

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 BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The property owner, Pompano Beach CRA, has requested to amend the square-footage limitations on the plat note on the Blanche Ely Commercial Redevelopment Plat. The purpose is to allow for a mixed use redevelopment project that will be the cornerstone of redevelopment on MLK Blvd. The property is located on the northeast corner of MLK Blvd. and NW 6th Ave., within the DPOD overlay district. The existing note currently reads "This plat is restricted to 40,000 square feet of commercial use and 210,000 square feet of office. No free standing or drive-thru bank facilities are permitted within the commercial use, and no banks and/or commercial uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts." The proposed note would read, "This plat is restricted to 111 mid-rise units and 10,000 square feet of commercial use. No free standing banks or banks with drive through facilities are permitted without the approval of the Board of County Commission who shall review and address these uses for increased impacts." (Therefore the amendment would allow for a reduction of 30,000 square feet of commercial and replace the 210,000 square feet of office with 111 mid-rise units.) Staff has no objections to the change.

- (1) Origin of request for this action: Michael Vonder Meulen on behalf of the CRA / Landmark
- (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

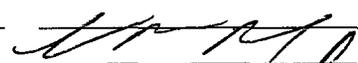
DEPARTMENTAL RECOMMENDATION

DEPARTMENTAL HEAD SIGNATURE

Dev. Serv. Dept.

1/25/2016

Approval

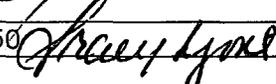


City Attorney

2/5/2016

✓

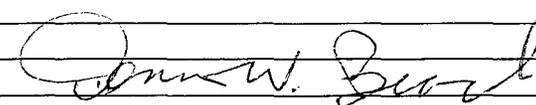
CAC #2016-450



Advisory Board



X City Manager



ACTION TAKEN BY COMMISSION:

Ordinance

Resolution

Consideration

Workshop

1st Reading

1st Reading

Results:

Results:

2nd Reading



City Attorney's Communication #2016-450

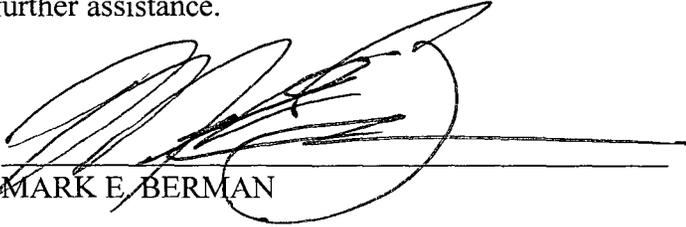
February 5, 2016

TO: Maggie Barszewski, AICP, Planner
FROM: Mark E. Berman, City Attorney
RE: Resolution – Letter of No Objection

As requested in your memorandum of January 25, 2016, Department of Development Services Memorandum #16-049, 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 BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT; PROVIDING AN EFFECTIVE DATE.

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



MARK E. BERMAN

/jrm
l:cor/dev-srv/2016-450

Attachment

RESOLUTION NO. 2016-_____

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 BLANCHE ELY COMMERCIAL REDEVELOPMENT 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 Blanche Ely Commercial Redevelopment 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 _____, 2016.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

/jrm
2/5/16
l:reso/2016-120

January 25, 2016

Martin Berger
Broward County Planning & Redevelopment Division
1 N. University Drive, Ste 102A
Plantation, Florida 33324

RE: City of Pompano Beach Letter of no objection to amending the Blanche Ely Commercial Redevelopment Plat recorded in PB 180, PG 133

Dear Mr. Berger:

The City of Pompano Beach has no objection to amendment of notation on the Blanche Ely Commercial Redevelopment Plat. The change to the note is, as follows:

From:

This plat is restricted to 40,000 square feet of commercial use and 210,000 square feet of office. No free standing or drive-thru bank facilities are permitted within the commercial use, and no banks and/or commercial uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

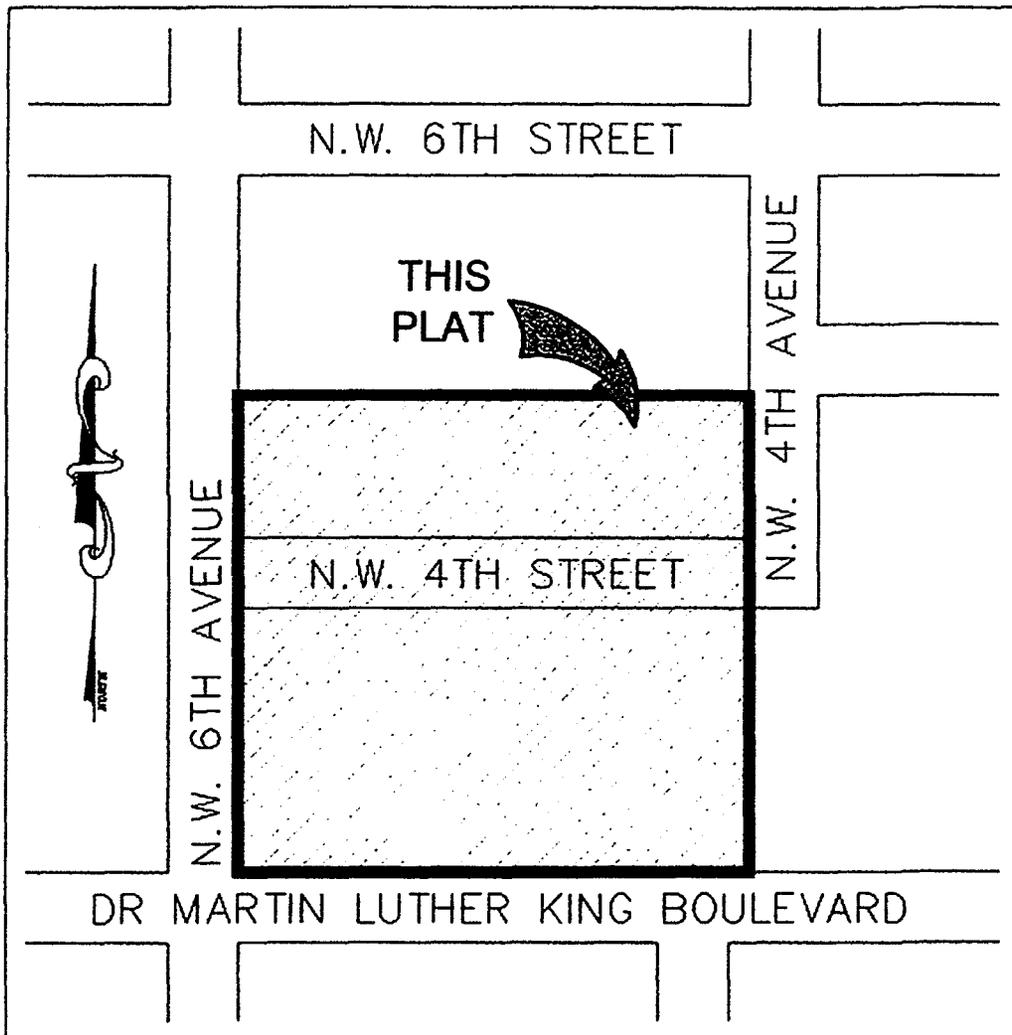
This plat is restricted to 111 mid-rise units and 10,000 square feet of commercial use. No free standing banks or banks with drive through facilities are permitted without the approval of the Board of County Commission who shall review and address these uses for increased impacts.

We have no objection to amending the Plat as stated above.

If we may be of further assistance, please contact us at 954-786-7921.

Very truly yours,

Maggie Barszewski, AICP,
Planner



LOCATION SKETCH

NOT TO SCALE

January 7, 2016

Maggie Barszewski, AICP, City Planner
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33351

RE: Plat Note Amendment – Letter of No Objection

“Blanche Ely Commercial Redevelopment Plat” P.B. 180, P. 133

Location: Northeast corner of Martin Luther King Jr. Boulevard and Blanche Ely Boulevard

K&A Project Number: 07470.84

Dear Ms. Barszewski;

On behalf of Pompano Beach Community Redevelopment Agency (property owner) and Landmark Development Corp (contract purchaser), Keith & Associates, Inc., is requesting a letter of no objection as required by Broward County from the City of Pompano to amend the note of the face of the plat. The request is:

From:

This plat is restricted to 40,000 square feet of commercial use and 210,000 square feet of office. No free standing or drive-thru bank facilities are permitted within the commercial use, and no banks and/or commercial uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

This plat is restricted to 111 mid-rise units and 10,000 square feet of commercial use. No free standing banks or banks with drive through facilities are permitted without the approval of the Board of County Commission who shall review and address these uses for increased impacts.

Attached for your records is a copy of the plat and a check in the amount of \$350.00 for the application fee. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP
Keith & Associates, Inc.

Cc: Chris Brown, Pompano Beach CRA
Francisco Rojo, Landmark Development Corp.
Oliver Pfeffer, Landmark Development Corp.

Attachments

BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT

PLAT BOOK 180 PAGE 133

SHEET 1 OF 2

DESCRIPTION:

LOTS 9 THROUGH 16, BLOCK 1, SHEWMAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

PORTIONS OF LOTS 1 THROUGH 8, BLOCK 1, SHEWMAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

PORTIONS OF LOTS 1 THROUGH 8, BLOCK 2, SHEWMAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

THAT PORTION OF THE NORTHWEST 4th STREET RIGHT-OF-WAY AS DEDICATED BY SHEWMAKE PARK, PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 2152, PAGE 113 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BOUNDED ON THE WEST BY THE EAST 55-FOOT RIGHT-OF-WAY LINE FOR NORTHWEST 6th AVENUE AND BOUNDED ON THE EAST BY THE WEST 30-FOOT RIGHT-OF-WAY LINE FOR NORTHWEST 4th AVENUE.

TOGETHER WITH:

A PORTION OF TRACT 14, PLAT OF THE SUBDIVISION OF SEC. 35 TW 48 S. RANGE 42 E., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 176 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

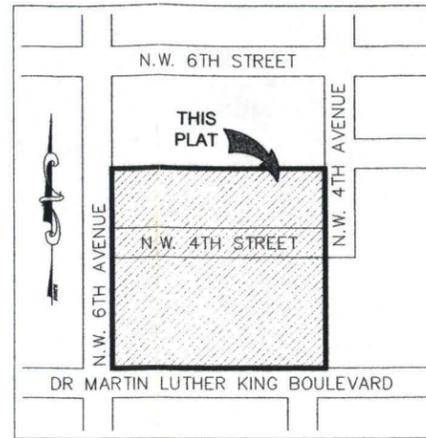
ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 1; THENCE SOUTH 01°24'56" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 4th AVENUE AND THE EAST LINE OF SAID LOTS 16 AND 1, BLOCK 1, 179.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (MARTIN LUTHER KING JR. BLVD); THENCE NORTH 89°32'11" WEST, DEPARTING SAID WEST AND EAST LINE AND ALONG SAID NORTH LINE, 449.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 6th AVENUE; THENCE NORTH 01°26'19" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID EAST LINE, 239.58 FEET TO A POINT ON A LINE LYING 34.09 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 2; THENCE NORTH 88°44'10" EAST, DEPARTING SAID EAST LINE AND ALONG SAID PARALLEL LINE, 449.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 4th AVENUE AND THE EAST LINE OF SAID LOT 1, BLOCK 2; THENCE SOUTH 01°24'56" EAST, DEPARTING SAID PARALLEL LINE AND ALONG SAID WEST LINE, SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID EAST LINE, 74.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 110,716 SQUARE FEET, 2.542 ACRES, MORE OR LESS.

A REPLAT OF PORTIONS OF BLOCKS 1, 2, AND N.W. 4TH STREET, SHEWMAKE PARK, P.B. 2, PG. 52, B.C.R
 ALSO A REPLAT OF A PORTION OF TRACT 14, PLAT OF THE SUBDIVISION OF SEC. 35 TW 48 S. RANGE 42 E., P.B. B, PG. 76, M.D.C.R.
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN # 111292903,
 Page 1 of 2
 Recorded 01/31/2013 at 02:25 PM



LOCATION SKETCH
 NOT TO SCALE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 22ND DAY OF SEPTEMBER, A.D., 2012.

BY: *[Signature]* DATE: May 24, 2012

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 30TH DAY OF January, A.D., 2013.

BY: *[Signature]* DATE: 1/30/13
 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 21ST DAY OF August, 2012.

ATTEST: BERTHA HENRY
 COUNTY ADMINISTRATOR

[Signature]
 DEPUTY
[Signature]
 MAYOR-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 31ST DAY OF JANUARY, A.D., 2013 AND RECORDED IN PLAT BOOK 180 PAGE 133, RECORD 111292903, VERIFIED.

ATTEST: BERTHA HENRY
 COUNTY ADMINISTRATOR

[Signature]
 DEPUTY



BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: *[Signature]*
 RICHARD TORNESE
 DIRECTOR
 FLORIDA PROFESSIONAL ENGINEER,
 REGISTRATION NO. 40263

BY: *[Signature]*
 ROBERT P. LEGG, JR.
 FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER
 REGISTRATION NO. 4030

DATE: 1/25/13

DATE: 1/22/13

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

[Signature]
 DIRECTOR OR DESIGNEE

1/23/13
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON FEBRUARY 16, 2012. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 2-16-12 FOR THE FIRM BY: *[Signature]*

A.M. LAZOWICK
 PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4105
 STATE OF FLORIDA

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. 2012-227 THIS 8TH DAY OF May, 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 OF ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: *[Signature]*
 CITY CLERK
 MARY L. CHAMBERS

BY: *[Signature]*
 CITY MAYOR
 LAMAR FISHER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS 9TH DAY OF May, A.D., 2012.

BY: *[Signature]*
 PLANNING AND ZONING BOARD
 CHAIR JIM BEESON

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16TH DAY OF May, A.D., 2012.

BY: *[Signature]*
 CITY ENGINEER
 ALESSANDRA DELFICO

DEDICATION:

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC OF THE STATE OF FLORIDA, AS OWNER OF PARCELS "A", AS SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT, DO HEREBY DEDICATE THE FOLLOWING:

PARCELS "B" & "C" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

A SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS 10TH DAY OF May, 2012.

WITNESS:
 PRINT NAME: HORACIO DANOVICH
 WITNESS:
 PRINT NAME: ALISON A. JUSTICE

CITY OF POMPANO BEACH
 COMMUNITY REDEVELOPMENT
 AGENCY

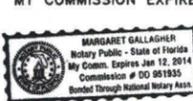
BY: *[Signature]*
 CHRISTOPHER J. BROWN

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED CHRISTOPHER J. BROWN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-EXECUTIVE DIRECTOR OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DEVELOPMENT SERVICES DIRECTOR OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF May, 2012.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:
 MARGARET GALLAGHER
 PRINT NAME:

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	KEITH consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860
						010-MP-11

#8

BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT

A REPLAT OF PORTIONS OF BLOCKS 1, 2, AND N.W. 4TH STREET,
SHEWMAKE PARK, P.B. 2, PG. 52, B.C.R.
ALSO A REPLAT OF A PORTION OF TRACT 14, PLAT OF THE SUBDIVISION OF
SEC. 35 TW 48 S. RANGE 42 E., P.B. B, PG. 76, M.D.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN #111292903 PLAT BOOK 180 PAGE 134

Page 2 of 2

SHEET 2 OF 2

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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 01°26'39" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), BEING DERIVED FROM NATIONAL GEODETIC SURVEY MONUMENT, N 400, A BRASS DISK IN MASSIVE STRUCTURE STAMPED N 400 1991 NGS, IN POMPANO BEACH, IN THE EAST SIDE OF THE CONCRETE FOOTING FOR THE NORTHWEST COLUMN OF THE POMPANO BEACH CITY HALL AT 100 WEST ATLANTIC BOULEVARD, 120.1 FEET WEST OF THE CENTER OF THE MAIN ENTRANCE TO THE BUILDING, 9.8 FEET NORTHEAST OF THE NORTHWEST CORNER OF THE BUILDING, 8.2 FEET NORTH OF THE NORTH FACE OF THE BUILDING, 1.0 FEET EAST OF THE COLUMN, AND LEVEL WITH THE GROUND SURFACE. ELEVATION=9.41'

THE FOLLOWING NOTE IS REQUIRED BY 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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY AUGUST 21, 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

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY AUGUST 21, 2017 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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

THIS PLAT IS RESTRICTED TO 40,000 SQUARE FEET OF COMMERCIAL USE AND 210,000 SQUARE FEET OF OFFICE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE, AND NO BANKS AND/OR COMMERCIAL USES ARE PERMITTED WITHIN THE OFFICE USE 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.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	104,823	2.406
PARCEL "B"	1,619	0.037
PARCEL "C"	4,274	0.098
TOTAL	110,716	2.541

CITY REQUIRED AREA TABULATION:

GROSS AREA	110,716	2.541
NET AREA	104,823	2.406

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 FPL FLORIDA POWER & LIGHT
 L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 P.R.M. PERMANENT REFERENCE MONUMENT
 R/W RIGHT-OF-WAY
 SQ. FT. SQUARE FEET
 --- NON VEHICULAR ACCESS LINE
 C CENTERLINE

PREPARED BY
KEITH
 CONSULTING ENGINEERS
 300 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 782-3400 FAX (954) 788-3500
 EMAIL: KEITH@KEITH-ASSOCIATES.COM LB NO. 6860
 010-MP-11

