

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 16TH STREET POMPANO BEACH PLAT LOCATED ON A PARCEL OF LAND LYING AT THE TERMINUS OF NW 15TH STREET, EAST OF POWERLINE ROAD AND WEST OF NW 17TH AVENUE; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The property owner's representative, Mike Gai of Sun-tech Engineering, Inc., is requesting to plat the 5.1440-acre property. The plat is restricted to 80,000 square feet of industrial use on Tract 'A'. 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, freestanding banks or drive-thru facilities 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 4 conditions that have all been met; therefore allowing City Commission placement (minutes are attached).

- (1) Origin of request for this action: Mike Gai of Sun-Tech Engineering, Inc.
(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

Table with 4 columns: DEPARTMENTAL COORDINATION, DATE, DEPARTMENTAL RECOMMENDATION, DEPARTMENTAL HEAD SIGNATURE. Rows include Dev. Serv. Dept., City Attorney, and City Manager.

X Advisory Board P&Z Board #16-016 (Mar. 30, 2016)
X City Manager

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



City Attorney's Communication #2016-783
May 9, 2016

TO: Maggie Barszewski, AICP, Planner
FROM: Mark E. Berman, City Attorney
RE: Resolution – Approval of the 16th Street Pompano Beach Plat

As requested in your memorandum of May 4, 2016, Department of Development Services Memorandum #16-200, 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 16TH STREET POMPANO BEACH PLAT LYING AT THE TERMINUS OF NW 15TH STREET, EAST OF POWERLINE ROAD AND WEST OF NW 17TH AVENUE; 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/2016-783

Attachment

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE 16TH STREET POMPANO BEACH PLAT LYING AT THE TERMINUS OF NW 15TH STREET, EAST OF POWERLINE ROAD AND WEST OF NW 17TH AVENUE; 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 16th Street Pompano Beach Plat located on a parcel of land lying at the terminus of NW 15th Street, east of Powerline Road and west of NW 17th Avenue, 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

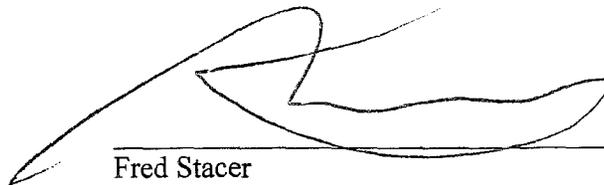
**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #16-016**

DATE: March 30, 2016
TO: City Commission
FROM: Planning and Zoning Board / Local Planning Agency
SUBJECT: PROPOSED PLAT – 16th Street Pompano Beach Plat
P & Z #15-14000017

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on March 23rd, 2016, the Board considered the proposed **16TH STREET POMPANO BEACH PLAT**, located at the eastern terminus of NW 16th Street.

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 as required per plat application
2. Provide all utility letters
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).



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency

4-12-16



MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-117

DATE: March 17, 2016

TO: Planning and Zoning Board

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

FROM: Maggie Barszewski, AICP, Planner *MB*

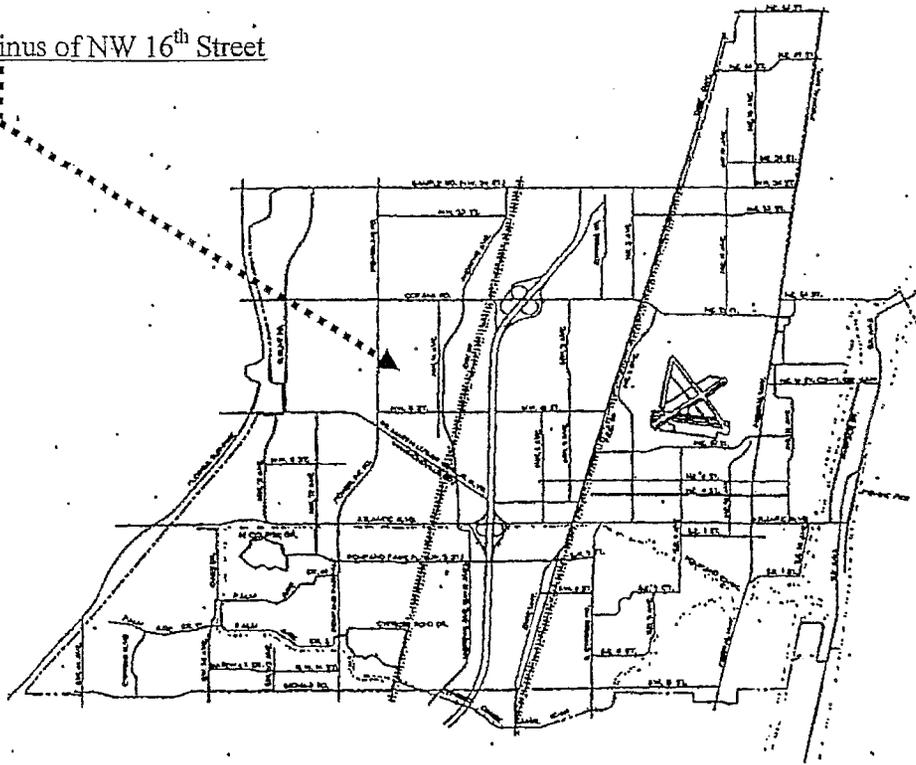
RE: 16th Street Pompano Beach Plat Request
March 23, 2016 meeting

P&Z # 15-1400017

Request

The proposed plat is restricted to 80,000 square feet of industrial use on Tract 'A'. Industrial uses may have up to 30% to 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, freestanding banks or drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impact. The site area is approximately 224,071 square feet or 5.1440 acres. The Applicant wants to plat the property in order to sell it. It is located at the eastern terminus of NW 16th Street, approximately 1000 feet due west of Powerline Road. The property had been used as a trucking facility for the Commercial Carrier Corporation; however the 2 remaining structures were so heavily damaged during Hurricane Wilma in 2005, it did not reopen.

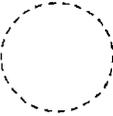
Terminus of NW 16th Street



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
DPTOC	Downtown Pompano
	Transit Oriented Corridor
	Number
	Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

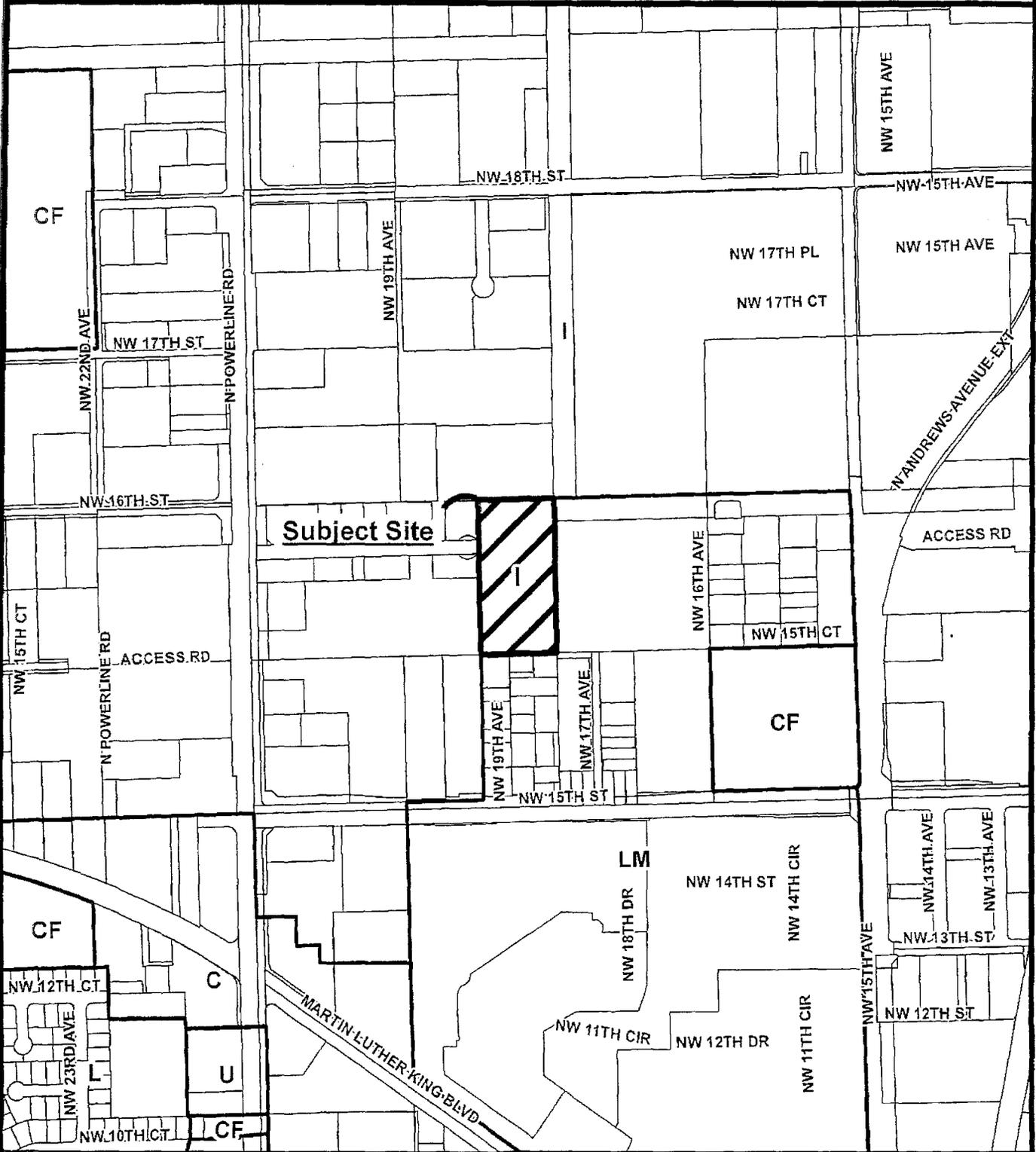
FOR ZONING MAP

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	Commercal Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

* Existing
> Proposed

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

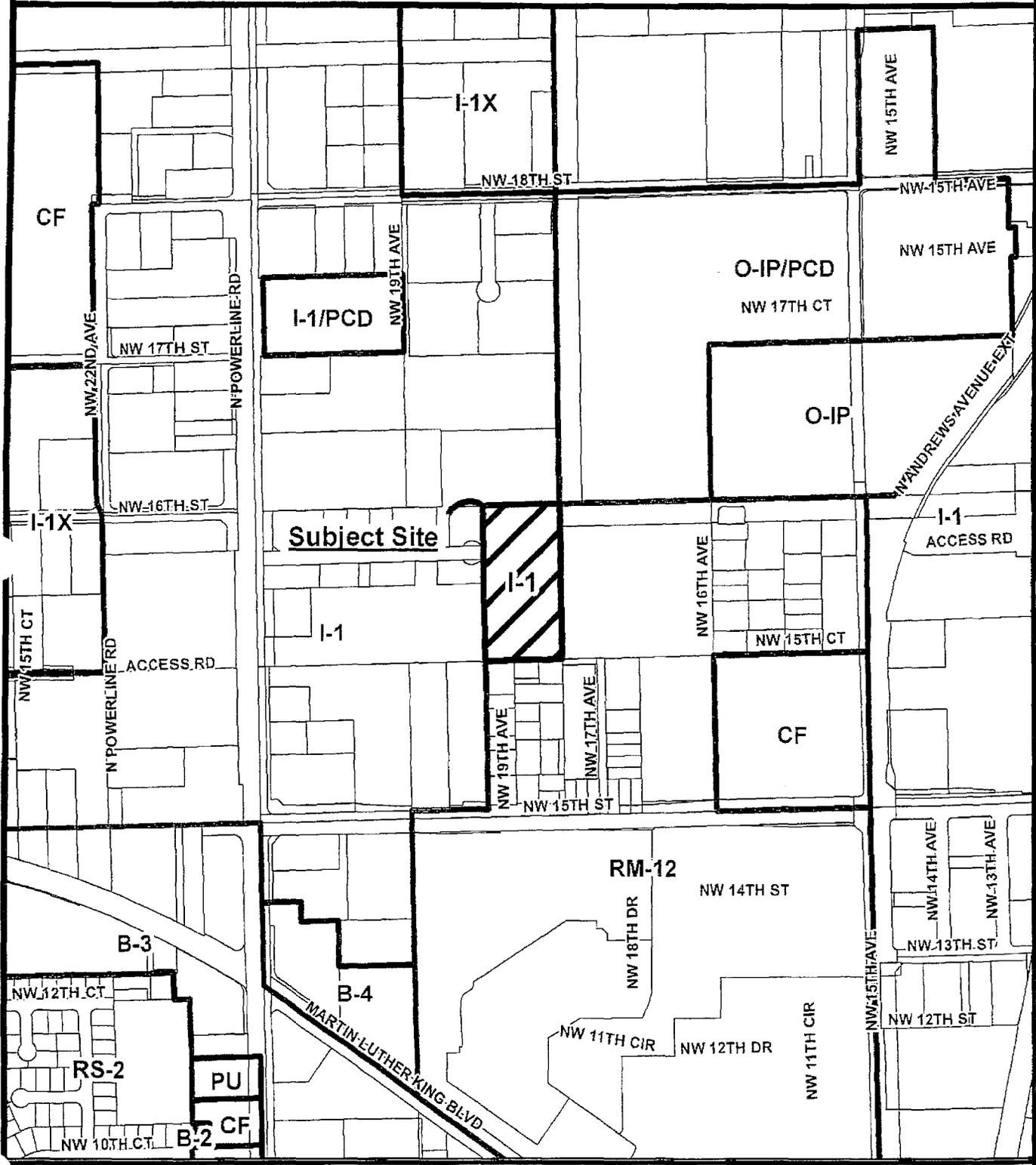


1 in = 600 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

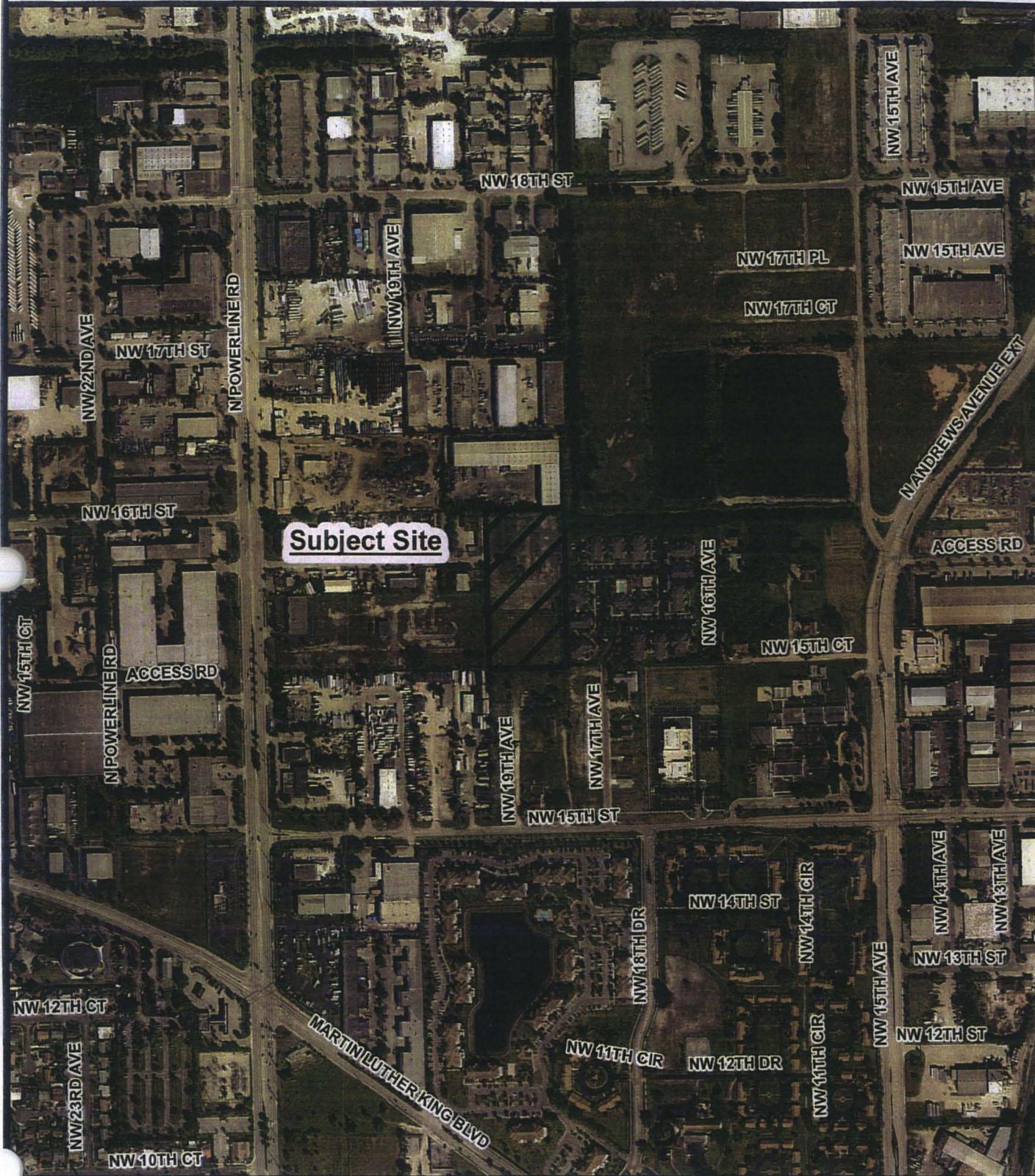
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



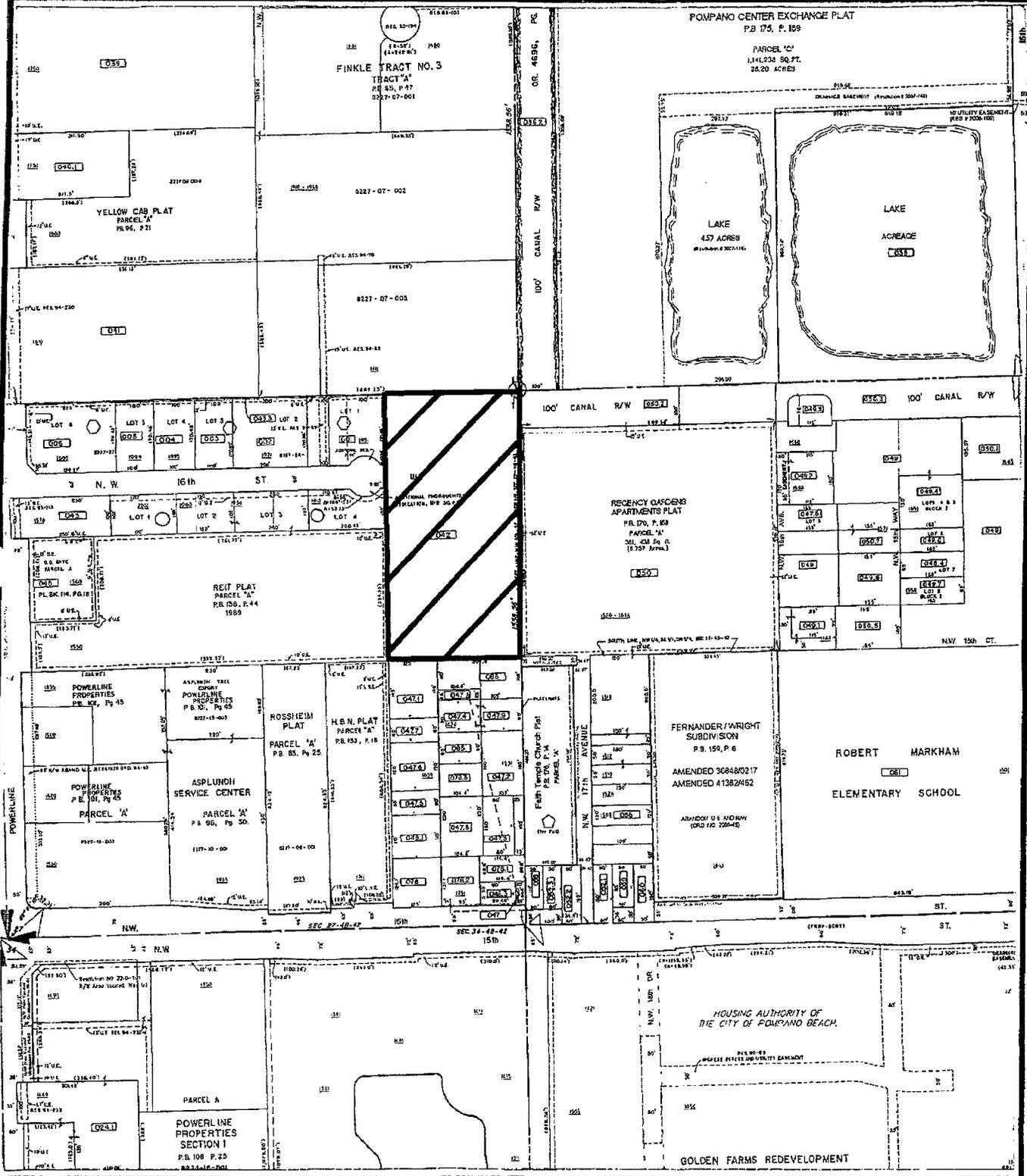
1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS



BSO

No Comments.

Review and Summary cont.

Teco Peoples Gas:

There is no comment regarding this plat from Teco Gas as yet.

AT&T:

AT&T has no Objection to this Plat.

Comcast:

There is no comment regarding this plat from Comcast as yet.

FPL:

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 all utility letters must be submitted prior to City Commission agenda placement. Other than those two outstanding items, 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 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).

TABLE 155.5203.F.3: REQUIRED BUFFER TYPES AND STANDARDS

WHERE REQUIRED ¹	REQUIRED BUFFER TYPE BY FUNCTION AND OPTIONAL SCREENING STANDARDS <small>2,3,4,5,6,7</small>	
<p>Between a proposed multifamily dwelling and land zoned RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, or MH-12, or as required per a use-specific standard in Article 4.</p>	TYPE A BUFFER	
	<p>This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses.</p>	
	OPTION 1	OPTION 2
	<p>At least 10 feet wide + 1 canopy tree per 30 linear feet + A continuous hedge at least 4 feet high</p>	<p>At least 20 feet wide + 1 canopy tree per 50 linear feet + 1 understory tree per 30 linear feet + 1 shrub per 10 linear feet</p>
<p>Between a proposed institutional, commercial, or mixed-use development and land within a residential zoning district, or as required per a use-specific standard in Article 4.</p>	TYPE B BUFFER	
	<p>This perimeter buffer functions as a semi-opaque screen from the ground to a height of at least six feet.</p>	
	OPTION 1	OPTION 2
	<p>At least 10 feet wide + A wall or semi-opaque fence at least 6 feet high + 1 tree per 30 linear feet + a continuous hedge at least 4 feet high on the exterior side of the wall or fence + 1 shrub per 10 linear feet on the interior side of the wall or fence</p>	<p>At least 20 feet wide + 1 canopy tree per 30 linear feet + 1 understory tree per 20 linear feet + 1 shrub per 5 linear feet</p>
<p>Between a proposed industrial use and land within a non-industrial zoning district, or as required per a use-specific standard in Article 4.</p>	TYPE C BUFFER	
	<p>This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.</p>	
	OPTION 1	OPTION 2

	<p>At least 10 feet wide</p> <p>+</p> <p>An opaque masonry wall at least 8 feet high</p> <p>+</p> <p>1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence</p> <p>+</p> <p>1 canopy tree per 30 feet on the interior side of the wall or fence</p>	<p>At least 25 feet wide</p> <p>+</p> <p>A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high</p> <p>+</p> <p>1 understory tree per 15 linear feet on the exterior side of the wall or fence</p> <p>+</p> <p>1 canopy tree per 30 linear feet on the interior side of the wall or fence</p>
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NOTES:

1. Developments with multiple buildings shall provide perimeter buffers around the perimeter of the development site instead around individual buildings.
2. Deviations from perimeter buffer width and screening requirements may be authorized in accordance with Section 155.2421, Administrative Adjustment.
3. Where an adjacent use is designed for solar access, understory trees may be substituted for canopy trees as necessary to minimize interference with solar access.
4. Fences or walls within a perimeter buffer shall comply with the standards of Section 155.5302, Fences and Walls.
5. A wall shall be designed to not interfere with the rooting of required trees.
6. Walls and fences shall include a gate to allow the access necessary to maintain the required screening.
7. Planting ratios shall be deemed per the prescribed number of linear feet or major fraction thereof.

16th STREET POMPANO BEACH

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
(AUGUST 2015)

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }
KNOW ALL MEN BY THESE PRESENTS THAT 16TH STREET POMPANO BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. SAID PLAT TO BE KNOWN AS "16TH STREET POMPANO BEACH". THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
IN WITNESS WHEREOF, WE HEREBY SET OUR HAND AND SEAL THIS _____ DAY OF _____ 2015, A.D.

WITNESS AS TO BOTH _____
16TH STREET POMPANO BEACH, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: _____
ROBERT FOX AS MANAGER
BY: _____
RICHARD C. STRAINCHAK AS MANAGER
PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }
I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER FULLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ROBERT FOX AS MANAGER AND RICHARD C. STRAINCHAK AS MANAGER OF 16TH STREET POMPANO BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND RESPECTIVELY AS IDENTIFICATION, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2015, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL
PRINTED NAME OF ACKNOWLEDGER _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT

STATE OF _____ } SS
COUNTY OF _____ }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND FOR THIS REASON HEREBY JOINTLY AND SEVERALLY CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK #1914, PAGE 99, AND AS NOTED BY OFFICIAL RECORDS BOOK #1333, PAGE 160A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____ 2015.

FLATIRON BANK
A FLORIDA BANKING CORPORATION
BY: _____ AS _____
WITNESS AS TO BOTH _____
PRINT NAME _____

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }
I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER FULLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF FLATIRON BANK, A FLORIDA BANKING CORPORATION, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID CORPORATION FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2015, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL
PRINTED NAME OF ACKNOWLEDGER _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT

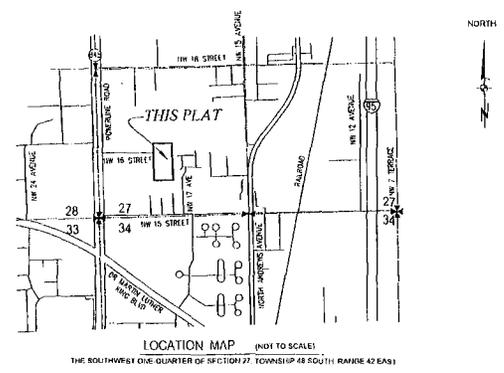
STATE OF _____ } SS
COUNTY OF _____ }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOINTLY AND SEVERALLY CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK #911, PAGE 69, AND AS NOTED BY OFFICIAL RECORDS BOOK #1333, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____ 2015.

U.S. BANK NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION
BY: _____
WITNESS AS TO BOTH _____
PRINT NAME _____

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }
I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER FULLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AS _____ OF U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID CORPORATION FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2015, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL
PRINTED NAME OF ACKNOWLEDGER _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____



LEGAL DESCRIPTION

A parcel of land being the East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of "Parcel A", "THE REIT PLAT", according to the Plat thereof as recorded in Plat Book 138, Page 46, of the Public Records of Broward County, Florida; thence along the East line of said "Parcel A", the East line of Lot 4, "N.W. 16th STREET PLAT", according to the Plat thereof as recorded in Plat Book 114, Page 10, the East line of Lot 1, "A & A PLAT", according to the Plat thereof as recorded in Plat Book 106, Page 9, both of the Public Records of Broward County, Florida; and along the West line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, North 1°27'06" West, 669.46 feet to the South line of Parcel "A", "FINKLE TRACT NO. 3", according to the Plat thereof as recorded in Plat Book 85, Page 47, of the Public Records of Broward County, Florida; and the North line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, North 88°27'55" East, 334.08 feet to the southeast corner of said Parcel "A", "FINKLE TRACT NO. 3"; thence along the northerly extensions of the West line of Parcel "A" and the West line thereof, REGENCY GARDENS APARTMENTS, according to the Plat thereof as recorded in Plat Book 170, Page 158, of the Public Records of Broward County, Florida; and along the East line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, South 1°25'48" East, 669.59 feet; thence along the South line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, South 88°30'14" West, 334.51 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Pompano Beach, Broward County, Florida and containing 224,071 square feet (5.1440 Acres) more or less.

Digitally signed by Donald L. Cooper
DN: cn=Donald L. Cooper,
o=Sun-Tech Engineering, Inc.,
ou=PSM6269,
email=ldcooper@suntecheng.com, c=US
Date: 2016.02.25 13:23:16 -0500

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF 53-11.002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.01(1) OF SAID CHAPTER 177 ON THIS 29th DAY OF JULY, 2015. THE ENCUMBRANCES SHOWN ARE REFERENCED TO NATIONAL GEODESIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND NATIONAL AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DONALD L. COOPER, P.S.M. DATE _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 0259
SUN-TECH ENGINEERING, INC.
1400 WEST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA 33311
CERTIFICATE OF AUTHORIZATION No. LB 7018

PREPARED BY:
Sun-Tech Engineering, Inc.
Certified Professional Surveyors
1400 West Oakland Park Boulevard
Fort Lauderdale, FL 33311
Phone 954-277-3123
E-Mail: smiller@suntecheng.com Fax: 954-517-3114

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFIC WAYS THIS _____ DAY OF _____ 2015, A.D.
BY: _____
CITY ENGINEER

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 _____ 2015, A.D.
BY: _____
EXECUTIVE DIRECTOR OR DEPUTEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____ 2015, A.D.
AND RECORDED IN PLAT BOOK _____ PAGES _____ RECORD VERIFIED
ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: _____
CITY ENGINEER

**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 _____ 2015, A.D.
ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR

BY: _____ MAYOR COUNTY COMMISSION BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

BY: _____ RICHARD TORNESE DATE _____ ROBERT P. LEGG, JR. DATE _____
SPECIAL ENGINEER CIVIL ENGINEER PROFESSIONAL SURVEYOR AND LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 93203 FLORIDA REGISTRATION NUMBER 15109

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 2015, A.D.
BY: _____ DIRECTOR

CITY OF POMPANO BEACH

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD
THIS IS TO CERTIFY THAT THE CITY AND PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____ 2015, A.D.

BY: _____ FRED STACER, CHAIRMAN
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 COMMISSION ON THIS _____ DAY OF _____ 2015, A.D.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTENDED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS _____ DAY OF _____ 2015, A.D.
NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR ALTERATION OF A BUILDING WITHIN THIS PLAT UNLESS SUCH BUILDING DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFORMANCE FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ AUCLETA HAMMOND, CITY CLERK BY: _____ LAURIE FISHER, MAYOR
CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 2015, A.D.
BY: _____ CITY ENGINEER - JOHN STROPOLOS

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELED AND SUPERSEDED. THE CITY OF POMPANO BEACH HEREBY ACCEPTS THE UTILITY EASEMENTS AND RIGHTS OF WAY AS DEDICATED BY THIS PLAT.

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY SURVEYOR	COUNTY ENGINEER	SURVEYOR
			ROBERT P. LEGG, JR.	RICHARD TORNESE	DONALD L. COOPER



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.

Donna Eames re-introduced herself to the Board and stated that she does not think a private business parking lot constitutes the abandonment of the street.

Calcuta Saint re-introduced himself to the Board and asked the Applicant if the embankments are too steep now. Ms. Bilenki confirmed. Mr. Saint asked if the Applicant has to abandon the street to raise it. Mr. Stacer stated that if they do not, then the City would have to pay for it. Mr. Saint asked if there were other ways to achieve the same goal. Mr. Stacer answered that there are no other free ways to achieve this.

Mr. Stacer asked if there were any other questions of the applicant and received no response. Mr. Stacer asked if there was any other board discussion and received no response. Mr. Stacer asked if there were closing comments from Applicant.

Ms. Bilenki stated that if anything shows adverse in the traffic study they will be required to come back before this board.

The Chairman closed the public hearing.

MOTION was made by Beth Anderson and seconded by Trip Bechert to recommend approval of the abandonment request subject to the eight (8) conditions. Staff Condition seven (7) was amended to state that the request will not be placed on City Commission agenda until the Applicant and the City Utilities Department to the Development Services Department come to an agreement and said agreement is submitted to the Development Services Department. A eighth condition was added to state that if the seven staff conditions are not met, there will be language in the abandonment instrument that gives the City a reversionary interest. All voted in favor of the above motion; therefore, the motion passed.

G. PROPOSED PLATS

2. **16TH STREET POMPANO BEACH, LLC / 16TH STREET PLAT**
Planning and Zoning #15-1400017

Consideration of the proposed PLAT submitted by **MICHAEL GAI** on behalf of **16TH STREET POMPANO BEACH, LLC**. The plat is restricted to 80,000 square feet of industrial use on Tract 'A' on a site area of approximately 224,071 square feet or 5.1440 acres. The plat is located at the eastern terminus of NW 16th Street, approximately 1000 feet due west of Powerline Road, more specifically described as follows:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

A PARCEL OF LAND BEING THE EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) 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. // kem

SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "PARCEL A", "**THE REIT PLAT**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID "PARCEL A", THE EAST LINE OF LOT 4, "**N.W. 16TH STREET PLAT**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 10, THE EAST LINE OF LOT 1, "A & A PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 6, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE WEST LINE OF THE AFORESAID EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, NORTH 1°27'06" WEST, 669.46 FEET TO THE SOUTH LINE OF PARCEL "A", "**FINKLE TRACT NO. 3**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE NORTH LINE OF THE AFORESAID EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, NORTH 88°27'55" EAST, 334.68 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "**FINKLE TRACT NO. 3**"; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A" AND THE WEST LINE THEREOF, **REGENCY GARDENS APARTMENTS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 158, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE EAST LINE OF THE AFORESAID EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SOUTH 1°26'46" EAST, 669.69 FEET; THENCE ALONG THE SOUTH LINE OF THE AFORESAID EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SOUTH 88°30'14" WEST, 334.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 224,071 SQUARE FEET (5.1440 ACRES) MORE OR LESS.

AKA: 1840 NW 16 ST

ZONED: General Industrial (I-1)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Friedman introduced herself to the Board as the principal planner and stated that the subject property is located east of Powerline Road and not west as the staff report incorrectly states. Ms. Friedman stated that the Applicant wishes to plat the property to make the property more valuable and easier to sell. The property has been used as a trucking facility; however, it has not been active since 2005.

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

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 #15-1400019**

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. // kem

#13

16th STREET POMPANO BEACH

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
(AUGUST 2015)

DEDICATION

STATE OF Florida } SS
COUNTY OF Broward }

KNOW ALL MEN BY THESE PRESENTS: THAT 16TH STREET POMPANO BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS 16TH STREET POMPANO BEACH. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.
THE UTILITY EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OF PRESENT OWNER AND ARE DEDICATED TO THE PRESENT OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 1st DAY OF April, 2016 A.D.

Deborah Lester
WITNESS AS TO BOTH

Deborah Lester
PRINT NAME

Kathleen A. Rivera
WITNESS AS TO BOTH

Kathleen A. Rivera
PRINT NAME

16TH STREET POMPANO BEACH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

ROBERT FOX, AS MANAGER

BY: [Signature]
RICHARD E. STRAUGHN, AS MANAGER

ACKNOWLEDGMENT:

STATE OF Florida } SS
COUNTY OF Broward }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS; ROBERT FOX, AS MANAGER AND RICHARD E. STRAUGHN, AS MANAGER OF 16TH STREET POMPANO BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 2016 A.D.

Deborah Lester
NOTARY PUBLIC - STATE OF Florida SEAL

PRINTED NAME OF ACKNOWLEDGER Deborah Lester COMMISSION NUMBER FF-185461 MY COMMISSION EXPIRES: 4-23-2019

MORTGAGEE'S CONSENT

STATE OF Florida } SS
COUNTY OF Broward }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 49434, PAGE 90, AND AS MODIFIED BY OFFICIAL RECORDS BOOK 51336, PAGE 1860, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
THE UTILITY EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OF PRESENT OWNER AND ARE DEDICATED TO THE PRESENT OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS E.V.P., THIS 1st DAY OF April, 2016.

Kathleen A. Rivera
WITNESS AS TO BOTH

Kathleen A. Rivera
PRINT NAME

PLATINUM BANK
A FLORIDA BANKING CORPORATION

BY: [Signature]
Mark Thompson, AS E.V.P.

ACKNOWLEDGMENT

STATE OF Florida } SS
COUNTY OF Broward }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS; Mark Thompson AS E.V.P. OF PLATINUM BANK, A FLORIDA BANKING CORPORATION, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID CORPORATION FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 2016 A.D.

Deborah Lester
NOTARY PUBLIC - STATE OF Florida SEAL

PRINTED NAME OF ACKNOWLEDGER Deborah Lester COMMISSION NUMBER FF-185461 MY COMMISSION EXPIRES: 4-23-2019

MORTGAGEE'S CONSENT

STATE OF Delaware } SS
COUNTY OF New Castle }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 59911, PAGE 890, AND AS MODIFIED BY OFFICIAL RECORDS BOOK 51337, PAGE 89, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
THE UTILITY EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OF PRESENT OWNER AND ARE DEDICATED TO THE PRESENT OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, THIS 2d DAY OF April, 2016.

[Signature]
WITNESS AS TO BOTH

Charles Sullivan
PRINT NAME

U.S. BANK NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

BY: [Signature]
Charles Sullivan, Vice President

ACKNOWLEDGMENT

STATE OF Delaware } SS
COUNTY OF New Castle }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS; Joanne L. Wright AS V.P. OF U.S. BANK NATIONAL ASSOCIATION, A BANKING ASSOCIATION, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID CORPORATION FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April, 2016 A.D.

[Signature]
NOTARY PUBLIC - STATE OF Delaware SEAL

PRINTED NAME OF ACKNOWLEDGER Joanne L. Wright COMMISSION NUMBER 20160300007 MY COMMISSION EXPIRES: 10-13-19

JOANNE L. WRIGHT
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES 10-13-2019



LOCATION MAP (NOT TO SCALE)
THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION

A parcel of land being the East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of "Parcel A", "THE REIT PLAT", according to the Plat thereof as recorded in Plat Book 138, Page 44, of the Public Records of Broward County, Florida; thence along the East line of said "Parcel A", the East line of Lot 4, "N.W. 16th STREET PLAT", according to the Plat thereof as recorded in Plat Book 114, Page 10, the East line of Lot 1, "A & A PLAT", according to the Plat thereof as recorded in Plat Book 108, Page 6, both of the Public Records of Broward County, Florida and along the West line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, North 1°27'06" West, 669.46 feet to the South line of Parcel "A", "FINKLE TRACT NO. 3", according to the Plat thereof as recorded in Plat Book 85, Page 47, of the Public Records of Broward County, Florida and the North line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, North 88°27'55" East, 334.68 feet to the southeast corner of said Parcel "A", "FINKLE TRACT NO. 3"; thence along the northerly extension of the West line of Parcel "A" and the West line thereof, REGENCY GARDENS APARTMENTS, according to the Plat thereof as recorded in Plat Book 170, Page 158, of the Public Records of Broward County, Florida and along the East line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, South 1°26'46" East, 669.69 feet; thence along the South line of the aforesaid East one-half (E. 1/2) of the northeast one-quarter (N.E. 1/4) of the southwest one-quarter (S.W. 1/4) of the southwest one-quarter (S.W. 1/4) of Section 27, Township 48 South, Range 42 East, South 88°30'14" West, 334.61 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Pompano Beach, Broward County, Florida and containing 224,071 square feet (5.1440 Acres) more or less.

Digitally signed by Donald L. Cooper
DN: cn=Donald L. Cooper,
ou=Sun-Tech Engineering
Inc., ou=PSM6269,
email=dcooper@suntech
g.com, c=US
Date: 2016.04.25 11:43:32
-04'00'

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF 63-17.062, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 29th DAY OF JULY, 2015. THE BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND NATIONAL AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

Donald L. Cooper 3.30.2016
DONALD L. COOPER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6269
SUN-TECH ENGINEERING, INC.
1600 WEST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA 33311
CERTIFICATE OF AUTHORIZATION NO. LB 7019

PREPARED BY:
SUN-TECH Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019
1600 West Oakland Park Boulevard
Fort Lauderdale, FL 33311
E-Mail: suntech@suntechcorp.com
Phone (954)777-3123
Fax (954)777-5114

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS _____ DAY OF _____, 2016 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 _____, 2016 A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016 A.D. AND RECORDED IN PLAT BOOK _____ PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR BY: _____
DEPUTY

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 _____, 2016 A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR BY: _____
DEPUTY

BY: _____
COUNTY COMMISSION BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

BY: RICHARD TORNESE DATE _____ BY: ROBERT P. LEGG, JR. DATE _____
DIRECTOR FLORIDA PROFESSIONAL ENGINEER PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 40263 REGISTRATION NUMBER LS4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016 A.D.

BY: _____
DIRECTOR/DESIGNEE

CITY OF POMPANO BEACH

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY AND PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 2016 A.D.

BY: FRED STACER, CHAIRMAN

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 COMMISSION ON THIS _____ DAY OF _____, 2016 A.D.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS _____ DAY OF _____, 2016 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.

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

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016 A.D.

BY: _____
CITY ENGINEER - JOHN SFIROPOULOS

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELED AND SUPERSEDED. THE CITY OF POMPANO BEACH HEREBY ACCEPTS THE UTILITY EASEMENTS AND RIGHTS-OF-WAY AS DESIGNATED BY THIS PLAT.

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY SURVEYOR	COUNTY ENGINEER	SURVEYOR
			ROBERT P. LEGG, JR.	RICHARD TORNESE	DONALD L. COOPER



PREPARED BY:
Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019

1800 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311
E-Mail: suntech@suntecheng.com
Phone (954)777-3123
Fax (954)777-3114

16th STREET POMPANO BEACH

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
(AUGUST 2015)

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

PLAT NOTES:

1 THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE RELATIVE TO THE FOLLOWING DESCRIBED BENCHMARK: BENCHMARK NO. 2390, 'X' CUT ON CONCRETE PART OF CATCH BASIN, 2.42' WEST WEST EDGE OF PAVEMENT POWER LINE ROAD, APPROXIMATELY 0.85 MILES SOUTH OF COPANS ROAD, AND DIRECTLY ACROSS FROM AZOC #1550, ELEVATION = 12.482, NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929). NOTE: THE PUBLISHED ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29), FOR BENCHMARK NO. 2390 IS ELEVATION= 12.482. THE ELEVATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. 88), IS ELEVATION= 10.907. THE CONVERSION PER NATIONAL GEODETIC SURVEY (N.G.S.) VERTCON IS (-)1.575.

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

3 GROSS AREA OF PLATTED LANDS IS 224,071 SQUARE FEET (5.1440 ACRES), MORE OR LESS.

4 IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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 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

5 IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.

6 BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTH LINE OF THE 'A & A PLAT', PLAT BOOK 108, PAGE 6 BROWARD COUNTY RECORDS, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF SOUTH 88°27'55" WEST.

7 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 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.

8 THIS PLAT IS RESTRICTED TO 80,000 SQUARE FEET OF INDUSTRIAL USE ON TRACT 'A'. 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, FREESTANDING BANKS OR BANK DRIVE-THRU FACILITIES 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. THIS NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D 1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAT, REGARDING HAZARDS TO AIR NAVIGATION.

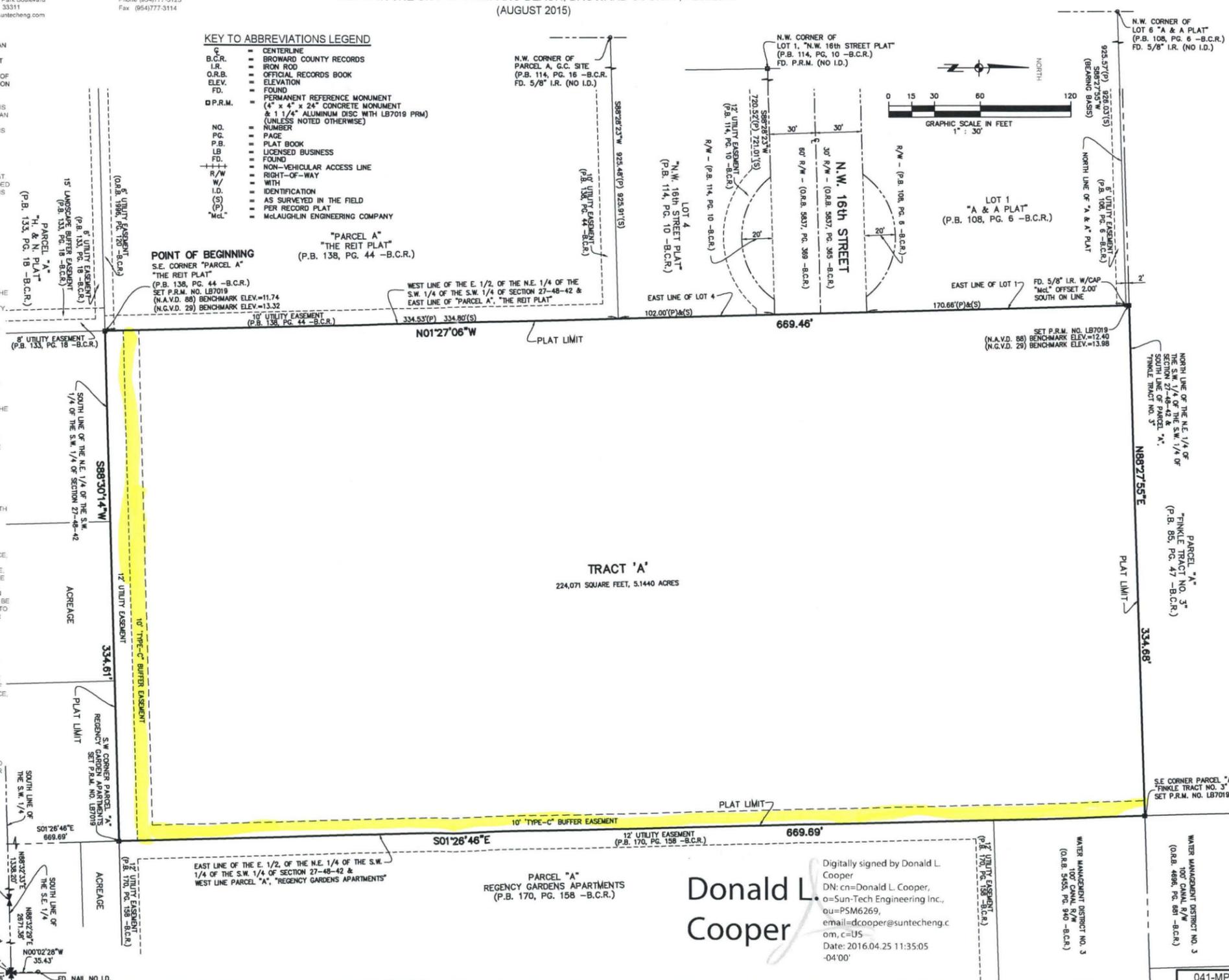
9 ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

KEY TO ABBREVIATIONS LEGEND

- C = CENTERLINE
- B.C.R. = BROWARD COUNTY RECORDS
- I.R. = IRON ROD
- O.R.B. = OFFICIAL RECORDS BOOK
- ELEV. = ELEVATION
- FD. = FOUND
- P.R.M. = PERMANENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" ALUMINUM DISC WITH LB7019 PRM) (UNLESS NOTED OTHERWISE)
- NO. = NUMBER
- PG. = PAGE
- P.B. = PLAT BOOK
- LB. = LICENSED BUSINESS
- FD. = FOUND
- = NON-VEHICULAR ACCESS LINE
- = RIGHT-OF-WAY
- W/ = WITH
- I.D. = IDENTIFICATION
- (S) = AS SURVEYED IN THE FIELD
- (P) = PER RECORD PLAT
- "McL." = McLAUGHLIN ENGINEERING COMPANY

POINT OF BEGINNING

S.E. CORNER "PARCEL A" "THE REIT PLAT" (P.B. 138, PG. 44 -B.C.R.)
SET P.R.M. NO. LB7019 (N.A.V.D. 88) BENCHMARK ELEV.=11.74 (N.G.V.D. 29) BENCHMARK ELEV.=13.32
WEST LINE OF THE E. 1/2, OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 27-48-42 & EAST LINE OF "PARCEL A", "THE REIT PLAT"



TRACT 'A'
224,071 SQUARE FEET, 5.1440 ACRES

PARCEL "A"
REGENCY GARDENS APARTMENTS
(P.B. 170, PG. 158 -B.C.R.)

Digitally signed by Donald L. Cooper
DN: cn=Donald L. Cooper, o=Sun-Tech Engineering, Inc., ou=PSM6269, email=dcooper@suntecheng.com, c=US
Date: 2016.04.25 11:35:05 -0400

Donald L. Cooper

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