blue Sky, LLC is willing to convey to the City of Pompano Beach certain real property via Quit Claim Deed; and

WHEREAS, the City Commission has determined that the best interests of the public will be served by accepting and acquiring the rights being conveyed by the Quit Claim Deed; now, therefore,

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

SECTION 1. That the City of Pompano Beach accepts the conveyance of real property from Hutton Growth Blue Sky, LLC dated February 26, 2015, a copy of which is attached hereto and incorporated by reference as if set forth in full.

SECTION 2. That it is the determination of the City Commission of the City of Pompano Beach, Florida, that the acquisition of the aforesaid property is for a public purpose, to wit: future right-of-way.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

Prepared By and Return To:

The Hutton Company
736 Cherry Street
Chattanooga, TN 37402
Attn: Melani LaMar, Esq.

Parcel I.D. Number: **4842-33-46-0010**

QUITCLAIM DEED

This Quitclaim Deed is made effective as of this 26th day of February, 2015, by **HUTTON GROWTH BLUE SKY, LLC**, a Florida limited liability company, having its principal place of business at 736 Cherry Street, Chattanooga, TN 37402, hereinafter called the Grantor, to the **CITY OF POMPANO BEACH**, a Florida municipal corporation, having its principal place of business at 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter called the Grantee:

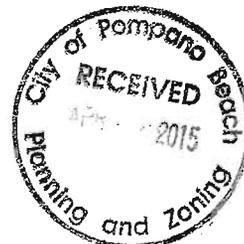
(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00, in hand paid by Grantee, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Reference to prior title is made to Warranty Deed filed on July 11, 2014, as Instrument #112401282, and recorded in O.R. Book 50925, Page 1039, in the Official Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

HUTTON GROWTH BLUE SKY, LLC,
a Florida limited liability company

Melani C. Lamar

[Signature of first witness]

By: Ben M. Mangle

Name: BEN M. MANGLE

Title: CEO

MELANI C LAMAR

[Printed name of first witness]

Christine Anderson

[Signature of second witness]

CHRISTINE ANDERSON

[Printed name of second witness]

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

Sworn to and subscribed before me this 26th day of February, 2015, by Ben Mangle, the CEO of Hutton Growth Blue Sky, LLC, a Florida limited liability company, who executed the foregoing instrument as an authorized officer of said limited liability company, and who is personally known to me or who has produced _____ as identification.

NOTARY SEAL



Lizzie Glascock
Notary Public

Printed Name: Lizzie Glascock

My Commission Expires: 8-8-18

1 of 4

EXHIBIT A
LEGAL DESCRIPTION OF THE RELEASED PROPERTY

	SKETCH AND LEGAL DESCRIPTION BY 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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LEGAL DESCRIPTION: 30' RIGHT-OF-WAY DEDICATION

THE NORTH 30.00 FEET OF TRACT A, "SECURITY PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 4,243 SQUARE FEET, 0.0974 ACRES, MORE OR LESS.

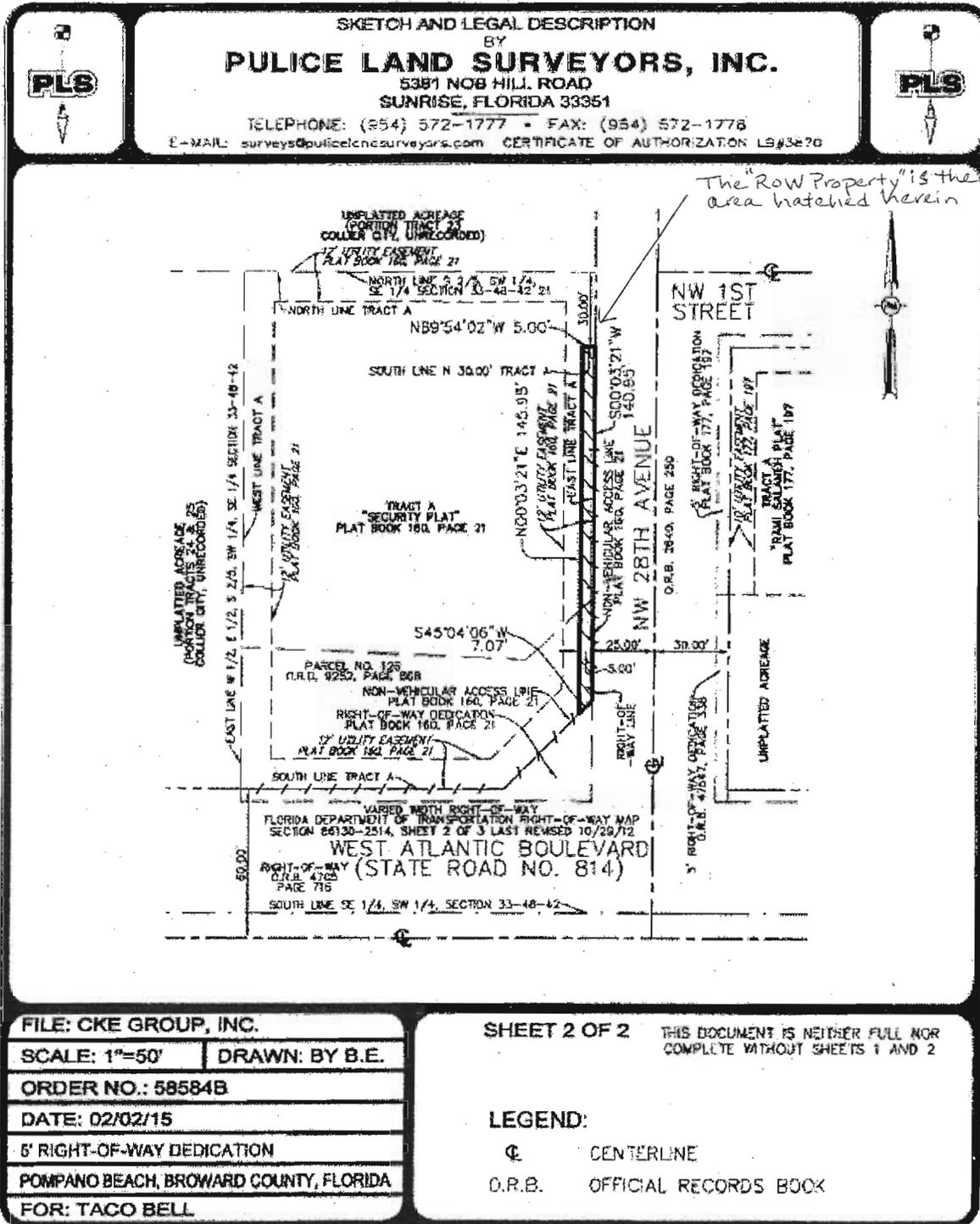
NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF TRACT A BEING 500°03'21"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: CKE GROUP, INC.	
SCALE: N/A	DRAWN: BY B.E.
ORDER NO.: 58584A	
DATE: 02/02/15	
30' RIGHT-OF-WAY DEDICATION	
POMPANO BEACH, BROWARD COUNTY, FLORIDA	
FOR: TACO BELL	

SHEET 1 OF 2	THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2
	
<input checked="" type="checkbox"/> JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 <input type="checkbox"/> BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136 STATE OF FLORIDA	

	<p>SKETCH AND LEGAL DESCRIPTION BY 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</p>																					
<p>LEGAL DESCRIPTION: 5' RIGHT-OF-WAY DEDICATION THE MOST EASTERLY 5.00 FEET OF TRACT A, "SECURITY PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p> <p>SAID LANDS SITUATE, LYING AND BEING IN POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 717 SQUARE FEET, 0.0165 ACRES, MORE OR LESS.</p>																						
<p>NOTES:</p> <ol style="list-style-type: none"> 1) BEARINGS ARE BASED ON THE EAST LINE OF TRACT A BEING S00°03'21"W. 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY. 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">FILE: CKE GROUP, INC.</td> </tr> <tr> <td style="width: 50%;">SCALE: N/A</td> <td style="width: 50%;">DRAWN: BY B.E.</td> </tr> <tr> <td colspan="2">ORDER NO.: 58584B</td> </tr> <tr> <td colspan="2">DATE: 02/02/15</td> </tr> <tr> <td colspan="2">5' RIGHT-OF-WAY DEDICATION</td> </tr> <tr> <td colspan="2">POMPANO BEACH, BROWARD COUNTY, FLORIDA</td> </tr> <tr> <td colspan="2">FOR: TACO BELL</td> </tr> </table>	FILE: CKE GROUP, INC.		SCALE: N/A	DRAWN: BY B.E.	ORDER NO.: 58584B		DATE: 02/02/15		5' RIGHT-OF-WAY DEDICATION		POMPANO BEACH, BROWARD COUNTY, FLORIDA		FOR: TACO BELL		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">SHEET 1 OF 2</td> <td style="width: 70%;">THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2</td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 10px;">  </td> </tr> <tr> <td colspan="2" style="font-size: small;"> <input checked="" type="checkbox"/> JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2694 <input type="checkbox"/> BETH BLANKS, PROFESSIONAL SURVEYOR AND MAPPER LS6136 STATE OF FLORIDA </td> </tr> </table>		SHEET 1 OF 2	THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2			<input checked="" type="checkbox"/> JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2694 <input type="checkbox"/> BETH BLANKS, PROFESSIONAL SURVEYOR AND MAPPER LS6136 STATE OF FLORIDA	
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FILE: CKE GROUP, INC.
SCALE: 1"=50' DRAWN: BY B.E.
ORDER NO.: 58584B
DATE: 02/02/15
5' RIGHT-OF-WAY DEDICATION
POMPANO BEACH, BROWARD COUNTY, FLORIDA
FOR: TACO BELL

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:
⊙ CENTERLINE
O.R.B. OFFICIAL RECORDS BOOK

**Instrument Prepared By and
After Recording Return To:**

The Hutton Company
736 Cherry Street
Chattanooga, TN 37402
Attn: Catherine N. Long,
General Counsel

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that **BRANCH BANKING AND TRUST COMPANY**, a North Carolina chartered bank, having offices at 700 12th Avenue South, Suite 304, Nashville, Tennessee 37203 ("Lender"), for good and valuable consideration, receipt of which is hereby acknowledged, hereby releases from the lien of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 30, 2014 (the "Mortgage"), between **HUTTON GROWTH BLUE SKY, LLC**, a Florida limited liability company, having an office address of 736 Cherry Street, Chattanooga, TN 37402 ("Borrower"), and **BRANCH BANKING AND TRUST COMPANY**, filed as Instrument No. **112401283**, and recorded on July 11, 2014 in Official Records Book **50925**, Page **1042**, in the Clerk's Office of Broward County, Florida, with respect, but only with respect, to the real property (the "ROW Property") more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE.

Provided always, nevertheless, that (i) this Partial Release of Mortgage, and the release contained herein, is conditional upon the conveyance of the ROW Property by Borrower to the City of Pompano Beach, a Florida municipal corporation, pursuant to the duly executed and recorded Quitclaim Deed, dated March 31, 2015, and (ii) nothing herein contained shall in any way impair, alter or diminish the effect, liens, or encumbrances of the Mortgage with respect to any property therein particularly described other than the ROW Property, or any of the rights or remedies of the Lender thereof.

IN WITNESS WHEREOF, the said **BRANCH BANKING AND TRUST COMPANY** has caused these presents to be executed in its name by its proper officers thereunto duly authorized, this 2nd day of April, 2015.

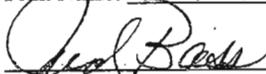
Signed, sealed and delivered in
the presence of:

**BRANCH BANKING AND TRUST
COMPANY**, a North Carolina chartered bank

Unofficial Witnesses:


Print Name: Hunter Murray


Print Name: Caroline Brodzewicz

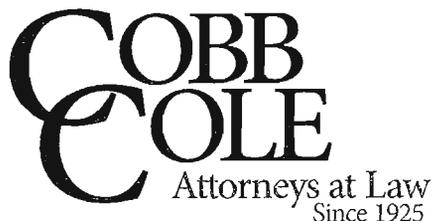

NOTARY PUBLIC, State of Arkansas
My commission expires: 9-10-2018

By: 
Name: David B. Brooks
Title: Senior Vice President



William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)
C. Allen Watts
(1946-2015)

Harold C. Hubka
Scott W. Cichon
Robert A. Merrell III
Bruce A. Hanna
John P. Ferguson
Thomas J. Leek
Mark A. Watts
Heather Bond Vargas
Andrea M. Kurak



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

Matthew S. Welch
Kelly Parsons Kwiatek
Michael J. Woods
Katherine Hurst Miller
Michael O. Sznajstajler
Melissa B. Murphy
Chelsea J. Anderson
Gregory M. Ludtka

OF COUNSEL
Thomas S. Hart
Larry D. Marsh
Maja Sander Bowler

RETIRED
Jay D. Bond, Jr.
Rhoda Bess Goodson

March 5, 2015

TITLE OPINION PURSUANT TO SECTION 177.041, FLORIDA STATUTES

Gordon Linn
City Attorney
100 West Atlantic Boulevard
City of Pompano Beach, Florida 33060

Re: Pompano Beach, FL
Project # 2013104
Opinion of Title

Dear Mr. Linn:

Our law firm is counsel for Hutton Growth Blue Sky, LLC. The undersigned, an attorney authorized and licensed to practice law in the State of Florida, has been asked to furnish a title opinion with respect to the project referenced above. (All references to recording information in this opinion are to the Public Records of Brevard County, Florida.)

For the purpose of rendering the opinions set forth herein, the undersigned has examined the following:

Title Search Report prepared by Attorneys' Title Fund Services, LLC, Inc. File No. 10-2015-155671 with an Effective Date of February 25, 2015 at 11:00 PM for the following property:

See Exhibit "A" attached hereto and incorporated by reference.

Based upon an examination of said title evidence, it is the opinion of the undersigned that the record title to the property is vested in **Hutton Growth Blue Sky, LLC.**, a Florida limited liability company, subject to the following:

1. Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

(a) Warranty Deed from Security Bank, N.A. to D. Brothers Construction, Inc., a Florida corporation, recorded October 10, 2003, in O.R. Book 36227, Page 139, Public Records of Broward County, Florida.

(b) Warranty Deed from D. Brothers Construction, Inc., a Florida corporation to Bibi Enterprises, Inc., a Florida corporation, recorded April 27, 2006, in O.R. Book 41903, Page 1294, Public Records of Broward County, Florida.

(c) Warranty Deed from Bibi Enterprises, Inc., a Florida corporation to Hutton Growth Blue Sky, LLC, a Florida limited liability company, recorded July 11, 2014, in O.R. Book 50925, Page 1039, Public Records of Broward County, Florida.

2. Mortgages, Assignments and Modifications:

(a) Mortgage to Branch Banking and Trust Company, mortgagee, recorded under O.R. Book 50925, Page 1042, Public Records of Broward County, Florida.

(b) Assignment of Leases, Rents and Profits filed July 16, 2014, in O.R. Book 50938, Page 1329, Public Records of Broward County, Florida.

3. Liens/Judgments/Unpaid Assessments:

(a) Taxes for the year 2014, have been paid under receipt number 05B-14-00000441, on December 12, 2014, for Folio Number 484233-46-0010, in the amount of \$7,786.81; the gross amount being \$8,111.26.

4. Restrictions/Easements:

(a) All matters contained on the Plat of SECURITY PLAT, as recorded in Plat Book 160, Page 21, affected by an Agreement for Amendment of Notation on Plat recorded in O.R. Book 51240, Page 198, Public Records of Broward County, Florida.

(b) Easement in favor of Broward County contained in instrument recorded December 13, 1971, under O.R. Book 4705, Page 716, Public Records of Broward County, Florida.

Gordon Linn
March 5, 2015
Page 3

The foregoing opinion is rendered solely for the purpose of complying with Section 177.041 of the Florida Statutes, and may not be relied upon by, and is not for the benefit of, any person or legal entity other than the City of Pompano Beach.

Sincerely,



Matthew S. Welch

Direct Dial (386) 323-9280

Email Matthew.Welch@CobbCole.com

Fax (386) 944-7940

cc: Melani LaMar (via email)
Sam Susen (via email)

Gordon Linn
March 5, 2015
Page 4

EXHIBIT "A"
The Property:

Tract A, SECURITY PLAT, according to the map or plat thereof as recorded in Plat Book 160,
Page 21, Public Records of Broward County, Florida.



SKETCH AND LEGAL DESCRIPTION

BY
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



LEGAL DESCRIPTION: 30' RIGHT-OF-WAY DEDICATION

THE NORTH 30.00 FEET OF TRACT A, "SECURITY PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 4,243 SQUARE FEET, 0.0974 ACRES, MORE OR LESS.

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- 1) BEARINGS ARE BASED ON THE EAST LINE OF TRACT A BEING S00°03'21"W.
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- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: CKE GROUP, INC.

SCALE: N/A

DRAWN: BY B.E.

ORDER NO.: 58584A

DATE: 02/02/15

30' RIGHT-OF-WAY DEDICATION

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: TACO BELL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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



SKETCH AND LEGAL DESCRIPTION

BY

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



LEGAL DESCRIPTION: 5' RIGHT-OF-WAY DEDICATION

THE MOST EASTERLY 5.00 FEET OF TRACT A, "SECURITY PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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FILE: CKE GROUP, INC.

SCALE: N/A

DRAWN: BY B.E.

ORDER NO.: 58584B

DATE: 02/02/15

5' RIGHT-OF-WAY DEDICATION

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: TACO BELL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



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

PROPERTY TRANSFER INFORMATION SHEET

**FOLIO / PROPERTY /
PARCEL I.D. #** 484233460010

GRANTEE NAME: City of Pompano Beach

SALE PRICE: \$0

**% OF MORTGAGE BALANCE
BEING USED AND \$ AMOUNT:** \$0

(i.e., ½ interest = #00000)

For information / clarification of the taxable amount, please contact the State of Florida Department of Revenue at 1-800-352-3671 or online at FL Dept of Revenue - TAX LAW LIBRARY.

MEMORANDUM

Development Services

ADMINISTRATIVE REPORT NO. 15- 197

DATE: April 13, 2015

TO: Dennis Beach, City Manager

VIA: Robin M. Bird, Development Services Director 

FROM: Jae Eun Kim, Planner 

RE: Right-of-Way Dedication
Taco Bell (Site Plan # 14-12000020)
2801 W Atlantic Blvd.

15-23000002

Attached please find copies of the site plan development order and the aerial map for the project located at 2801 West Atlantic Boulevard (Folio: 484233460010). As a condition of approval, the applicant is required to dedicate the north 30 feet of the property for future NW 1st Street and five feet along NW 28 Avenue to comply with Chapter 100.01 Minimum Right-of-Way.

Please contact me at extension 7778 if you need additional information or have any questions.

Thank you.

Attachments |

DEVELOPMENT ORDER
(14 -12000020)

A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSANT TO SECTION 155.2407, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 2801 W ATLANTIC BLVD.

WHEREAS, Section 155.2407, Code of Ordinances, defines the project referenced above as a Minor Review;

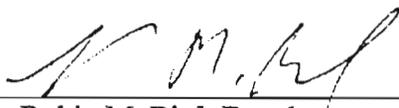
WHEREAS, the application for development permit complies with the applicable standards and minimum requirements of this code;

WHEREAS, a copy of the final site plan is attached hereto as Exhibit "A" and is incorporated herein by reference as if set forth in full.

The Application for Development Permit is hereby approved by the Development Services Director as Chairman of the Development Review Committee subject to the following DRC comments from the meeting of September 3, 2014:

1. 30 feet of Right-Of-Way dedication for NW 1st Street shall be filed with the City and completed prior to building permit approval.
2. Five feet of Right-Of-Way dedication for NW 28 Avenue shall be filed with the City, and five foot sidewalk along the right-of-way shall be constructed to be connected to Atlantic Boulevard.
3. Utility easement agreement for the paving proposed in the existing utility easement will be required prior to building permit approval.
4. Minor Administrative Adjustment (MNAA) shall be obtained prior to building permit approval for excessive parking spaces, as per Code Section 155.5102.D.1, and the minimum width requirement of perimeter landscaping strips as per Code Section 155.5203.C.
5. Provide canopy trees for parking islands and perimeter landscaping strips, as per Code Section 155.5203.B.2.g and 155.5203.D.
6. Show hedges and Oak trees along the north property line, not in the dedication.

EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNATURE

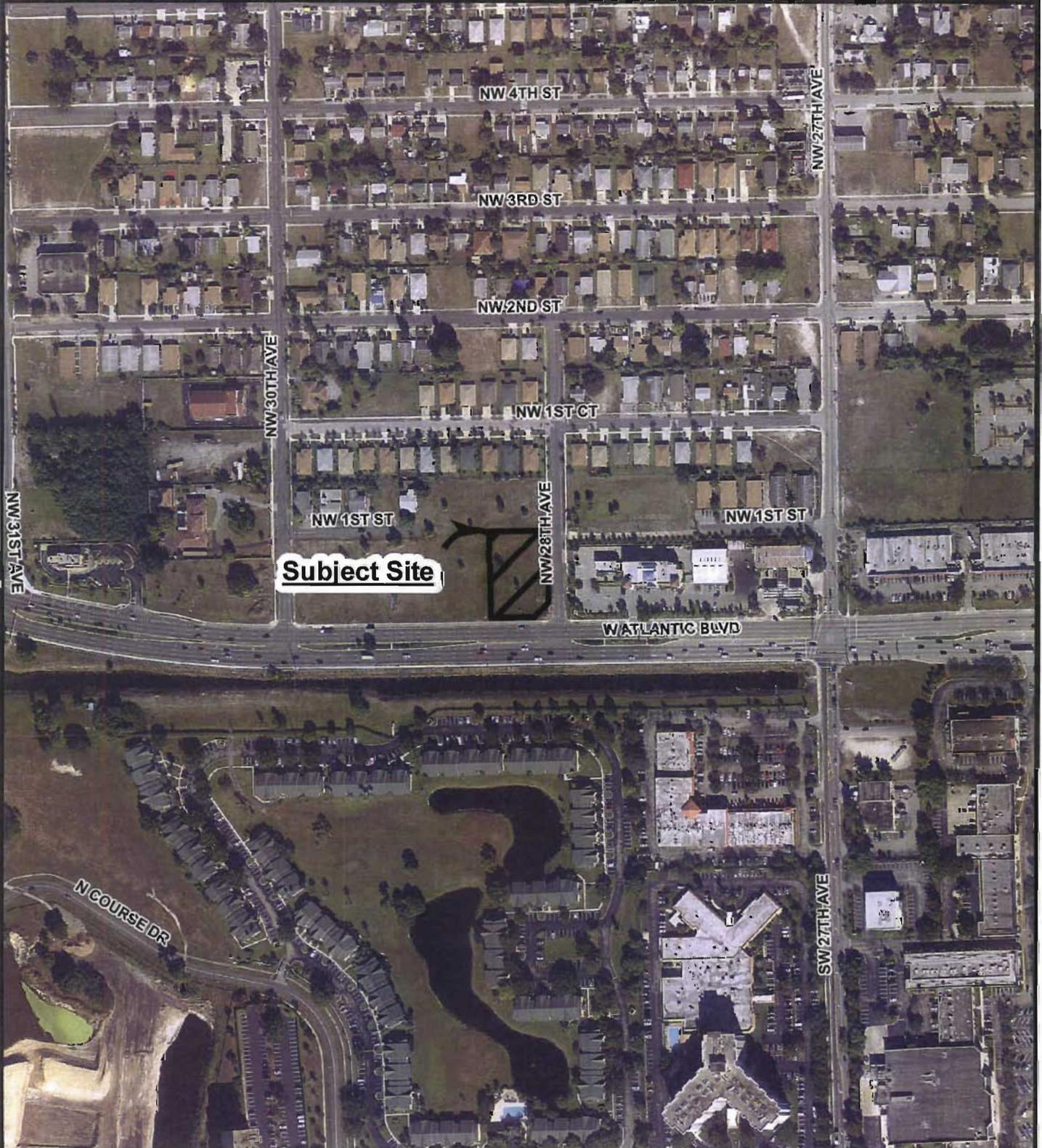


Robin M. Bird, Development Services Director

1/23/15

Date

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 333 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

