

REQUESTED COMMISSION ACTION:

x Consent Ordinance Resolution Consideration/ Discussion Presentation

SHORT TITLE APPROVAL OF BUDGET ADJUSTMENT APPROPRIATING FUNDS FROM GENERAL FUND WORKING CAPITAL RESERVE TO THE LOCAL HOUSING TRUST FUND ACCOUNT IN THE AMOUNT OF \$245,745.00.

Summary of Purpose and Why: This agenda item authorizes a budget adjustment moving funds from the City's Working Capital Reserve to its Local Housing Trust Fund. The adjustment recognizes the amount of fees paid in-lieu of the construction of affordable housing associated with the Broward County Land Use Policy ("BCLUP") 1.07.07, which is further described in the attached Memorandum.

Payment of the required fees was authorized by Resolution 2013-190, which provided for a total payment of \$340,200.00 by JAG-STAR POMPANO, LLC, for the multi-family market rate apartment development known as The Jefferson.

It was thereafter determined that by the City that it needed a road connecting Federal Highway to North Pompano Park through JAG-STAR's property. In exchange for the road dedication, the City credited \$245,745.00 to JAG STAR from the fees paid in-lieu of the required affordable housing construction. Credit of the land for the road was authorized by Resolution 2013-230.

The post-credit amount of \$94,455 was paid by JAG-STAR in February, 2015 and placed in the Local Housing Trust Fund. However, the remaining \$245,745 was not paid into the Local Housing Trust Fund.

The budget adjustment is necessary to use the General Fund Working Capital Reserve to reimburse the Affordable Housing Trust Fund in the amount of the road credit.

- (1) Origin of request for this action: Office of Housing and Urban Improvement
(2) Primary staff contact: Miriam Carrillo, Director; Mark Korman, Program Compliance Manager Ext. 4656
(3) Expiration of contract, if applicable: N/A
(4) Fiscal impact and source of funding: General Fund Working Capital Reserve with attached budget adjustment \$245,745.00

DEPARTMENTAL COORDINATION OHUI DATE 3/3/16 Development Services 3-7-16 Budget 3/4/16 Finance 3/3/16 City Attorney 3/3/16 Advisory Board X Planning Director Public Works Director X City Manager

DEPARTMENTAL RECOMMENDATION Approval DEPARTMENTAL HEAD SIGNATURE [Signatures]

ACTION TAKEN BY COMMISSION:

Table with 4 columns: Ordinance, Resolution, Consideration, Results. Rows for 1st and 2nd Reading.

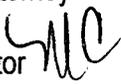


**City of Pompano Beach  
Office of Housing and Urban Improvement**

Memorandum No. 16-057

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**MEMORANDUM**

DATE: March 3, 2016  
TO: Dennis Beach, City Manager  
THROUGH: Mark Berman, City Attorney  
FROM: Miriam Carrillo, Director   
RE: **Agenda Item – Budget Adjustment**

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This agenda item authorizes the attached budget adjustment moving funds from the City's General Funds Working Capital Reserve to its Local Housing Trust Fund. The adjustment recognizes the amount of fees paid in-lieu of the construction of affordable housing by developers of "The Jefferson", a market rate multi-unit apartment complex, as required by Broward County Land Use Policy ("BCLUP") 1.07.07 (attached). Also included is Development Services Memorandum No. 14-370, which provides helpful general background regarding Affordable Housing Contributions in Broward County.

Payment of the required fees associated with The Jefferson, totaling \$340,200.00 was authorized by Resolution 2013-190 (copy attached). The Resolution authorized an amendment to the Declaration of Restrictive Covenants on the described property, providing for the payment in lieu of JAG-STAR's obligation to build affordable housing in exchange for an increase in allowed density pursuant to BCLUP Article 1.07.07. The Policy language requires that "such monies must be used by the local government to fund affordable housing construction and/or programs."

The City later determined that it needed a road connecting Federal Highway to North Pompano Park through JAG-STAR's property. In exchange for the road dedication, the City credited \$245,745.00 to JAG STAR, carved from the fees paid in-lieu of the required affordable housing construction. Resolution 2013-230 (copy attached), authorized the agreement. Development Services attached Memorandum No. 14-507 contains a detailed analysis of the transaction.

The post-credit amount of \$94,455.00 was paid by JAG-STAR in February, 2015 and placed in the Local Housing Trust Fund. However, the remaining \$245,745.00 was not paid into the Local Housing Trust Fund.

The budget adjustment is necessary to use the General Funds Working Capital Reserve to reimburse the Affordable Housing Trust Fund in the amount of the road credit.

Please place this item on the March 22, 2016 agenda.

Thank you.

Attachments

## ARTICLE 10

### RULES FOR IMPLEMENTATION AND ADMINISTRATION OF BROWARD COUNTY LAND USE PLAN POLICY 1.07.07

#### 10.1 INTENT

These administrative rules address the following: 1) to provide guidelines to local governments for submittal of an affordable housing study, report or information and strategy to demonstrate compliance with Policy 1.07.07 of the Broward County Land Use Plan; and 2) to provide “default” criteria for those applicants who wish to offer mitigation as part of the Broward County Land Use Plan amendment or other applicable application process. The primary purpose of Policy 1.07.07 is for local governments to approve an affordable housing study, report or information and strategy that are in compliance with the Policy. For those applications which meet the Policy via a local government study, report or information and strategy, County staff will issue comments that do not recommend additional mitigation from the applicant or local government.

#### 10.2 BROWARD COUNTY LAND USE PLAN POLICY 1.07.07

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Broward County shall accept from the affected municipality those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;

- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing as defined by the municipality's data and analysis.

For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the Broward County Land Use Plan. The median annual income estimate should be updated at least yearly.

### 10.3 DESCRIPTION OF SELECT TERMS USED IN POLICY 1.07.07

The following are descriptions of select terms used in Policy 1.07.07 as they relate to implementation of the Policy.

**Professionally Accepted Methodologies, Policies and Best Available Data and Analysis:** Used to prepare a study, report, or information submitted by the local governing body which includes estimates of the existing and projected supply of affordable housing (i.e. “very low,” “low” and “moderate”) within the local government boundary in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

An example of an assessment would be estimating existing and projected residents within the local government who are at 80% area median income in comparison to the projected supply to meet the housing needs of such.

Projected supply and needs for affordable housing must be consistent with a minimum 5 year planning horizon, but no greater than the adopted planning horizon of the local government comprehensive plan.

The projected demand and supply may consider the existing and projected availability of affordable housing within 3 miles within a contiguous local government, subject to approval by such contiguous local government.

Data and methodologies must be consistent with those sources widely used and accepted by the professional community who conduct research and analysis concerning affordable housing. Example sources include the Countywide Affordable Housing Needs Assessment, data from the University of Florida’s Shimberg Center, Census/American Survey Data, and the Fort Lauderdale Board of Realtors median home prices by product type (single family, condominium, etc.).

**In-Lieu:** Refers to monies paid to the local government by developers when affordable housing is not included on-site in a development in compliance with a standard adopted by the local government.

Broward County will use 15% of project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 1.07.07; however, a local government may officially adopt a different standard. However, if the standard is lower than 15% the local government must demonstrate that the proposed level is consistent with demand in the applicable area.

Such monies must be used by the local government to fund affordable housing construction and/or programs. In-lieu monies shall be sufficient to provide for the availability of affordable housing consistent with the standard set by the local government.

Should the local government and developer agree to an in-lieu of fee, the local government shall have the sole and absolute discretion regarding how and where said payment shall be utilized, consistent with its housing policies and programs and shall not be subject to review by the Broward County Commission. If the local government and developer agree to an in-lieu of fee and direct the funds to Broward County, the Broward County Commission shall have sole and absolute discretion regarding how and where said payment shall be utilized, consistent with its housing policies and programs.

The in-lieu methodology identifies the costs associated with achieving the development of affordable housing units within the local government. For example, an in-lieu methodology may be calculated at a rate per gross square foot per new market rate residential unit. As an alternative example, the in-lieu methodology may be based on a percentage of the costs of construction or sales price of all new market rate units within a project.

Broward County will use one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling unit as a default guideline in the review of in-lieu methodologies for all additional market rate units within a project; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.

**Gross Square Footage (Gross Floor Area):** The sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, stair cases, and mezzanines, but not including architectural projections. Included are areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. This definition includes areas which are not enclosed, but roofed; however, it does not include unroofed areas.

#### 10.4 COUNTY STAFF GUIDELINES: DETERMINATIONS OF APPLICATION CONSISTENCY WITH POLICY 1.07.07

- (A) The local government shall provide an estimate of the existing and projected supply of affordable housing within the local government's boundaries in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
- (B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government's planning horizon.

- (C) The study, report, or information submitted by the local governing body addressing Article 10.3 (A) and (B) must be based on professionally accepted methodologies, policies and best available data and analysis consistent with Article 10.2.
- (D) At a minimum, if a deficit of affordable housing is projected or assumed, Broward County will use 15% of additional project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 1.07.07; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.
- (E) A study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 1.07.07 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review.

10.5 REVIEW PROCEDURES FOR LAND USE PLAN AMENDMENTS SUBJECT TO POLICY 1.07.07

- (A) After an application for a Broward County land use plan amendment has been received by the Broward County Planning Council, the Planning Council staff shall determine if the application is subject to Policy 1.07.07.
- (B) If a land use plan amendment application is subject to Policy 1.07.07, Planning Council staff shall forward the application to the Broward County Environmental Protection and Growth Management Department and request comments in a timeframe consistent with the Planning Council's standard land use plan amendment review schedule.
- (C) If Broward County staff issues a determination that a land use plan amendment application is not in compliance with Policy 1.07.07, Broward County staff shall specify in writing the reasons for such determination.
- (D) Determinations issued by Broward County staff regarding Policy 1.07.07 shall be forwarded to the Planning Council staff and shall be made a part of the land use plan amendment report.

**MEMORANDUM NO. 14-370**

DATE: August 28, 2014 (*Revised November 13, 2014*)

TO: Greg Harrison, Assistant City Manager

VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*

FROM: Karen Friedman, AICP, Planner *KBF*

SUBJECT: Affordable Housing Contributions - Background

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Due to both County and City regulations, certain development projects are required to provide affordable housing. Developers are given the option to build required units on-site or off-site, or, as is commonly requested, to contribute funds to the city's Affordable Housing Trust Fund. This memo includes an explanation and analysis of the requirement to provide affordable housing as well as three specific projects. A copy of the cited documents is included for your reference.

#### **Regulations:**

The requirement to provide affordable housing units is triggered by three different regulations:

1. A Land Use Plan Amendment that allocates more than 100 residential units.
  - Broward County Land Use Plan Policy 01.07.07
  - The policy previously did not list the required number of affordable housing units to be provided
  - On April 22, 2014, Broward County adopted the Administrative Rules Document: Broward County Land Use Plan, Article 10. Rules for Implementation and Administration of Broward County Land Use Plan Policy 1.07.07. This document clarified Broward County will use 15% of project housing units as a default guideline for affordable housing. Broward County will use one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling unit as a default guideline in the review of in-lieu methodologies for all additional market rate units within a project; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.
2. Allocation of flexibility and/or reserve units on land with a residential land use (aka "density bonus")
  - Broward County Land Use Plan - Policy 1.07.05 in conjunction with Administrative Rules Document: Broward County Land Use Plan, Article 8
  - Lists the required number of affordable housing units to be provided
3. Allocation of flexibility and/or reserve units on land with a residential or nonresidential land use
  - Pompano Beach Land Use Code – § 154.61(D)(3)
  - Lists the required number of affordable housing units to be provided

Unlike the allocation of flexibility and/or reserve units, which specify the number of affordable units required, applicants seeking a land use plan amendment negotiate with County staff on an ad-hoc basis the number of affordable units to be provided. With the new administrative rules adopted by County in 2014, the number of units to be required is better defined.

Applicants requesting allocation of flexibility and/or reserve units are required to provide housing in accordance with a pre-determined ratio. The number of affordable units to be provided depends on the level of affordability of the units. For instance, for every one workforce housing unit constructed, the applicant may be granted one flexibility or reserve unit. Whereas for every one low income housing unit constructed, the applicant may be granted five flexibility or reserve units.

#### **In-lieu-of fee contributions:**

Developers often request to contribute a fee in-lieu-of providing affordable units. In 2013, per direction from the City Commission, Development Services Staff proposed a standard in-lieu-of fee. The fee was adopted via Ordinance 2014-19 and is \$2,333 per market-rate unit. This option is only currently available to meet affordability requirements associated with land use plan amendments, not flexibility unit requests.

Prior to the adoption of the standard in-lieu-of fee, the city, as with all other municipalities in Broward County, did not have an established fee. (Coral Springs and Davie did have an established in-lieu-of fee utilized for affordable housing contributions, however both are on moratorium. Since 2011, Fort Lauderdale has been in the process of developing an established in-lieu-of fee, however at this time the fee has yet to be adopted.) City Staff, including Development Services and Office of Housing and Urban Improvement (OHUI), undertook this process ad hoc every time depending on what the project was offering. The fees were contributed to the City's Local Affordable Housing Trust Fund.

#### **Affordable Housing Accounts**

Affordable Housing Trust Funds are to be recorded in General Ledger Account 132-0000-339.2000 LOCAL REV IN LIEU OF TAX / AFFORDABLE HOUSING TRUST. There is a separate bank account for these funds at Bank Of America.

#### **Projects Required to Provide Affordable Housing:**

The following three projects were required to provide affordable housing. Included is an explanation as to the number of units required and/or any fees negotiated, followed by a status.

##### ***Pompano Creek / Bali-Hi Mobile Home Park / Jefferson***

In 2007 this property was subject to a Land Use Plan Amendment which allocated an additional 399 residential units, for a total of 453 residential units. Therefore, per Broward County Land Use Plan Policy 01.07.07, the applicant was required to provide affordable housing. The applicant negotiated to provide 15% of the units as additional affordable units. Further, the units were to be provided off-site.

In 2008, a Declaration of Restrictive Covenants was recorded. This declaration codified the agreement to provide 100 moderate affordable units.

In 2012, per Resolution 2012-319, the city approved an Amendment to the Declaration of Restrictive Covenants. The amendment permitted the owner to contribute fees in-lieu-of provided the 100 moderate affordable units. The amendment required the owner to pay \$2,000.00 at the time of issuance of each building permit for each unit constructed upon the property. This amendment, however, was never recorded and therefore was never effective.

In April 2013, per Resolution 2013-190, the city approved an Amendment to the Declaration of Restrictive Covenants. The amendment permitted the owner to contribute fees in-lieu-of provided the 100 moderate affordable units. The amendment provided two options for contributing fees. The

owner could pay \$1,500.00 at the time of issuance of each building permit for each unit constructed upon the property or, at the discretion of the owner, one lump sum payment of \$340,200.00, prior to issuance of the first building permit. This amendment was recorded with the county in September 2013.

In May 2013, per Resolution 2013-230, the city approved an Agreement. In exchange for a roadway needed to provide access to the abutting park, the Agreement modified the lump sum payment by giving the developer a credit and setoff for the 32' Access Parcel. Exhibit "G" of the Agreement provided the below credit determination. Therefore, rather than using funds from the CIP budget to purchase and develop the road, the funds came from this project.

<b>EXHIBIT "G"</b>	
<b>The formula used to calculate the value of the dedication is as follows:</b>	
<b>Price paid on July 30, 2013</b>	<b>\$6,075,000.00</b>
<b>Acreage of site:</b>	<b>9.011 (392,519 sq. ft.)</b>
<b>Cost per square foot:</b>	<b>\$15.48</b>
<b>Total square feet of dedication:</b>	<b>15,875</b>
<b>Credit value: \$15.48X 15,875 =</b>	<b>\$245,745.00</b>

In November 2013 the deed for the roadway was recorded. Therefore the owner is only required to pay \$94,455 prior to the prior to issuance of the first building permit.

***Vintage Park / Shoal Creek***

In 2007 this property was subject to a Land Use Plan Amendment which allocated additional residential units. Therefore, per Broward County Land Use Plan Policy 01.07.07, the applicant was required to provide affordable housing. The applicant negotiated to contribute \$230,000 in-lieu-of building any affordable units. One half of this contribution (\$115,000) was to be made upon issuance of building permits and the balance was required upon issuance of the first Certificate of Occupancy.

This agreement was codified in Broward County Ordinance 2007-35

The Office of Housing and Urban Improvements has confirmed the developer has paid \$115,000. The additional \$115,000 will be due before the final Certificate of Occupancy is issued. A flag has been placed on the building permit and the Certificate of Occupancy will not be issued until the fees are paid.

In 2012 this property was subject to an allocation of 18 flexibility units. Based on the required unit ratios, the applicant was required to provide three affordable housing units. The applicant agreed to provide three single family units off-site.

This agreement was codified in Resolution 2012-114

In 2014, via Resolution 2014-266, the three units were deeded to the City.

***KOI***

In 2012 this property was subject to a Land Use Plan Amendment which allocated 190 residential units. Therefore, per Broward County Land Use Plan Policy 01.07.07, the applicant was required to

provide affordable housing. The applicant negotiated to provide 15% of the market rate units as additional affordable units.

The developer then requested to contribute a fee in-lieu-of providing the 29 affordable housing units. OHUI staff identified the First Time Home Buyer Program as the most applicable to the neighborhood. This program allows a maximum grant of \$40,000 to close the gap between household income and housing values for qualified applicants. The City negotiated a 25% contribution toward the First Time Home Buyer for each of the required affordable housing units. Therefore the contribution was \$829.00 per market rate unit for a total in-lieu-of fee contribution of \$290,000.

This agreement was codified in Resolution 2013-118

To date the developer has not paid any required funds. The applicant has submitted a principal building permit (#14-5718), which was rejected for a number of reasons including the requirement to pay the affordable housing fees.

Should you have any questions or comments, please contact me at extension 7792 or email me at Karen.Friedman@copbfl.com.

Enclosures:

1. Broward County Land Use Plan, Policies 01.07.05 and 01.07.07
2. Broward County Admin. Rules Document: Broward County Land Use Plan, Article 10
3. Broward County Admin. Rules Document: Broward County Land Use Plan, Article 8
4. Pompano Beach Land Use Code – § 154.61(D)(3)
5. Ordinance 2014-19
6. Resolution 2012-319
7. Broward County, OR BK 50181 PG 1474
8. Broward County Ordinance 2007-35
9. Resolution 2012-114
10. Resolution 2014-266
11. Resolution 2013-118

original 5

RESOLUTION NO. 2013- 190

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS AMONG THE CITY OF POMPANO BEACH, JAG-STAR POMPANO, L.L.C., AND BROWARD COUNTY FOR THE PROJECT LOCATED AT 4409 AND 4411 N. FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1.** That an Amendment among the City of Pompano Beach, Jag-Star Pompano, L.L.C. and Broward County for the project known as Pompano Creek, a copy of which Amendment is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

**SECTION 2.** That the proper City officials are hereby authorized to execute said Amendment among the City of Pompano Beach, Jag-Star Pompano, L. L. C., and Broward County.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 9th day of April, 2013.

  
\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

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This instrument prepared by and  
record and return to:  
Bonnie Miskel, Esq.  
Donay, Miskel, Backman and Blattner, LLP  
5355 Town Center Road, Suite 801  
Boca Raton, FL 33486  
4843 1800 0290

**AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS**

This Amendment to Declaration of Restrictive Covenants ("Amendment") is made as of this 9th day of April, 2013, by and between JAG-STAR POMPANO, L.L.C., a Delaware limited liability company (as successor in interest to Pompano Creek Associates, L.L.C., a Delaware limited liability company), whose address is 1420 Spring Hill Road, Suite 420, McLean, Virginia 22102 ("Owner"), the CITY OF POMPANO BEACH, a Florida municipal corporation, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 ("City"), and BROWARD COUNTY, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 ("County"), and amends that certain Declaration of Restrictive Covenants dated January 11, 2008, filed of record on February 14, 2008, in Official Records Book 45096, Page 506, of the Public Records of Broward County, Florida ("Declaration"), as follows:

1. Paragraph 2 of the Declaration shall be deleted in its entirety and in its place shall be inserted:

2. Contribution In Aid of Development. Owner shall have no obligation to construct any moderate affordable housing units as defined in the County Land Use Plan on the property encumbered by the Declaration. In lieu thereof, at the time of issuance of each building permit for each unit constructed upon the property encumbered by the Declaration, Owner shall pay the City the sum of One Thousand Five Hundred (\$1,500.00) Dollars or at the discretion of the Owner, one lump sum payment of Three Hundred Forty Thousand Two Hundred (\$340,200.00) Dollars prior to the issuance of the first building permit to be deposited into the City's affordable housing fund for the preservation of the existing affordable housing neighborhood.

2. Except as modified herein, all other terms of the Declaration are hereby ratified, confirmed, shall remain in full force and effect and shall not be affected by the Amendment and modification set forth above.

Approved BCC 8/27/13 #53  
Submitted By EPGMS - PERD  
RETURN TO DOCUMENT CONTROL

5

IN WITNESS WHEREOF, Owner, City and County have executed this Amendment as of the day and year set forth above.

In Witness whereof:

JAG-STAR POMPANO, L.L.C.,  
a Delaware limited liability company

By: JAG-Star Development Co., L.L.C.,  
a Delaware limited liability company,  
its sole member

By: JAG Development Manager Two, L.L.C.,  
a Delaware limited liability company,  
its Operating Member

Elizabeth Sandeige  
Witness #1 Signature  
Elizabeth Sandeige  
Witness #1 Printed Name

By: James Butz  
Name: James Butz  
Title: President

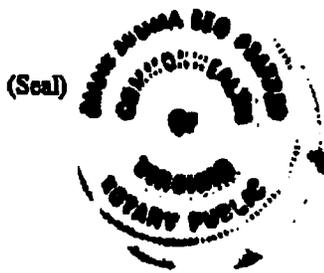
[Signature]  
Witness #2 Signature  
Caroline Griesmer  
Witness #2 Printed Name

STATE OF Virginia  
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 28 day of March, 2013 by James Butz, as President of JAG Development Manager Two, L.L.C., a Delaware limited liability company, as Operating Member of JAG-Star Development Co., L.L.C., a Delaware limited liability company, sole member of JAG-STAR POMPANO, L.L.C., a Delaware limited liability company. He is personally known to me ~~and produced a driver's license as identification.~~

Diane Luoma  
Notary Public

My commission expires: 3/31/13



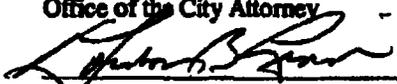
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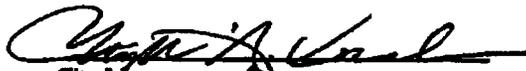
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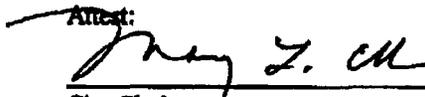
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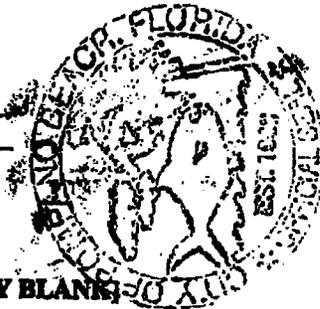
  
\_\_\_\_\_  
Mayor

Approved as to form and legality by the  
Office of the City Attorney

  
\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
City Manager - Acting

Attest:  
  
\_\_\_\_\_  
City Clerk

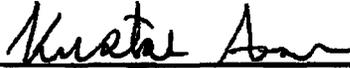


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STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of April, 2013, by LAMAR FISHER, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

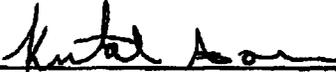


Krystal Aaron  
\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)  
\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of April, 2013, by DENNIS W. BEACH, as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

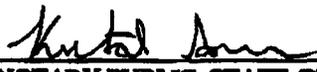


Krystal Aaron  
\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)  
\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of April, 2013, by MARY L. CHAMBERS, as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA



Krystal Aaron  
\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)  
\_\_\_\_\_  
Commission Number

ATTEST:

*[Signature]*  
County Administrator and  
Ex-Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

CONSENTED TO:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*  
Mayor

18<sup>th</sup> day of September, 2013



Approved as to Form by Office of County  
Attorney  
Broward County, Florida  
Governmental Center  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By: *[Signature]*  
Assistant County Attorney NANCY RUBIN

18<sup>th</sup> day of September, 2013

I hereby certify this document to be a true,  
correct and complete copy of the record  
filed in my office. Dated this 18<sup>th</sup> day  
of November, 2013  
County Administrator  
By: *[Signature]*  
Deputy Clerk



# DEVELOPMENT SERVICES

Robin M. Bird, Development Services Director

E: robin.bird@copbfl.com | P: 954.786.4629 | F: 954.786.4044

**MEMORANDUM NO. 14-507**

**DATE:** November 13, 2014

**TO:** Greg Harrison, Assistant City Manager

**VIA:** Jennifer Gomez, AICP, Assistant Development Services Director 

**FROM:** Karen Friedman, AICP, Planner 

**SUBJECT:** Affordable Housing Contributions for "The Jefferson"

Memo #14-370 provided an explanation and analysis of the requirement to provide affordable housing and the contributions for three specific projects. The memo stated that the city would receive from the property owner of The Jefferson one lump sum payment/contribution to the Affordable Housing Trust Fund in the amount of \$340,200.00. Staff would like to clarify that the city has received partial payment of this contribution in the form of a roadway dedication. The City Commission agreed to give the property owner credit for the roadway, which is a private drive to the adjacent park, in-lieu-of a portion of the \$340,200.00 contribution. The city, therefore, was able to obtain the roadway without expending CIP funds.

If given direction from your office, Staff can look into reimbursing the Affordable Housing Trust Fund from the CIP budget.

Below is an expanded history of the affordable housing fee contributions for this project.

***Pompano Creek / Bali-Hi Mobile Home Park / Jefferson***

In 2007 this property was subject to a Land Use Plan Amendment which allocated an additional 399 residential units, for a total of 453 residential units. Therefore, per Broward County Land Use Plan Policy 01.07.07, the applicant was required to provide affordable housing. The applicant negotiated to provide 15% of the units as additional affordable units. Further, the units were to be provided off-site.

In 2008, a Declaration of Restrictive Covenants was recorded. This declaration codified the agreement to provide 100 moderate affordable units.

In 2012, per Resolution 2012-319, the city approved an Amendment to the Declaration of Restrictive Covenants. The amendment permitted the owner to contribute fees in-lieu-of provided the 100 moderate affordable units. The amendment required the owner to pay \$2,000.00 at the time of issuance of each building permit for each unit constructed upon the property. This amendment, however, was never recorded and therefore was never effective.

In April 2013, per Resolution 2013-190, the city approved an Amendment to the Declaration of Restrictive Covenants. The amendment permitted the owner to contribute fees in-lieu-of provided the 100 moderate affordable units. The amendment provided two options for contributing fees. The

owner could pay \$1,500.00 at the time of issuance of each building permit for each unit constructed upon the property or, at the discretion of the owner, one lump sum payment of \$340,200.00, prior to issuance of the first building permit. This amendment was recorded with the county in September 2013.

In May 2013, per Resolution 2013-230, the city approved an Agreement. In exchange for a roadway needed to provide access to the abutting park, the Agreement modified the lump sum payment by giving the developer a credit and setoff for the 32' Access Parcel. Exhibit "G" of the Agreement provided the below credit determination. Therefore, rather than using funds from the CIP budget to purchase and develop the road, the funds came from this project.

### **EXHIBIT "G"**

The formula used to calculate the value of the dedication is as follows:

<b>Price paid on July 30, 2013</b>	<b>\$6,075,000.00</b>
<b>Acreage of site:</b>	<b>9.011 (392,519 sq. ft.)</b>
<b>Cost per square foot:</b>	<b>\$15.48</b>
<b>Total square feet of dedication:</b>	<b>15,875</b>
<b>Credit value: \$15.48X 15,875 =</b>	<b>\$245,745.00</b>

In November 2013 the deed for the roadway was recorded. Therefore the owner is only required to pay \$94,455 prior to the prior to issuance of the first building permit.

A copy of all of the aforementioned Declaration, Amended Declarations, Resolutions, Agreement, and Deed are attached for your reference.

Should you have any questions or comments, please contact me at extension 7792 or email me at [Karen.Friedman@copbfl.com](mailto:Karen.Friedman@copbfl.com).



# DEVELOPMENT SERVICES

Robin M. Bird, Development Services Director

E: robin.bird@copbfl.com | P: 954.786.4629 | F: 954.786.4044

**MEMORANDUM NO. 14-406**

DATE: September 12, 2014 (Revised November 13, 2014)

TO: Greg Harrison, Assistant City Manager

VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*

FROM: Karen Friedman, AICP, Planner *KBF*

SUBJECT: Affordable Housing Contributions

Below is an overview of three projects that have been required to provide affordable housing per land use amendment or flex unit allocation:

Development	Agreed Contribution	Total Paid To Date	Additional Notes
Jefferson aka Pompano Creek aka Bali-Hi Mobile Home Park	\$340,200.00 [Credit of \$254,745 for roadway dedication + \$94,455]  (Res. 2013-230)	Roadway Dedication	Roadway was deeded to the city in 2014 in November 2013.  Funding: "Emergency Repair Program"  Permits have been submitted and approved for six principal buildings.  A flag has been placed on the building permits and the Certificate of Occupancy will not be issued until the fees are paid.
Vintage Park aka Shoal Creek	3 Single Family Homes (Res. 2012-114)	3 Single Family Homes	The three homes were deeded to the city in 2014, per Resolution 2014-266.
Vintage Park aka Shoal Creek	\$230,000.00 (Ord. 2007-35)	\$115,000.00	Funding: OHUI will use funds to construct three new single family homes (properties donated by Vintage Park)  The additional \$115,000 will be due before the final Certificate of Occupancy is issued.  A flag has been placed on the building permit and the Certificate of Occupancy will not be issued until the fees are paid.
KOI	\$290,000.00 (Res. 2013-118)	\$0.00	A principal building permit was submitted.  It was rejected for a number of reasons including the requirement to pay the affordable housing fees.

Should you have any questions or comments, please contact me at extension 7792 or email me at Karen.Friedman@copbfl.com.

G:\Planning\Affordable\_Housing\Overview of AH Req for Asst CMMemo\_Update to 14-406.docx

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND JAG-STAR POMPANO, L.L.C., RELATING TO PROPERTY LOCATED AT 4411 NORTH FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1.** That an Agreement between the City of Pompano Beach and Jag-Star Pompano L.L.C. relating to property located at 4411 N. Federal Highway, a copy of which Agreement is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

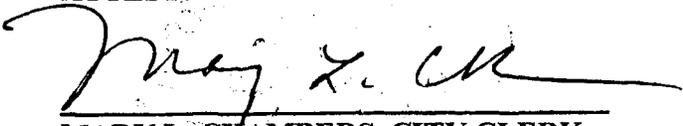
**SECTION 2.** That the proper City officials are hereby authorized to execute said Agreement between the City of Pompano Beach and Jag-Star Pompano L.L.C.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of May, 2013.

  
\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARY L. CHAMBERS, CITY CLERK**

Return to:

INSTR # 111913814  
OR BK 50311 Pages 990 - 1022  
RECORDED 11/05/13 01:17:50 PM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 2090  
#1, 33 Pages

**This Instrument Prepared by:**

Gary S. Dunay, Esq.  
Dunay, Miskel, Backman & Blattner, LLP  
5355 Town Center Road, Suite 801  
Boca Raton, Florida 33486  
Folio: 4843 1844 0010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**AGREEMENT**

THIS AGREEMENT is made as of this 24 day of October, 2013, by and between JAG-STAR POMPANO, L.L.C., a Delaware limited liability company, with a mailing address of 1420 Spring Hill Road, Suite 420, McLean, Virginia 22102 ("Developer"), and CITY OF POMPANO BEACH, a Florida municipal corporation, with a mailing address of 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 ("City").

**BACKGROUND**

The Developer is the owner of that certain parcel of land containing approximately nine (9) acres located in the City of Pompano Beach, Broward County, Florida, more particularly described on Exhibit "A" attached hereto ("Land"). The Land has been approved by the City for the development of a two hundred forty three (243) unit multi-family apartment complex with related amenities ("Project"). The Land has entitlements that exceed the 243 approved units ("Excess Density").

The City owns a tract of land immediately west of the Land that is used for an approved recreational park known as the North Pompano Park ("Park"). The City has requested that the Developer convey a thirty two (32') foot strip of the Land as more particularly described on Exhibit "B" and shown on Exhibit "C" ("Access Parcel") to the City so that the City can construct, at its sole cost and expense, a roadway and a bridge crossing over the lake area west of a portion of property on the west side of U.S. Highway 1 (Federal Highway) to the Park in order to provide direct ingress and egress from the Park to Federal Highway. The Developer and the City have agreed to this conveyance upon the terms and conditions set forth below.

**AGREEMENT**

In consideration of conditions, covenants and conveyances hereinafter set forth, the Developer and City agree as follows:



1. **Recitals.** All of the foregoing recitals are true and correct and are incorporated herein by reference.

2. **Conveyance and Grant of Easement.** Contemporaneously with the execution hereof, Developer shall execute a Quitclaim Deed in favor of City in the form attached hereto as Exhibit "D" ("Deed") conveying to the City the Access Parcel. Since the Deed conveys to the City not only land but also a portion of a lake running through the Land, the Deed shall reserve to the Developer (a) all drainage, storage, retention, flowage or stormwater runoff rights relating to the portion of the Access Parcel that includes the lake; and (b) a twenty foot (20') utility easement for the construction, maintenance, restoration and replacement of both public and private utilities within the area more particularly described on Exhibit "E" and shown on Exhibit "F" hereto ("Reserved Utility Easement").

The Deed shall be delivered to the City prior to the issuance of the first building permit for the development of the Project upon the Land. City shall hold the Deed and not record until Developer has provided City with evidence that the pending plat amendment application has been approved and the plat and/or plat note amendment agreement has been recorded. Upon receipt of the Deed, the City shall provide the Developer with a credit and setoff against the Contribution In Aid of Development as set forth in Paragraph 2 of the Declaration of Restrictive Covenants dated January 11, 2008, filed of record on February 14, 2008, in Official Records Book 45096, Page 506, as amended by Amendment to Declaration of Restrictive Covenants dated April 9, 2013, filed of record September 18, 2013, in Official Records Book 50181, Page 1474, all of the Public Records of Broward County, Florida ("Declaration") requiring the payment of Three Hundred Forty Thousand Two Hundred and 00/100 (\$340,200.00) ("Declaration Amount"). The setoff against the Declaration Amount shall be established in accordance with the schedule attached as Exhibit "G" ("Credit Amount").

The Reserved Utility Easement shall reserve not only the initial right to construct, install, lay and maintain underground utilities and necessary for the Project, but also the right to access the underground utilities for maintenance, restoration and replacement purposes provided however that Developer shall indemnify and hold harmless the City from and against any loss, cost, damage or claim that the City may sustain arising out of Developer's access to Reserved Utility Easement.

Additionally, the City has required the Project to have a secondary means of egress for fire rescue and other emergency service vehicles only. In exchange for the conveyance of the Property subject to the Deed, the City hereby grants to the Developer an emergency access easement ("Emergency Easement") over and through a portion of the Park, which Emergency Easement is more particularly described ~~on~~ and shown on Exhibit "H". The Emergency Easement shall be a non-exclusive easement for the benefit of fire rescue and other emergency service providers exiting the Project. No fence, barrier or other structure may be erected on the Emergency Easement which would in any way prevent ingress or egress to the Project through such easement, unless approved by the City, however Developer shall install an electrical exit gate with induction loop for automatic opening for egress through the Park onto N.E. 43<sup>rd</sup> Court.

3. **Small Scale Future Land Use Map Amendment.** The Land is currently in a High Density residential land use category on both the City and Broward County Future Land Use Maps. The County's Future Land Use Map allows for 50 units per acre on this property, however, the Developer is only proposing 25 units per gross acre (243 units on 9.8 gross acres). The City intends to do a local, small scale, future land use plan map amendment to reflect the density being built (243 units) to enable the "capture" of the unused density (County's Approved Units (490) – City Approved Units (243) = 247 units) as flex units to be used elsewhere in the City. To facilitate the local land use plan map amendment, the Developer will

support and execute any and all required applications, covenants and/or agreements necessary to accomplish the local land use plan map amendment at no cost to Developer. The City shall hold the Developer harmless from and against any claims, losses, or damages arising out of the local land use plan amendment process to the extent provided by law. In the event Developer is asked to execute any applications, Developer may, at Developer's sole discretion, retain consultants to evaluate City's requests and any such costs of consultants shall be reimbursed within fourteen (14) days of submittal to City of all invoices.

4. **City Cooperation.** As an additional inducement to the Developer to enter into this Agreement, the City has agreed to use reasonable efforts to expedite the City's building permit review process as follows:

- a. Within twenty (20) business days of the submittal of a complete building permit application, the City shall review and provide comment by all applicable disciplines on the application filed.
- b. The City hereby agrees that it shall utilize overtime at City's sole expense where needed in order to complete the twenty (20) business day review cycle.
- c. The parties hereto acknowledge that the review cycle does not include time needed by Developer to respond to comments, revise plans, and resubmit.
- d. Upon the resubmittal of revised drawings or responses, Developer at Developer's sole discretion may elect to utilize overtime review to expedite issuance of a building permit. City agrees to charge Developer a discounted rate of fifty (50%) percent of the then in effect overtime rate charged by the City for up to thirty (30) hours.
- e. The parties further acknowledge that Developer intends to file a building permit application for pre-review prior to obtaining all necessary Broward County, Water Management and Drainage District signoff. Any building permit application fees shall not be due and payable at the time of pre-review submittal but shall be due upon the submittal of a complete application for full review.

5. **Counterpart Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall constitute one and the same instrument.

6. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

7. **Covenants Running with the Land.** The covenants contained within this Development Agreement touch and concern the Land and shall be deemed to be a covenant running with the land, binding upon the successors in interest of the parties hereto.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

JAG-STAR POMPANO, L.L.C.,  
a Delaware limited liability company

By: JAG-Star Development Co., L.L.C.,  
a Delaware limited liability company,  
its sole member

By: JAG Development Manager Two, L.L.C.,  
a Delaware limited liability company,  
its Operating Member

Diane Luoma  
Witness #1 Signature  
Diane Luoma  
Witness #1 Printed Name

By: [Signature]  
Name: Greg Lambert  
Title: RVP

[Signature]  
Witness #2 Signature  
Christina Grizzari  
Witness #2 Printed Name

STATE OF Virginia  
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2013 by Greg Lambert, as Exec. Vice President of JAG Development Manager Two, L.L.C., a Delaware limited liability company, as Operating Member of JAG-Star Development Co., L.L.C., a Delaware limited liability company, sole member of JAG-STAR POMPANO, L.L.C., a Delaware limited liability company. He is personally known to me or produced a driver's license as identification.

Elizabeth Sandridge  
Notary Public

My commission expires: 04/30/2017

(Seal)

**Elizabeth M Sandridge**  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7539790  
My Commission Expires 04/30/2017

Signed, sealed and delivered  
in the presence of:

CITY:  
CITY OF POMPANO BEACH

By: [Signature]  
Lamar Fisher, Mayor  
By: [Signature]  
Dennis W. Beach, City Manager

[Signature]  
Witness #1 Signature  
BETTY J. MANES  
Witness #1 Printed Name  
[Signature]  
Witness #2 Signature  
Christine Wodka  
Witness #2 Printed Name

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

Approved as to form:  
[Signature]  
GORDON B. LINN, CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by LAMAR FISHER, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL

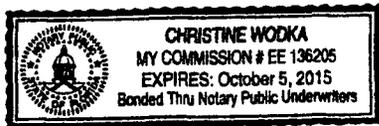


[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Christine Wodka  
(Name of Acknowledger Typed, Printed or Stamped)  
EE 136205  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2013, by DENNIS W. BEACH, as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL



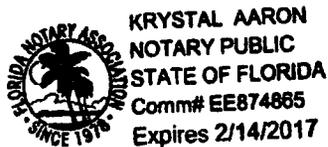
Christine Wodka  
NOTARY PUBLIC, STATE OF FLORIDA

Christine Wodka  
(Name of Acknowledger Typed, Printed or Stamped)  
EE 136205  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2013, by MARY L. CHAMBERS, as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL



Krystal Aaron  
NOTARY PUBLIC, STATE OF FLORIDA

Krystal Aaron  
(Name of Acknowledger Typed, Printed or Stamped)  
Commission Number

**EXHIBIT TO THE "AGREEMENT"**

**EXHIBIT "A"  
LEGAL DESCRIPTION OF THE SUBJECT  
PROPERTY**

**EXHIBIT "A"**  
**LAND**

PARCEL "A", POMPANO CREEK, AS RECORDED IN PLAT BOOK 181, PAGE 3 OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**EXHIBIT TO THE “AGREEMENT”**

**EXHIBIT “B”  
LEGAL DESCRIPTION OF THE 32’ ACCESS  
PARCEL BEING DEDICATED TO THE CITY**

FOR: JEFFERSON APARTMENT GR...

# SKETCH AN DESCRIPTION "ACCESS PARCEL" EXHIBIT "B"

## LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", POMPANO CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE SOUTH 06°51'10" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 32.32 FEET; THENCE SOUTH 88°44'33" WEST ALONG A LINE 32 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 477.67 FEET; THENCE NORTH 46°15'27" WEST, A DISTANCE OF 45.25 FEET; THENCE NORTH 88°44'33" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 514.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 15,870 SQUARE FEET OR 0.364 ACRES MORE OR LESS.

## NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1) IS ASSUMED TO BEAR SOUTH 06°51'10" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

## CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

*Raymond Young*  
OCT 18 2013  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2008\06-0104-001\DWG\SD\_32' CITY PARCEL

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE TO NEW PLAT	10-18-13	RY	DMD
JOB NO.: 06-0104	SHEET 1 OF 2 SHEETS		
DRAWN BY: RY	F.B. N/A	PG. N/A	
CHECKED BY: TCS	DATED: 02-07-13		



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYOR'S  
3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL.: (954) 738-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

EXHIBIT TO THE "AGREEMENT"

**EXHIBIT "C"**  
**SKETCH OF THE 32' ACCESS PARCEL BEING**  
**DEDICATED TO THE CITY**

# SKETCH AND DESCRIPTIVE "ACCESS PARCEL" EXHIBIT "C"



1"=100'

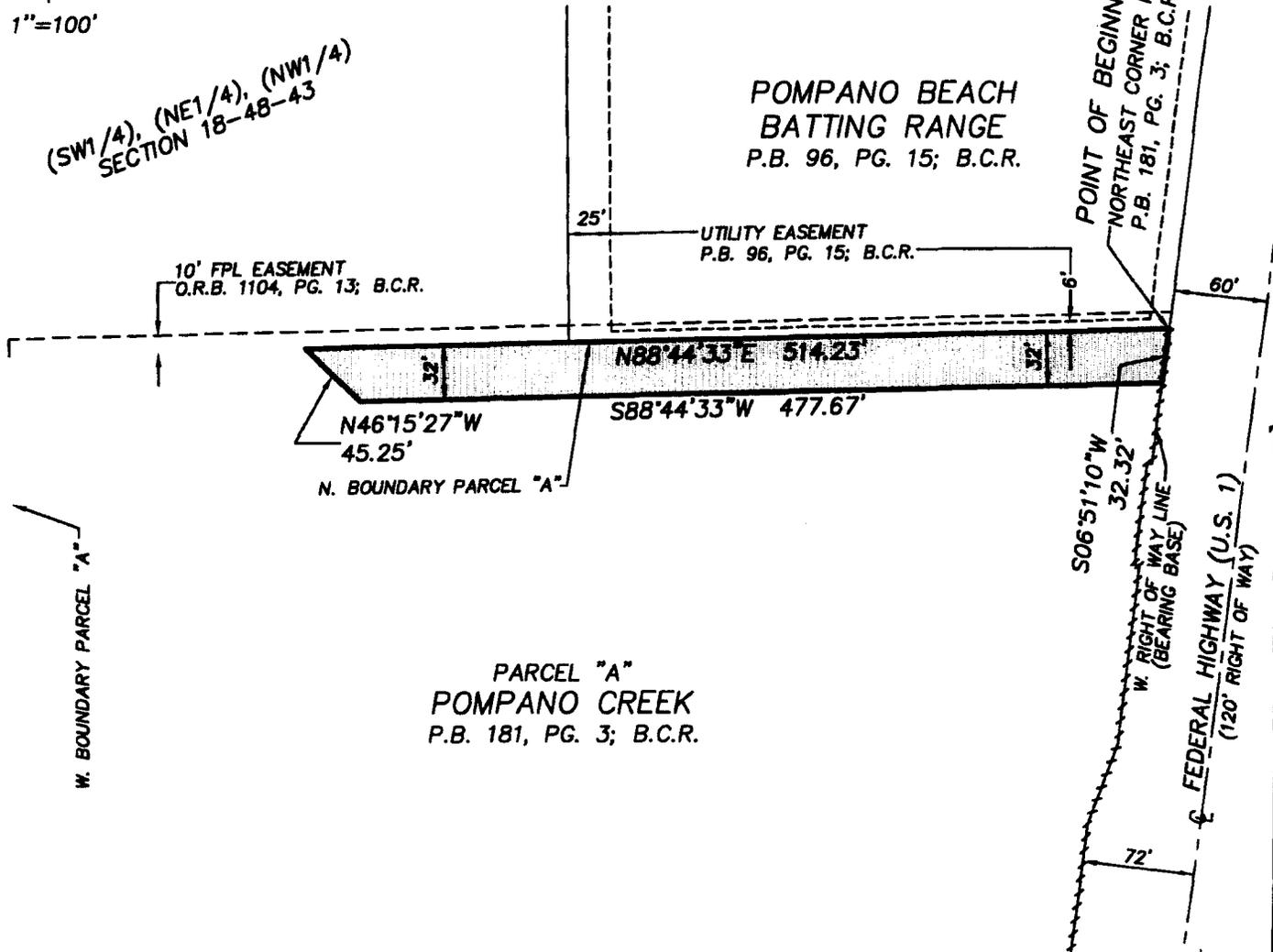
(SW1/4), (NE1/4), (NW1/4)  
SECTION 18-48-43

POMPANO BEACH  
BATTING RANGE  
P.B. 96, PG. 15; B.C.R.

POINT OF BEGINNING  
NORTHEAST CORNER PARCEL "A"  
P.B. 181, PG. 3; B.C.R.

10' FPL EASEMENT  
O.R.B. 1104, PG. 13; B.C.R.

25' UTILITY EASEMENT  
P.B. 96, PG. 15; B.C.R.



PARCEL "A"  
POMPANO CREEK  
P.B. 181, PG. 3; B.C.R.

### LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE

PRINTED ON

OCT 18 2013

G:\2006\06-0104-001\DWG\SD\_32' CITY PARCEL



**Craven • Thompson & Associates, Inc.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-9409 TEL: (954) 738-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-07-13

**EXHIBIT TO THE "AGREEMENT"**

**EXHIBIT "D"  
QUIT CLAIM DEED FOR THE 32' ACCESS  
PARCEL BEING DEDICATED TO THE CITY**

8  
This instrument prepared by and  
record and return to:  
Bonnie Miskel, Esq.  
Dunay, Miskel, Backman and Blattner, LLP  
5355 Town Center Road, Suite 801  
Boca Raton, FL 33486  
Folio: 4843 1844 0010

INSTR # 111945213  
OR BK 50351 Pages 1821 - 1826  
RECORDED 11/21/13 02:40:01 PM  
BROWARD COUNTY COMMISSION  
DOC-D: \$0.70  
DEPUTY CLERK 2090  
#2, 6 Pages

### QUIT-CLAIM DEED

THIS QUIT CLAIM DEED executed this 10<sup>th</sup> day of April, 2013, by JAG-STAR POMPANO, L.L.C., a Delaware limited liability company, with a mailing address of 1420 Spring Hill Road, Suite 420, McLean, Virginia 22102 ("Grantor"), and CITY OF POMPANO BEACH, a Florida municipal corporation, with a mailing address of 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 ("Grantee").

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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:

Property described on Exhibit "A" and shown on Exhibit "B",

SAVING AND RESERVING unto Grantor:

1. All drainage, storage, retention, flowage or stormwater runoff rights relating to the portion of the property described on Exhibit "A" and shown on Exhibit "B"; and
2. A twenty foot (20') utility easement for the construction, maintenance, restoration and replacement of both public and private utilities within the area more particularly described on Exhibit "C" and shown on Exhibit "D" attached hereto.

**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 of the said Grantor, either in law or equity, to the only proper use, and benefit of the said Grantee forever.

6

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

In Witness whereof:

JAG-STAR POMPANO, L.L.C.,  
a Delaware limited liability company

By: JAG-Star Development Co., L.L.C.,  
a Delaware limited liability company,  
its sole member

By: JAG Development Manager Two, L.L.C.,  
a Delaware limited liability company,  
its Operating Member

[Signature]  
Witness #1 Signature  
Brooke Honora  
Witness #1 Printed Name

By: [Signature]  
Name: Cory Lamb  
Title: Exec Vice President

[Signature]  
Witness #2 Signature  
Elizabeth Sandridge  
Witness #2 Printed Name

STATE OF Virginia  
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 10 day of April, 2013 by Cory Lamb, as Exec. Vice President of JAG Development Manager Two, L.L.C., a Delaware limited liability company, as Operating Member of JAG-Star Development Co., L.L.C., a Delaware limited liability company, sole member of JAG-STAR POMPANO, L.L.C., a Delaware limited liability company. He is personally known to me ~~or produced a driver's license as identification.~~

[Signature]  
Notary Public

My commission expires: 3/31/2017

(Seal)



FOR: JEFFERSON APARTMENT GROUP

# SKETCH AND DESCRIPTION "ACCESS PARCEL"

EXHIBIT "A"

## LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", POMPANO CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE SOUTH 06°51'10" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 32.32 FEET; THENCE SOUTH 88°44'33" WEST ALONG A LINE 32 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 477.67 FEET; THENCE NORTH 46°15'27" WEST, A DISTANCE OF 45.25 FEET; THENCE NORTH 88°44'33" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 514.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 15,870 SQUARE FEET OR 0.364 ACRES MORE OR LESS.

## NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S 1) IS ASSUMED TO BEAR SOUTH 06°51'10" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

## CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC. **STAMPED ON**  
LICENSED BUSINESS NUMBER #271

*[Signature]*  
OCT 22 2013  
RAYMOND YOUNG

PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2008\06-0104-001\DWG\SD\_32' CITY PARCEL

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE TO NEW PLAT	10-18-13	RY	DMD

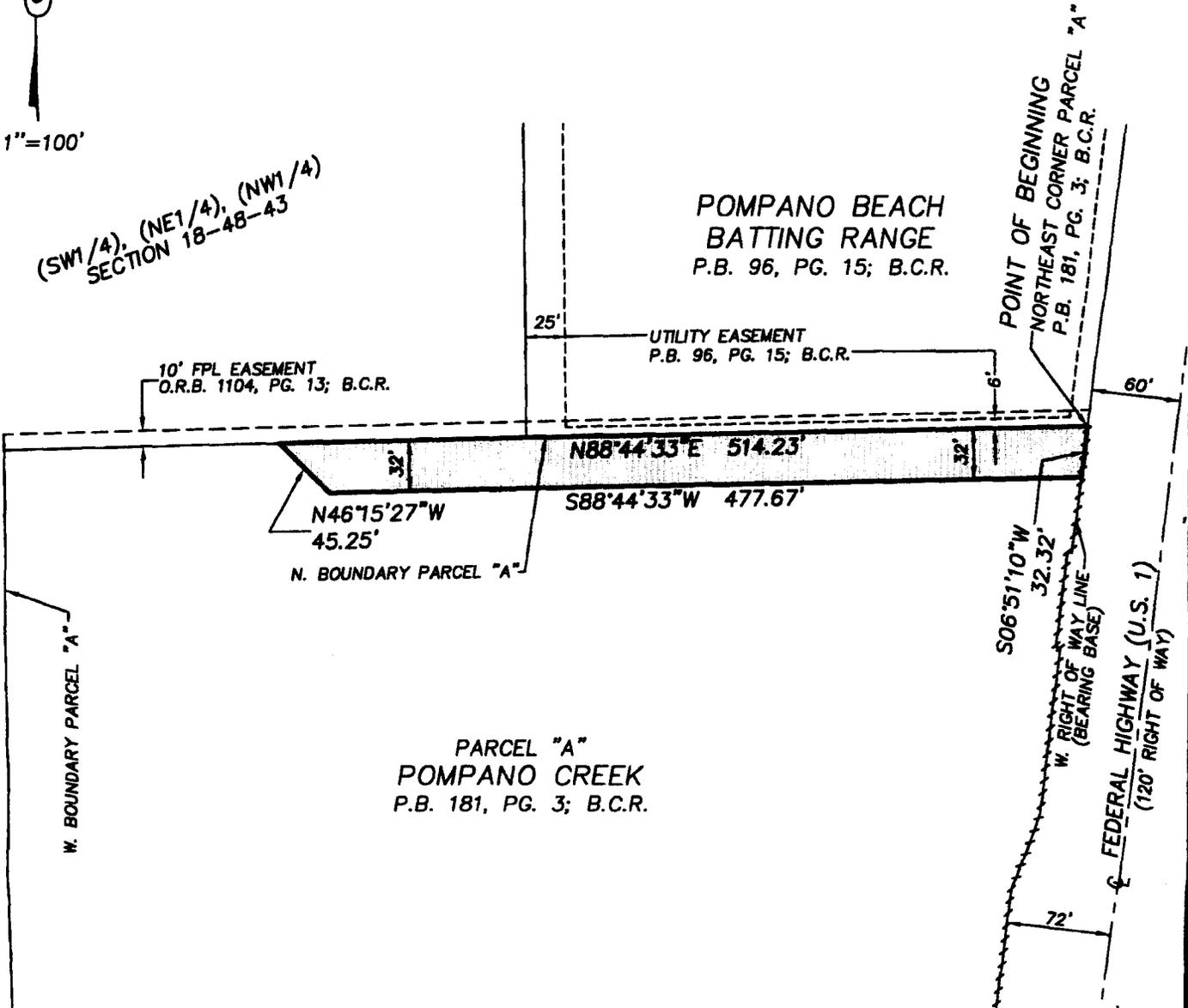


**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYOR'S  
3883 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8400 TEL.: (954) 739-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-07-13

# SKETCH AND DESCRIPTION "ACCESS PARCEL"

EXHIBIT "B"



## LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE

PRINTED ON

OCT 22 2013

G:\2008\06-0104-001\DWG\SD\_32' CITY PARCEL

**GRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3863 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (854) 738-8400 TEL: (854) 738-8400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF GRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-07-13

FOR: JEFFERSON APARTMENT GROUP

# SKETCH AND DESCRIPTION 20' UTILITY EASEMENT

EXHIBIT "C"

## LEGAL DESCRIPTION:

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF PARCEL "A", POMPANO CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 10 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE SOUTH 06°51'10" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 16.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'33" WEST ALONG A LINE 16.00' FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 146.03 FEET; THENCE SOUTH 43°44'33" WEST, A DISTANCE OF 14.38 FEET; THENCE SOUTH 01°15'27"EAST, A DISTANCE OF 5.83 FEET TO THE POINT OF TERMINUS, SAID POINT LYING ON A LINE 32.00 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY.

THE SIDELINES OF THE HEREON DESCRIBED STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE BEARING SOUTH 06°51'10"WEST AT THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 3,325 SQUARE FEET OR 0.076 ACRES MORE OR LESS.

## NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S 1) IS ASSUMED TO BEAR SOUTH 06°51'10" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

## CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC. RAISED ON  
LICENSED BUSINESS NUMBER 1271

*Raymond Young* OCT 22 2013

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2006\06-0104-001\DWG\SD\_WATERLINE

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE EASEMENT TITLE	4-17-13	RY	
2. REVISE TO NEW PLAT	10-18-13	RY	DMD



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYOR'S  
3083 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (864) 738-8408 TEL.: (864) 738-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B.N/A PG.N/A
CHECKED BY: TCS	DATED: 03-25-13

# SKETCH AND DESCRIPTION 20' UTILITY EASEMENT

EXHIBIT "D"



1"=100'

(SW1/4), (NE1/4), (NW1/4)  
SECTION 18-48-43

POMPANO BEACH  
BATTING RANGE  
P.B. 96, PG. 15; B.C.R.

SEE DETAIL BELOW

POINT OF COMMENCEMENT  
NORTHEAST CORNER PARCEL "A"  
P.B. 181, PG. 3; B.C.R.

W. RIGHT OF WAY LINE  
(BEARING BASE)

10' FPL EASEMENT  
O.R.B. 1104, PG. 13; B.C.R.

25'  
UTILITY EASEMENT  
P.B. 96, PG. 15; B.C.R.

S. BOUNDARY P.B. 96, PG. 15; B.C.R.

N. BOUNDARY PARCEL "A"

PROPOSED ACCESS PARCEL

S0175°27'E  
5.83'

POINT OF TERMINUS

S43°44'33"W  
14.38'

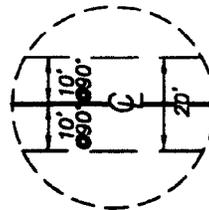
S88°44'33"W  
146.03'

POINT OF BEGINNING

S06°51'10"W  
16.16'

FEDERAL HIGHWAY (U.S. 1)  
(120' RIGHT OF WAY)

PARCEL "A"  
POMPANO CREEK  
P.B. 181, PG. 3; B.C.R.



**DETAIL**  
(NOT TO SCALE)

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE

PRINTED ON

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**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL.: (954) 738-8400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
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JOB NO.: 06-0104	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 03-25-13

**EXHIBIT TO THE “AGREEMENT”**

**EXHIBIT “E”  
LEGAL DESCRIPTION OF THE 20-FOOT UTILITY  
EASEMENT BEING CREATED WITHIN THE 32’  
ACCESS PARCEL BEING DEDICATED TO THE  
CITY**

# SKETCH AN DESCRIPTION 20' UTILITY EASEMENT EXHIBIT "E"

**LEGAL DESCRIPTION:**

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF PARCEL "A", POMPANO CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 10 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE SOUTH 06°51'10" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 16.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'33" WEST ALONG A LINE 16.00' FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 146.03 FEET; THENCE SOUTH 43°44'33" WEST, A DISTANCE OF 14.38 FEET; THENCE SOUTH 01°15'27"EAST, A DISTANCE OF 5.83 FEET TO THE POINT OF TERMINUS, SAID POINT LYING ON A LINE 32.00 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY.

THE SIDELINES OF THE HEREON DESCRIBED STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE BEARING SOUTH 06°51'10" WEST AT THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 3,325 SQUARE FEET OR 0.076 ACRES MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1) IS ASSUMED TO BEAR SOUTH 06°51'10" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC. **PRINTED ON**  
LICENSED BUSINESS NUMBER #271

  
OCT 18 2013  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2008\06-0104-001\DWG\SD\_WATERLINE

<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	<b>UPDATES and/or REVISIONS</b>	<b>DATE</b>	<b>BY</b>	<b>CK'D</b>
	1. REVISE EASEMENT TITLE	4-17-13	RY	
	2. REVISE TO NEW PLAT	10-18-13	RY	DMD
<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b>		JOB NO.: 06-0104		
<p><b>ENGINEERS PLANNERS SURVEYOR'S</b> 3883 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL: (954) 738-8400 FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013</p>		SHEET 1 OF 2 SHEETS		
		DRAWN BY: RY F.B. N/A PG. N/A		
		CHECKED BY: TCS DATED: 03-25-13		

**EXHIBIT TO THE "AGREEMENT"**

**EXHIBIT "F"  
SKETCH OF THE 20-FOOT UTILITY EASEMENT  
BEING CREATED WITHIN THE 32' ACCESS  
PARCEL BEING DEDICATED TO THE CITY**

# SKETCH AND DESCRIPTIVE 20' UTILITY EASEMENT EXHIBIT "F"



(SW1/4), (NE1/4), (NW1/4)  
SECTION 18-48-43

POMPANO BEACH  
BATTING RANGE  
P.B. 96, PG. 15; B.C.R.

SEE DETAIL BELOW

POINT OF COMMENCEMENT  
NORTHEAST CORNER PARCEL "A"  
P.B. 181, PG. 3; B.C.R.

W. RIGHT OF WAY LINE  
(BEARING BASE)

10' FPL EASEMENT  
O.R.B. 1104, PG. 13; B.C.R.

UTILITY EASEMENT  
P.B. 96, PG. 15; B.C.R.

S. BOUNDARY P.B. 96, PG. 15; B.C.R.

N. BOUNDARY PARCEL "A"

PROPOSED ACCESS PARCEL

PARCEL "A"  
POMPANO CREEK  
P.B. 181, PG. 3; B.C.R.

W. BOUNDARY PARCEL "A"

S01°15'27"E  
5.83'

POINT OF TERMINUS

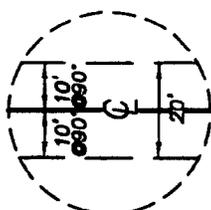
S43°44'33"W  
14.38'

S88°44'33"W  
146.03'

POINT OF BEGINNING

S06°51'10"W  
16.16'

FEDERAL HIGHWAY (U.S. 1)  
(120' RIGHT OF WAY)



**DETAIL**  
(NOT TO SCALE)

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE

PRINTED ON

OCT 18 2013

G:\2008\08-0104-001\DWG\SD\_WATERLINE

**Craven • Thompson & Associates, Inc.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3063 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8408 TEL.: (954) 739-8400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 03-25-13

**EXHIBIT TO THE "AGREEMENT"**

**EXHIBIT "G"  
CALCULATION OF THE VALUE OF THE 32'  
ACCESS PARCEL BEING DEDICATED TO THE  
CITY**

## EXHIBIT "G"

The formula used to calculate the value of the dedication is as follows:

Price paid on July 30, 2013	\$6,075,000.00
Acreage of site:	9.011 (392,519 sq. ft.)
Cost per square foot:	\$15.48
Total square feet of dedication:	15,875
Credit value: $\$15.48 \times 15,875 =$	\$245,745.00

**EXHIBIT TO THE “AGREEMENT”**

**EXHIBIT “H”  
EMERGENCY ACCESS EASEMENT AGREEMENT  
FROM THE JEFFERSON PROJECT THROUGH  
NORTH POMPANO PARK**

**Record and Return to:**

City Clerk  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**This Instrument Prepared by:**

Bonnie Miskel, Esq.  
Dunay, Miskel, Backman and Blattner, LLP  
5355 Town Center Road, Suite 801  
Boca Raton, Florida 33486  
FOLIO: 4843 1844 0010

INSTR # 111945212  
OR BK 50351 Pages 1814 - 1820  
RECORDED 11/21/13 02:40 01 PM  
BROWARD COUNTY COMMISSION  
DOC-D: \$0.70  
DEPUTY CLERK 2090  
#1, 7 Pages

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**EMERGENCY ACCESS EASEMENT**

THIS EASEMENT, made and entered into this 24 day of October, 2013, between the CITY OF POMPANO BEACH, a Florida municipal corporation, with a mailing address of 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter called the Grantor, and JAG-STAR POMPANO, L.L.C., a Delaware limited liability company, with a mailing address of 1420 Spring Hill Road, Suite 420, McLean, Virginia 22102, hereinafter called the Grantee:

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee, its successors and assigns forever, a permanent and non-exclusive cross access easement, for emergency access purposes, upon, over and across the following described property, described as follows:

See Exhibit "A" attached hereto.

TOGETHER WITH all rights of ingress and egress necessary for emergency use only is hereby granted with all rights, privileges and appurtenances incident thereto.

Grantor represents and covenants that it is the owner of the premises and has the right, title and capacity to grant the easement granted herein and will defend the same against the lawful claims of all persons whomsoever.

The easement granted herein may be amended, terminated or released only by an instrument in writing executed by Grantor and Grantee, their successors and/or assigns, and recorded in the Public Records of Broward County, Florida.

(7)

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

JAG-STAR POMPANO, L.L.C.,  
a Delaware limited liability company

By: JAG-Star Development Co., L.L.C.,  
a Delaware limited liability company,  
its sole member

By: JAG Development Manager Two, L.L.C.,  
a Delaware limited liability company,  
its Operating Member

*Diane Luoma*  
Witness #1 Signature  
Diane Luoma  
Witness #1 Printed Name

By: *[Signature]*  
Name: Greg Lamb  
Title: Exec Vice President

*[Signature]*  
Witness #2 Signature  
*[Signature]*  
Witness #2 Printed Name

STATE OF Virginia

COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2013 by Greg Lamb, as Exec Vice President of JAG Development Manager Two, L.L.C., a Delaware limited liability company, as Operating Member of JAG-Star Development Co., L.L.C., a Delaware limited liability company, sole member of JAG-STAR POMPANO, L.L.C., a Delaware limited liability company. He is personally known to me or produced a driver's license as identification.

*Elizabeth Sandridge*  
Notary Public

My commission expires: 04/30/2017

(Seal)

Elizabeth M Sandridge  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7539790  
My Commission Expires 04/30/2017

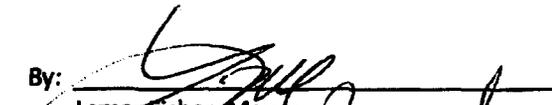
TO HAVE AND TO HOLD the easement as hereby granted to Grantee.

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

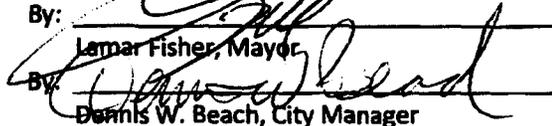
Signed, sealed and delivered  
in the presence of:

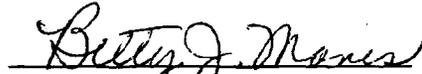
CITY OF POMPANO BEACH, FLORIDA

By:

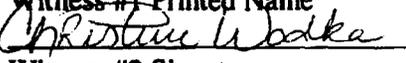
  
Lamar Fisher, Mayor

By:

  
Dennis W. Beach, City Manager

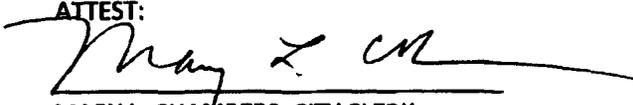
  
Witness #1 Signature

BETTY J. MANES  
Witness #1 Printed Name

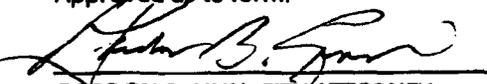
  
Witness #2 Signature

Christine Woodka  
Witness #2 Printed Name

ATTEST:

  
MARY L. CHAMBERS, CITY CLERK

Approved as to form:

  
GORDON B. LINN, CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2013, by LAMAR FISHER, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL



Christine Wodka  
NOTARY PUBLIC, STATE OF FLORIDA

Christine Wodka  
(Name of Acknowledger Typed, Printed or Stamped)  
EE136205  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2013, by DENNIS W. BEACH, as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL



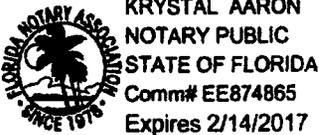
Christine Wodka  
NOTARY PUBLIC, STATE OF FLORIDA

Christine Wodka  
(Name of Acknowledger Typed, Printed or Stamped)  
EE136205  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24 day of October, 2013, by MARY L. CHAMBERS, as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL



Krystal Aaron  
NOTARY PUBLIC, STATE OF FLORIDA

Krystal Aaron  
(Name of Acknowledger Typed, Printed or Stamped)  
Commission Number

FOR: JEFFERSON APARTMENT GROUP

# SKETCH AND DESCRIPTION 20' EMERGENCY ACCESS EASEMENT

## EXHIBIT "A"

### LEGAL DESCRIPTION:

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4), OF THE NORTHEAST ONE-QUARTER (NE1/4), OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, LYING 10 FEET ON EACH SIDE OF, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", POMPANO CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE SOUTH 89°44'33" WEST ALONG A PORTION OF THE NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 649.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°02'20" WEST, A DISTANCE OF 7.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°04'22", FOR AN ARC DISTANCE OF 62.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°53'18" WEST, A DISTANCE OF 334.87 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE EAST PLAT BOUNDARY OF POMPANO BEACH HIGHLANDS 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 35 OF SAID PUBLIC RECORDS.

THE SIDE LINES OF THE HEREON DESCRIBED STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS SAID SOUTH LINE AT THE POINT OF BEGINNING AND INTERSECTS SAID EAST PLAT BOUNDARY AT THE POINT OF TERMINUS.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 8,098 SQUARE FEET OR 0.186 ACRES MORE OR LESS.

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE NORTH BOUNDARY OF SAID PARCEL "A", POMPANO CREEK IS ASSUMED TO BEAR SOUTH 89°44'33" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271



RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

OCT 25 2013

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2006\06-0104-001\DWG\SD\_20' ACCESS ESMNT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER NEW PLAT	10-18-13	RY	DMD



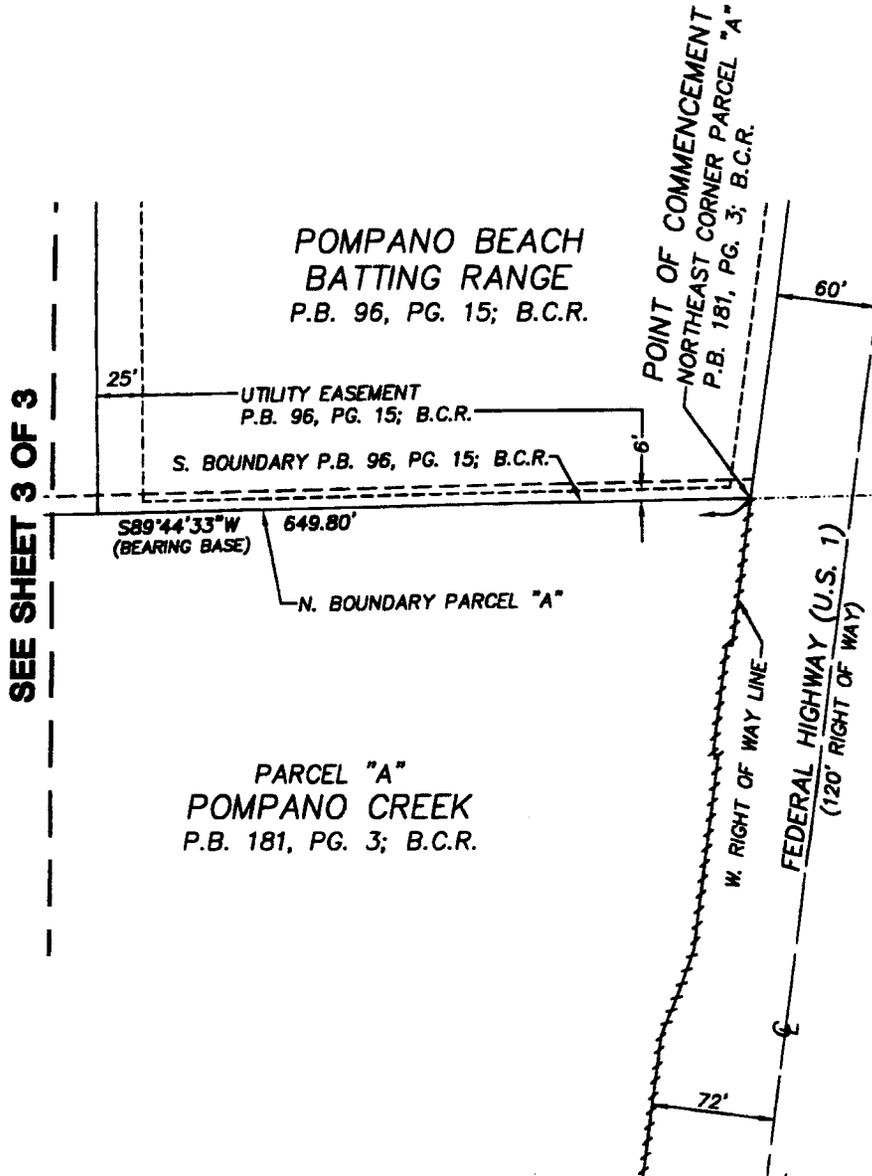
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3083 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 730-8400 TEL.: (954) 730-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-08-13

# SKETCH AND DESCRIPTION 20' EMERGENCY ACCESS EASEMENT EXHIBIT "A"



1"=100'



## LEGEND

B.C.R. BROWARD COUNTY RECORDS  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
⊕ CENTERLINE

PRINTED ON

OCT 25 2013

G:\2008\06-0104-001\DWG\SD\_20' ACCESS ESMNT



**Craven-Thompson & Associates, Inc.**  
ENGINEERS PLANNERS SURVEYOR'S  
3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (864) 738-8408 TEL: (864) 738-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
MATERIAL SHOWN HEREIN IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013

JOB NO.: 06-0104

SHEET 2 OF 3 SHEETS

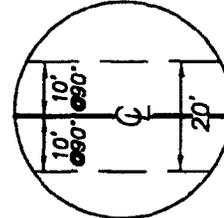
DRAWN BY: RY

F.B. N/A PG. N/A

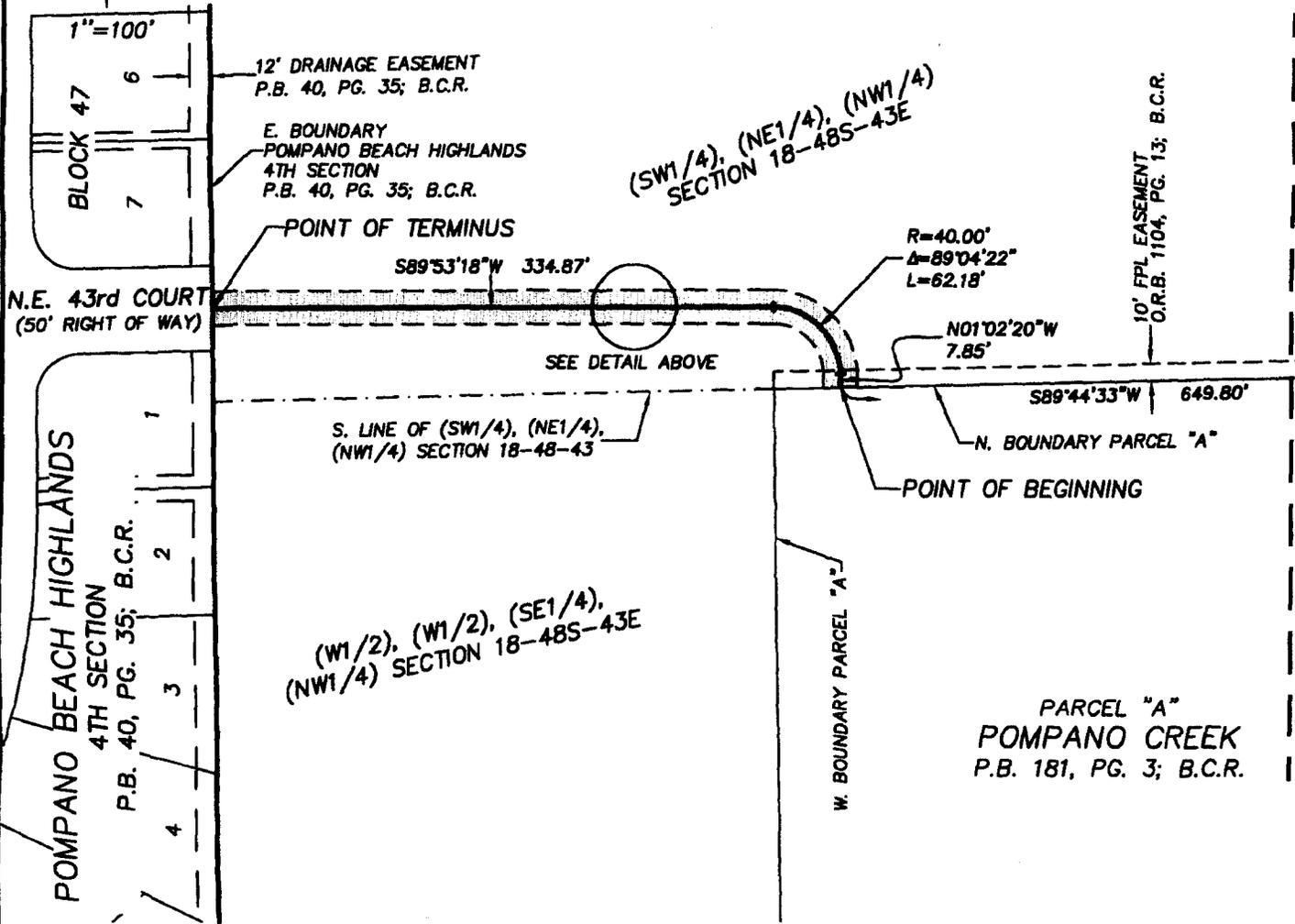
CHECKED BY: TCS

DATED: 02-08-13

# SKETCH AND DESCRIPTION 20' EMERGENCY ACCESS EASEMENT EXHIBIT "A"



**DETAIL**  
(NOT TO SCALE)



SEE SHEET 2 OF 3

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE

PRINTED ON

OCT 25 2013

G:\2008\06-0104-001\DWG\SD\_20' ACCESS ESMNT

	<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b>	JOB NO.: 06-0104	SHEET 3 OF 3 SHEETS	
	ENGINEERS      PLANNERS      SURVEYOR'S 3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (854) 739-6408 TEL.: (854) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271	DRAWN BY: RY	F.B. N/A	PG. N/A
	MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2013	CHECKED BY: TCS	DATED: 02-08-13	

## Kelvin Stansberry

**From:** Kelvin Stansberry  
**Sent:** Monday, February 22, 2016 4:15 PM  
**To:** Miriam Carrillo  
**Cc:** Mark Korman  
**Subject:** Affordable Housing Transfer Accounts \$245,745.00

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	Miriam Carrillo	Delivered: 2/22/2016 4:15 PM
	Mark Korman	Delivered: 2/22/2016 4:15 PM
	Suzette Sibble	Delivered: 2/22/2016 4:15 PM

Hi Miriam,

Transfer Accounts for the Affordable Housing are as follows:

Account Description	FND	DP	DV	SUB	EL	OB	AVAILABLE FUNDS	CURRENT BUDGET	INCREASE	DECREASE	REVISED BUDGET
WORKING CAPITAL RESERVE	001	99	10	599	99	20	1,120,856	1,120,856	0	245,745	875,111
TRANSFER TO 132	001	99	20	599	91	37	0	0	245,745	0	245,745
TRANSFER FROM GENERAL FUND	132	00	00	381	10	01	0	0	245,745	0	245,745
EXEMPT	132	12	10	588	12	10	2,585	2,585	45,656	0	48,241
FICA TAXES	132	82	10	588	21	00	240	240	3,493	0	3,697*
EMERGENCY REPAIR	132	82	10	588	84	27	75,644	75,644	196,596		272,240
<b>TOTAL</b>									<b>737,235</b>	<b>245,745</b>	

*23,433*

Assumes 20% for Administration of \$49,149.

Kelvin T. Stansberry, Accountant  
 City of Pompano Beach  
 Community Development  
 100 W. Atlantic Boulevard, Room 220  
 Pompano Beach, FL 33060  
 (954) 545-7787



**CITY OF POMPANO BEACH  
BUDGET ADJUSTMENT**

ORIGINATING DEPT.  
OHUT 1 OF 1

DATE FYE 2016  
02/22/2016

ACCOUNT DESCRIPTION	FND	DP	DV	SUB	EL	OB	AVAILABLE FUNDS	CURRENT BUDGET	* INCREASE	* DECREASE	REVISED BUDGET	
WORKING CAPITAL RESERVE	001	99	10	599	99	20	\$ 1,120,856	\$ 1,120,856	\$ -	\$ 245,745	\$ 875,111	
TRANSFER TO 132	001	99	20	599	91	37	\$ <sup>NEW</sup> -	\$ -	\$ 245,745	\$ -	\$ 245,745	
TRANSFER FROM GENERAL FUND	132	00	00	381	10	01	\$ -	\$ -	\$ 245,745	\$ -	\$ 245,745	
CONTINGENCY (ADMIN)	132	82	10	588	99	10	\$ -	\$ -	\$ 49,149	\$ -	\$ 49,149	
AHT ACQUIS W/ & W/O REHAB	132	82	10	588	84	53	\$ 179,047	\$ 180,345	\$ 196,596	\$ -	\$ 376,941	
							\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	
<b>* USE WHOLE DOLLARS ONLY</b>									<b>TOTAL</b>	\$ 737,235	\$ 245,745	

**REASON**

GENERAL FUND TRANSFER TO AFFORDABLE HOUSING FUND

PB: *[Signature]*  
*[Signature]* 2/23/16  
Department Head Date

Adjustment is within total budget of department  
Adjustment requires only City Manager approval  
Adjustment requires City Commission approval

- Yes  No   
- Yes  No   
- Yes  No

Adjustment approved at City Commission Meeting of \_\_\_\_\_

<i>[Signature]</i> Finance Director	Date 2/25/16	Budget Office	Date	City Manager	Date	AUDITED BY <i>[Signature]</i>	INPUT BY	CONTROL NO.
--	-----------------	---------------	------	--------------	------	----------------------------------	----------	-------------