



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 058-MP-07

## Application to Change or Waive Requirements of the Broward County Land Development Code

| <b>INSTRUCTIONS</b>   |  |
|---|--|
| This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:   |  |
| <b>ROADWAY RELATED</b><br>1. <span style="border: 1px solid red; padding: 2px;">Non-Vehicular Access Lines</span><br>2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)<br>3. Right-of-Way Dedications<br>4. Sidewalks and Paved Access<br>5. Design Criteria   | <b>NON-ROADWAY RELATED</b><br>6. Design Criteria<br>7. Waste Water Disposal/Source of Potable Water<br>8. Fire Protection<br>9. Parks and/or School Dedications<br>10. Impact/Concurrency Fee(s)<br>11. Environmental Impact Report<br>⑫ Other Changes |
| 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 documentation attached. Please type this application or print legibly in <b>black ink</b> . |  |

| <b>Project Information</b>  |  |                                    |              |
|---|--|------------------------------------|--------------|
| Plat/Site Plan Name<br>Pompano Park Racino Plat   |  |                                    |              |
| Plat/Site Number<br>058-MP-07   | Plat Book - Page (if recorded)<br>181-22 |                                    |              |
| Owner/Applicant/Petitioner Name<br>Pompano Park JV Northwest Corner LLC, Topgolf USA PPB LLC  |  |                                    |              |
| Address<br>601 E Pratt Street, 6th Floor  | City<br>Baltimore                        | State<br>MD                        | Zip<br>21202 |
| Phone<br>410-752-5444   | Email<br>Clong@cordish.com               |                                    |              |
| Agent for Owner/Applicant/Petitioner<br>KEITH   |  | Contact Person<br>Juan Pablo Chapa |              |
| Address<br>301 E Atlantic Blvd  | City<br>Pompano Beach                    | State<br>FL                        | Zip<br>33060 |
| Phone<br>561-788-3400   | Email<br>Jchapa@keithteam.com            |                                    |              |
| Folio(s)<br>494203410052, 494203410051, 494203410061  |  |                                    |              |
| Location<br>West <u>SW 23rd Ave (Lucky Ln)</u> side of <u>SW 23rd Ave (Lucky Ln)</u> at/between/and <u>South</u> <u>SW 3rd Street</u> and/of <u>SW 3rd Street</u><br><i>north side/corner north street name street name / side/corner street name</i> |  |                                    |              |

### Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

Per County Pre-application Meeting on Nov 9, 2022 for Vacation of 120-foot ingress/egress access easement, wherein it was determined amendment to the non-vehicular access line would be required for the Racino Plat.

Land Development Code citation(s)

Resilient Environment Dept: Pre-app Meeting 11/9/2022. Karina DaLuz, Howard Clarke; HCED: DG McGuire, Diego Penazola

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date

Karina DaLuz, Howard Clarke-Resilient Environment Dept; David McGuire, Diego Penazola- HCED: 11/9/2022

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

See attached detailed narrative and Sketch and Description:

This request is to shift the existing NVAL to allow the vacation of a utility easement and 10-feet of an access easement.

### REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Urban Planning Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Urban Planning Division staff to determine any additional required documentation.

**All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.**



**NOTARY PUBLIC: Owner/Agent Certification**

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

*Am Swans*  
Owner/Agent Signature

August 4, 2023  
Date

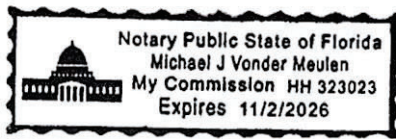
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 4th day of August, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Michael Vonder Meulen  
Name of Notary Typed, Printed or Stamped

*Michael Vonder Meulen*  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 323023  
Serial Number (if applicable)

**For Office Use Only**

Application Type/Title of Request

NUAL Application

Application Date  
8/24/23

Acceptance Date  
8/25/23

Fee  
\$ 2410.00

Comments Due  
9/14/23

Report Due  
TBD

CC Meeting Date  
TBD

Adjacent City or Cities

DAHA

Plats                       Site Plans                       City Letter                       FDOT Letter

Other:

Distribute To  
 Engineering                       Traffic Engineering                       Mass Transit

Other:

Comments

Received By  
Diego Penaloza



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
POMPANO PARK JV NORTHWEST CORNER, LLC

### Filing Information

**Document Number** M19000009417  
**FEI/EIN Number** N/A  
**Date Filed** 10/02/2019  
**State** DE  
**Status** ACTIVE

### Principal Address

601 E. PRATT ST.  
6TH FL  
BALTIMORE, MD 21202

Changed: 04/29/2021

### Mailing Address

601 E PRATT STREET, 6TH FL  
BALTIMORE, MD 21202

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title MEMBER

POMPANO PARK JV HOLDINGS, LLC  
601 E. PRATT ST.  
6TH FL  
BALTIMORE, MD 21202

Title Authorized Member

CORDISH, JONATHAN

601 E. PRATT ST.  
6TH FL  
BALTIMORE, MD 21202

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2021               | 04/29/2021        |
| 2022               | 04/27/2022        |
| 2023               | 04/21/2023        |

**Document Images**

|   |  |
|---|--|
| <a href="#">04/21/2023 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/27/2022 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/29/2021 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">07/20/2020 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">10/02/2019 -- Foreign Limited</a> | <a href="#">View image in PDF format</a> |

**RESOLUTIONS OF**  
**POMPANO PARK JV NORTHWEST CORNER, LLC**

**THE UNDERSIGNED**, Jonathan A. Cordish, who is the Managing Member of Pompano Park JV Holdings Investors, LLC (“**Investors**”), which is the Managing Member of Pompano Park JV Holdings, LLC (“**Holdings**”), which is the sole member of Pompano Park JV Northwest Corner, LLC (the “**Company**”), hereby adopts and approves the following resolution by the unanimous written consent of the undersigned as of this 16<sup>th</sup> day of September, 2022, and direct the same be filed with the records of the Company;

**WHEREAS**, the undersigned member, acting on their own behalf and on behalf of the Company, have determined that it is in the best interest of the Company to authorize additional persons to act on behalf of the Company for the purposes described below.

**NOW THEREFORE**, be it:

**RESOLVED**, that each of Blake Cordish, Charles Jacobs and Corey Long are hereby appointed as Authorized Persons of the Company for the purposes of executing any and all permit applications, plat applications, proffers and other similar land use, zoning and entitlement applications, requests and similar matters (collectively, the “**Documents**”), and, acting alone and in accordance with the Limited Liability Company Agreement of the Company, each such individual is authorized and empowered to act on behalf of the Company by binding the Company to any such Document; and

**FURTHER RESOLVED**, that all actions of the Company and their duly authorized officers, agents, servants and employees, for and on behalf of the Company and the Sole Member, as applicable, heretofore taken in connection with any such Documents, are hereby ratified, confirmed and adopted; and

**FURTHER RESOLVED**, that the Managing Member is hereby authorized and empowered to certify a copy of these Resolutions to such person or persons as he may deem entitled thereto.

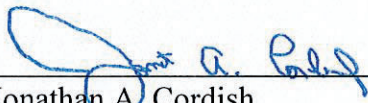
*[Signatures appear on the following page]*

**IN WITNESS WHEREOF**, and intending to be legally bound hereby, the undersigned Members have executed these Resolutions as of the day and year first above written.

**MEMBER:**

POMPANO PARK JV HOLDINGS, LLC  
a Delaware limited liability company

By: POMPANO PARK JV HOLDINGS INVESTORS,  
LLC, a Maryland limited liability company, its  
Managing Member

By:   
\_\_\_\_\_  
Jonathan A. Cordish  
Managing Member



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
TOPGOLF USA PPB, LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | M18000009702 |
| <b>FEI/EIN Number</b>       | 83-2324560   |
| <b>Date Filed</b>           | 10/26/2018   |
| <b>State</b>                | DE           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 07/17/2023   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

### Mailing Address

8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BURNS, ELRIDGE  
8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

Title MGR

DAVENPORT, WILLIAM  
8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231



Title MGR

AREVALO, SUSANA, CFO  
8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

Title MGRS

SRINIVASAN, NARESH  
8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

Title MBR

TG HOLDINGS I, LLC  
8750 N CENTRAL EXPRESSWAY, STE 1200  
DALLAS, TX 75231

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 03/27/2021 |
| 2022        | 04/04/2022 |
| 2023        | 02/27/2023 |

**Document Images**

|   |                          |
|---|--------------------------|
| <a href="#">07/17/2023 -- LC Amendment</a>    | View image in PDF format |
| <a href="#">02/27/2023 -- ANNUAL REPORT</a>   | View image in PDF format |
| <a href="#">04/04/2022 -- ANNUAL REPORT</a>   | View image in PDF format |
| <a href="#">03/27/2021 -- ANNUAL REPORT</a>   | View image in PDF format |
| <a href="#">05/14/2020 -- ANNUAL REPORT</a>   | View image in PDF format |
| <a href="#">10/10/2019 -- LC Name Change</a>  | View image in PDF format |
| <a href="#">04/10/2019 -- ANNUAL REPORT</a>   | View image in PDF format |
| <a href="#">10/26/2018 -- Foreign Limited</a> | View image in PDF format |

### Owner Affidavit / Letter of Authorization

City of Pompano Beach  
Department of Development Services  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

Broward County Florida  
Resilient Environment Department  
URBAN PLANNING DIVISION  
1 N. University Drive, Box 102A  
Plantation, FL 33324

RE: Pompano Park JV Northwest Corner, LLC  
601 East Pratt Street, 6<sup>th</sup> Floor  
Baltimore, MD 21202  
Folio: 494203350040

To Whom It May Concern;

State of Florida  
County of Broward

I, COREY LONG, am the authorized agent of **Pompano Park JV Northwest Corner, LLC**, the owner of property located at ISLE OF CAPRI CIRCLE, POMPANO BEACH FL 33069, and described in the legal description.


POMPANO PARK RACINO PLAT 181-22 B POR PAR A DESC AS: BEG AT MOST S SE COR OF TR A, ARVIDA POMPANO PARK 137-33B, NE 49.47, N 685.69, W 50.25, N 59.59, E 220.20, S 59.59

Said land is situated in the City of Pompano Beach, Broward County, Florida.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name



COREY LONG

Sworn and subscribed to before me this 12 day of OCTOBER, 2022

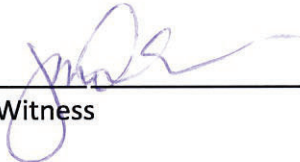
He/she is personally known to me or

Has presented as identification.

Signature of Notary Public



Print Name



Witness

10/12/2022

Date

Date 10/12/2022



Witness

Date

### Owner Affidavit / Letter of Authorization

City of Pompano Beach  
Department of Development Services  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

Broward County Florida  
Resilient Environment Department  
URBAN PLANNING DIVISION  
1 N. University Drive, Box 102A  
Plantation, FL 33324

RE: Topgolf USA PPB, LLC  
8750 N Central Expressway  
Suite 1200  
Dallas, TX 75231

Folio: 494203550041

To Whom It May Concern:

State of ~~Florida~~ Texas  
County of ~~Broward~~ Dallas

I, Susana Arevalo, am the Manager of **Topgolf USA PPB LLC**, the owner of property located at ISLE OF CAPRI CIRCLE, POMPANO BEACH FL 33069, and described in the legal description.

POMPANO PARK RACINO PLAT 181-22 B POR PAR "A" DESC AS:COMM N MOST NW COR OF TR B, ARVIDA POMPANO PARK 137-33 B,S 12.01 TO POB, CONT S 59.59,W 49.86,S 681.01,

Said land is situated in the City of Pompano Beach, Broward County, Florida.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of Owner/Agent

*Susana Arevalo*

Print Name

Susana Arevalo  
Manager of Topgolf USA PPB, LLC

Sworn and subscribed to before me this 31<sup>st</sup> day of July, 2023 She is personally known to me.

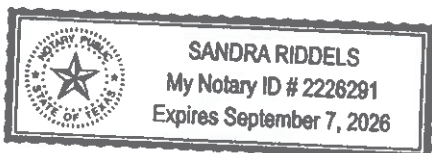
Signature of Notary Public

*Sandra Riddels*  
Print Name SANDRA Riddels

Date 7/31/2023

*Cheree W. Goodall*  
Witness Cheree Goodall Date 7/31/23

*Lindsay Kirton*  
Witness Lindsay Kirton Date 7/31/23





August 21, 2023

JOSIE SESODIA, AICP, DIRECTOR  
Broward County Resilient Environment Department  
URBAN PLANNING DIVISION  
1 N. University Drive, #102A  
Plantation, FL 33324

**RE: Non-Vehicular Access Line Amendment (NVAL)**  
**Folio #:** 494203350040 & 494203350041  
**Plat:** Pompano Park Racino Plat - P.B. 181, P. 22  
**Location:** Isle of Capri Circle, Pompano Beach, FL 33069  
KEITH Project Number: 10230.09

Dear Ms. Sesodia;

On behalf of the owners (Topgolf USA PPB LLC and Pompano Park Northwest Corner LLC), KEITH is pleased to submit this application to amend the Non-Vehicular Access Line on the Pompano Park Racino Plat, recorded in Plat Book 181, Page 22. The folio numbers are 494203350040 and 494203350041.

The subject site is Live! Resorts Pompano Project. The owners are requesting the amendment to the Non-Vehicular Access Line (NVAL) to shift the existing NVAL 10 feet to the east to provide sufficient access to the adjacent parcel of Arvida Pompano Park Plat, Tract A, Book 137, Page 33. This request will allow the proposed vacation of a 10-foot portion of the 120-foot ingress/egress access easement.

This is a site of future development as approved by the Live! Resorts Pompano Activity Center Land Use and (PCD) Zoning consistent with the approved Planned Commerce Development (PCD) Master Plan.

The proposed non-vehicular access line is described as beginning at 59.59 feet south of SW 3<sup>rd</sup> Street along Lucky Lane on both sides east of the ingress/egress access easement and runs north to south direction. The proposed NVAL will be reduced from 300 feet to 100 feet on the east sides of the access easement to avoid interference with the existing opening on the adjacent Arvida parcel side and the proposed truck entrance on Lucky Lane.

The legal description is:

A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING WITHIN PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A POINT HEREINAFTER TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 10.01 FEET; THENCE

[www.KEITHteam.com](http://www.KEITHteam.com)



August 21, 2023  
Page 2 of 2

ALONG A LINE BEING 10.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT A, ARVIDA POMPANO PARK, AND THE WESTERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 49.58 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST, 100.00 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

THAT CERTAIN NON-VEHICULAR ACCESS LINE AS SHOWN ON ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A" AND THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 220.20 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THE PLATTED NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE, THE EASTERLY LINE OF SAID PARCEL "A", AND THE WESTERLY LINE OF TRACT B, OF SAID ARVIDA POMPANO PARK, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 59.59 FEET; (2) SOUTH 89°40'35" WEST, 49.86 FEET; (3) SOUTH 02°27'09" EAST, 100.00 FEET TO THE POINT OF TERMINUS. SAID LAND LYING AND SITUATED IN THE CITY POMPANO BEACH, BROWARD COUNTY, FLORIDA.

The NVAL application was submitted to the City of Pompano Beach and approved on March 29, 2023.

Attached for your records is a copy of the *Recorded Plat, Survey, Approved Site Plan and Sketch and Description* of the proposed and existing non-vehicular access lines. This application is being submitted concurrently with an application to vacate a portion of the ingress/egress access easement.

If you have any questions or require additional information, please contact me.

Sincerely,



Ann DeVeaux  
Planner

Cc: Corey Long  
Debbie Orshefsky, Esq.



**“EXHIBIT A”  
LEGAL AND SKETCH DESCRIPTION**

LEGAL DESCRIPTION (PROPOSED NVAL LINE):

A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING WITHIN PARCEL “A”, “POMPANO PARK RACINO PLAT”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A POINT HEREINAFTER TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 10.01 FEET; THENCE ALONG A LINE BEING 10.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT A, ARVIDA POMPANO PARK, AND THE WESTERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 49.58 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST, 100.00 FEET TO THE POINT OF TERMINUS.

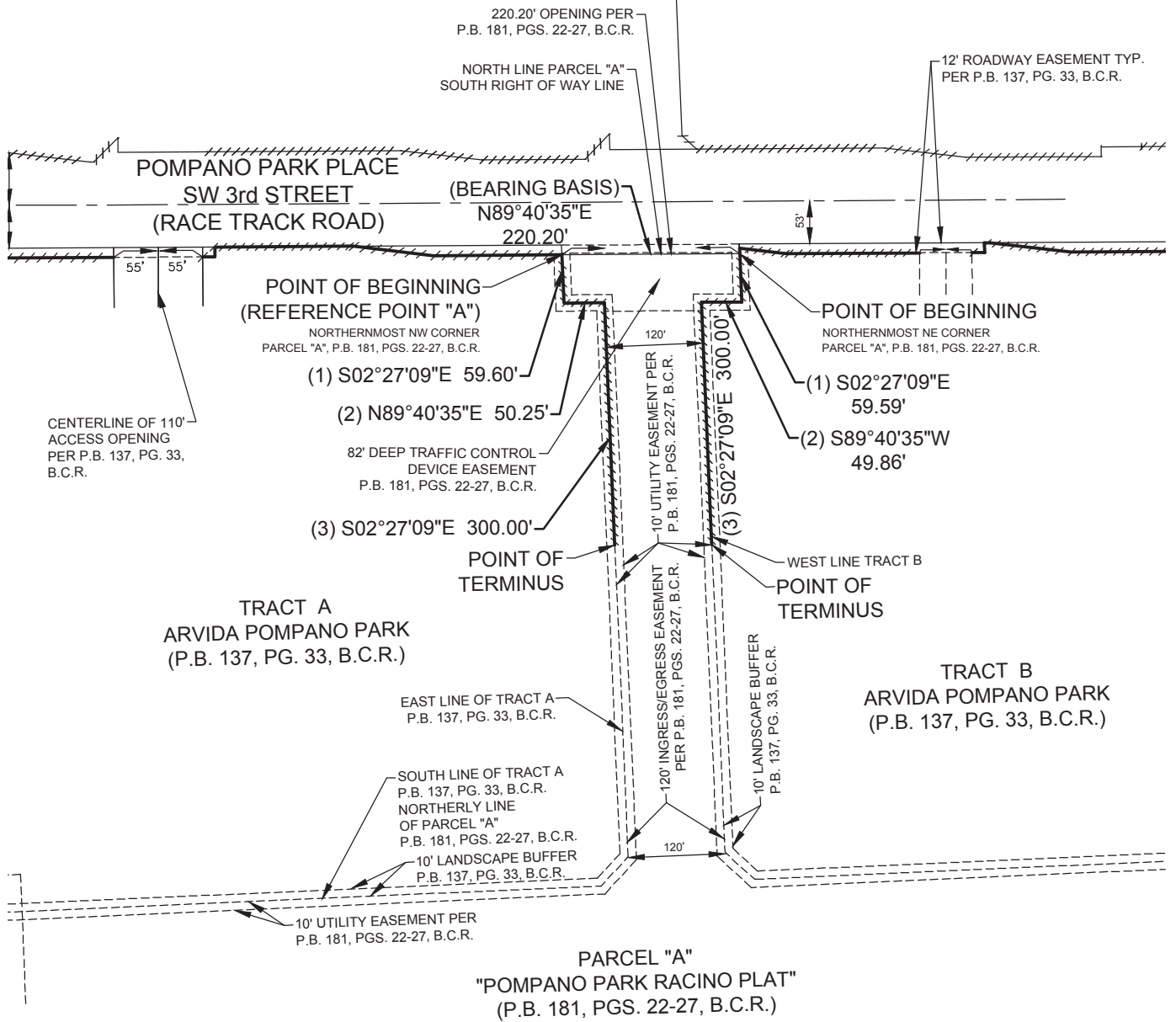
TOGETHER WITH:

THAT CERTAIN NON-VEHICULAR ACCESS LINE AS SHOWN ON ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A" AND THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 220.20 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THE PLATTED NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE, THE EASTERLY LINE OF SAID PARCEL "A", AND THE WESTERLY LINE OF TRACT B, OF SAID ARVIDA POMPANO PARK, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 59.59 FEET; (2) SOUTH 89°40'35" WEST, 49.86 FEET; (3) SOUTH 02°27'09" EAST, 100.00 FEET TO THE POINT OF TERMINUS.

SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.





**LEGEND:**

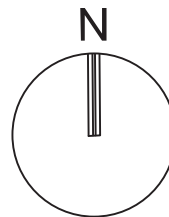
- B.C.R. BROWARD COUNTY RECORDS
- BK. BOOK
- CHK. CHECKED
- DWNG. DRAWING
- LB NO. FLORIDA LICENSED BUSINESS NUMBER
- NE NORTHEAST
- NVAL NON-VEHICULAR ACCESS LINE
- NW NORTHWEST
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- TYP. TYPICAL
- ++++ NON-VEHICULAR ACCESS LINE

**GRAPHIC SCALE**



SCALE: 1" = 200

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



**SKETCH & DESCRIPTION**

THAT CERTAIN NON-VEHICULAR ACCESS LINE AROUND PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R. (SOUTH OF S.W. 3RD STREET)



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

SHEET 2 OF 2

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-05.DWG

DATE 02/28/23

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

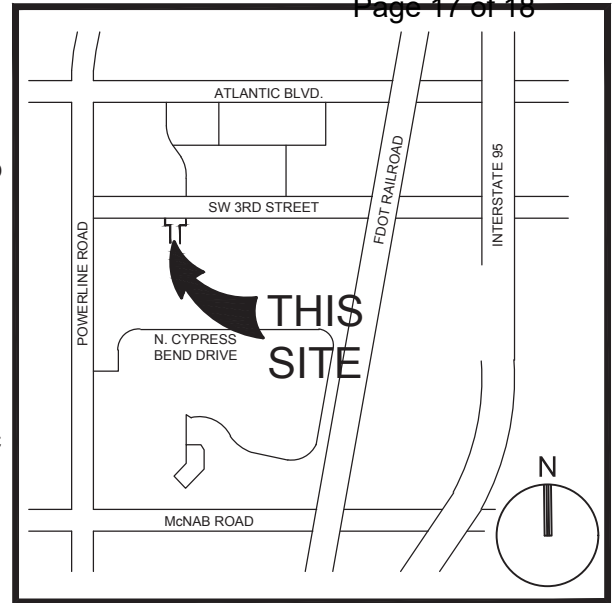
CHK. BY DAS

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |
|      |           |
|      |           |



**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°40'35" EAST ALONG THE NORTH LINE OF PARCEL "A", "POMPANO PARK RACINO PLAT", AS RECORDED IN PLAT BOOK 181, PAGES 22-27, 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"= 200' OR SMALLER .
9. ALL RECORD EASEMENTS ARE NOT SHOWN HEREON FOR CLARITY PURPOSES.



**LOCATION MAP:**  
NOT TO SCALE

**LEGAL DESCRIPTION (PROPOSED NVAL LINE):**

A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING WITHIN PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A POINT HEREINAFTER TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 10.01 FEET; THENCE ALONG A LINE BEING 10.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT A, ARVIDA POMPANO PARK, AND THE WESTERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 49.58 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST, 50.42 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

THAT CERTAIN NON-VEHICULAR ACCESS LINE AS SHOWN ON ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A" AND THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 220.20 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THE PLATTED NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE, THE EASTERLY LINE OF SAID PARCEL "A", AND THE WESTERLY LINE OF TRACT B, OF SAID ARVIDA POMPANO PARK, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 59.59 FEET; (2) SOUTH 89°40'35" WEST, 49.86 FEET; (3) SOUTH 02°27'09" EAST, 240.41 FEET TO THE POINT OF TERMINUS.

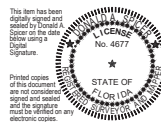
SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**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 MARCH 2, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION, PSM 4677  
(FOR THE FIRM)



Digitally signed  
by DONALD A  
SPICER  
Date:  
2024.07.30  
09:34:56-04'00'

**SKETCH & DESCRIPTION**

A LINE IN PARCEL "A", "POMPANO PARK RACINO PLAT", P.B. 181, PGS. 22-27, B.C.R. AND THAT CERTAIN NON-VEHICULAR ACCESS LINE AROUND A PORTION OF TRACT B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R. (SOUTH OF S.W. 3RD STREET)

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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

SHEET 1 OF 2  
10230.09 SKETCH & DESCRIPTION  
DRAWING NO. (NVAL PROPOSED S OF 3RD ST)

DATE 03/02/23

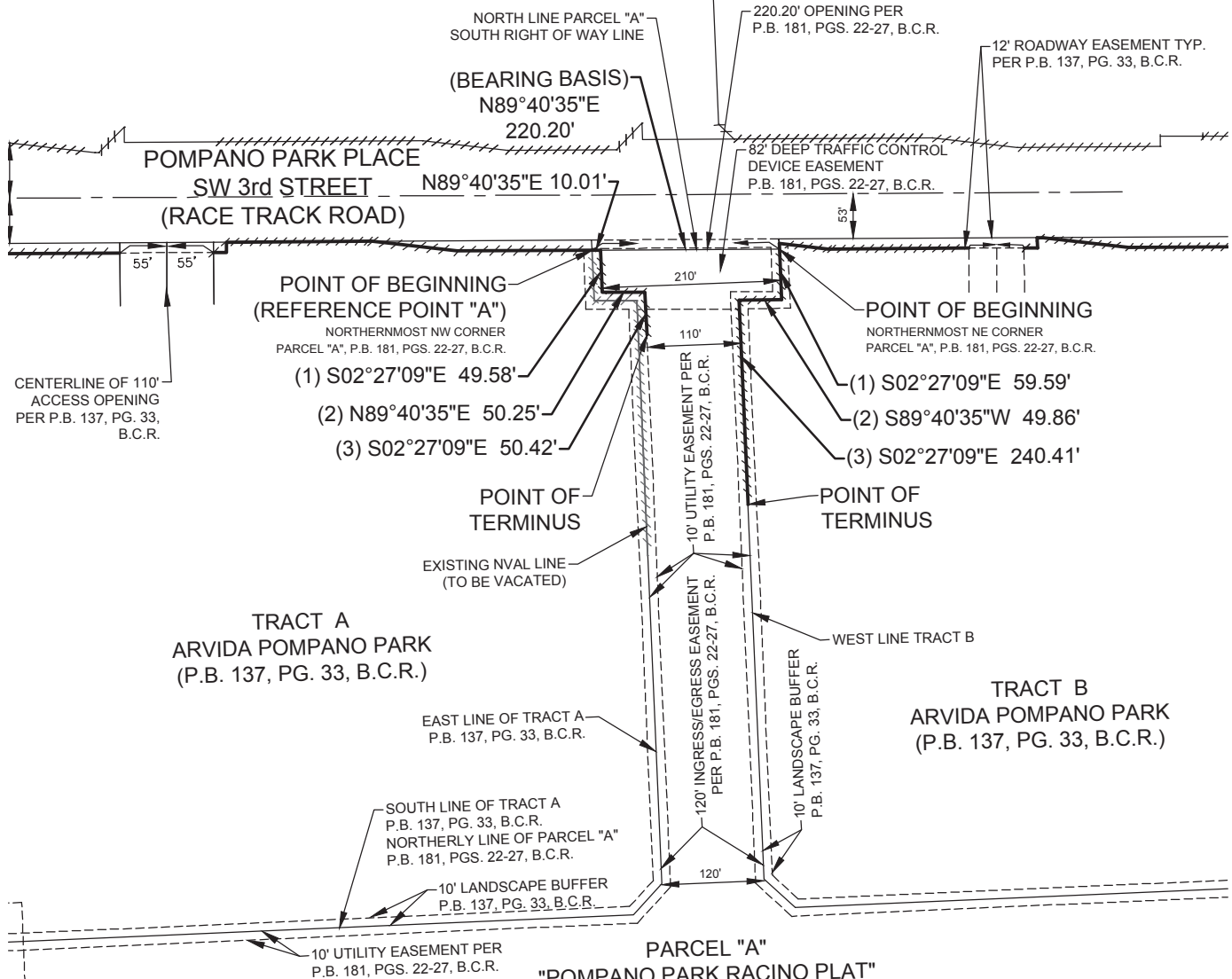
SCALE N/A

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

| DATE     | REVISIONS    |
|----------|--------------|
| 06/19/24 | PER COMMENTS |
|          |              |
|          |              |
|          |              |
|          |              |
|          |              |



**LEGEND:**

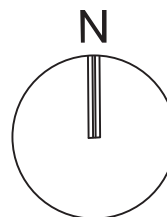
- B.C.R. BROWARD COUNTY RECORDS
- BK. BOOK
- CHK. CHECKED
- DWNG. DRAWING
- L.B. LICENSED BUSINESS
- LB NO. FLORIDA LICENSED BUSINESS NUMBER
- N/A NOT APPLICABLE
- NE NORTHEAST
- NVAL NON-VEHICULAR ACCESS LINE
- NW NORTHWEST
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- TYP. TYPICAL
- ++++ NON-VEHICULAR ACCESS LINE

**GRAPHIC SCALE**



SCALE: 1" = 200

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



**SKETCH & DESCRIPTION**

A LINE IN PARCEL "A", "POMPAÑO PARK RACINO PLAT", P.B. 181, PGS. 22-27, B.C.R. AND THAT CERTAIN NON-VEHICULAR ACCESS LINE AROUND A PORTION OF TRACT B, ARVIDA POMPAÑO PARK, P.B. 137, PG. 33, B.C.R. (SOUTH OF S.W. 3RD STREET)

CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10230.09 SKETCH & DESCRIPTION  
(NVAL PROPOSED S OF 3RD ST)

DATE 03/02/23

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

| DATE     | REVISIONS    |
|----------|--------------|
| 06/19/24 | PER COMMENTS |
|          |              |
|          |              |
|          |              |
|          |              |
|          |              |