

REQUESTED COMMISSION ACTION:

QUASI-JUDICIAL

Consent

Ordinance

X Resolution

Consideration/
Discussion

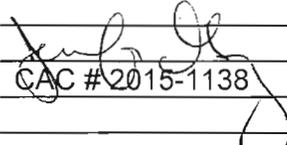
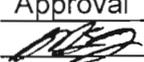
Presentation

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 PINES AT CRYSTAL LAKE PLAT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

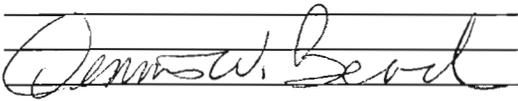
The property owner, Jayir Marianowsky, wishes to amend the note on the Pines At Crystal Lake Plat (not yet recorded) for the purpose of accommodating a townhome development on the site at 400 NE 33rd Street. The existing note currently reads "This plat is restricted to ninety-two (92) affordable townhouse units of which all are either certified as low or very low income units." The proposed note is to read, "This plat is restricted to eighty two (82) affordable townhouse units and 10 garden affordable apartment units." Staff has no objections to the changes.

- (1) Origin of request for this action: Jane Storms, Pulice Land Surveyors
- (2) Primary staff contact: Maggie Barszewski/ Robin M. Bird Ext. 7921
- (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.	6/19/2015	Approval	
City Attorney	6/22/2014		CAC # 2015-1138

Advisory Board

X City Manager 



ACTION TAKEN BY COMMISSION:

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



City Attorney's Communication #2015-1138
June 22, 2015

TO: Maggie Barszewski, AICP, Planner
FROM: Gordon B. Linn, City Attorney
RE: Resolution Approving the Pines at Crystal Lake Plat Amendment

As requested in your memorandum of June 19, 2015, Department of Development Services Memorandum #15-329, 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 AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE PINES AT CRYSTAL LAKE PLAT; PROVIDING AN EFFECTIVE DATE.

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



GORDON B. LINN

GBL/jrm
l:cor/dev-srv/2015-1138

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 PINES AT CRYSTAL LAKE 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 Pines at Crystal Lake 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:

ASCELETA HAMMOND, CITY CLERK



Florida's Warmest Welcome

Development Services Department

Robin M. Bird, Director

Planning and Zoning Division

City of Pompano Beach, Florida

100 W. Atlantic Boulevard, Pompano Beach, Florida 33060 | p: 954.786.4629 | f: 954.786.4044

June 19, 2015

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 Pines
At Crystal Lake

Dear Ms. Knight:

The City of Pompano Beach has no objection to amendment of notation on the Pines At Crystal
Lake. The change to the note is, as follows:

From:

This plat is restricted to ninety-two (92) affordable townhouse units of which all are
either certified as low or very low income units.

To:

This plat is restricted to eighty two (82) affordable townhouse units and 10 garden
affordable apartment units.

Regards,

Maggie Barszewski, AICP
Planner



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

Development Application

OWNER'S CERTIFICATE

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

Owner's Name: Pines at Crystal Lake, LLC - Jayir Marianowsky
(Print or Type)

Address: 21188 W Dixie Highway
Miami, Florida 33180
(Zip Code)

Phone: 305-932-2727

Email address: yair@shagina.com

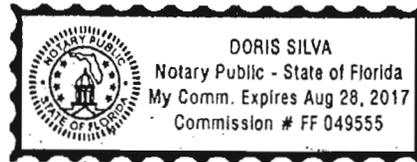
[Handwritten Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 20 day of February, 2015.

NOTARY PUBLIC, STATE OF FLORIDA

DORIS SILVA.
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

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



LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Map

Created on 6/25/2015 5:23:51 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

"PINES AT CRYSTAL LAKE"

A REPLAT OF A PORTION OF LOTS 21 AND 22 LYING IN SECTION 24, "PLAT OF SEC'S. 13, 24, 25 & 26. T. 48. R 42 S. & E."; PLAT BOOK B, PAGE 164, D.C.R. AND PLAT BOOK 1, PAGE 8, P.B.C.R. SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 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
MAY, 2011

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 _____, A.D. 2011.

BY: _____, THIS _____ DAY OF _____, A.D. 2012.
CHAIRPERSON

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 _____, A.D. 2012.

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 _____, A.D. 2012.

BY: _____ MAYOR BY: _____ CITY CLERK

CITY ENGINEERING DEPARTMENT:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2011.

BY: _____ HELEN GRAY, 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 _____, A.D. 2011.

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 _____, A.D. 2011.

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 _____, A.D. 2011.

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 _____, A.D. 2011.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ 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 _____, A.D. 2011, 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 ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. 013-MP-08

LEGAL DESCRIPTION:

THE WEST 660 FEET OF LOTS 21 AND 22, (LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 EAST) "PLAT OF SEC 5, 13, 24, 25 & 26. T 48. R 42 S&E." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 164 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE EAST 150.00 FEET THEREOF AND LESS ROAD RIGHTS-OF-WAY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 21, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24 AND THE CENTERLINE OF N.E. 33RD STREET; THENCE NORTH 88°29'57" EAST ON THE NORTH LINE OF SAID TRACT 21 AND ON SAID CENTERLINE 510.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 510.00 FEET OF SAID TRACT 21; THENCE SOUTH 01°31'30" EAST ON SAID WEST LINE 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 33RD STREET; THENCE CONTINUE SOUTH 01°31'30" EAST ON SAID EAST LINE OF THE WEST 510.00 FEET OF SAID TRACT 21 AND 22 FOR 601.51 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.E. 32ND STREET (MANGO ROAD), SAID LINE LYING 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 22; THENCE SOUTH 88°26'09" WEST ON SAID NORTH RIGHT-OF-WAY LINE 444.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'21" FOR AN ARC LENGTH OF 39.29 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF N.E. 3RD AVENUE, SAID LINE LYING 40.00 FEET EAST OF AND PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, ALSO BEING THE WEST LINE OF SAID TRACTS 22 AND 21; THENCE NORTH 01°31'30" WEST ON SAID EAST RIGHT-OF-WAY LINE 551.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'27" FOR AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF N.E. 33RD STREET; THENCE NORTH 88°29'57" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 444.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 282,550 SQUARE FEET (6.4865 ACRES).

DEDICATION:
STATE OF FLORIDA ss
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT THE PINES AT CRYSTAL LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PINES AT CRYSTAL LAKES", A REPLAT.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

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

DRAINAGE, STORM WATER FLOWAGE AND STORAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF, JAYIR MARIANOWSKY, MANAGER OF THE PINES AT CRYSTAL LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, A.D. 2012.

WITNESSES: THE PINES AT CRYSTAL LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME _____ BY: _____
PRINT NAME _____ PRINT NAME: JAYIR MARIANOWSKY
PRINT NAME _____ TITLE: MANAGER

ACKNOWLEDGMENT:

COUNTY OF BROWARD
STATE OF FLORIDA ss

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JAYIR MARIANOWSKY, MANAGER OF THE PINES AT CRYSTAL LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2012.

MY COMMISSION EXPIRES: _____ PRINT NAME _____ NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGEE CONSENT:

STATE OF FLORIDA ss
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION, F/K/A/ PREMIER AMERICAN BANK, N.A., AS SUCCESSOR IN INTEREST TO PENINSULA BANK, THE HOLDER OF THAT CERTAIN MORTGAGE DATED JULY 31, 2007 AND RECORDED IN OFFICIAL RECORDS BOOK 44441, AT PAGE 1861, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT ON APRIL 30, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 46228, PAGE 1661, AND AS FURTHER MODIFIED BY MORTGAGE MODIFICATIONS AGREEMENT ON NOVEMBER 21, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 48359, PAGE 1752, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "PINES AT CRYSTAL LAKE", AND TO THE DEDICATIONS AS SHOWN HEREON.

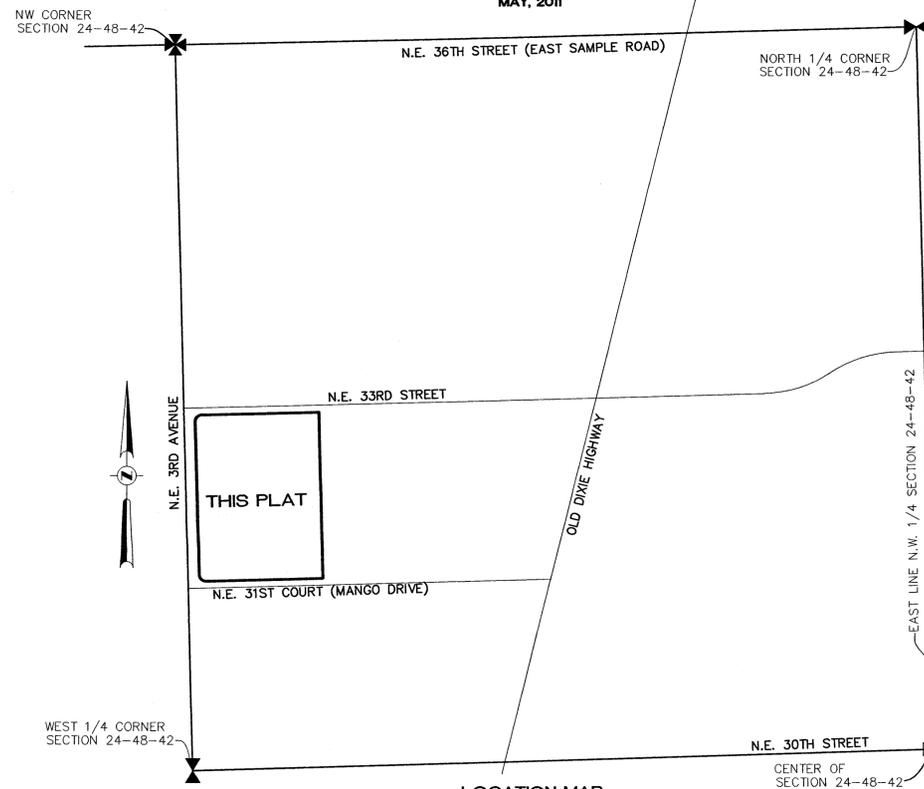
IN WITNESS: THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, A.D. 2012.

WITNESS: _____ FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION
PRINT NAME: _____

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

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

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



LOCATION MAP
THE NW 1/4 OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 EAST
NOT TO SCALE

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF FLORIDA ss
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ AND _____ OF FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2012.

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

SURVEYOR'S 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 27TH DAY OF JANUARY, A.D. 2015, 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
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

JUNE 18, 2015
DATE

THE PINES AT CRYSTAL LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF POMPANO BEACH	COUNTY SURVEYOR	COUNTY ENGINEER
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#18

"PINES AT CRYSTAL LAKE"

A REPLAT OF A PORTION OF LOTS 21 AND 22 LYING IN SECTION 24, "PLAT OF SEC'S. 13, 24, 25 & 26. T. 48. R 42 S. & E."; PLAT BOOK B, PAGE 164, D.C.R. AND PLAT BOOK 1, PAGE 8, P.B.C.R. SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 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
MAY, 2011

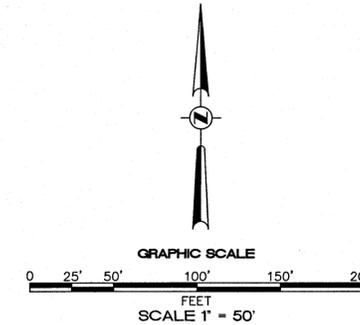
SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 92 AFFORDABLE TOWNHOUSE UNITS OF WHICH ALL ARE EITHER CERTIFIED AS LOW OR VERY LOW INCOME UNITS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F. DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD 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.
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 24-48-42 ASSUMING N01°31'30"W.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 26, 2017, 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 JUNE 26, 2017, 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.
- 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.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: NATIONAL GEODETIC SURVEY BENCH MARK NO. R 400, ELEVATION 19.87 FEET. METAL ROD STAMPED R 400 AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND N.E. 33RD STREET, 25.6' SOUTH OF THE CENTERLINE, 22.6' EAST OF THE NEAR RAIL, 10.2' SOUTHWEST OF A POLE SUPPORTING A TRAFFIC SIGNAL, 1.3' NORTH OF A WITNESS POST, 1.3' BELOW THE LEVEL OF THE TRACT, AND NEAR THE CENTER OF 2 RIGHT-OF-WAY POSTS. ACCESS TO THE POINT IS THROUGH A 5" LOGO CAP.



LEGEND:

- PRM □ DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH 2" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED).
- BM EL: DENOTES: BENCH MARK ELEVATION
- PCP ● DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- D.B. DENOTES: DEED BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE
- O.R.B. PG. DENOTES: OFFICIAL RECORD BOOK AND PAGE
- C DENOTES: CENTERLINE
- S DENOTES: SECTION LINE
- SEC DENOTES: SECTION
- T DENOTES: TOWNSHIP
- D.C.R. DENOTES: DADE COUNTY RECORDS
- ID DENOTES: IDENTIFICATION
- DENOTES: CENTER OF SECTION
- DENOTES: SECTION CORNER
- DENOTES: QUARTER SECTION CORNER
- DENOTES: NON-VEHICULAR ACCESS LINE
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC DISTANCE

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 GRAPHIC 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 THIS COUNTY.

