

STAFF REPORT
Palm Aire Cypress Course Estates 4th Section
126-MP-81

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners on April 6, 1982, for 1,000 high-rise units on 66.8 acres. The property is located on the northwest corner of Southwest 36 Avenue and McNab Road, in the City of Pompano Beach. The plat was recorded on January 18, 1984 (P.B. 118, PG. 36).

The current note, approved by the County Commission on August 11, 2015 (INSTR #113755363) reads as follows:

Parcels 1, 2 and 3 are restricted to 208 one-bedroom garden apartments, 172 two-bedroom garden apartments and 36 three-bedroom garden apartments.

Tract A-1 is restricted to a Special Residential Facility Category 3 as defined by the Broward County Land Use Plan with 440 sleeping rooms (220 dwelling unit equivalents) and a 151 bed nursing home. This tract is intended for "housing for older persons" as defined within the Federal Fair Housing Amendments Act of 1988 and/or the Broward County Human Rights Act, Chapter 83-360, Laws of Florida, as amended by Chapter 89-437, Laws of Florida. The units constructed on this plat are either to be solely occupied by persons 62 years of age or older; or at least 80% of the units are to be occupied by at least one person 55 years of age or older per unit.

Tract A-2 is restricted to 28 single family units.

Tract A-3 is restricted to a **5,610 square foot daycare center**.

The applicant is requesting to amend the note on the plat to eliminate the daycare center use on Tract A-3, to include a 20,000 square foot fire station. The proposed note language reads as follows:

Parcels 1, 2 and 3 are restricted to 208 one-bedroom garden apartments, 172 two-bedroom garden apartments and 36 three-bedroom garden apartments.

Tract A-1 is restricted to a Special Residential Facility Category 3 as defined by the Broward County Land Use Plan with 440 sleeping rooms (220 dwelling unit equivalents) and a 151 bed nursing home. This tract is intended for "housing for older persons" as defined within the Federal Fair Housing Amendments Act of 1988 and/or the Broward County Human Rights Act, Chapter 83-360, Laws of Florida, as amended by Chapter 89-437, Laws of Florida. The units constructed on this plat are either to be solely occupied by persons 62 years of age or older; or at least 80% of the units are to be occupied by at least one person 55 years of age or older per unit.

Tract A-2 is restricted to 28 single family units.

Tract A-3 (see attached legal description) is restricted to a **20,000 square foot fire station**.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by Tract A-3 of this plat for the uses permitted in the "Irregular (7) Residential within a Dashed-Line Area" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

The attached letter from the City of Pompano Beach indicates no objection to the requested amendment.

The attached letter request of no objection was submitted for the adjacent municipality, City of Fort Lauderdale.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has indicated that the property is located within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Pompano Beach, Development Services Department at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The

Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. Regarding transportation concurrency, this request represents a decrease of 70 PM peak hour trips. The plat is located within the Northeast Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 10, 2019**.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section 2B.1.f, Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued **for Tract A-3 by April 10, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed **for Tract A-3 by April 10, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal

Continued

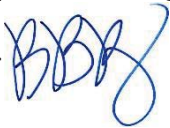
agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL





TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Palm Aire Cypress Course Estates 4th Section (Tract A-3)
(126-MP-81) City of Pompano Beach

DATE: February 6, 2018

FROM: Tract A-3 is restricted to 5,610 square feet of daycare use.

TO: Tract A-3 is restricted to a 20,000 square foot fire station.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates Tract A-3 of this plat for the uses permitted in the "Irregular (7) Residential within a Dashed-Line Area" land use category. This plat is located on the northwest corner of Southwest 36 Avenue and McNab Road.

The proposed fire station use is in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services Department
City of Pompano Beach



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Acting Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

Sept. 30, 2017

Thuy Turner
Planning & Development Management Division
1 N. University Drive, Ste 102A
Plantation, Florida 33324

RE: Plat Note Amendment for the "Resolution Request for the Palm Aire Cypress Course Estates 4th Section Plat Note Amendment" Plat – Letter of No Objection

Ms. Turner:

The City of Pompano Beach has no objection to an amendment of notation on the "Resolution Request for the Palm Aire Cypress Course Estates 4th Section Plat Note Amendment" Plat. The change to the note is, as follows:

From:

Tract A-3 (see attached legal description) is restricted to a 5,610 square foot daycare center.

To:

Tract A-3 (see attached legal description) is restricted to a 20,000 square foot fire station.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Sincerely,

A handwritten signature in blue ink that reads "M. Barszewski".

Maggie Barszewski, AICP
Planner



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

January 26, 2018

Ella Parker, Urban Design & Planning Manager
Department of Sustainable Development
700 NW 19 Ave
Fort Lauderdale, FL 33311

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Fort Lauderdale:

Plat name: Palm Aire Cypress Course Estates 4th Sec.
Plat No. 126-MP-81

Written comments must be received on or before **February 9, 2018**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA LUZ
Digitally signed by
KARINA DA LUZ
Date: 2018.01.26
13:53:17 -05'00'

Karina da Luz
Senior Planner

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to eliminate the daycare and add a 20,000 square foot fire station.)
File Number: 126-MP-81
Project Name: Palm Aire Cypress Course Estate, 4th Section
Comments Due: February 9, 2018
Development Type: Fire Station (20,000 Square Feet)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Pompano Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 4. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Pompano Beach's Water Treatment Plant which has a capacity of 50.000 MGD, a maximum daily flow of 33.200 MGD, and the estimated project's flow is 0.004 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 11/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	68.7400 MGD
Existing Flow Reserved by Building Permit:	2.6970 MGD
Total Committed Flow:	71.4370 MGD
Estimated Project Flow:	0.0001 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Page 2
126-MP-81 PALM AIRE CYPRESS COURSE ESTATES, 4TH SECTION

Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. **The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands.** Contact the Water and Environmental Licensing Section at 954-519-1483.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to Golden Pond / Preserve at Palm Aire, a 1.31 acre private forested fresh water wetland which is a site in the inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

Page 3
126-MP-81 PALM AIRE CYPRESS COURSE ESTATES, 4TH SECTION

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Conceptual Dredge and Fill Review Report

Plat Name: Palm Aire Cypress Course Estates 4th Section February 7, 2018
Plat No: 126-MP-81

LOCATION

Section: 05 & 08 Township: 49 South Range: 42 East

Address: North of McNab Road, between NW 21st Ave and SW 46th Ave, City of Pompano Beach (Folio # 494205060090 et. al.)

FINDINGS

Wetland Characteristics present: Yes No Maybe

A review of Department files indicates there are wetlands on this site that were created as mitigation for Environmental Resource License (ERL) DF90-1067. The ERL authorized the excavation of a 1.6 acre lakes and deepening of 1000' of an existing canal. Impacts to the canals littoral shelf were mitigated by installing littoral plantings along the new canal bank.

The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any wetlands or surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Planning and Development Management Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Palm Aire Cypress Course Estate, 4th Section
 Plat Number 126-MP-81 Plat Book - Page 118-36 (if recorded)
 Owner/Applicant City of Pompano Beach Phone 954-786-7834
 Address 100 West Atlantic Boulevard City Pompano Beach State FL Zip Code 33060
 Owner's E-mail Address Horacio.Danovich@copbfl.com Fax # none
 Agent Keith and Associates, Inc. Phone 954-788-3400
 Contact Person Mike Vonder Meulen, AICP
 Address 301 East Atlantic Boulevard City Pompano Beach State FL Zip Code 33060
 Agent's E-mail Address mvondermeulen@keith-associates.com Fax # none

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat Tract A-3 (see attached legal description) is restricted to a 5,610 square foot daycare center.

Proposed note for entire plat Tract A-3 (see attached legal description) is restricted to a 20,000 square foot fire station.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 20

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) To match proposed development

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
None					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida
 County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]
 Sworn and subscribed to before me this 8th day of January, 2018
 by _____ He/she is personally known to me or _____ as identification.
 Has presented _____
 Signature of Notary Public [Signature]
 Type or Print Name Stephanie Ruwell



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 01/24/18 Acceptance Date 01/26/18
 Comments Due 02/09/18 C.C. Mtg. Date _____ Fee \$ 2,070
 Plats Survey Site Plan City Letter Agreements
 Other Attachments(Describe) Sketch, fire station letter of no objections
 Title of Request note amendment
 Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
 Adjacent City Fort Lauderdale Received by [Signature]

Revised 10/15

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A";
 THENCE SOUTH 02°16'42" EAST FOR 304.44 FEET;
 THENCE SOUTH 04°33'52" WEST FOR 75.54 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 04°33'52" WEST FOR 25.18 FEET;
 THENCE SOUTH 02°16'42" EAST FOR 200.00 FEET;
 THENCE SOUTH 43°18'33" WEST FOR 57.15 FEET
 THENCE SOUTH 88°53'48" WEST FOR 25.00 FEET;
 THENCE NORTH 79°47'36" WEST FOR 61.19 FEET;
 THENCE NORTH 88°53'48" WEST FOR 50.00 FEET;
 THENCE SOUTH 77°35'12" WEST FOR 40.79 FEET;
 THENCE NORTH 01°06'12" WEST FOR 91.00 FEET;
 THENCE NORTH 35°02'01" EAST FOR 209.25 FEET;
 THENCE NORTH 87°43'18" EAST FOR 90.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 43,838 SQUARE FEET (1.006 ACRES) MORE OR LESS.

SURVEY NOTES:

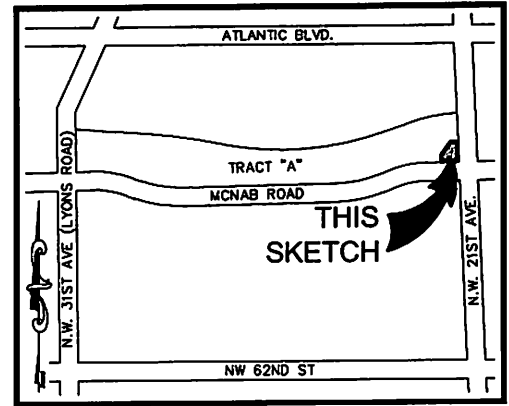
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°16'42" WEST ALONG THE EAST LINE OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, AS RECORDED IN PLAT BOOK 118, ON PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 12, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



LOCATION MAP:
NOT TO SCALE

SKETCH & DESCRIPTION

(Tract A-3)

A PORTION OF TRACT "A"
PALM AIRE CYPRESS COURSE
ESTATES 4TH SECTION
P.B. 118, PG. 36, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.

consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10000.19-SKETCH & DESCRIPTION.DWG

DATE 1/12/18

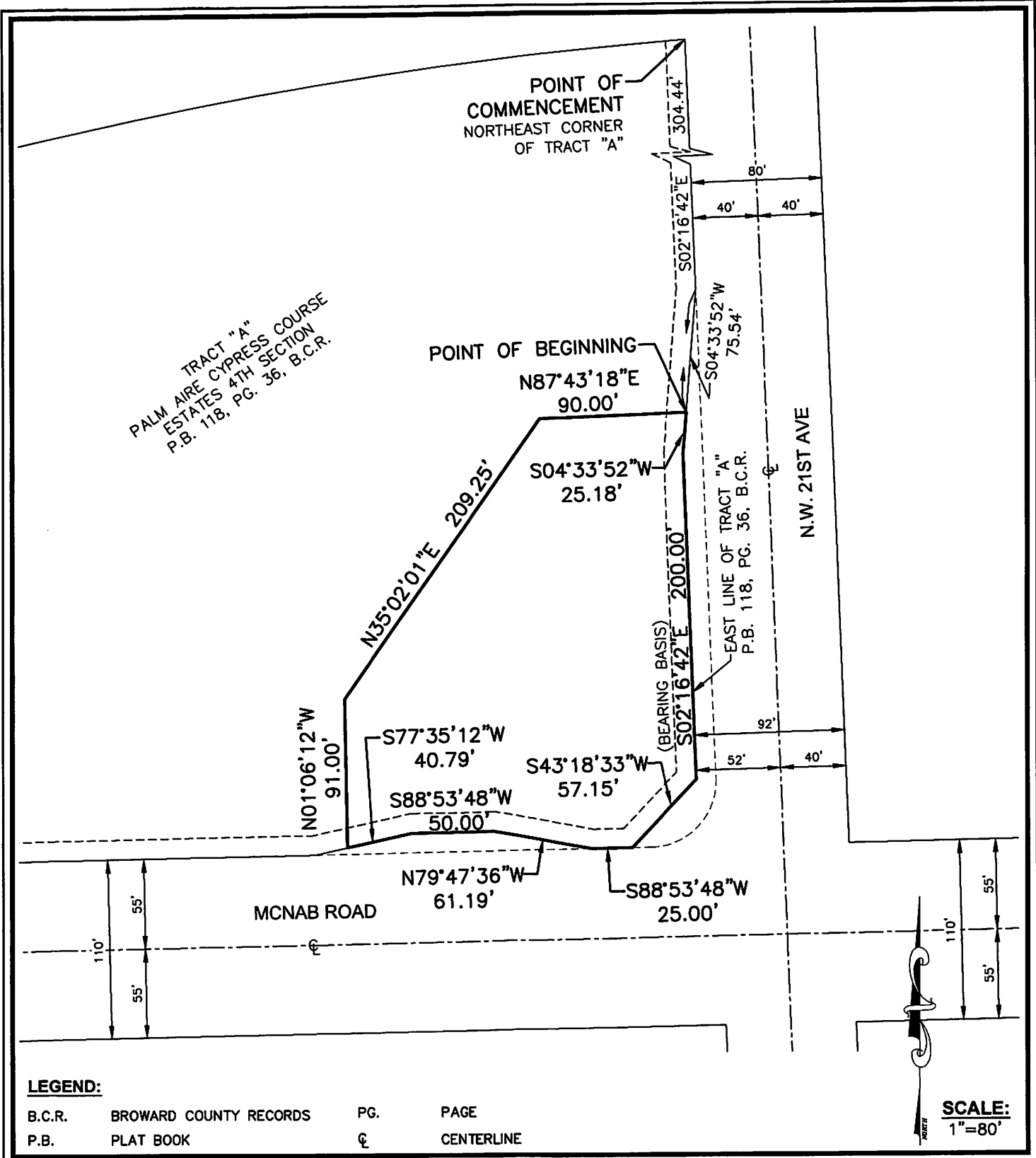
SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS



SKETCH & DESCRIPTION
(Tract A-3)
A PORTION OF TRACT "A"
PALM AIRE CYPRESS COURSE
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SHEET 2 OF 2
DRAWING NO. 10020.19-SKETCH & DESCRIPTION.DWG

DATE 1/12/18
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

DATE	REVISIONS