

Meeting Date: 5/10/2016

Agenda Item

11

REQUESTED COMMISSION ACTION:

QUASI-JUDICIAL

Consent

Ordinance

X Resolution

Consideration/
Discussion

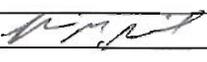
Presentation

SHORT TITLE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE ANDREWS PREMIER BUSINESS PARK PLAT LOCATED ON A PARCEL OF LAND LYING AT THE CORNER OF NW 15TH AVENUE AND THE NORTH ANDREWS AVENUE EXTENSION PROVIDING AN EFFECTIVE DATE.

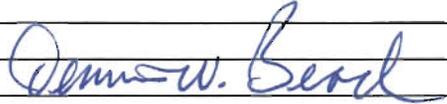
Summary of Purpose and Why:

The property owner, the Carolisa Group, Inc., wishes to plat the 6.1390 acres of property for the purpose of more easily selling it. The plat is restricted to 140,000 square feet of industrial use. Industrial uses may have up to 30% - 50% ancillary office or up to 30 % ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. The applicant has submitted all of the required Utility Service Provider letters and a Title Opinion made out to the City. The request was heard at the March 23, 2016 Planning & Zoning Board Hearing where it was unanimously recommended for approval with 2 conditions that had to be met before City Commission placement (minutes are attached). Both conditions of the Planning and Zoning Board have been met.

- (1) Origin of request for this action: Elizabeth Tsouroukdissian of Pulice Land Surveyors
- (2) Primary staff contact: Maggie Barszewski/ Robin M. Bird Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

| DEPARTMENTAL COORDINATION | DATE | DEPARTMENTAL RECOMMENDATION | DEPARTMENTAL HEAD SIGNATURE |
|---------------------------|-----------|---|--|
| Dev. Serv. Dept. | 3/11/2016 | Approval | Memo #16-128  |
| City Attorney | 5/2/16 |  |  |

X Advisory Board P&Z Board #16-017 (Mar. 30, 2016)

X City Manager  

ACTION TAKEN BY COMMISSION:

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



City Attorney's Communication #2016-754
April 27, 2016

TO: Maggie Barszewski, AICP, Planner
FROM: Mark E. Berman, City Attorney
RE: Resolution – Andrews Premier Business Park Plat

As requested in your memorandum of received on April 25, 2016, Department of Development Services Memorandum #16-187, the following form of resolution, relative to the above-referenced matter, has been prepared and is attached:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE ANDREWS PREMIER BUSINESS PARK PLAT LOCATED ON A PARCEL OF LAND LYING AT THE CORNER OF NW 15TH AVENUE AND THE NORTH ANDREWS AVENUE EXTENSION; PROVIDING AN EFFECTIVE DATE.

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



MARK E. BERMAN

/jrm
l:cor/dev-srv/2016-754

Attachment

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE ANDREWS PREMIER BUSINESS PARK PLAT LOCATED ON A PARCEL OF LAND LYING AT THE CORNER OF NW 15TH AVENUE AND THE NORTH ANDREWS AVENUE EXTENSION; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the City of Pompano Beach hereby approves the Andrews Premier Business Park Plat located on a parcel of land lying at the corner of NW 15th Avenue and the North Andrews Avenue Extension, as described in full on the plat document itself, a copy of said plat is being attached hereto and made a part hereof as if set forth in full.

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

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2016.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #16-017**

DATE: March 30, 2016
TO: City Commission
FROM: Planning and Zoning Board / Local Planning Agency
SUBJECT: PROPOSED PLAT – Andrews Premier Business Park Plat
P & Z #15-1400019

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on March 23rd, 2016, the Board considered the proposed **ANDREWS PREMIER BUSINESS PARK PLAT**, located at 1698 N. Andrews Avenue.

It is the unanimous recommendation of the Board that the proposed plat be approved as submitted with the following conditions to be met prior to the City Commission hearing:

1. Provide Title Opinion made out to the City as required per plat application
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners

 4-12-16

Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-128

DATE: March 11, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

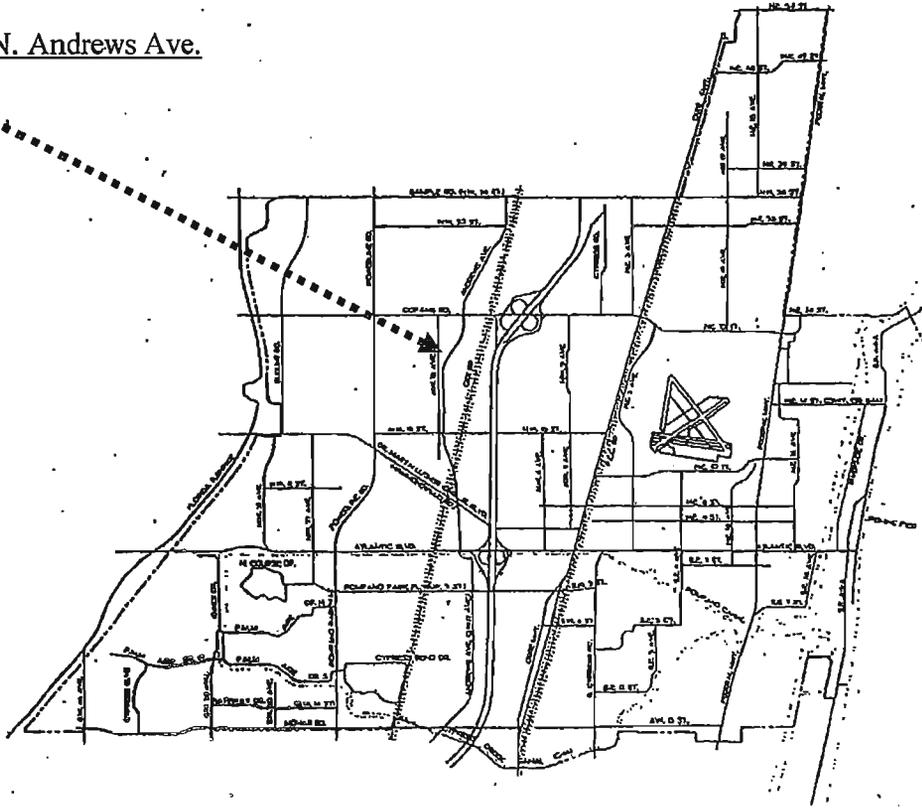
RE: 1698 N. Andrews Avenue Plat Request
March 23, 2016 meeting

P&Z # 15-1400019

Request

The proposed plat is restricted to 140,000 square feet of industrial use. Industrial uses may have up to 30% - 50% ancillary office or up to 30 % ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. The site area is approximately 267,416 square feet or 6.1390 acres. It is located at 1698 N. Andrews Avenue. The property is currently vacant and has a Land Use designation of Industrial (I) and an Office Industrial Park (O-IP) Zoning designation. While no development is currently proposed, the Applicant wants to plat the property in order to more easily sell it.

1698 N. Andrews Ave.



LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate

L Low

LM Low- Medium

M Medium

MH Medium-High

H High

C Commercial

CR Commercial Recreation

* I Industrial

T Transportation

U Utilities

CF Community Facilities

OR Recreation & Open Space

W Water

RAC Regional Activity Center

Boundaries

City of Pompano Beach

13 Number



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

| | |
|---|-----------------|
| * | Existing |
| > | Proposed |

FOR ZONING MAP

Symbol District

RS-1 One-Family Residence

RS-2 One-Family Residence

RS-3 One-Family Residence

RS-4 One-Family Residence

RD-1 Two- Family Residence

RM-12 Multi-Family Residence

RM-20 Multi-Family Residence

RM-30 Multi-Family Residence

RM-45 Multi-Family Residence

RM-45/HR Overlay

RPUD Residential Planned Unit Dev.

AOD Atlantic Boulevard Overlay District

MH-12 Mobile Home Park

B-1 Limited Business

B-2 Neighborhood Business

B-3 General Business

B-4 Heavy Business

RO Residence Office

M-1 Marina Business

M-2 Marina Industrial

I-1 General Industrial

I-1X Special Industrial

* O-IP Office Industrial Park

BP Business Parking

BSC Planned Shopping Center

PCI Planned Commercial / Industrial Overlay

PR Parks & Recreation

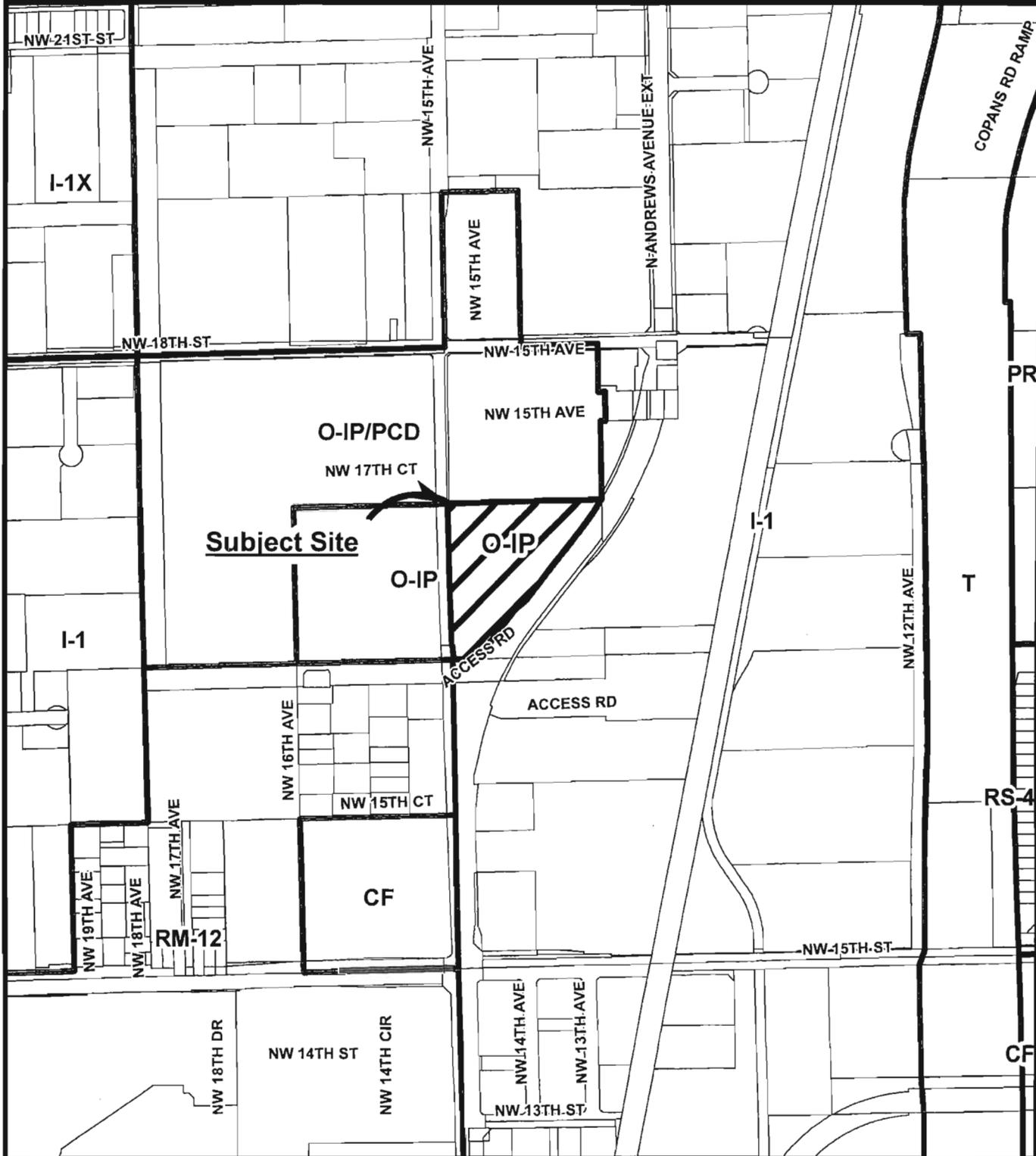
CR Commercial Recreation

CF Community Facilities

T Transportation

PU Public Utility

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

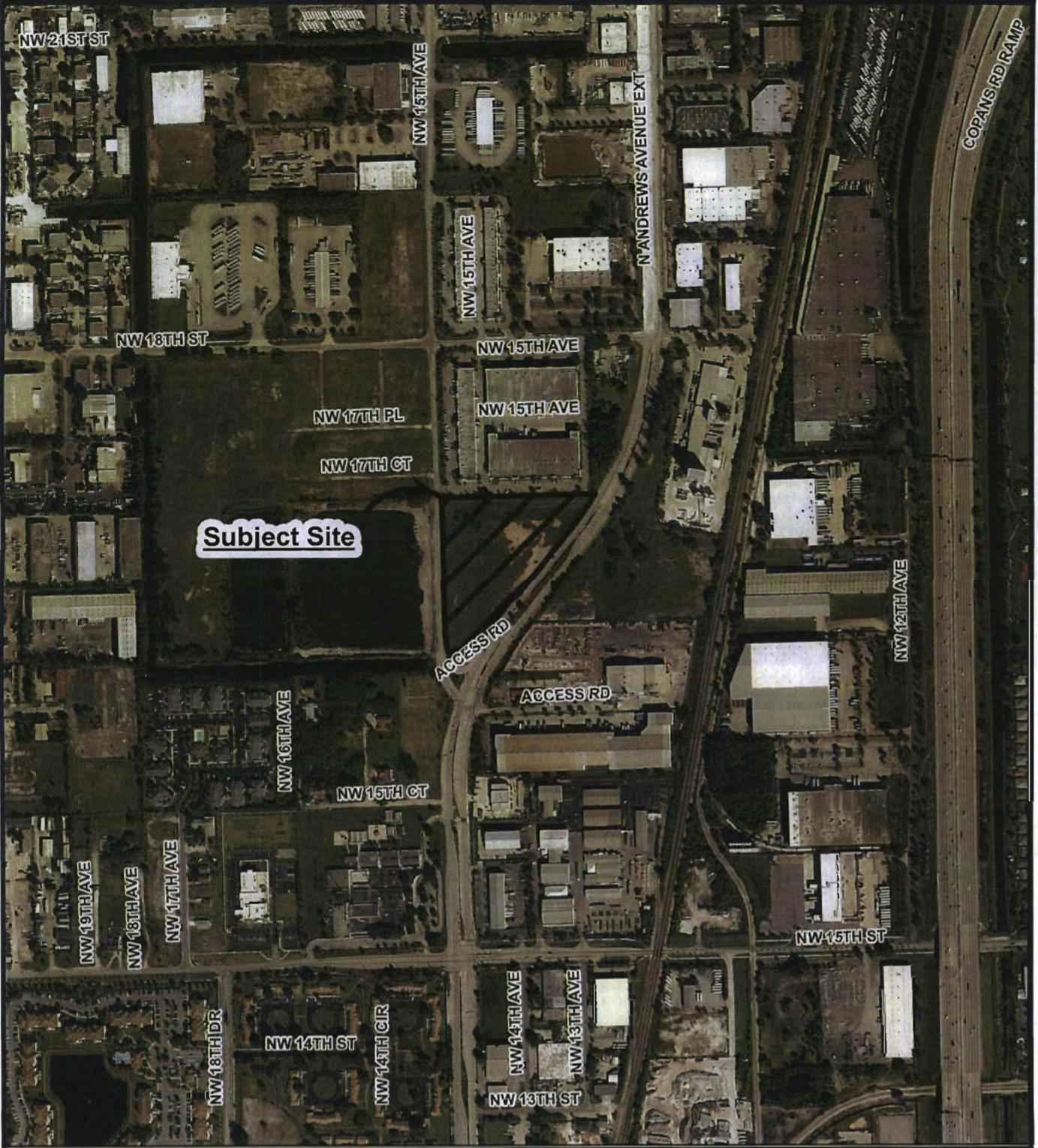


1 in = 600 ft

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 600 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

Review and Summary

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

This plat was reviewed at a **DRC** meeting held on **12/16/15** and found to be in compliance with Land Development regulations.

Zoning

- 1) Fill in Planning & Zoning Board Chairperson's name as Fred Stacer.
- 2) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 3) Must submit a Title Opinion.
- 4) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.
- 5) The Plat Note proposes to restrict the property to 14,000 sq. ft., if this does not coincide with your proposed site plan, you must amend it.

Engineering Department

12-03-15:

No comments.

CRA

This project is in the CRA. Only specific industrial uses are permitted in the O-IP zoning district, please specify the use.

Utilities

12-6-2015

Utilities have no objection to the requested plat approval as no City owned utility infrastructure or easements appear to be impacted.

Fire Department

Plat Notes:

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

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

BSO

12/09/2015

No Comments

Review and Summary cont.

Teco Peoples Gas:

Teco Gas has no Objection to this Plat.

AT&T:

AT&T has no Objection to this Plat.

Comcast:

Comcast has no Objection to this Plat.

FPL:

FPL has no objection to the proposed Plat.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on 12/16/15 and found to be in compliance with Land Development regulations. The applicant knows that a Title Opinion and must be submitted prior to City Commission agenda placement. All comments from the DRC meeting have been addressed.

Development Services staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide Title Opinion made out to the City as required per plat application;
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners;



CITY OF POMPANO BEACH
FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4662

*Visit Our Website At:
<http://www.pompanobeachfl.gov>*

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

March 23rd, 2016
Wednesday

City Commission Chambers

6:00 P.M.

AGENDA

A. Call to order by the Chairman of the Board, Mr. Fred Stacer at 6:01 PM

B. **ROLL CALL:**

Elizabeth Anderson
Trip Bechert *for Richard Klosiewicz*
Fred Stacer
Jeff Torrey
Tobi Aycock *for Jerry Mills*

The Chairman announced that Trip Bechert was substituting for Richard Klosiewicz and Tobi Aycock was substituting for Jerry Mills.

C. **MOMENT OF SILENCE**

The Chairman asked for a brief moment of silence from the Board and audience.

D. **APPROVAL OF THE MINUTES:**

Approval of the minutes on the meeting of February 24th, 2016.

Ms. Friedman stated that the Development Services staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide Title Opinion as required per plat application;
2. Provide all utility letters; and
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners;
4. A Type C perimeter buffer line (either Option 1 or Option 2) shall be indicated along the southern and eastern property boarder lines per the landscape requirements of Section 155.5203.F.3 of the Code (addressing compatibility between industrial and adjacent residential). Applicant must choose Option 1 or 2 prior to Commission placement (see attached).

Mike Gai of Sun Tech Engineering (1600 W Oakland Park Boulevard Ft. Lauderdale, FL) introduced himself to the Board on behalf of the Applicant and stated that they agree with all of staff's conditions.

Mr. Stacer asked the Board if they had any questions for the Applicant and received no response. Mr. Stacer asked if anyone in the public wished to speak and received no answer. Public hearing was closed.

Mr. Stacer asked for a Board discussion or motion.

MOTION was made by Trip Bechert and seconded by Jeff Torrey to recommend approval of the plat request subject to the four (4) conditions of staff. All voted in favor of the above motion; therefore, the motion passed.

→ 3. **CAROLISA GROUP, INC. / ANDREWS PREMIER BUSINESS
PARK PLAT**
Planning and Zoning #15-14000019

Consideration of the proposed PLAT, submitted by **JANE STORMS** on behalf of **CAROLISA GROUP, INC.** The plat is restricted to 140,000 square feet of industrial use on a site area of approximately 267,416 square feet or 6.1390 acres. The plat is located at 1698 N. Andrews Avenue, more specifically described as follows:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "POMPANO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 169, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86000-2600, SHEETS 6 AND 7 OF 12, LAST REVISED NOVEMBER 20, 2001, AND BEING A POINT ON THE ARC OF

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 58°42'18" WEST; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE EXTENSION, THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, A CENTRAL ANGLE OF 6°37'37", FOR AN ARC LENGTH OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°59'22" WEST 55.66 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT OF CURVATURE; 5) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, A CENTRAL ANGLE OF 7°47'40", FOR AN ARC LENGTH OF 152.03 FEET TO A POINT OF NON-TANGENCY; 6) SOUTH 88°27'54" WEST 113.51 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 72°19'04" EAST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 152.23 FEET, A CENTRAL ANGLE OF 9°24'27", FOR AN ARC LENGTH OF 24.99 FEET TO A POINT OF COMPOUND CURVATURE; 2) NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 296.19 FEET, A CENTRAL ANGLE OF 7°19'04", FOR AN ARC LENGTH OF 37.93 FEET TO A POINT OF NON-TANGENCY; 3) SOUTH 87°51'57" WEST 1.89 FEET; 4) NORTH 02°08'03" WEST 608.47 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED "POMPANO CENTER EXCHANGE", SAID LINE BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 88° 25'36" EAST ON SAID SOUTH LINE AND ON THE SOUTH LINE OF SAID "POMPANO CENTER EXCHANGE" PLAT 671.77 FEET TO POINT OF BEGINNING,

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 267,416 SQUARE FEET (6.139 ACRES), MORE OR LESS.

AKA: 1698 N. Andrews Avenue
ZONED: Office Industrial Park (O-IP)
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Karen Friedman introduced herself to the Board as the Principal Planner and stated that the applicant is request to plat the property in order to make it more valuable and easier to sell. The subject property is vacant land located at 1698 North Andrews Avenue.

Ms. Friedman stated that the Development Services staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide Title Opinion made out to the City as required per plat application;
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners;

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. / kem

Elizabeth Tsouroukdissian introduced herself to the Board on behalf of Pulice Land Surveyors (5381 Nob Hill Road Sunrise, FL) and stated that they are the agents for the developer. Ms. Tsouroukdissian stated that they have no objections on the comments from staff.

Mr. Stacer asked if anyone from the audience wished to speak and no one answered.

Mr. Stacer closed the public hearing and asked if there were any questions from the Board.

Beth Anderson asked why the DRC zoning comments read that the property is restricted to 14,000 square feet when the staff report reads 140,000 square feet.

Ms. Friedman responded that the correct number is 140,000 square feet of industrial use and this can be found on surveyor's note number one on the second page of the plat. Ms. Friedman stated that the discrepancy will be revised before placement on City Commission agenda.

MOTION was made by Beth Anderson and seconded by Trip Bechert to recommend approval of the plat request subject to the two (2) conditions of staff. All voted in favor of the above motion; therefore, the motion passed.

H. SITE PLAN REVIEWS

**4. PPI, INC. / ISLE CASINO ADDITION
Planning and Zoning #15-1200049**

Consideration of the MAJOR SITE PLAN submitted by **JOHN E. TICE** on behalf of **PPI, INC.** in order to construct a new 49,850 square-foot office, administration and warehouse building with associated parking and landscaping. The subject site is currently used as a parking lot. The lot coverage of the proposal is 31,305 square feet on a 223.8 acre site (0.3% lot coverage). The total lot coverage including existing buildings is 217,150 square feet (2.2% lot coverage of the total site). The property is located at southeast corner of the intersection of SW 3 Street (Race Track Road/Pompano Park Place) and Powerline Road, more specifically:

ALL OF TRACTS "A" AND "B ", ARVIDA P OMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. ALL MORE FULLY DESCRIBED IN THE SURVEY SUBMITTED WITH THE APPLICATION.

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

#11

'ANDREWS PREMIER BUSINESS PARK'

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-672-1777
FAX NO. 954-672-1778
NOVEMBER, 2016

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "POMPANO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 169, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86000-2600, SHEETS 6 AND 7 OF 12, LAST REVISED NOVEMBER 20, 2001, AND BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 56°42'18" WEST, THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE EXTENSION, THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, A CENTRAL ANGLE OF 6°37'37", FOR AN ARC LENGTH OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°58'22" WEST 55.66 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT OF CURVATURE; 5) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, A CENTRAL ANGLE OF 74°7'40", FOR AN ARC LENGTH OF 152.03 FEET TO A POINT OF NON-TANGENCY; 6) SOUTH 88°27'54" WEST 113.51 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 72°19'04" EAST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 152.23 FEET, A CENTRAL ANGLE OF 9°24'27", FOR AN ARC LENGTH OF 24.99 FEET TO A POINT OF COMPOUND CURVATURE; 2) NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 298.19 FEET, A CENTRAL ANGLE OF 7°19'04", FOR AN ARC LENGTH OF 37.93 FEET TO A POINT OF NON-TANGENCY; 3) SOUTH 87°51'57" WEST 1.80 FEET; 4) NORTH 02°08'03" WEST 808.47 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED "POMPANO CENTER EXCHANGE", SAID LINE BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 88°25'36" EAST ON SAID SOUTH LINE AND ON THE SOUTH LINE OF SAID "POMPANO CENTER EXCHANGE" PLAT 671.77 FEET TO POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 267,416 SQUARE FEET (6.139 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT CAROLISA GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ANDREWS PREMIER BUSINESS PARK".

IN WITNESS WHEREOF: CAROLISA GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY [Signature] ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED TO BY [Signature] ITS 28th DAY OF March, A.D. 2016

CAROLISA GROUP, INC.
A FLORIDA CORPORATION

WITNESSES:
BY: [Signature]
PRINT NAME: COLLEEN MIATTO
TITLE: Director
BY: [Signature]
PRINT NAME: Elizabeth Tzoukian

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PAUL D. SINACORE Director OF CAROLISA GROUP, INC., A FLORIDA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March, A.D. 2016

COMMISSION # FF 180243

MY COMMISSION EXPIRES: 02-26-2019

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Susan L. Freeman

MORTGAGEE CONSENT:

STATE OF Florida S.S.
COUNTY OF Broward

Operates as Valley National Bank since 1/1/16

KNOW ALL MEN BY THESE PRESENTS: THAT 1ST UNITED-BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 22, 2013, FILED IN OFFICIAL RECORDS BOOK 50144, PAGE 229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "ANDREWS PREMIER BUSINESS PARK", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS 1st DAY OF April, A.D. 2016

WITNESS: [Signature] 1ST UNITED-BANK Valley National Bank
PRINT NAME: John Davis
BY: [Signature]
WITNESS: [Signature]
PRINT NAME: [Signature]
TITLE: Vice President

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF Florida S.S.
COUNTY OF Broward

Valley National Bank

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME Linda Parsons-Danilowicz Vice President OF 1ST UNITED-BANK, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, A.D. 2016

WITNESS: MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, A.D. 2016



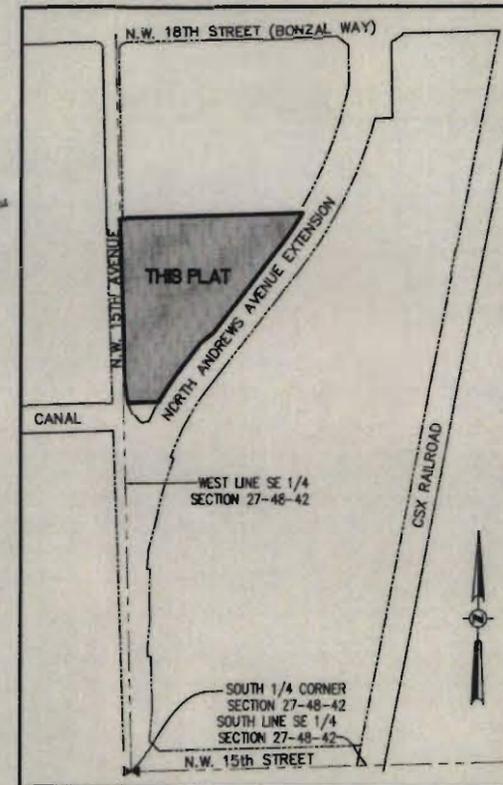
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Karen Newell
MY COMMISSION NUMBER: 148210
MY COMMISSION EXPIRES: Sep 12, 2018

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 19th DAY OF April, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

[Signature]
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

APRIL 19, 2016
DATE



LOCATION MAP
A PORTION OF SECTION 27-48-42
NOT TO SCALE

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS DAY OF , 201 A.D.

BY: THIS DAY OF , 201 A.D.
FRED STACER, CHAIRPERSON

CITY COMMISSION:

STATE OF FLORIDA COUNTY OF BROWARD

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

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

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

BY: BY:
ASCELETA HAMMOND CITY CLERK LAMAR FISHER CITY MAYOR

CITY ENGINEERING DEPARTMENT:

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

BY:
JOHN SPIROPOULOS, P.E. CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

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

BY:
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

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

BY:
CHAIRPERSON

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

BY:
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT:

COUNTY RECORDS DIVISION-MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS DAY OF , 20 A.D.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: BY:
DEPUTY MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT:

COUNTY RECORDS DIVISION-RECORDING SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS DAY OF , 201 A.D., AND RECORDED IN PLAT BOOK AT PAGES , RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY:
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

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

BY: DATE:
RICHARD TORNESE DIRECTOR PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263

| | | | | | | |
|--|--------------------------------------|-------------------|-----------------------|---------------|-----------------|-----------------|
| CAROLISA GROUP, INC. A FLORIDA CORPORATION | 1ST UNITED-BANK Valley National Bank | PLATTING SURVEYOR | CITY OF POMPANO BEACH | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER |
| | | | | | | |

"ANDREWS PREMIER BUSINESS PARK"

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2015

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "POMPANO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 169, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86000-2600, SHEETS 6 AND 7 OF 12, LAST REVISED NOVEMBER 20, 2001, AND BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 58°42'18" WEST; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE EXTENSION, THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, A CENTRAL ANGLE OF 6°37'37", FOR AN ARC LENGTH OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°59'22" WEST 55.66 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT OF CURVATURE; 5) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, A CENTRAL ANGLE OF 7°47'40", FOR AN ARC LENGTH OF 152.03 FEET TO A POINT OF NON-TANGENCY; 6) SOUTH 88°27'54" WEST 113.51 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 72°19'04" EAST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 152.23 FEET, A CENTRAL ANGLE OF 9°24'27", FOR AN ARC LENGTH OF 24.99 FEET TO A POINT OF COMPOUND CURVATURE; 2) NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 296.19 FEET, A CENTRAL ANGLE OF 7°19'04", FOR AN ARC LENGTH OF 37.93 FEET TO A POINT OF NON-TANGENCY; 3) SOUTH 87°51'57" WEST 1.89 FEET; 4) NORTH 02°08'03" WEST 608.47 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED "POMPANO CENTER EXCHANGE", SAID LINE BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 88° 25'36" EAST ON SAID SOUTH LINE AND ON THE SOUTH LINE OF SAID "POMPANO CENTER EXCHANGE" PLAT 671.77 FEET TO POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 267,416 SQUARE FEET (6.139 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT CAROLISA GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ANDREWS PREMIER BUSINESS PARK".

IN WITNESS WHEREOF: CAROLISA GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY _____ ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED TO BY _____ ITS _____, THIS _____ DAY OF _____, A.D. 201__.

CAROLISA GROUP, INC.
A FLORIDA CORPORATION

ATTEST:

BY: _____
PRINT NAME: _____
TITLE: _____ DIRECTOR

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

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

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

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

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT 1ST UNITED BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 22, 2013, FILED IN OFFICIAL RECORDS BOOK 50144, PAGE 229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "ANDREWS PREMIER BUSINESS PARK", AND TO THE DEDICATIONS AS SHOWN HEREON.

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

WITNESS: _____ 1ST UNITED BANK
PRINT NAME: _____ BY: _____
WITNESS: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF 1ST UNITED BANK, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 201__.

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

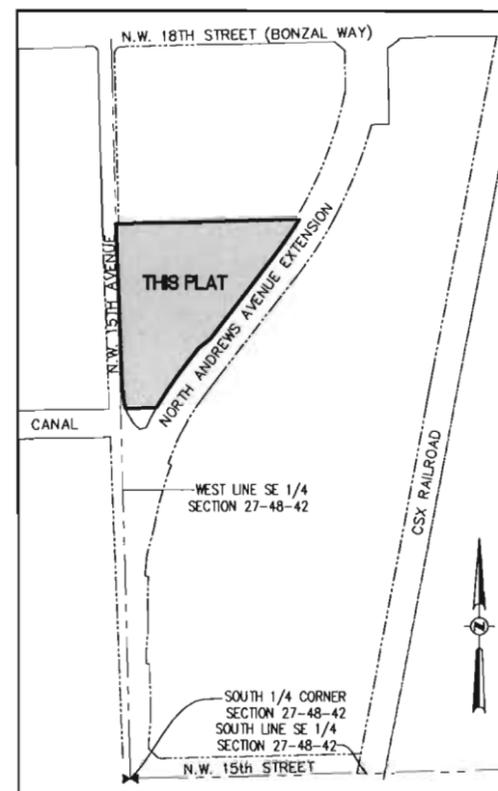
NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

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

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE



LOCATION MAP
A PORTION OF SECTION 27-48-42
NOT TO SCALE

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 201__ A.D.

BY: _____, THIS _____ DAY OF _____, 201__ A.D.
FRED STACER, CHAIRPERSON

CITY COMMISSION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

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

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

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

BY: _____ ASCELETA HAMMOND CITY CLERK
BY: _____ LAMAR FISHER CITY MAYOR

CITY ENGINEERING DEPARTMENT:

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

BY: _____ JOHN SPROPOULOS, P.E. CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

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

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

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

BY: _____ CHAIRPERSON

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

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROMISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__ A.D.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ MAYOR, COUNTY COMMISSION

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

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

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

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

BY: _____ RICHARD TORNESE DIRECTOR PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263

| | | | | | | |
|---|-----------------|-------------------|-----------------------|---------------|-----------------|-----------------|
| CAROLISA GROUP, INC. A FLORIDA CORPORATION | 1ST UNITED BANK | PLATTING SURVEYOR | CITY OF POMPANO BEACH | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER |
|---|-----------------|-------------------|-----------------------|---------------|-----------------|-----------------|

"ANDREWS PREMIER BUSINESS PARK"

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

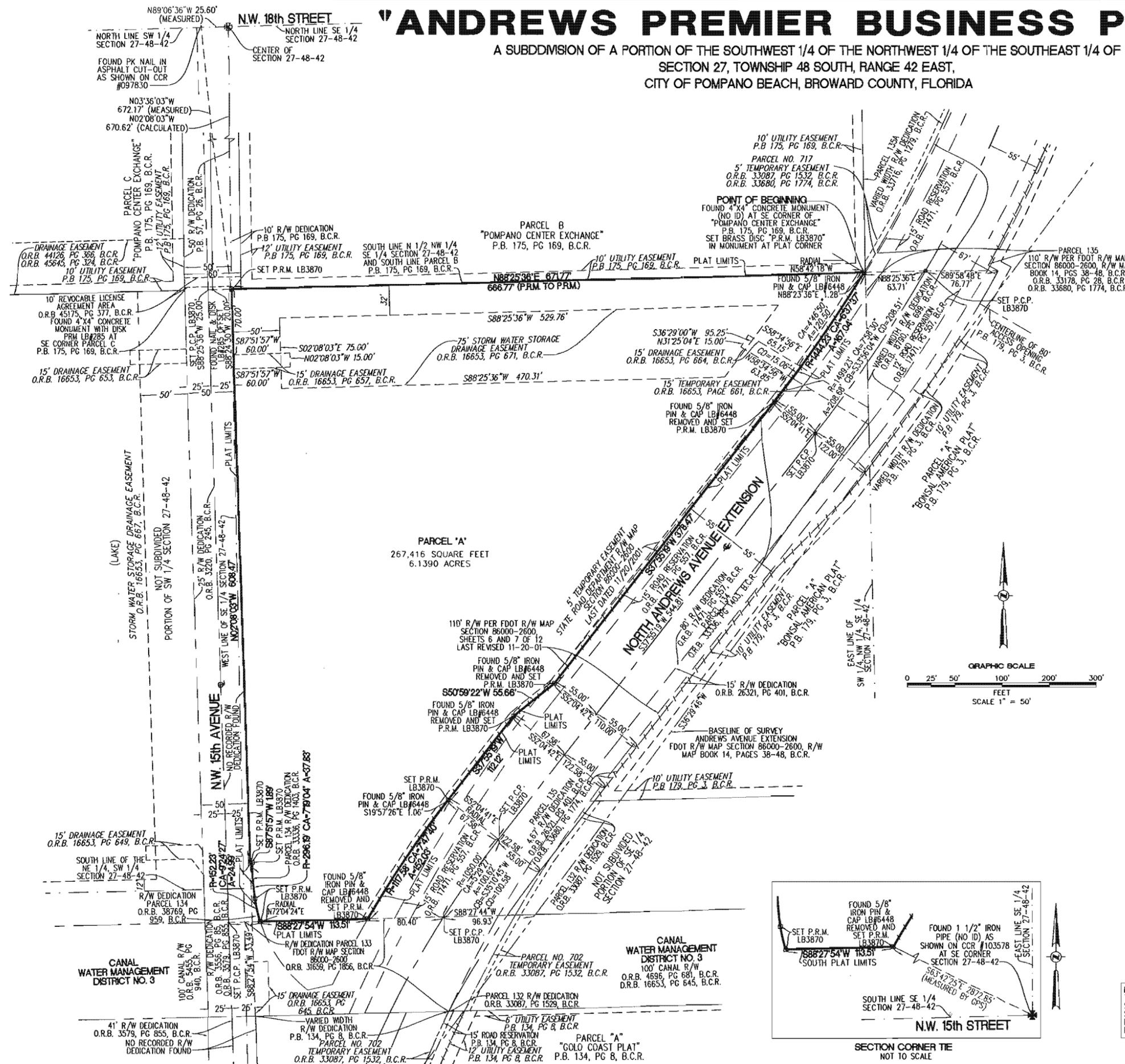
PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2015

- LEGEND:**
- P.R.M. ⊕ DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
 - P.C.P. ⊙ DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
 - LB DENOTES: LICENSED BUSINESS
 - O.R.B. DENOTES: OFFICIAL RECORD BOOK
 - DENOTES: NON-VEHICULAR ACCESS LINE
 - FDOT DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
 - ⊠ DENOTES: SECTION CORNER
 - ⊙ DENOTES: CENTERLINE
 - R DENOTES: RADIUS
 - A DENOTES: ARC LENGTH
 - CA DENOTES: CENTRAL ANGLE
 - CB DENOTES: CHORD BEARING
 - CD DENOTES: CHORD DISTANCE
 - B.C.R. DENOTES: BROWARD COUNTY RECORDS
 - R/W DENOTES: RIGHT-OF-WAY
 - ⊙ DENOTES: CENTER OF SECTION 1/4 CORNER
 - PG DENOTES: PAGE

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 140,000 SQUARE FEET OF INDUSTRIAL USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREE STANDING OFFICE USES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2) THE BEARINGS SHOWN HEREON WERE BASED ON THE WESTERLY RIGHT-OF-WAY LINE NORTH ANDREWS AVENUE EXTENSION BEING S37°55'19"W.
- 3) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- 4) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH. "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."

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



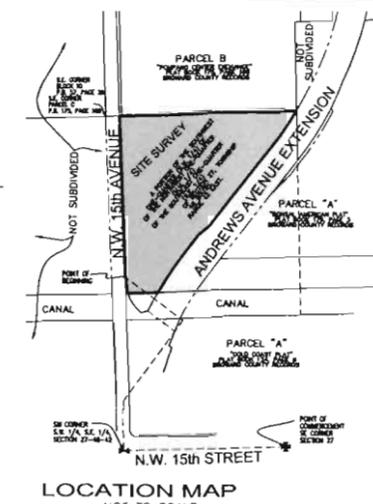
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

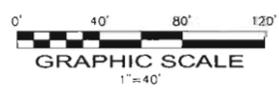
BEGINNING AT THE SOUTHEAST CORNER OF "POMPANO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 169, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86000-2600, SHEETS 6 AND 7 OF 12, LAST REVISED NOVEMBER 20, 2001, AND BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 58°42'18" WEST; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE EXTENSION, THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, A CENTRAL ANGLE OF 6°37'37", FOR AN ARC LENGTH OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°59'22" WEST 55.66 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT OF CURVATURE; 5) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, A CENTRAL ANGLE OF 7°47'40", FOR AN ARC LENGTH OF 152.03 FEET TO A POINT OF NON-TANGENCY; 6) SOUTH 88°27'54" WEST 113.51 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 72°19'04" EAST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 15TH AVENUE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 152.23 FEET, A CENTRAL ANGLE OF 9°24'27", FOR AN ARC LENGTH OF 24.99 FEET TO A POINT OF COMPOUND CURVATURE; 2) NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 296.19 FEET, A CENTRAL ANGLE OF 7°19'04", FOR AN ARC LENGTH OF 37.93 FEET TO A POINT OF NON-TANGENCY; 3) SOUTH 87°51'57" WEST 1.89 FEET; 4) NORTH 02°08'03" WEST 608.47 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED "POMPANO CENTER EXCHANGE", SAID LINE BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 88°25'36" EAST ON SAID SOUTH LINE AND ON THE SOUTH LINE OF SAID "POMPANO CENTER EXCHANGE" PLAT 671.77 FEET TO POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 267,416 SQUARE FEET (6.139 ACRES), MORE OR LESS.

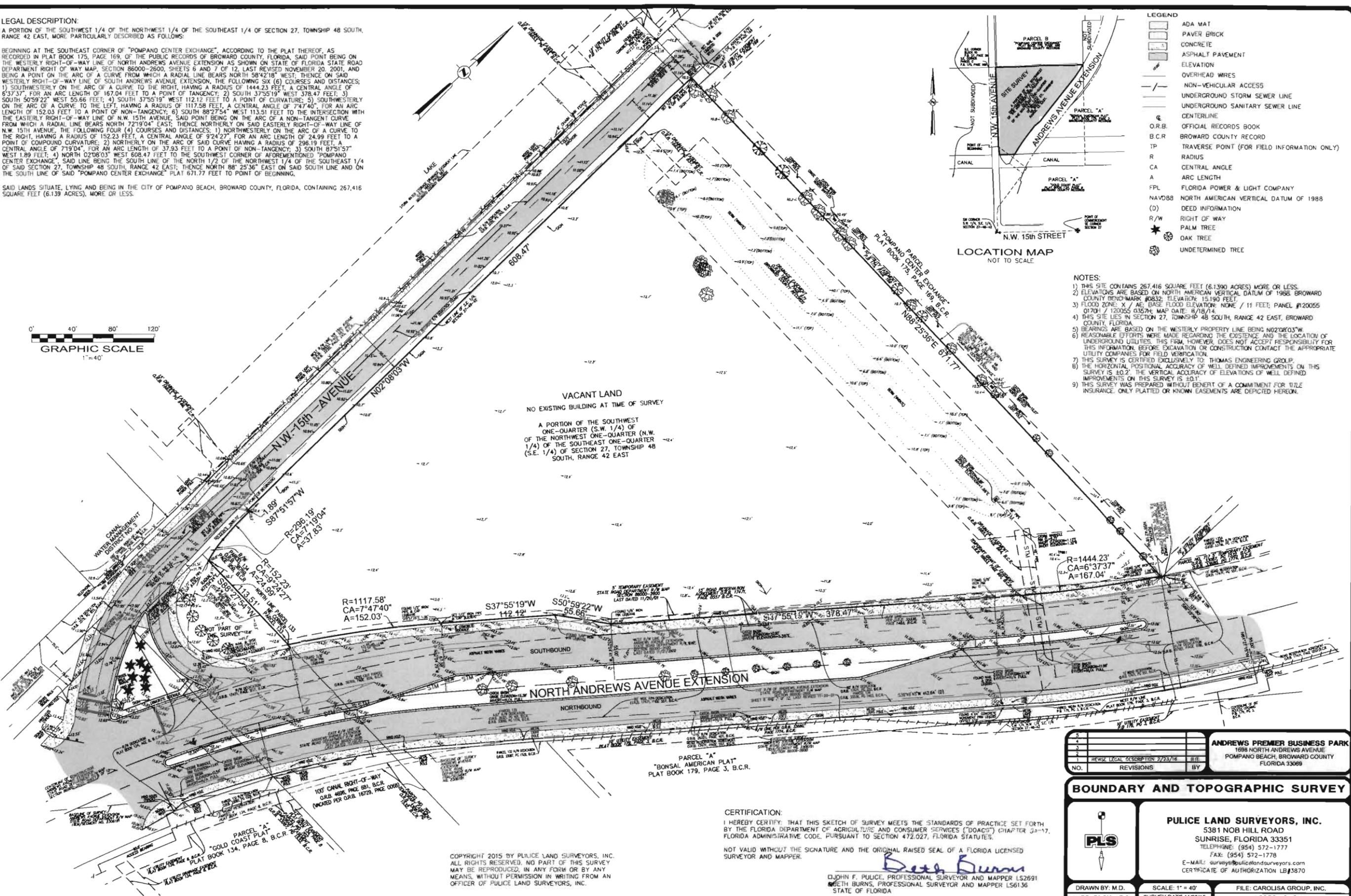
- LEGEND**
- ADA MAT
 - PAVER BRICK
 - CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - NON-VEHICULAR ACCESS
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - B.C.R. BROWARD COUNTY RECORD
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - NAVD83 NORTH AMERICAN VERTICAL DATUM OF 1988
 - (D) DEED INFORMATION
 - R/W RIGHT OF WAY
 - PALM TREE
 - OAK TREE
 - UNDETERMINED TREE



- NOTES:**
- 1) THIS SITE CONTAINS 267,416 SQUARE FEET (6.1390 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0832, ELEVATION: 15.190 FEET.
 - 3) FLOOD ZONE: X / AE, BASE FLOOD ELEVATION: NONE / 11 FEET; PANEL #120055 0170H / 120055 0367H, MAP DATE: 8/18/14.
 - 4) THIS SITE LIES IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE WESTERLY PROPERTY LINE BEING N02°08'03"W.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
 - 8) THE HORIZONTAL, POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.



VACANT LAND
NO EXISTING BUILDING AT TIME OF SURVEY
A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST



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| NO. | REVISIONS | BY |
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ANDREWS PREMIER BUSINESS PARK
1698 NORTH ANDREWS AVENUE
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33069

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB15870

DRAWN BY: M.D. SCALE: 1" = 40'
CHECKED BY: J.F.P. SURVEY DATE: 11/09/15 FILE: CAROLISA GROUP, INC. ORDER NO.: 59983

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Beth Burns
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

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