

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

4

Meeting Date: September 20, 2016

Agenda Item _____

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

SHORT TITLE OR MOTION: A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO SIGN THE HUNTERS MANOR COMMUNITY PLAT AS OWNER, RELATING TO PROPERTIES LOCATED BETWEEN NW 9TH STREET AND NW 6TH STREET, NW 18TH AVENUE AND NW 19TH AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The Pompano Beach CRA has been working on the development of a residential community consisting of approximately 9.6 acres of vacant land also known as "Hunters Manor". The development is located north of Hunters Manor Park and generally bounded by NW 9th Street on the north, NW 6th Street on the south, NW 18th Street on the east and NW 19th Avenue on the west. The property owner (Pompano Beach Community Redevelopment Agency) is required to sign the plat to allow the land to be platted as well as various dedications of rights-of-ways. Before the CRA Board is the Hunters Manor Community Plat which requires the CRA to sign as the land owner.

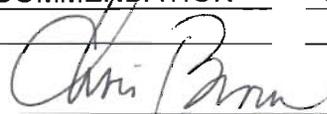
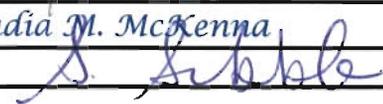
Staff recommends signing the Hunters Manor Community Plat as land owner.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran  Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

<u>DEPARTMENTAL COORDINATION</u>	<u>DATE</u>	<u>DEPARTMENTAL RECOMMENDATION</u>	<u>AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER</u>
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- CRA Executive Director
- CRA Attorney
- Finance Director


Claudia M. McKenna


ACTION PREVIOUSLY TAKEN BY CRA BOARD:

<u>Resolution Results:</u>	<u>Consideration Results:</u>	<u>Other Results:</u>
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P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

MEMORANDUM

Date: September 2, 2016

To: CRA Board

Through: Christopher J. Brown, Co-Executive Director
Kim Briesemeister, Co-Executive Director

From: Nguyen Tran, Northwest CRA Director

Subject: Hunters Manor Community Plat

Background

The Pompano Beach CRA has been working on the development of a residential community consisting of approximately 9.6 acres of vacant land also known as "Hunters Manor". The development is located north of Hunters Manor Park and generally bounded by NW 9th Street on the north, NW 6th Street on the south, NW 18th Street on the east and NW 19th Avenue on the west (please see attached aerial and Plat for a graphical depiction of the location). In order to proceed with the development of a residential community for property over 5 acres in size, the property would need to be platted.

Hunters Manor Community Plat consists of two parcels of land and dedication of several rights-of-ways. Parcel A (6.82 acres) is located south of NW 7th Street is zoned Single Family (RS/4) and Parcel B (2.26 acres) is located north of NW 7th Street and zoned Multifamily (RM12). Additional rights-of-ways will be dedicated for all abutting thoroughfares (NW 6th Street, NW 7th Street, NW 9th Street & NW 19th Avenue) as part of this plat.

Attached to this staff memorandum is the plat Processing Schedule, School Capacity Availability Determination and Hunters Manor Community Plat. As part of the processing schedule, the land owner (Pompano Beach Community Redevelopment Agency) must sign to allow the platting and dedication of the land. Before the CRA Board for approval is the plat of for the required owner's signature. Subsequent to this action, the plat will be scheduled for Final Plat Approval by the City Commission. It is anticipated that the CRA will issue a Request for Proposal (RFP) to develop the land for a residential community near the end of the calendar year to coincide near the targeted plat recordation date of February 2017.

Recommendation:

Staff recommends signing the Hunters Manor Community Plat as Owner.

RESOLUTION NO. _____

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO SIGN THE HUNTERS MANOR COMMUNITY PLAT AS OWNER, RELATING TO PROPERTIES LOCATED BETWEEN NW 9TH STREET AND NW 6TH STREET, NW 18TH AVENUE AND NW 19TH AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Pompano Beach Community Redevelopment Agency is the owner of the lands being platted as Hunters Manor Community Plat, relating to properties located at NW 9th Street on the north, NW 6th Street on the south, NW 18th Avenue to the east and NW 19th Avenue on the west, a copy of which Plat is attached hereto and incorporated by reference.

SECTION 2. The proper officials are hereby authorized to sign the plat as owner.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of September, 2016.

LAMAR FISHER, CHAIRPERSON

ATTEST:

MARGARET GALLAGHER, SECRETARY

Hunters Manor Community Plat



**Processing Schedule Highlights
Hunter's Manor Community Plat**

Milestones	Target Dates
City Pre-application Meeting	November 19, 2015
File Preliminary Plat: City	December 7, 2015
City DRC Meeting	January 6, 2016
File Preliminary Plat: County	January 7, 2016
School Board Capacity Availability Determination	January 14, 2016
County DRC Report (DRR)	March 8, 2016
BCPC Trafficways Approval	March 24, 2016
Submit Letter Of No Objection To County	August 4, 2016
City PZB Meeting	August 24, 2016
School Board SCAD Extension Issued	August 26, 2016
Community Redevelopment Agency Board Meeting	September 20, 2016
City Commission Meeting - Target	October 25, 2016
Submit Letter of Authorization to Proceed to County	By November 8, 2016
County Commission - Target	December 13, 2016
Plat Recordation - Target	By February 13, 2017
Plat Expiration Deadline (if not recorded)	June 13, 2018 <i>(18 months from CC approval)</i>

Completed task with actual date

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-1954-2016
County No: 001-MP-16
HUNTER'S MANOR COMMUNITY PLAT

August 26, 2016



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: August 26, 2016	Single-Family: 65		Elementary: 15
Name: HUNTER'S MANOR COMMUNITY PLAT	Townhouse:		Middle: 7
SBBC Project Number: SBBC-1954-2016	Garden Apartments:		High: 8
County Project Number: 001-MP-16	Mid-Rise:		Total: 30
Municipality Project Number: PZ 15-14000021	High-Rise:		
Owner/Developer: City of Pompano Beach	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 65		

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this plat application dated January 14, 2016 for 65 (four or more bedroom) single family units, which were anticipated to generate 30 students (15 elementary, 7 middle, and 8 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2015/16 school year included Robert Markham Elementary, Crystal Lake Middle and Blanche Ely High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the residential development as proposed by the applicant.

This preliminary determination (for a maximum of 65 (four or more bedroom) single family units) was due to expire on August 21, 2016. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (August 21, 2016) and shall expire on February 16, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to February 16, 2017, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

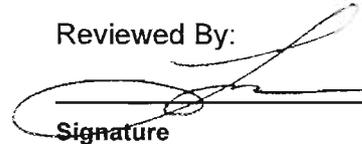
Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-1954-2016 Meets Public School Concurrency Requirement: Yes No

8-26-16

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title

HUNTER'S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR
 AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
 IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
 2016

PLAT BOOK PAGE
 SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10, BLOCK 9, HUNTER'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 3 AND 6, TOGETHER WITH THE SOUTH 100 FEET OF LOTS 9 AND 10, ALL IN BLOCK 11, HUNTER'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9.6171 ACRES (416,922 SQUARE FEET), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LANDS DESCRIBED IN AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HUNTER'S MANOR COMMUNITY PLAT", BEING A REPLAT OF PORTIONS OF BLOCKS 9 AND 11, HUNTER'S MANOR, (P.B. 19, PG. 27, B.C.R.). THE ADDITIONAL THOROUGHFARE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HERETO SET MY HAND IN THE CITY OF POMPANO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA, THIS _____ DAY OF _____, 2016

WITNESS

PRINT NAME

LAMAR FISHER

CHAIRMAN
 POMPANO BEACH COMMUNITY
 REDEVELOPMENT AGENCY

WITNESS

PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LAMAR FISHER, BEING THE CHAIRMAN OF THE POMPANO BEACH REDEVELOPMENT AGENCY, ON BEHALF OF SAID AGENCY, WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREIN EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL _____ DAY OF _____, 2016.

COMMISSION # _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ STATE OF FLORIDA

NAME OF NOTARY PRINTED _____

SURVEYOR'S CERTIFICATE

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 CHAPTER 51-17, 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 _____ DAY OF _____, 2016. THE BENCHMARKS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BY: _____ DATE _____

WALTER DE LA ROCHA
 FLORIDA SURVEYOR AND MAPPER NO. 6081
 FOR STONER & ASSOCIATES, INC. L.B. 6633

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

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

BY: _____
 FRED STAGER, CHAIRMAN

CITY ENGINEER

THIS PLAT ENTITLED "HUNTER'S MANOR COMMUNITY PLAT" HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016.

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

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED 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.

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.

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 CONCURRENT/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

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

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

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016, AND RECORDED IN PLAT BOOK _____, PAGE _____, 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.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR
 BY: _____ DEPUTY BY: _____ MAYOR - COUNTY COMMISSIONER

BROWARD COUNTY PLANNING COUNCIL

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

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.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2016.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

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 IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGO JR., DATE _____ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 154038 BY: _____ RICHARD TORNESE, DATE _____ DIRECTOR PROFESSIONAL ENGINEER FLORIDA REGISTRATION No. 40283

CITY OF POMPANO BEACH SEAL	CITY ENGINEER SEAL	COUNTY COMMISSION SEAL	COUNTY SURVEYOR SEAL	COUNTY ENGINEER SEAL	SURVEYOR SEAL
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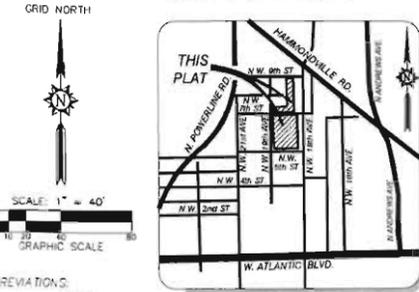
PREPARED BY
STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 6633
 TEL (954) 585-0987 www.stonersurveyors.com
 4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

HUNTER'S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR
 AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
 IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
 2016

PLAT BOOK PAGE
 SHEET 2 OF 3 SHEETS

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.

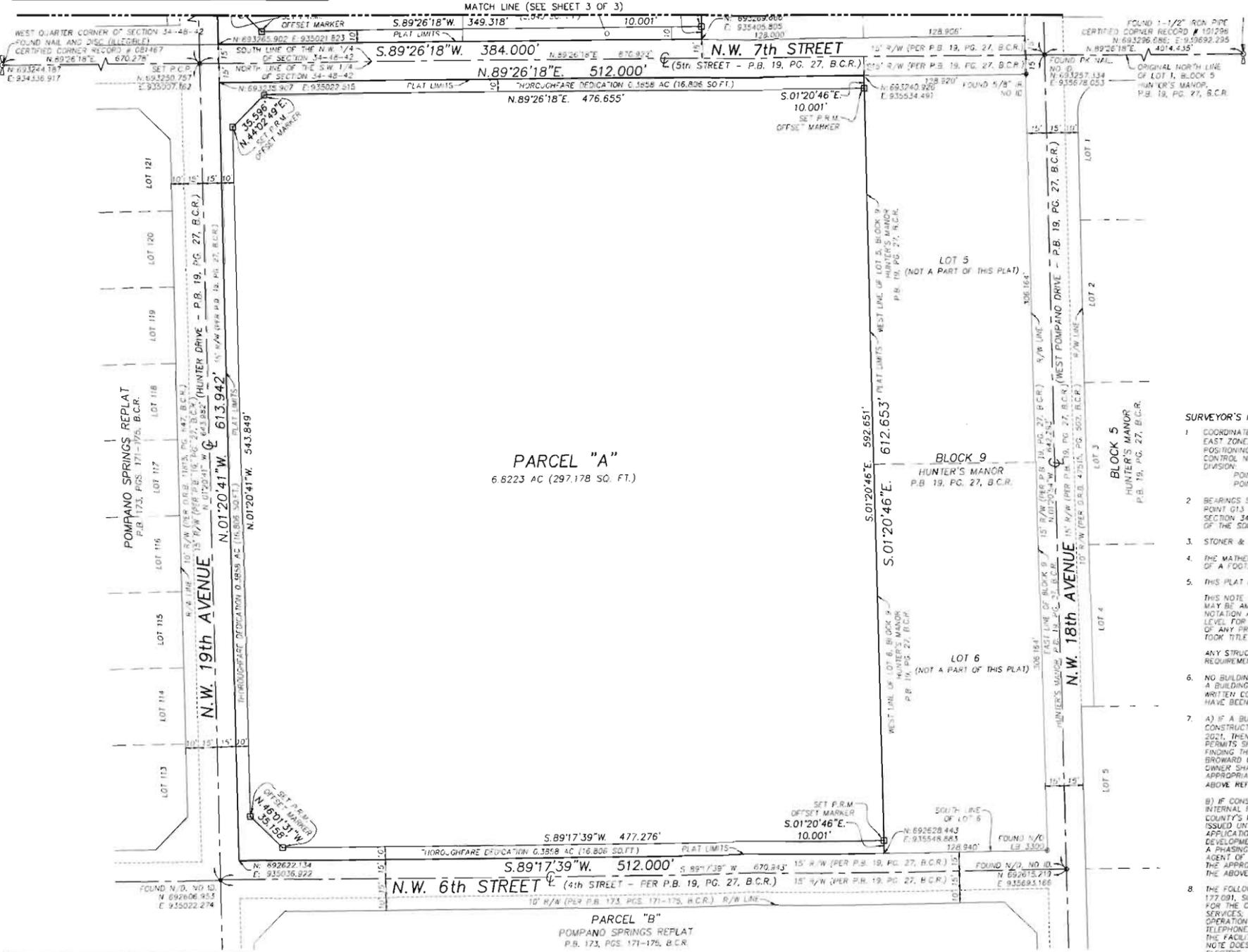


ABBREVIATIONS:

- AC ACRES
- C CENTERLINE
- E EASTING COORDINATES
- I IDENTIFICATION
- R IRON ROD
- RC IRON ROD AND CAP
- LS LICENSED SURVEY
- MAINT MAINTENANCE
- M.B. MAP BOOK
- N NORTHING COORDINATES
- N/D NORTHING RECORD BOOK
- P.B. PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PCP AND DISC STAMPED "STONER&ASSOC. LB 6633"
- PG(S) PAGE(S)
- PK PARKER-KAYLON
- P.R.M. PERMANENT REFERENCE MARKER - 4"x4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "P.R.M. LB 6633"
- R/A RIGHT OF WAY
- SD, ± SQUARE FEET
- √ BREAK IN SCALE

AREA TABULATION TABLE

PARCEL "A"	6.8223 ACRES (297,178 SQUARE FEET)
PARCEL "B"	2.2638 ACRES (98,613 SQUARE FEET)
THOROUGHFARE DEDICATION	0.5310 ACRES (23,131 SQUARE FEET)
TOTAL	9.6171 ACRES (418,922 SQUARE FEET)
TOTAL NET	9.0861 ACRES (395,791 SQUARE FEET)



SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
 POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467)
 POINT H13: NORTHING 693296.686, EASTING 93692.295 (CERTIFIED CORNER RECORD # 101296)
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N 89°26'18"E ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT H13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- STONER & ASSOCIATES, INC. PROJECT NO. 10-17555.
- THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
- THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.
 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 THEREON 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.F., DEVELOPMENT REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDOUS TO AIR NAVIGATION.
- 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.
 A) 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. 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 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
 B) 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. 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 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (26), 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 SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND.

PREPARED BY:
STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 6633
 TEL (954) 385-0997 www.stoner-surveyors.com
 4340 S.W. 62nd AVENUE, TOWN OF PALM, FLORIDA 33431

