



**CITY OF POMPANO BEACH
FLORIDA**

CITY HALL OFFICES:

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P.O. Box 1300
Pompano Beach, FL 33061

**ARCHITECTURAL APPEARANCE COMMITTEE
Commission Chambers**

**April 27, 2017
4:00 P.M.**

AGENDA

A. CALL TO ORDER

B. ROLL CALL:

Robert Zbikowski
John Pancoast
Salah Elroweny
Tobi Aycok
Claudia Mazzocchetti
Ray Lubomski *for Joby Balint*

C. APPROVAL OF THE MINUTES:

March 22, 2017

D. INDIVIDUALS TESTIFYING PLACED UNDER OATH

E. MAJOR BUILDING DESIGN / SITE PLAN

**1. POMPANO BEACH FIRE STATION 24
Planning and Zoning # 17-1200005**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **JOSE AGUILA** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a two story, 4 bay apparatus fire station along with new landscaping, 20 parking spaces for staff and 2 parking spaces for visitors on the following described property:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF PARCEL "G" POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID POINT ALSO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THRU SAID POINT BEARS NORTH 12°41'01" WEST); THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 10TH STREET AS SHOWN ON POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 29°13'00", AN ARC DISTANCE 238.39 FEET; THENCE NORTH 43°52'04" WEST DEPARTING SAID NORTH LINE, 152.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHWESTERLY, NORTHERLY AND 58.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 78°55'06", AN ARC DISTANCE OF 172.17 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PARCEL "G"; THENCE SOUTH 37°58'40" EAST, ALONG SAID WEST LINE 143.11 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 53,594 SQUARE FEET OF 1.23 ACRES MORE OR LESS.

AKA: 2001 NE 10th Street
ZONED: T (Transportation)
STAFF CONTACT: Jae Eun Kim

2. KESTER FIELD CONCESSION BUILDING AND RESTROOM RENOVATIONS
Planning and Zoning # 16-1200061

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **TUAN PHAM** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a new 970 square foot restroom building and an upgraded concession including a covered patio for seating, an office area, and storage room on the following described property:

SOUTHEAST ONE-QUARTER (SE 1/4) OF THE
NORTHWEST ONE-QUARTER (NE 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF
SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST

AKA: 801 NE 4th Street
ZONED: PR (Parks and Recreation)
STAFF CONTACT: Jae Eun Kim

**3. ALVIN'S ISLAND AT POMPANO BEACH (R1)
Planning and Zoning #17-1200006**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **TIMOTHY L. HERNANDEZ** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a new one-story retail building. This site plan is a part of a larger master plan for the beach and pier, which includes a parking garage, retail and restaurant space on the following described property:

THAT PORTION OF BLOCK 8, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;
THENCE NORTH 09°09'21" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 369.46 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 80° 50' 39" WEST, A DISTANCE OF 77. 19 FEET;
THENCE NORTH 09°09'21" EAST, A DISTANCE OF 124.66 FEET TO THE NORTH LINE OF SAID BLOCK 8;
THENCE NORTH 88°57'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 78.43 FEET TO THE EAST LINE OF SAID BLOCK 8;
THENCE SOUTH 09°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 138.54 FEET TO THE POINT OF BEGINNING.
LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 10,158 SQUARE FEET, MORE OR LESS.

AKA: 275-285 N Pompano Beach Boulevard
ZONED: PD-I (Planned Development-Infill)
STAFF CONTACT: Daniel Keester

**4. BURGERFI / TBD / KILWINS AT POMPANO BEACH (R2)
Planning and Zoning #17-1200007**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **TIMOTHY L. HERNANDEZ** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a new one-story retail building. This site plan is a part of a larger master plan for the beach and pier, which includes a parking garage, retail and restaurant space on the following described property:

THAT PORTION OF BLOCK 8, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;
THENCE NORTH 09°09'21" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 369.46 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 80° 50' 39" WEST, A DISTANCE OF 77. 19 FEET;
THENCE NORTH 09°09'21" EAST, A DISTANCE OF 124.66 FEET TO THE NORTH LINE OF SAID BLOCK 8;
THENCE NORTH 88°57'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 78.43 FEET TO THE EAST LINE OF SAID BLOCK 8;
THENCE SOUTH 09°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 138.54 FEET TO THE POINT OF BEGINNING.

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LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 10,158 SQUARE FEET, MORE OR LESS.

AKA: 245-255 N Pompano Beach Boulevard
ZONED: PD-I (Planned Development-Infill)
STAFF CONTACT: Daniel Keester

5. **ALSCO**
Planning and Zoning # 14-12000012

Consideration of the REVISED MAJOR BUILDING DESIGN submitted by **RICK GUTH** on behalf of **ALSCO INC.** in order to revise the colors of the main wall, accent wall, awning, canopy columns and louvers. The applicant is requesting a change to the previously approved building colors. The applicant has recently constructed a 15,730 square foot building addition. In addition to the building expansion, the applicant proposed modifications to the parking layout, add van loading berths, and landscaping. The Committee reviewed and approved colors that were presented at the November 2014 Meeting; however, the approved colors were not consistent with what was actually painted on the building. The project is located on the following described property:

LOTS 6 AND 7, "ASSOCIATED PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 2631 NW 17 Lane
ZONED: I-1 (General Industrial)
STAFF CONTACT: Daniel Keester

6. **MY STORAGE BIN PHASE 2**
Planning and Zoning # 16-12000062

Consideration of the REVISED MAJOR BUILDING DESIGN submitted by **MICHAEL VONDER MEULEN** on behalf of **MY STORAGE BIN, LLC** in order to change the canopy design due to the costs associated with designing the product to meet wind load calculations. The project obtained Major Building Design approval from the AAC meeting held on December 22, 2016 in order to construct three covered vehicle storage structures, which is Phase II of the development. Phase I (PZ #15-12000046) consists of 98,171 square-foot self-storage, retail, and office building with associated parking and landscaping on the following described property:

ALL OF PARCEL "A", "POMPANO BEACH COMMERCE CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, ON PAGES 91 AND 92 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LAND LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 133,189 SQUARE FEET (3.06 ACRES) MORE OR LESS.

AKA: 1001 NE 1 Avenue
ZONED: B-4
STAFF CONTACT: Jae Eun Kim

**7. HABITAT ABYSSINIAN
Planning and Zoning #15-1200033**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **PERRY ECTON on behalf of HABITAT FOR HUMANITY OF BROWARD, INC.** in order to construct 77 homes (42 single-family homes and 35 zero-lot-line homes) with associated streets and public parks on the following described property:

PARCEL "A" **ABYSSINIAN BAPTIST CHURCH OF CHRIST**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
TOGETHER WITH;
ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;
AND
THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AKA: Southwest corner of NW 6th Avenue and NW 15th Street
ZONED: RM-12 (Multiple-family Residence 12)
STAFF CONTACT: Jae Eun Kim

**8. WAWA (ATLANTIC BOULEVARD)
Planning and Zoning #16-1200042**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **SCOTT BACKMAN** on behalf of **S&M DISTRIBUTION CENTER, INC.** in order to construct a 6,119 sq. ft. convenience store along with sixteen fueling stations located under 6,600 sq. ft. of canopy area. Proposed development includes an outdoor seating area, parking, and associated landscaping on the following described property:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE, N00°20'21"W, A DISTANCE OF 87.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2510; THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) 27.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55,366.58 FEET AND CENTRAL ANGLE OF 00°01'44" (CHORD BEARING N89°35'05"E, A DISTANCE OF 27.97 FEET); (2) N01°10'04"W, A DISTANCE OF 22.71 FEET; (3) N88°49'56"E, A

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DISTANCE OF 263.08 FEET FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N01°30'30"W, A DISTANCE OF 324.87 FEET; THENCE, N88°29'30"E, A DISTANCE OF 246.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86000-2610; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S10°06'42"W, A DISTANCE OF 23.62 FEET; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 275.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,035.50 FEET AND CENTRAL ANGLE OF 07°45'48" (CHORD BEARING S07°12'09"E, A DISTANCE OF 275.59 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) S89°01'53"W, A DISTANCE OF 43.86 FEET; (2) S00°58'07"E, A DISTANCE OF 29.25 FEET; (3) S88°49'56"W, A DISTANCE OF 224.55 FEET TO THE POINT OF BEGINNING. CONTAINING 81,031 SQUARE FEET OR 1.860 ACRES, MORE OR LESS.

AKA: 1291 W Atlantic Boulevard
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale

**9. CUBESMART
Planning and Zoning #16-1200045**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **MICHAEL VONDER MEULEN on behalf of MCNAB GROVES, INC.** in order to construct a 117,079 square foot commercial project featuring a storage/restaurant/retail facility. The project will have 841 climate controlled storage units, 1,089 square feet of office space, 7 bays of retail and restaurant uses (7,929 square feet), parking, and site landscape on the following described property:

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

AKA: 950 E McNab Road
ZONED: B-3 (General Business)
STAFF CONTACT: Jae Eun Kim

**10. ARAMARK
Planning and Zoning #17-1200010**

Consideration of the MAJOR BUILDING DESIGN submitted by **REX NICHOLS** on behalf of **ARAMARK UNIFORM & CAREER APPAREL, LLC** in order to construct a 3,271 sq ft metal canopy area to protect truck loading from inclement weather. The existing loading dock area is being relocated to accommodate the canopy. The project is located on the following described property:

A PORTION OF LOTS 16,17 AND 18, TURNPIKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH 0°09'16" WEST, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 54.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 0°09'16" WEST ALONG THE EAST LINE OF SAID LOTS 16 AND 17, A DISTANCE OF 215.00 FEET; THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 196.00 FEET; THENCE NORTH 0°09'16" WEST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 608.41 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 78°44'46" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY, HAVING A RADIUS OF 7795.38 FEET, AN ARC DISTANCE OF 496.75 FEET AND A CENTRAL ANGLE OF 3°39'04"; THENCE NORTH 89°58'06" EAST, A DISTANCE OF 724.36 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOTS 18 AND 19, TURNPIKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COPANS ROAD AS SHOWN ON SAID TURNPIKE INDUSTRIAL PARK PLAT; THENCE SOUTH 89°58'06" WEST ALONG THE NORTH LINE OF SAID LOT 19 AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE NORTH 86°01'39" WEST, A DISTANCE OF 100.24 FEET; THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 89.88 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°58'06" WEST, A DISTANCE OF 439.21 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 76°49'30" WEST FROM THE LAST DESCRIBED POINT, THE LAST THREE DESCRIBED COURSES BEING ALONG THE NORTH LINE OF SAID LOT 19 AND THE SOUTH RIGHT OF WAY LINE OF COPANS ROAD AS SHOWN ON THE SAID PLAT OF TURNPIKE INDUSTRIAL PARK; THENCE

SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID LOTS 18 AND 19, HAVING A RADIUS OF 7795.38 FEET, AN ARC DISTANCE OF 261.37 FEET AND A CENTRAL ANGLE OF 1°55'16"; THENCE NORTH 89°58'06" EAST, A DISTANCE OF 608.41 FEET; THENCE NORTH 0°09'16" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 223.80 FEET; THENCE NORTH 0°09'16" WEST, A DISTANCE OF 235.47 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL NO. 1 :

TOGETHER WITH A NON EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR ACCESS TO AND FROM BLOUNT ROAD CREATED AND MORE PARTICULARLY DESCRIBED IN A DECLARATION OF COVENANTS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 13860, PAGE 805.

EASEMENT PARCEL NO. 2:

TOGETHER WITH A RIGHT OF ACCESS BY WAY OF A NON EXCLUSIVE 40 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12739, PAGE 293, AS CORRECTED BY THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 13190, PAGE 347, TO AND FROM BLOUNT ROAD.

AKA: 2351 NW 30 Avenue
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale

11. PUBLIC STORAGE
Planning and Zoning #17-1200004

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **JAMES KAHN** on behalf of **PARTNERS PREFERRED YIELD II, INC.** in order to construct a three-story self-storage building and related site improvements on an existing development site with six existing one-story self-storage buildings on the following described property:

ALL OF TRACT A, F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A OF SAID F.F. MINIONE; THENCE NORTH 88°10'14" EAST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 229.74 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1, "WHISPERING PINES ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, ON PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 01°22'11" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID F.F. MINIONE, ALSO BEING THE NORTH LINE OF SAID "WHISPERING PINES ADDITION" AND THE NORTH LINE OF PARCEL "A", KAFIN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, ON PAGE 60 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°10'14" WEST ALONG SAID NORTH LINES, A DISTANCE OF 229.75 FEET TO THE SOUTHWEST CORNER OF SAID F.F. MINIONE; THENCE NORTH 01°21'14" WEST ALONG THE WEST LINE OF SAID F.F. MINIONE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 189,199 SQUARE FEET (4.34 ACRES) MORE OR LESS.

AKA: 1600 W Sample Road

ZONED: I-1/PCD (General Industrial/Planned Commercial/Industrial District)

STAFF CONTACT: Pamela Stanton

F. OTHER BUSINESS

G. ADJOURNMENT

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