

STAFF REPORT  
Alpha 250 North  
007-MP-08

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 Board on March 10, 2009 for 1,212,000 square feet of industrial use, a conservation easement and a lake. The property is located on 127.2 acres on the north side of Copans Road, east of the Florida Turnpike in the City of Pompano Beach. The plat was recorded on January 6, 2012 (Plat Book 180, Page 14).

On January 10, 2012, the Board approved a Plat Note Amendment (Instrument No. 110507399) for 250,000 square feet of industrial use on Parcel A, 300,000 square feet of industrial use and ancillary fueling station on Parcel B, a lake on Parcel C, a conservation easement on Parcel D, 342,000 square feet of industrial use on Parcel E, and **737,352 square feet of industrial use on Parcel F**.

The applicant, Industrial Development International, LLC, is requesting to allocate the 737,352 square feet of industrial use between four new parcels on Parcel F. Sketch and legal descriptions for these parcels are attached. Given that no change to the level of development is proposed on Parcel F since the last review of the land and Board Action on January 10, 2012, the Director of Planning and Development Management has waived further agency review in accordance with Section 5-181(c)(1) of the Land Development Code. The proposed note language reads as follows:

This plat is restricted to 250,000 square feet of industrial use on Parcel A, 300,000 square feet of industrial use and ancillary fueling station on Parcel B, a lake on Parcel C, and conservation easement on Parcel D, 342,000 square feet of industrial use on Parcel E, **124,600 square feet of industrial use on Parcel F-A, 167,400 industrial use on Parcel F-B, 248,180 square feet of industrial use on Parcel F-C, and 197,172 square feet of industrial uses on Parcel F-D**.

A companion item to the request to modify the conditions of plat approval has also been filed and is scheduled for Board consideration on June 11, 2019.

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 June 11, 2020.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcels F-A, F-B, F-C and F-D by June 11, 2024**, 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

Continued

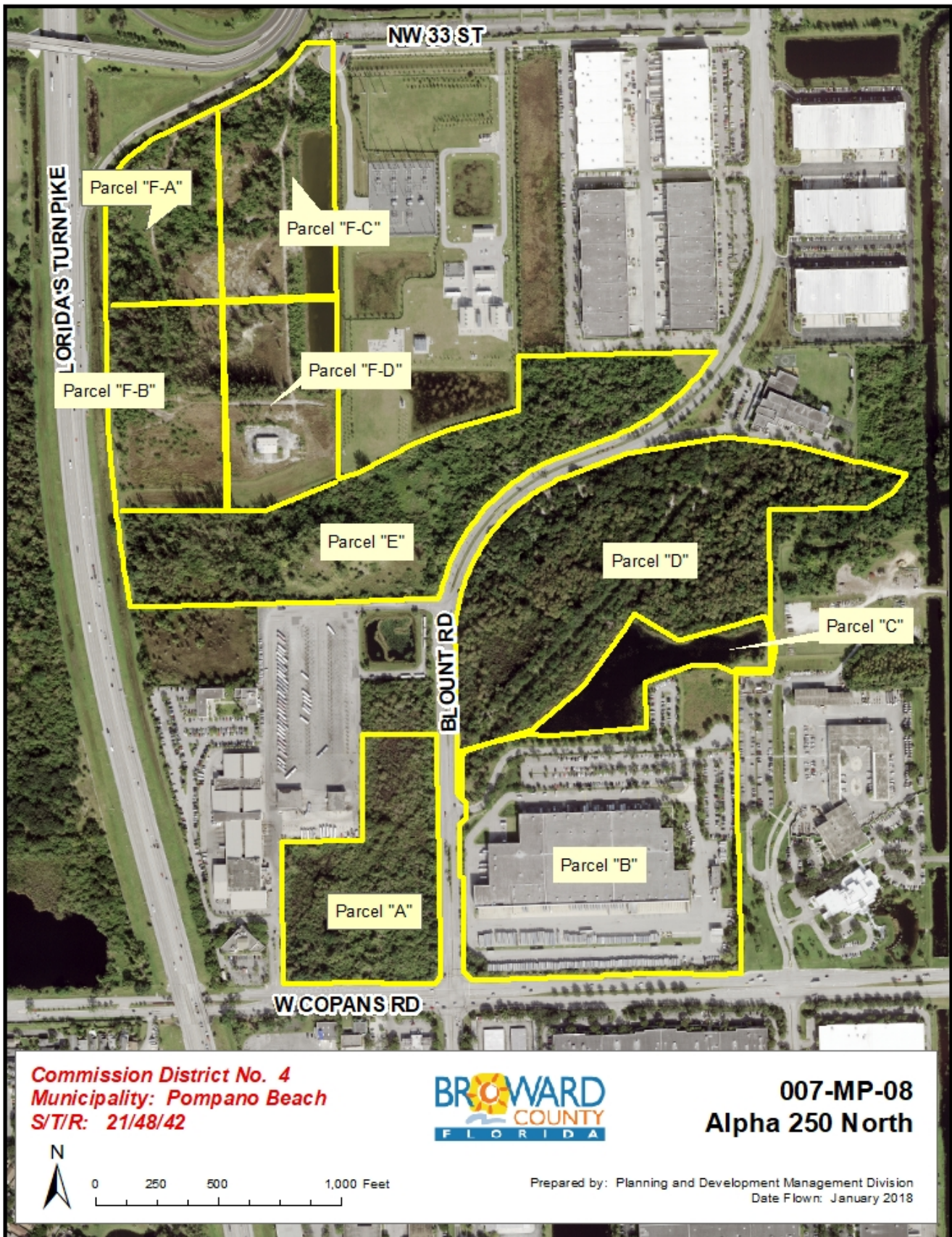
appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed **Parcels F-A, F-B, F-C and F-D** by **June 11, 2024**, 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.

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 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.

*JWP*





# DEVELOPMENT SERVICES

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

April 18, 2019

Ms. Josie P. Sesodia, Director  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment - Alpha 250 North Plat (PB180/14)(007-MP-08) – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to making a minor change to a note on the Alpha 250 North Plat (PB180/14)(007-MP-08) to divide parcel F into four sub-parcels as shown in Attachment I. The change to the note is, as follows:

**From:**

- Parcel A is restricted to 250,000 square feet of industrial use
- Parcel B is restricted to 300,000 square feet of industrial use (215,395 square feet existing, 84,605 square feet proposed) and an existing ancillary fueling station with a 920 square foot canopy
- Parcel C is restricted to a lake
- Parcel D is restricted as a conservation easement
- Parcel E is restricted to 342,000 square feet of industrial use
- Parcel F is restricted to 737,352 square feet of industrial use

**To:**

- Parcel A is restricted to 250,000 square feet of industrial use
- Parcel B is restricted to 300,000 square feet of industrial use (215,395 square feet existing, 84,605 square feet proposed) and an existing ancillary fueling station with a 920 square foot canopy
- Parcel C is restricted to a lake
- Parcel D is restricted as a conservation easement
- Parcel E is restricted to 342,000 square feet of industrial use
- Parcel F is restricted as follows for a total of 737,352 square feet of industrial use:
  - Parcel F-A is restricted to 124,600 square feet of industrial use
  - Parcel F-B is restricted to 167,400 square feet of industrial use
  - Parcel F-C is restricted to 248,180 square feet of industrial use
  - Parcel F-D is restricted to 197,172 square feet of industrial use

The City has no objection to these changes on the Plat. Pursuant to the City’s Code of Ordinances (155.2410 G. 1.) the Development Services Director is authorized to approve minor deviations to Plats administratively. This plat note requests a parcel to be divided into four sub-parcels, has “no increase in the approved level of development” and as a result does not require the re-review by the City Commission.

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

Yours truly,

**THE CITY OF POMPANO BEACH**

David L. Recor, ICMA-CM  
Development Services Director

**Enclosures**

**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 Alpha 250 North Plat

Plat Number 007-MP-08 Plat Book - Page 180-14 (If recorded)

Owner/Applicant Industrial Development International, LLC Phone (770) 866-1117

Address 1100 Peachtree Street NE, Ste 1000 City Atlanta State GA Zip Code 30309

Owner's E-mail Address gary.minor@idilogistics Fax # \_\_\_\_\_

Agent Greenspoon Marder LLP Phone (954) 491-1120

Contact Person Dennis D. Mele, Esq.

Address 200 E. Broward Blvd, Ste 1800 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address dennis.mele@gmlaw & tyler.woolsey@gmlaw.com Fax # (954) 333-4282

**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 Please see attached narrative.

Proposed note for entire plat Please see attached narrative.

**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  
Broward County North Regional Treatment Plant - 2401 N. Powerline Road, Pompano Beach, FL 33069

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Broward County North Regional Treatment Plant - 2401 N. Powerline Road, Pompano Beach, FL 33069

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 ~530

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.) Please see attached narrative.

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which about 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?

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.

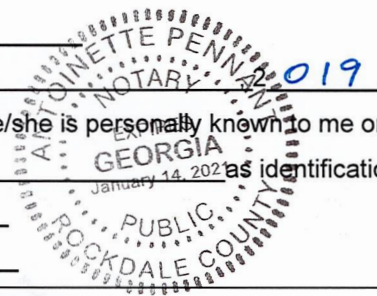
**OWNER/AGENT CERTIFICATION**

State of Georgia  
 County of Fulton

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 26<sup>th</sup> day of March  
 by GARY MINOR  He/she is personally known to me or  as identification.

Has presented \_\_\_\_\_  
 Signature of Notary Public Antoinette Pennant  
 Type or Print Name ANTOINETTE PENNANT



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time N/A Application Date 4/25/2019 Acceptance Date 5/2/2019  
 Comments Due 5/16/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) NARRATIVE  
 Title of Request PLAT SUBDIVISION

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 FPOT / PORT

Adjacent City CITY OF COCONUT CREEK Received by [Signature]  
 JEAN-PAUL W. PEREZ  
 SENIOR PLANNER

April 24, 2019

Jean-Paul Perez  
Planning & Development Management Division  
Broward County  
1 North University Drive  
Plantation, FL 33324

Re: Plat Note Amendment - Alpha 250 North Plat (PB180/14)(007-MP-08)

Dear Mr. Perez,

On behalf of Industrial Development International, LLC ("Applicant"), please accept this request for consideration of the proposed plat note amendment as described below. The Alpha 250 North Plat was recorded on January 6, 2012. To date, two plat note amendments have been approved and recorded. The first was recorded on 1/20/2012 in OR Book 48460, Page 1091 and modified the use on Parcel B to 300,000 square feet of industrial use (215,395 existing, 84,605 proposed) and an existing ancillary fueling station with a 920 square foot canopy. The second amendment was recorded on 4/9/2015 as Instrument #112917337 which extended the findings of adequacy on Parcels A and F. The Applicant is proposing a revision to Parcel F only, by dividing Parcel F into 4 separate sub-parcels, F-A, F-B, F-C and F-D. The Applicant is proposing to divide the parcel density using an average of the land area and proposed building square footage within each sub-parcel so as to not increase the overall square footage allocated to this parcel. Parcel F is currently under one ownership and one BCPA control number – 484221130010.

The existing plat note restriction shown on the face of the plat limits the use of platted property as follows:

- Parcel A is restricted to 250,000 square feet of industrial use
- Parcel B is restricted to 300,000 square feet of industrial use (215,395 square feet existing, 84,605 square feet proposed) and an existing ancillary fueling station with a 920 square foot canopy
- Parcel C is restricted to a lake
- Parcel D is restricted as a conservation easement
- Parcel E is restricted to 342,000 square feet of industrial use
- Parcel F is restricted to 737,352 square feet of industrial use

Jean-Paul Perez  
April 24, 2019  
Page No. 2

The Applicant is proposing to amend the plat note restriction shown on the face of the plat clarifying and limiting the uses on the platted property as follows:

- Parcel A is restricted to 250,000 square feet of industrial use
- Parcel B is restricted to 300,000 square feet of industrial use (215,395 square feet existing, 84,605 square feet proposed) and an existing ancillary fueling station with a 920 square foot canopy
- Parcel C is restricted to a lake
- Parcel D is restricted as a conservation easement
- Parcel E is restricted to 342,000 square feet of industrial use
- Parcel F is restricted as follows for a total of 737,352 square feet of industrial use:
  - Parcel F-A is restricted to 124,600 square feet of industrial use
  - Parcel F-B is restricted to 167,400 square feet of industrial use
  - Parcel F-C is restricted to 248,180 square feet of industrial use
  - Parcel F-D is restricted to 197,172 square feet of industrial use

We respectfully request that you consider this proposed plat note amendment. Please contact me at (954) 527-6209 should you have any questions related to this request.

Sincerely,

GREENSPOON MARDER LLP

  
Tyler Woolsey  
Land Planner



**DESCRIPTION - PARCEL F-A**

**SHEET 1 OF 2**

A parcel of land being portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northeast corner of said Parcel "F"; thence along the North line of said Parcel "F", the following three (3) courses and distances, South 88°22'24" West, 112.37 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 56°24'52" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 566.00 feet, a central angle of 30°17'27", an arc distance of 299.23 feet; thence tangent to said curve, South 63°52'35" West, 260.89 feet to the **POINT OF BEGINNING**; thence South 2°03'26" East, 751.69 feet; thence South 87°56'34" West, 383.83 feet to a point on the West line of said Parcel "F"; thence along said line, North 00°41'45" West, 472.64 feet to the northwest corner of said Parcel "F", said point being on the arc of a non-tangent curve, (a radial line through said point bears North 63°33'24" West); thence along the aforesaid North line of Parcel "F" and northeasterly along said curve being concave to the southeast, having a radius of 500.00 feet, a central angle of 37°25'59", an arc distance of 326.67 feet; thence along said line and tangent to said curve, North 63°52'35" East, 150.14 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 244,136 square feet, (5.6046 acres) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on an assumed meridian and are relative to the West line of Parcel "F", ALPHA 250 NORTH bearing North 00°41'45" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
6. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Record Plat entitled ALPHA 250 NORTH, Plat Book 180, Page, 14, Broward County Records.
  - B. Site Plan prepared by Sun-Tech Engineering, Job. No. 16.3790.

DATE	REVISION	BY	CHK.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: August 22, 2018

*Donald L. Cooper* 3.26.2019

Donald L. Cooper, P.S.M. Date  
Professional Surveyor and Mapper  
Florida Registration No. 6269

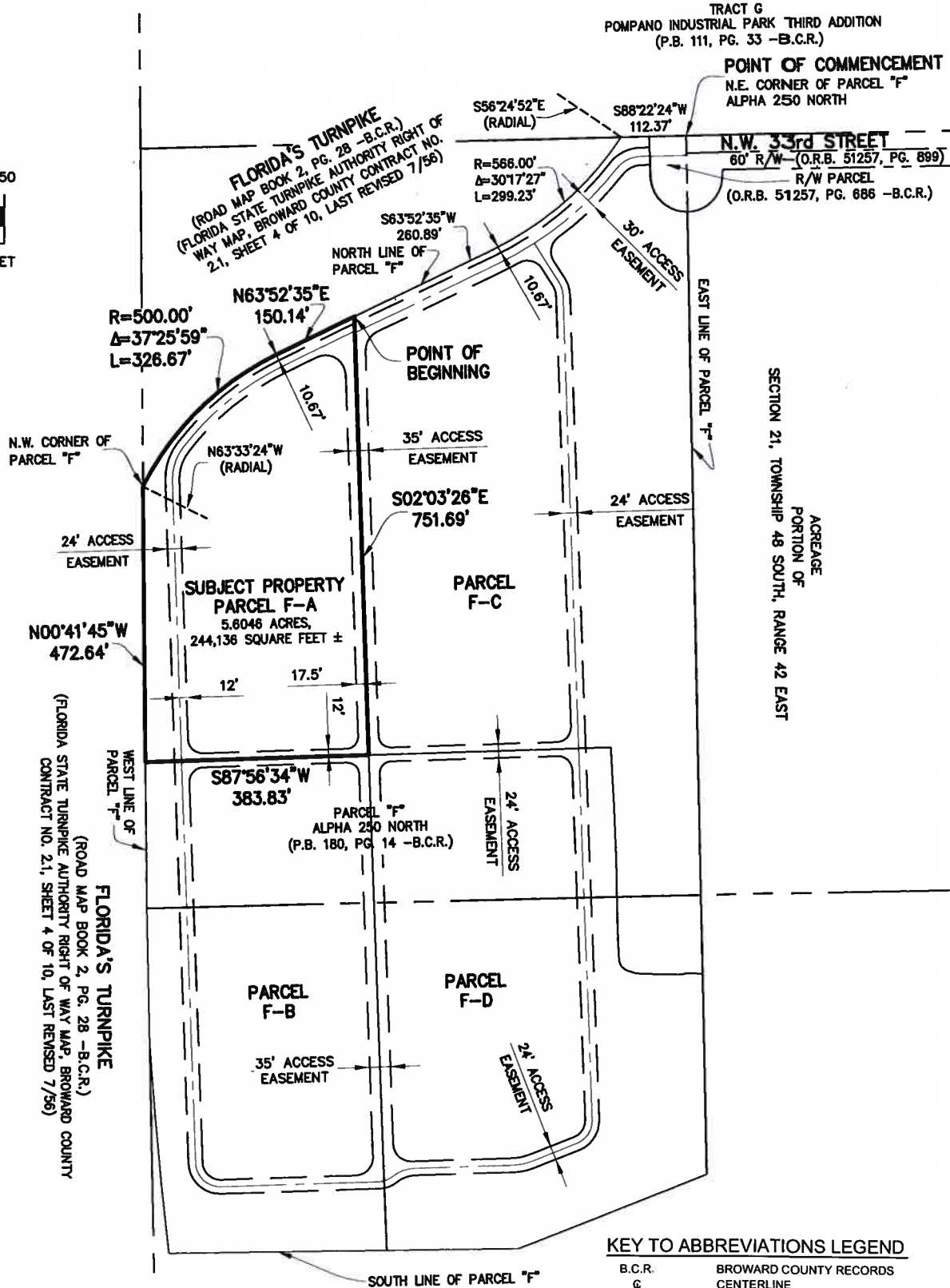


4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

3790Skf-A.dwg  
JOB No.:  
**16-3790**

SHEET 2 OF 2



**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

**PARCEL "E"**  
ALPHA 250 NORTH  
(P.B. 180, PG. 14 -B.C.R.)



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NOT VALID WITHOUT SHEET 1 OF 2.

3790Skf-A.dwg  
JOB No.:  
**16-3790**

**DESCRIPTION - PARCEL F-B**

**SHEET 1 OF 2**

A parcel of land being portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northeast corner of said Parcel "F"; thence along the North line of said Parcel "F" the following four (4) courses and distances, South 88°22'24" West, 112.37 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 56°24'52" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 566.00 feet, a central angle of 30°17'27", an arc distance of 299.23 feet; thence tangent to said curve, South 63°52'35" West, 411.03 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 500.00 feet, a central angle of 37°25'59", an arc distance of 326.67 feet to the northwest corner of said Parcel "F"; thence along the West line of said Parcel "F"; South 00°41'45" East, 472.64 feet to the **POINT OF BEGINNING**; thence North 87°56'34" East, 383.83 feet; thence South 2°03'26" East, 846.97 feet to a point on the South line of said Parcel "F"; thence along said line, South 89°00'59" West, 372.67 feet to the southwest corner of said Parcel "F", said point being on the arc of a non-tangent curve with a radial line bearing South 83°15'42" West; thence along the aforesaid West line of Parcel "F" and northwesterly along the arc of said curve being concave to the East, having a radius of 7489.45 feet, a central angle of 2°45'19", an arc distance of 360.16 feet; thence along said line, North 1°10'01" West, 230.54 feet; thence along said line, North 00°41'45" West, 250.01 to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 326,449 square feet, (7.4942 acres) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on an assumed meridian and are relative to the West line of Parcel "F", ALPHA 250 NORTH bearing North 00°41'45" West.
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7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
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9. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Record Plat entitled ALPHA 250 NORTH, Plat Book 180, Page, 14, Broward County Records.
  - B. Site Plan prepared by Sun-Tech Engineering, Job. No. 16.3790.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: August 22, 2013.

*Donald L. Cooper* 3-26-2019  
 Donald L. Cooper, P.S.M. Date  
 Professional Surveyor and Mapper  
 Florida Registration No. 6269

DATE	REVISION	BY	CHK.



**Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors

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www.suntecheng.com

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Phone (954) 777-3123  
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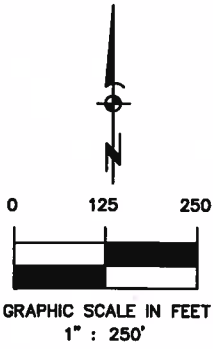
JOB No.:  
**16-3790**

SHEET 2 OF 2

TRACT 6  
POMPANO INDUSTRIAL PARK THIRD ADDITION  
(P.B. 111, PG. 33 -B.C.R.)

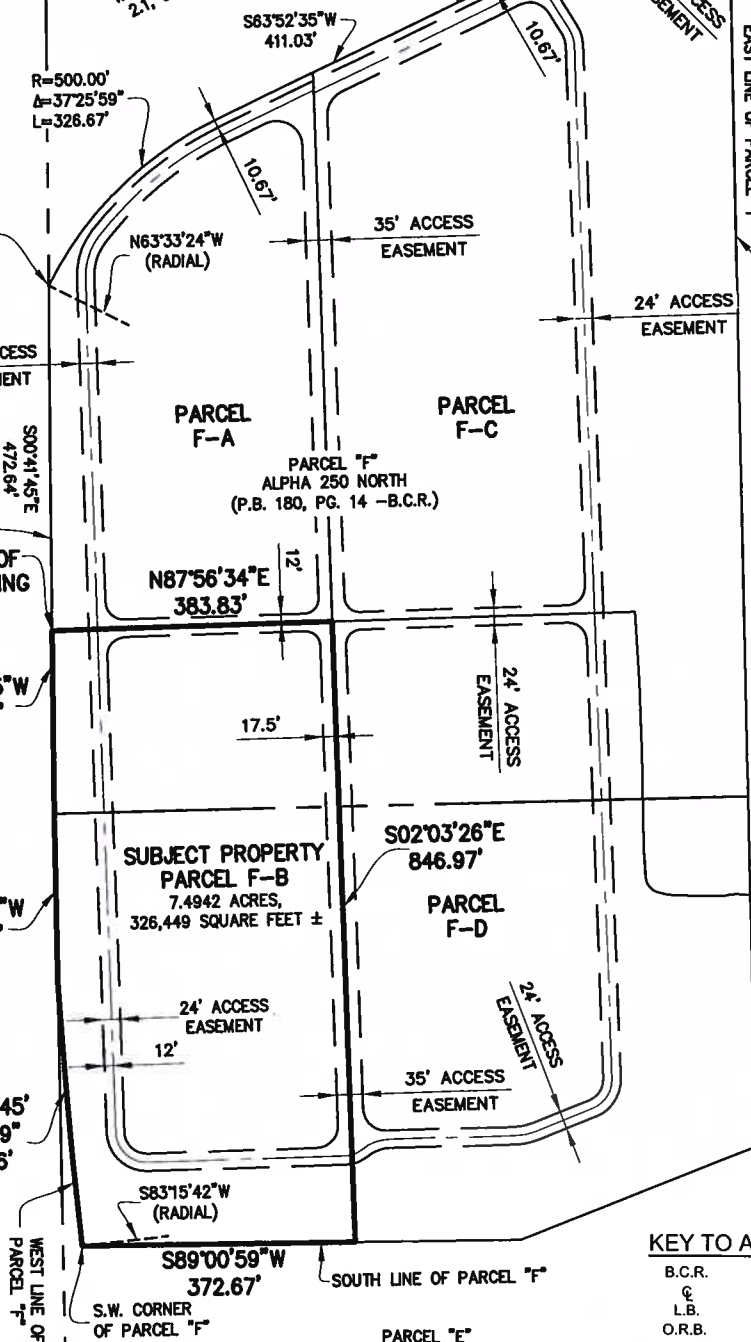
POINT OF COMMENCEMENT  
N.E. CORNER OF PARCEL "F"  
ALPHA 250 NORTH

N.W. 33rd STREET  
60' R/W - (O.R.B. 51257, PG. 899)  
R/W PARCEL  
(O.R.B. 51257, PG. 686 -B.C.R.)



FLORIDA'S TURNPIKE  
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)  
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REVISED 7/56)

FLORIDA'S TURNPIKE  
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)  
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REVISED 7/56)



KEY TO ABBREVIATIONS LEGEND

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¢	CENTERLINE
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R/W	RIGHT-OF-WAY
NO.	NUMBER

**STE Sun-Tech**  
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NOT VALID WITHOUT SHEET 1 OF 2.

3790Skf-B.dwg  
JOB No.:  
**16-3790**

**DESCRIPTION - PARCEL F-C**

**SHEET 1 OF 2**

A parcel of land being portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northeast corner of said Parcel "F"; thence South 88°22'24" West, 63.55 feet to the **POINT OF BEGINNING**; thence South 1°37'36" East, 69.00 feet to a point on the arc of a tangent curve; thence along said East line and southeasterly along the arc of said curve being concave to the northeast, having a radius of 62.00 feet, a central angle of 90°27'40", an arc distance of 97.89 feet to a point on the East line of said Parcel "F"; thence along said line, South 1°10'01" East, 1304.76 feet; thence South 88°49'59" West, 7.39 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 11°10'25" East); thence westerly along the arc of said curve being concave to the South, having a radius of 59.45 feet, a central angle of 28°35'20", an arc distance of 29.66 feet; thence North 89°13'12" West, 65.86 feet to a point on the arc of a tangent curve; thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 80.00 feet, a central angle of 19°24'23", an arc distance of 27.10 feet to a point of compound curvature; thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 22.00 feet, a central angle of 65°29'58", an arc distance of 25.15 feet to a point of compound curvature; thence northerly along the arc of said curve being concave to the East, having a radius of 1000.00 feet, a central angle of 4°00'09", an arc distance of 69.86 feet to a point of reverse curvature; thence northerly along the arc of said curve being concave to the West, having a radius of 4331.36 feet, a central angle of 3°52'53", an arc distance of 293.43 feet; thence South 87°56'34" West, 413.61 feet; thence North 2°03'26" West, 751.69 feet to a point on the aforesaid North line of Parcel "F"; thence along said line, North 63°52'35" East, 260.89 feet to a point on the arc of a tangent curve; thence along said line and northeasterly along the arc of said curve being concave to the northwest, having a radius of 566.00 feet, a central angle of 30°17'27", an arc distance of 299.23 feet; thence along said line, North 88°22'24" East, 48.82 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 563,688 square feet, (12.9405 acres) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on an assumed meridian and are relative to the West line of Parcel "F", ALPHA 250 NORTH bearing North 00°41'45" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
6. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Record Plat entitled ALPHA 250 NORTH, Plat Book 180, Page, 14, Broward County Records.
  - B. Site Plan prepared by Sun-Tech Engineering, Job. No. 16.3790.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: August 22, 2018.

*Donald L. Cooper* 3.26.2019  
Date  
Donald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

DATE	REVISION	BY	CHK.
8/28/2018	REVISED	WV	DLC



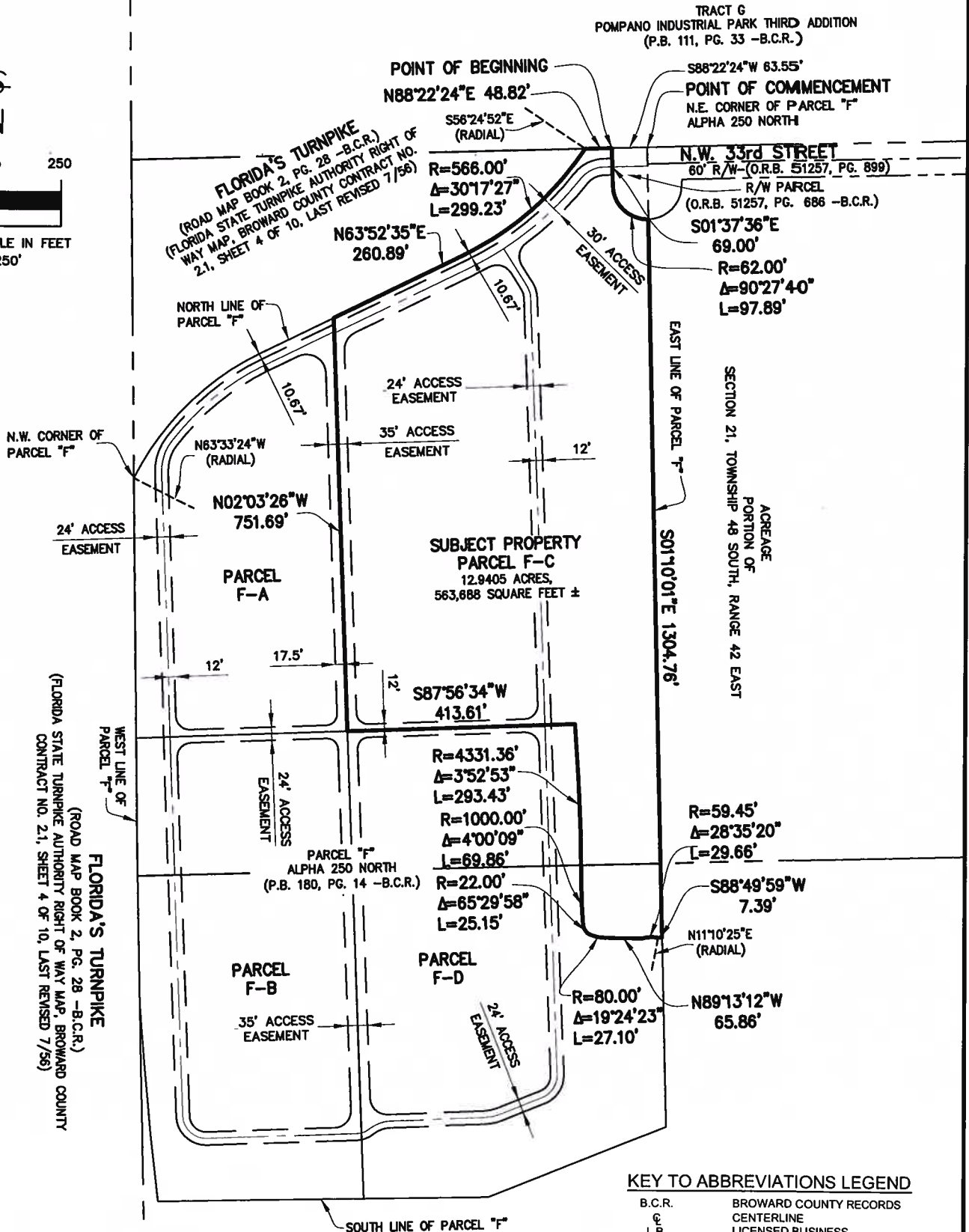
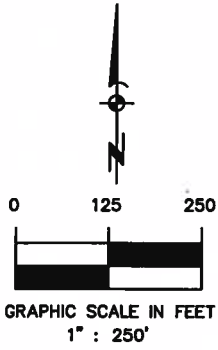
**Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors

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Certificate of Auth #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

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JOB No.:  
**16-3790**



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NOT VALID WITHOUT SHEET 1 OF 2.

3790Skf-C.dwg  
JOB No.:  
**16-3790**

**DESCRIPTION - PARCEL F-D**

**SHEET 1 OF 2**

A parcel of land being portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northeast corner of said Parcel "F"; thence along the North line of said Parcel "F", South 88°22'24" West, 112.37 feet; thence South 1°37'36" East, 69.00 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 62.00 feet, a central angle of 90°27'40", an arc distance of 97.89 feet to a point on the East line of said Parcel "F"; thence along said line, South 1°10'01" East, 1304.76 feet to the POINT OF BEGINNING; thence along said line, continue South 1°10'01" East, 343.81 feet to the southeast corner of said Parcel "F"; thence along the South line of said Parcel "F", South 88°19'27" West, 347.95 feet; thence along said line, South 89°00'59" West, 224.38 feet; thence North 2°03'26" West, 846.97 feet; thence North 87°56'34" East, 413.61 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 85°48'24" East); thence southerly along the arc of said curve being concave to the West, having a radius of 4331.36 feet, a central angle of 3°52'53", an arc distance of 293.43 feet to a point of reverse curvature; thence southerly along the arc of said curve being concave to the East, having a radius of 1000.00 feet, a central angle of 4°00'09", an arc distance of 69.86 feet to a point of compound curvature; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 22.00 feet, a central angle of 65°29'58", an arc distance of 25.15 feet to a point of compound curvature; thence easterly along the arc of said curve being concave to the South, having a radius of 80.00 feet, a central angle of 19°24'23", an arc distance of 27.10 feet; thence tangent to said said curve, South 89°13'12" East, 65.86 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 17°24'55" West); thence easterly along the arc of said curve being concave to the South, having a radius of 59.45 feet, a central angle of 28°35'20", an arc distance of 29.66 feet; thence North 88°49'59" East, 7.39 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 398,180 square feet, (9.1410 acres) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on an assumed meridian and are relative to the West line of Parcel "F", ALPHA 250 NORTH bearing North 00°41'45" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
6. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Record Plat entitled ALPHA 250 NORTH, Plat Book 180, Page, 14, Broward County Records.
  - B. Site Plan prepared by Sun-Tech Engineering, Job. No. 16.3790.

**SURVEYOR'S CERTIFICATION**

DATE	REVISION	BY	CHK.
8/28/2018	REVISED	VV	DLC

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: August 22, 2018.



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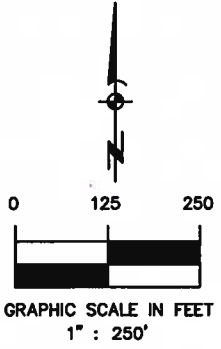
*Donald L. Cooper*  
Donald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

*13.26.2019*  
Date

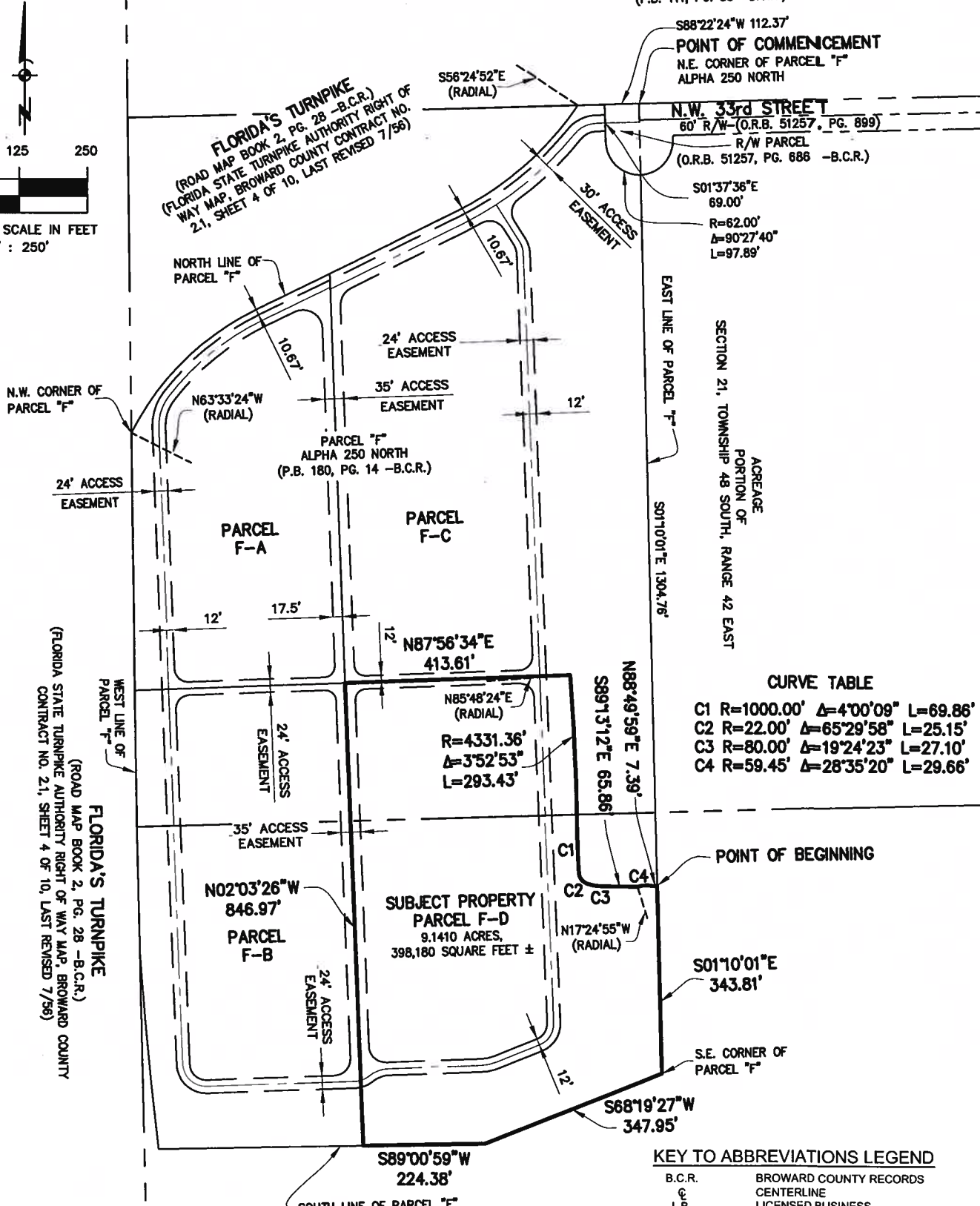
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JOB No.:  
**16-3790**

SHEET 2 OF 2

TRACT G  
POMPANO INDUSTRIAL PARK THIRD ADDITION  
(P.B. 111, PG. 33 -B.C.R.)



FLORIDA'S TURNPIKE  
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)  
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REVISED 7/56)



POINT OF COMMENCEMENT  
N.E. CORNER OF PARCEL "F"  
ALPHA 250 NORTH

N.W. 33rd STREET  
60' R/W-(O.R.B. 51257, PG. 899)  
R/W PARCEL  
(O.R.B. 51257, PG. 686 -B.C.R.)

S01°37'36"E  
89.00'  
R=62.00'  
Δ=90°27'40"  
L=97.89'

SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
PORION OF AORAGE

S01°00'1"E 1304.76'

**CURVE TABLE**

C1	R=1000.00'	Δ=4°00'09"	L=69.86'
C2	R=22.00'	Δ=65°29'58"	L=25.15'
C3	R=80.00'	Δ=19°24'23"	L=27.10'
C4	R=59.45'	Δ=28°35'20"	L=29.66'

POINT OF BEGINNING

S01°10'01"E  
343.81'

S.E. CORNER OF PARCEL "F"

**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

FLORIDA'S TURNPIKE  
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)  
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REVISED 7/56)

SUBJECT PROPERTY  
PARCEL F-D  
9.1410 ACRES,  
398,180 SQUARE FEET ±

PARCEL "E"  
ALPHA 250 NORTH  
(P.B. 180, PG. 14 -B.C.R.)

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