



Florida's Warmest Welcome

**CITY OF POMPANO BEACH
REQUEST FOR QUALIFICATIONS
H-46-11**

**MASTER DEVELOPMENT OF PIER SITE
INCLUDING PARCELS EAST AND WEST
OF POMPANO BEACH BOULEVARD**

**RFQ OPENING: SEPTEMBER 30, 2011, 2:00 P.M.
PURCHASING OFFICE
1190 N.E. 3RD AVENUE, BUILDING C (Front)
POMPANO BEACH, FLORIDA 33060**

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Public Notice: Request for Qualifications

City of Pompano Beach, Florida

The City of Pompano Beach invites interested parties to submit qualifications and proposals for the redevelopment of approximately eight (8) acres of City-owned oceanfront property located on Pompano Beach Boulevard.

All qualifications must be submitted according to the requirements stated within RFQ # H-46-11 which is available from the City's website <http://mypompanobeach.org/directory/purchasing/index.html> or from the City's Purchasing office located at 1190 N.E. 3rd Avenue, Building C, Pompano Beach, Florida 33060.

The RFQ process will include two consecutive stages. The first stage is the response to this RFQ which is to determine that the Respondent has the qualifications required, and provides a conceptual plan that demonstrates an understanding of the goals and objectives of the City of Pompano Beach and the CRA. The second stage occurs once a selection has been made. At that time, the top ranked Respondent will be asked to provide additional detailed architectural drawings and plans to better define the project to be able to enter into negotiations for a development agreement.

An original and eight (8) copies of the proposal in an 8.5" x 11" format must be sealed and delivered no later than 2:00 pm on September 30, 2011 to the City of Pompano Beach Purchasing office, 1190 N.E. 3rd Avenue, Building C, Pompano Beach, FL 33060.

The City of Pompano Beach reserves the right to accept any proposals deemed to be in the best interest of the City and to reject any and/or all proposals deemed non-responsive for any reason and to re-advertise for new proposals. The City of Pompano Beach reserves the right to waive any irregularities in any proposal and to determine if proposals have met the requirements for submission. In evaluating the proposals, the City and/or its representatives shall consider, but not be limited to, the Respondent's experience and qualifications including capabilities of the development team, the Respondent's financial capacity and strength, the financial return to the City, the quality and responsiveness of the development proposal, the proposed concept and plans, the uses and design, and the appropriateness of the proposed redevelopment for the site.

SECTION 1: PROJECT BACKGROUND AND PURPOSE

1.0 Introduction and Background

The City Commissioners of the City of Pompano Beach have determined that the land referred to as the “Pier Lot” is ripe for redevelopment. The Community Redevelopment Agency (CRA) conducted due diligence on the site and assisted the City in preparing an RFQ to seek development proposals from the private sector.

The Pier Lot is a prime redevelopment parcel prominently located as a landmark site between A1A and the ocean, and between Atlantic Boulevard and NE 5th Street including the pier surface parking lots. The site is intended to provide a combination of restaurants and eateries, beach and pier oriented retail, surface or structured parking, passive open space, plazas, and general areas that attract families and visitors.

The site consists of approximately 8 (eight) acres and is currently used as a 313-space surface parking lot mainly for beach patrons. The City currently manages the parking operation as well as the pier concession operation. No further encumbrances exist from any previous contracted operator for the pier operation or the parking lot. The site is also the temporary location of the beach library, the fire station, and a lift station. Both the lift station and fire station will be relocated to new structures on the west side of State Road A1A. There is a desire by beach residents to maintain the library on site so proposers are encouraged, however are not required, to dedicate a 5000 square foot footprint in the overall development master plan to accommodate a library location.

The site was subject to a referendum therefore cannot be sold; a long-term, 50-year lease agreement with the City of Pompano Beach is envisioned.

Master Plan and Pompano Beach Boulevard Road Re-Alignment

In July 2007, the City hired Bermello Ajamil & Partners Inc. (“B&A”) to prepare a Master Plan. The Master Plan proposed the re-alignment of Pompano Beach Boulevard in order to “create” additional land that is contiguous to the beach, by curving the roadway further west of the Coastal Construction Control Line. The alignment was intended to calm traffic and provides an address for the future development with the main goal of ensuring there is an active restaurant use “east” of Pompano Beach Blvd that is considered a beachfront location. **NOTE:** During the design phase of Pompano Beach Blvd it was determined the FPL Transfer Station was located under a portion of the roadway which was the parcel targeted for a restaurant site in the Master Plan. (See Exhibit A that identifies the FPL utilities location)

In 2010 the CRA hired EDSA to begin design of Pompano Beach Boulevard. The current design plans are 100% complete however the streetscape plans do not include the bend in the roadway since its unclear where Proposers will choose to locate a restaurant use. In summary, Proposers are encouraged to identify a configuration that places a restaurant on the east side of Pompano Beach Blvd which may require the realignment of the roadway as originally envisioned or modified per a new plan. (See Exhibits B-1 and B-2 for the B&A Master plan realignment and the current streetscape plan.)

The Master Plan also contemplated a structured parking garage on the site generally located in the northwest portion of the existing parking lot however a garage is not a requirement of this RFQ. As part of the new streetscape plans that are 100% complete, 107 additional parking spaces will be built on Pompano Beach Boulevard. Depending on the amount of development proposed, a phased development approach with parking may be necessary and would be allowed per this RFQ. There are also 262 public parking spaces west of A1A.

\$ 10 Million Redevelopment Program underway.

As part of the redevelopment project the City of Pompano Beach will undertake a Comprehensive Beach Restoration Plan to reinstate the dune system on the beach and provide for erosion protection and increased turtle nesting safety.

In addition to the pier redevelopment initiative, the CRA recently issued a \$10 million bond to provide major streetscape improvements on Pompano Beach Blvd and to Atlantic Blvd from US1 to A1A. The CRA's goal is to create a grand promenade leading to the beach area with new lighting, landscaping and narrowed lanes to slow traffic and create a more pedestrian environment.

1.1 Project Goals

- ✓ Provide a combination of food and beverage concessions including restaurants and eateries, beach and pier related retail, public parking, and active and passive open space with allowances for gatherings;
- ✓ Provides a beach front restaurant/café.
- ✓ Enhances beach accessibility;
- ✓ Creates connectivity between the beach area and concessions and retail;
- ✓ Creates a visually attractive development that enhances the City's maritime theme and image as a fishing village;

- ✓ Enhances the City’s unique identity and sense of place;
- ✓ Maintains optimal view corridors to the ocean;
- ✓ Emphasizes aesthetically desirable massing and proportion;
- ✓ Incorporates unique and appropriate design elements;
- ✓ Provides adequate public parking for beach patrons and restaurant and shop patrons in a safe, convenient and easily accessible manner at an affordable cost;
- ✓ Provides visual, vehicular and pedestrian connectivity to AIA and adjacent neighborhoods;
- ✓ Incorporates natural surveillance for crime prevention; and
- ✓ Creates an environment where residents, visitors and the community in general can enjoy the natural environment of the beach and while there enjoy food and beverages, shop in beach oriented retail shops, and stroll or relax in an attractive and safe environment.
- ✓ Preferred - Identifies a location for approximately 5000 sq. ft for a beach library branch.

1.2 Demographic Information

- ✓ Population
 - City of Pompano Beach: 102,000 (est. annual growth of 1.2% to 2025)
 - 10-Mile Radius: 750,000
 - 5-Mile Radius: 200,000
 - 2-Mile Radius: 40,000
- ✓ Household Size
 - City of Pompano Beach: 2.35
 - Broward County: 2.58
- ✓ Median Age
 - City of Pompano Beach: 43.1
 - Broward County: 39.6
- ✓ Household Income
 - City of Pompano Beach: \$43,350
 - Broward County: \$53,326
 - Trade Area (around Pier): \$56,856

- ✓ Employment (3rd Quarter 2009)
 - Unemployment Rates
 - State of Florida: 11.2%
 - City of Pompano Beach: 9.7%
 - Employment Base: 793,953 (est. annual growth of 1.77% to 2017)
 - Area Office and Industrial Activity Nodes
 - Pompano Beach Industrial Submarket:
 - ± 26 million SF (net of vacant)
 - ± 26,000 employees
 - Cypress Creek Office Market (south of Pompano Beach):
 - ± 4 million SF
 - ± 15,000 employees

SECTION 2: PROJECT DEVELOPMENT AND SITE INFORMATION

2.0 Project Site Information

The Project Site has the strategic advantage of being a prominent ocean front site with maximum visual exposure to the ocean.

2.0.1 Site Topography: Please refer to the attached survey (Exhibit C) for detailed site topographical information. The Respondent shall consider the elevation differential of +/- 6 feet from AIA to Pompano Beach Boulevard in both the development of the parking structure, the retail and the restaurant, as well as the roadway access. Building heights will be measured from the average adjacent grade.

The location of any commercial uses seaward of the Coastal Construction Control Line will have to respond to lowest habitable floor elevation requirements as established by FEMA, South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) rules 62B-33.007 as well as the City of Pompano Beach Building Code (F.A.C.).

2.0.2 P.B. Blvd Realignment : As stated in the background section of this proposal, the Master Plan proposed the realignment of Pompano Beach Boulevard at the Pier Lot site to create a focal point for a beach side establishment.

Proposers are encouraged to identify a configuration that places a restaurant on the east side of Pompano Beach Blvd which may require the realignment of the roadway as originally envisioned or as modified per a new plan.

Once selected the Respondent will also be required to provide a Traffic Statement for the access points in and around the parcel as they relate to the proposed development and uses.

2.0.3 Street Connections to A1A: The desire is to encourage easy pedestrian access across A1A therefore the relocation of the existing pedestrian traffic signals was considered in the Master Plan. A1A is under FDOT jurisdiction therefore Proposers will need to coordinate with FDOT and Broward County Traffic Engineering to ensure the site plan addresses access to the site, proposed on-street parking, drainage and other roadway functional and access issues.

2.0.4 Beach Visibility and Pier Access: Restaurant and retail development plans are encouraged to maximize visibility of the beach from the site, maximize visibility to the site from AIA, and to maintain open view corridors. The proposed restaurant and retail site design will enhance public access to the Pier and create conditions necessary to make pier access and use attractive to both the local residents and the overall community.

2.0.5 Project Development Open Space: Open space and plazas within the restaurant and retail sites should respond to good design practices, enhance and support the proposed commercial activities, the Pier and the proposed pedestrian improvements.

2.0.6 Neighborhood Open Space: The Master Plan identified the southwest corner of the current parking lot site as general open space to accommodate a linear connection from Pompano Beach Blvd to A1A and beyond to the Intracoastal per the Master Plan. Alterations to this configuration are allowed yet need to address the Master Plan objectives of creating flexible gathering spaces through the use of softscape and hardscape elements where residents and visitors can gather as well as passive areas.

2.1 Zoning and Land Use

The subject property has a land use and zoning designation of Recreation and Open Space, which permits uses that are customarily incidental and subordinate to the Municipal Pier and Public Beach, including:

- ✓ Concession Food and Beverage, including restaurant use;
- ✓ Beach oriented retail, i.e. pro shops, bait and tackle, souvenir shops and the like;
- ✓ Passive Open Space for a gathering place; and
- ✓ Structured and surface parking to serve the Pier, Beach, and Concession uses.

Proposals submitted that are not in compliance with present zoning may be considered however zoning amendments are a quasi-judicial process therefore proposed amendments to the zoning code cannot be and are not assured.

2.2 Legal Description

Fishing Pier Parcel

Lots 1 through 7 (inclusive), Block 7, POMPANO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

TOGETHER WITH:

Pier Parking Lot

Lots 1 through 10 (inclusive), Block 8 and all of lots 6 through 10 (inclusive) and those portions of Lots 1 through 5 (inclusive) lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida;

TOGETHER WITH that certain 50 foot Right of Way lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 65-10 and recorded in Official Records Book 2942, Page 380.

LESS AND EXCEPTING therefrom that portion of the above described property lying within State Road A-1-A as now laid out and in use.

TOGETHER WITH:

A parcel of land lying in the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 31, Township 48 South, Range 43 East, bounded as follows: Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida; Bounded on the South by the Westerly extension of the South line of Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida; Bounded on the West by the East Right of Way line of State Road A-1-A; Bounded on the East by the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

A portion of the 50 foot Right of Way of Pompano Beach Boulevard (formerly known as Anthony Boulevard) as shown on POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida, being bounded as follows:

Bounded on the East by the West line of Block 7, of said POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East; Bounded on the South by the Westerly prolongation of the South line of said Block 7, POMPANO BEACH; Bounded on the West by the East line of Block 8, of said POMPANO BEACH; Bounded on the North by the Easterly prolongation of the North line of said Block 8; said premises situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 6.3851 acres (278,136 square feet), more or less.

2.3 Development and Deed Restrictions

The subject property includes seven (7) lots east of the existing Pompano Beach Boulevard. Some of these lots contain deed restrictions that do not permit structures or buildings to be located on them. Of the 7 lots, Lots 1, 2 and 3 allow for development that is in concert with the municipal and public park related uses, as permitted by the City's zoning and land use, noted above in Section 2.1.

See Exhibit 2.3-A for Deed Restricted Parcels.

2.4 Environmental Conditions

It is noted that proposed development in the vicinity of the beach area must conform to applicable guidelines and provision for coastal construction.

Construction east (seaward) of the existing eastern edge of Pompano Beach Boulevard is under the jurisdiction of the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) program. Specifically, any proposed development within these seaward-most parcels must comply with FDEP rules 62B-33 and 62B-41 (F.A.C). Development within this area must minimize impacts to existing beach and dune areas and must meet minimum design and elevation standards.

Design guidance regarding construction seaward of the CCCL can be downloaded from the following: <http://www.dep.state.fl.us/beaches/programs/ccclprog.htm>

Respondents are encouraged to consider these requirements within the proposed development and it is noted that receipt of the applicable State and local approvals will be required for project advancement.

The Respondent selected under this solicitation shall be responsible for providing sufficient design backup and documentation to secure the relevant permits as issued by the FDEP and/or Broward County Environmental Protection and Growth Management Department.

The selected Respondent shall adhere to applicable standards by the FDEP and the Broward County Environmental Protection and Growth Management Department standards as they may be amended from time to time.

All improvements shall be completed in compliance with the above-referenced codes and/or ordinances.

Plans submitted for permitting by the Respondent chosen under this solicitation shall include provisions to implement a Stormwater Pollution Prevention Plan (SWPP). The SWPP shall remain in effect throughout construction. Temporary erosion and sedimentation controls shall be installed prior to commencing any excavation. Permanent controls shall be installed prior to receiving a Certificate of Occupancy. Plans shall be in compliance with the National Pollutant Discharge Elimination System (NPDES) guidelines. Plans shall be made available upon request and shall be updated as necessary. Respondent shall ensure that a log is kept on premises and made available upon request. Plans shall identify temporary staging and dewatering areas.

Plans shall include provisions for the contractor to assume any and all responsibilities for any water control violations resulting from failure to eliminate and/or control turbid runoff from leaving the site as issued by any agency having jurisdiction. Plans shall include provisions to construct a temporary dewatering area prior to any excavation for underground related improvements. The dewatering area shall be protected with silt screens. Dewatering operations shall discharge into a temporary dewatering area and there shall be no direct discharge into existing or new ditches, storm drains, and/or any other facilities within the public right-of-way.

2.5 Marine Turtle Lighting Ordinance

Direct and secondary lighting has been identified as an issue of particular concern within the area due to the potential for disorientation of nesting sea turtles. Proposed development must conform to Federal, State and local requirements for project lighting and submitters are encouraged to consider the issue in terms of the development proposed.

The Respondent shall adhere to Section 161.163 of Florida Statutes; shall observe Chapter 62B-55 (F.A.C.), Model Lighting Ordinance for Marine Turtle Protection as enacted by the FDEP; and shall adhere to Florida Administrative Code (F.A.C.) Rule 68E-1 as they may be amended from time to time. Any improvements that may affect and/or may be construed as detrimental to Marine Turtles shall be completed in compliance with the above-referenced codes and/or ordinances, no exceptions taken.

Design guidance relative to lighting can be downloaded from the following:
<http://www.myfwc.com/conservation/you-conserve/lighting/>

Submitters are encouraged to use innovative strategies and current technologies to develop a lighting plan that meets the needs of the development including pedestrian and security requirements.

2.6 Development Capacity

Based on a market report and the desires of the community, the target maximum and minimum desired development for the Pier Redevelopment area includes the following:

2.6.1 Minimum Development:

- Food and Beverage Related Uses 9,000 sq ft
- Retail Uses: 4,500 sq. ft.
- Optional; unrestricted combination 9,000 sq. ft.

2.6.2 Maximum Development:

- Total: 34,000 sq. ft.
- Proposals that do not meet the minimum or exceed the maximum development capacity of 34,000 sq. ft. must provide justification for the increase.

2.6.3 Parking: The Pier lot currently provides a 313 space surface parking lot for public use by both beach and pier patrons. It is the desire of the CRA to maintain approximately the existing quantity of public parking and enhance its convenience through these redevelopment efforts. **NOTE:** The CRA is constructing an additional 107 angled parking spaces directly on Pompano Beach Blvd between Atlantic Blvd and NE 5th that St. can be counted towards this desired parking amount.

The City encourages Respondents to place emphasis on proposals that balance the needs of the beach patrons with the residents in the area.

2.7 Design Criteria

The intent of the redevelopment at the beach and pier site is to revitalize a beach front to promote safe pedestrian access, activate the space through the use of food and beverage concessions, beachfront retail, pier and pier related activities, parks and open spaces and parking. Although only a conceptual design plan is required at this stage, the following design criteria will ultimately be applied to the site.

2.7.1 General Background: On March 23, 1999, the City Commission adopted Ordinance No. 99-27 creating an Atlantic Boulevard Overlay District (AOD District), the purpose of which is to promote a unique Old Florida theme and promulgate urban development regulations to create an image for the City of Pompano Beach.

2.7.2 Architecture: An Architectural Manual for the AOD District dated May 1999 was adopted to supplement the Code of Ordinances and assist the Architectural Appearance Committee, property owners, architects, and contractors in the rehabilitation of existing properties as well as new construction within the District.

New structures should be compatible with design standards in the AOD District in terms of style, scale, rhythm, height and detail and conform to the Old Florida/Maritime theme.

Proposals that vary from the current AOD guidelines need to specify what those proposed modifications are and the reasons for doing so. NOTE: The AOD guidelines are currently under review and may be modified; respondents will be informed of any changes that may affect the existing guidelines.

2.7.3 Criteria: The following standards shall be used to guide design proposals.

- Building Placement. The building shall be placed on the site as follows:
 - If a garage is proposed as part of the development it should be located in the northwestern section of the property; (Respondents may provide an alternative; however, it must meet all other criteria including the connectivity to A1A); If surface parking is proposed, adequate parking must clearly be defined to meet beach, pier and future use parking needs;
 - Emphasis should be placed on creating an innovative and aesthetically pleasing façade for the garage with active use or visual screening on elevations exposed to public view; habitable liner space that would enhance pedestrian interaction and connectivity is encouraged where appropriate;

- In the event surface parking is proposed in lieu of a garage, or a phased approach is proposed, the design must meet all parking, landscaping and applicable provisions of the Pompano Beach Zoning Code. The Respondent must also address public open space requirements, how short term and long term parking needs will be met including future expansion;
 - A restaurant east of Pompano Beach Boulevard;
 - A restaurant or multiple restaurants west of a newly configured Pompano Beach Boulevard; Provide a mix of quality food concessions (sit-down dining versus beach concessions);
 - Include outdoor decks and seating to augment food concessions;
 - Where possible, place principal pedestrian entrances of buildings where they are visible immediately from public streets;
 - Sidewalks: minimum width 8 feet; encourage active outdoor use with landscape and hardscape design, site furnishings and environmental graphics that entice pedestrian interaction;
 - Street trees: see Landscape requirement for AOD Architectural Design Manual. Ten (10) feet landscape buffer required for vehicular use area and parking garage without linear habitable space;
 - Roof top equipment, loading docks and service areas shall be screened from public view; and
 - Provide a conceptual plan on how the garage and vertical structures will interact with the public open space and plazas.
- Building Use
 - A combination of quality food and beverage uses including, but not limited to, sit-down dining, casual eateries, cafes, ice cream, pizza or other concessions; and
 - Beach oriented retail including pro shops, pier and tackle, tourist oriented businesses supplying towels, sunscreen etc.

- **Maximum Building Height:** A 50' limit was projected through the Master Plan community process but it was generally agreed to a reduction to 40' once on street parking became a viable option. Including the garage and ancillary uses - forty (40) feet including parapet is preferred and excludes mechanical and elevator overrun. Parcels located EAST of the Coastal Construction Control line should respect the view corridors from area buildings and not exceed thirty (30) feet.

2.7.4 Other Requirements: Submittals which deviate from these criteria for additional design or aesthetic considerations may be considered but must provide a justification statement.

SECTION 3: SUBMITTAL REQUIREMENTS AND SELECTION PROCESS

3.0 Submittal Format

The Respondents must submit (9) copies of the complete Submittal. One (1) Submittal must be in loose leaf form on 8.5" x 11" white paper and reproducible without color copying. The remaining eight (8) copies must be bound on paper on 8.5" x 11" white paper with tabbed/identified sections as stated below.

Tab# 1 Cover Letter

Tab# 2 Developer(s) and Team Qualifications

- Developer(s)/Team Information
 - Submittal shall include the following: (a) firm name, address, telephone and fax numbers; (b) ownership/organization structure; (c) parent company (if applicable); (d) officers and principals; (e) organizational chart of the team identifying the lead developer (if present), restaurant operator, retail management, project management, architect, landscape architect, civil engineer, leasing team (in-house or through an outside agent), and other members of the development team.
 - Include resumes which identify each of the proposed team members' experience in projects of similar scope and magnitude. Clearly indicate the role the individual performed and verify if the role is the same or similar as that proposed for this project.
 - Specifically indicate the lead Respondent and team members' experience with other retail and restaurant projects and operations similar in scope and scale. If a specific restaurant operator is not the lead Respondent, or a restaurant operator has not been identified, the lead Developer should submit their experience in developing and managing similar projects and identify how they attracted food and beverage operators to their project.

- Submit examples of projects similar in size and scale that clearly demonstrate the developer or team members' experience in related type projects. Provide information on the project including the location, year built, square footage and uses contained within the project. Describe the development team and management of the operation.
- Financial Capability
 - The submittal shall include documentation indicating the ability to secure financing for the project. Indicate the financing structure contemplated for this project and developer(s) equity position. Provide adequate information for the City/CRA to determine the credit worthiness of the Respondent.
 - Respondent shall submit three (3) years of externally reviewed financial statements. If the statements are compiled and not reviewed or audited they must be accompanied by a letter of commitment from a bank or lender indicating interest to support the financing of the project. The City/CRA reserves the right to require additional information regarding the Respondent's ability to secure financing as it deems necessary.
- Disclosure
 - Felony Indictments/Convictions: provide a statement relative to whether any of the "principals" referred to above have ever been indicted for, or convicted of, a felony.
 - Litigation History: list any litigation matter in the past five (5) years involving the Respondent or it's principals on any projects or key personnel.
 - Provide a full disclosure of any bankruptcies, receiverships, reorganizations or any other changes that have occurred with respect to the Respondent.
- References
 - This section shall include Letters of Reference for the lead developer, restaurant operators, and architect. Provide a minimum of three (3) references for each, including contact information for verification purposes.

Tab# 3 Conceptual Development Plan

- Please describe in detail the following components:

- A detailed discussion of the proposed Project, including but not limited to: (a) Respondent's analysis of the Project Site; (b) description of the proposed project including unique features and opportunities; (c) parking configuration and layout, and (d) impact of, and relationship to, adjacent properties. This narrative should describe your firm's management strategy which will ensure a successful Project.
- Identify the anticipated combination of uses that meets or exceeds the project goals. You may include photos or other visual elements to describe the tenant mix. (State whether the retail will include any pier related retail such as bait and tackle provisions, etc.)
- The submittal shall include a very conceptual site plan showing the general height and layout of the buildings, amenities, common area and proposed parking. Estimate the approximate square footage of uses, number and layout of parking spaces, public open space, building elevations etc. All drawings submitted shall be 11" x 17".
- Provide conceptual Renderings/architectural elevations of the architectural style and site evaluations from all sides on 11" x 17" white paper.
- Describe how the Respondent will address the parking needs for the development of the site including the number of spaces anticipated to support the development and the proposed terms for the parking. Include on-site and off-site assumptions.
- Address the ingress and egress off A1A and ensure the site plan is reviewed for feasibility.
- A projected development schedule showing appropriate milestones including periods for development agreement negotiation, closing, site plan approval, design, construction and date of occupancy.
- Identify any additional or unique resources, capabilities or assets which the Respondent would bring to this project.

Tab# 4 Developer(s) Proposed Terms

Provide a general description of the proposed terms of the land lease. Indicate the term of the lease, (a maximum of 50 years is allowed per the City Charter). Estimate the capital investment to be made in the development of the site. Note that once a selection has been made, the Respondent will enter into negotiations with the City/CRA to further define the Lease Terms and Conditions of the business transaction through the Development Agreement.

- **CRA Terms:** The CRA is currently constructing major streetscape improvements on Pompano Beach Boulevard from Atlantic Boulevard to NE 5th Street to facilitate this project. The CRA and the City will fund the streetscape improvements along Pompano Beach Boulevard including the underground utilities. The Respondent will be expected to participate in those costs of the improvements that are directly related to the vertical improvements of the site including driveway entries, drop-offs, curbs and sidewalks contiguous to the site as well as permits and fees associated with the vertical improvements.

Tab# 5 Insurance

The insurance described herein reflects the insurance requirements deemed necessary for this project by the City and the CRA. It is not necessary to have this level of insurance in effect at the time of submittal, but certificates indicating that the insurance is currently carried or a letter from the Carrier indicating upgrade ability, including successful Respondent's ability to obtain Builder's Risk coverage during all construction aspects of the project, will speed the review process to determine the most qualified Respondent.

The successful Respondent shall not commence operations, construction and/or installation of improvements until certification or proof of insurance, detailing terms of coverage, has been received and approved by the City of Pompano Beach Risk Manager. The following insurance coverage shall be required:

- Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company (number of employees). The Contractor further agrees to be responsible for employment, control and conduct of its employees and for any injury sustained by such employees in the course of their employment.
- Liability Insurance
 - Naming the City of Pompano Beach and the CRA as an additional insured, on General Liability Insurance only, in connection with work being done under this contract.
 - Such Liability insurance shall include the following types of insurance and indicated minimum policy limits.
- Real & Personal Property Insurance. The Contractor is responsible for any loss or damage to tools, equipment and supplies at the job site and is also responsible for any loss or damage to buildings being constructed until that building is completed and a certificate of occupancy is issued.

LIMITS OF LIABILITY

Type of Insurance		Each Occurrence	Aggregate
GENERAL LIABILITY			
Comprehensive form Premises – operations Explosion & collapse hazard,	bodily injury	\$1,000,000	\$1,000,000
	property damage	\$1,000,000	\$1,000,000
Products/completed Operations hazard contractual insurance broad form property damage	bodily injury and property damage combined	\$1,000,000	\$1,000,000
independent contractors personal injury	personal injury	\$1,000,000	\$1,000,000
AUTOMOBILE LIABILITY			
Comprehensive Form	Bodily injury (each person)	\$100,000	
	Bodily injury (each accident)	\$300,000	\$300,000
Owned	Property damage	\$100,000	\$300,000
Hired	Bodily injury and property damage combined	\$300,000	\$300,000
Non-owned			
REAL AND PERSONAL PROPERTY			
Comprehensive form		Organization must show proof they have this coverage, including Builder’s Risk	
EXCESS LIABILITY			
Umbrella form	Bodily injury and property damage combined	\$1,000,000	\$1,000,000
PROFESSIONAL LIABILITY		\$1,000,000	\$1,000,000

The certification or proof of insurance must contain a provision for notification to the City and CRA ten (10) days in advance of any material change in coverage or cancellation. The successful Respondent shall furnish to the City and CRA the certification or proof of insurance required by the provisions set forth above, within ten (10) days after notification of award of contract

3.1 Submittal Deadline

Submittal packages should be marked on the exterior **RFQ# H-46-11 Master Development of Pier Site including parcels east and west of Pompano Beach Boulevard** and must be addressed to the City of Pompano Beach, Purchasing office, 1190 N.E. 3rd Avenue, Building C, Pompano Beach Florida 33060.

Submittal MUST BE RECEIVED in the City Purchasing Office no later than 2:00 PM, September 30, 2011. Under no circumstance shall proposals delivered after the time specified be accepted or considered. Such proposals will be returned to the Respondent unopened. It is the sole responsibility of the Respondent to ensure that his or her proposal reaches the Purchasing office at or before the closing date and time. The City/CRA shall in no way be responsible for delays caused by any occurrence. Responses by telephone, facsimile or e mail will not be accepted.

Respondents are to enclose a check in the amount of \$10,000 USD payable to the City of Pompano Beach as a deposit. Firms not selected for negotiation will have their deposits returned.

3.2 Selection Process

A Selection Committee will be appointed and will be responsible for selecting the most qualified firms. The Selection Committee will then present its findings to the City Commission for their approval. A negotiation committee will then begin negotiations with the selected firm to enter into a development agreement that defines the responsibilities of all parties.

The Selection Committee will rank responses based upon the following criteria:

3.2.1 Evaluation Criteria / Points

- **Experience and Capacity** 60 Points
 - Current and Previous Experience
 - Experience with Similar Projects in Size and Magnitude
 - Project Team Qualifications
 - Financial Capacity
 - Business References

- Conceptual Development Plan 30 Points
 - Approach to the Project
 - Overall Design and Conceptual Plan
 - Tenant Mix - Uses
 - Parking Program
 - Creative approach to incorporating public open space, plazas and gathering space into the development plan
 - Unique Elements
 - Project Implementation Schedule
- Proposed Business Terms 10 Points
 - Lease Terms
 - Capital Investment

The City reserves the right to consider any other information pertinent to the criteria listed above, including a proposal's compatibility with the East CRA Master Plan.

Each firm should submit documents that provide evidence of capability to provide the services required for the Committee's review for short-listing purposes. The shortlisted firms may be contacted to provide public presentations regarding their qualifications and ability to furnish the required services.

The City Commission has the authority to, including, but not limited to: approve the recommendation; reject the recommendation and direct staff to re-advertise the solicitation; or review the responses themselves and/or request oral presentations and determine a ranking order that may be the same or different from what was originally presented to the City Commission.

3.3 Contract Award

It is the intent of the City to enter into a contract with the most qualified Respondent based on a competitive evaluation of proposals received.

The contents of the submission of the selected Respondent will become contractual obligations and failure to accept these obligations in a contractual agreement may result in cancellation of the award.

The selected Respondent will enter into development agreement negotiations with the City/CRA to further define the terms and conditions of the pier redevelopment site. That agreement will be approved by the City Commission/CRA Board.

All proposals received from Respondents in response to this RFQ will become the property of the City and will not be returned. In the event of Contract award all documentation produced as a part of the Contract shall become the exclusive property of the City. The City/CRA is not responsible for any cost incurred by any Respondent in the preparation of his proposal. In addition, the City shall not be responsible for any cost incurred by any Respondent prior to the execution of a written agreement between the City and such Respondent.

The City/CRA reserves the right to waive any irregularities, reject and/or accept any and all proposals, in whole or in part, or take other such action as serves the best interests of the City.

The City/CRA may not award a contract solely on the basis of this RFQ. Any information obtained may be used to determine the suitability of the proposal. The City/CRA has the right to use any and all information prescribed in response to this RFQ, whether amended or not, except as prohibited by law. Selection or rejection of a proposal does not affect this right.

The City/CRA reserves the right to extend the proposal.

Respondents agree to allow the City/CRA to conduct an independent credit evaluation of their firms, including obtaining current credit and Dun & Bradstreet (D&B) ratings on their firms. The City/CRA also reserves the right to make a pre-award inspection of the selected Respondent's facilities and equipment prior to award of the Contract. The City/CRA may conduct a background investigation of the Respondent, including a record check by the Broward Sheriff's Office. Submission of a proposal constitutes acknowledgment of the process and consent by the Respondent to such investigation.

The City reserves the right to hold proposals for a period not to exceed 120 days after the date of the proposal opening before awarding the contract.

Respondents are cautioned to examine all materials and documents pertaining to this RFQ. Failure to examine all pertinent documents shall not entitle the Respondent to any relief from any conditions imposed in the RFQ and may lead to disqualification of a proposal.

3.31 Standard Provisions

1. **Local Business Program, Small Business Enterprise Program**

The Pompano Beach City Commission has established programs to encourage and foster the participation of Local Businesses (those businesses located in the City of Pompano Beach) and Small Business Enterprises in the central procurement activities of the City. Information on both of these programs is available from the City's website <http://mypompanobeach.org/directory/purchasing/index.html>. In their response, Proposers should explain their plans to include Local and Small businesses in the project.

2. **Governing Law**

Proposers will agree that agreements shall be governed by the laws of the State of Florida, and the venue for any legal action will be in Broward County, Florida.

3. **Conflict Of Interest**

For purposes of determining any possible conflict of interest, each Proposer must disclose if any City, or CRA, or Redevelopment Management Associates LLC, employee is also an owner, corporate officer, or an employee of the firm. If any City, or CRA, or Redevelopment Management Associates LLC, employee is an owner, corporate officer, or an employee, the Proposer must file a statement with the Broward County Supervisor of Elections pursuant to § 112.313, Florida Statutes.

4. **Drug Free Workplace**

The selected firm(s) will be required to verify they will operate a "Drug Free Workplace" as set forth in Florida Statute, 287.087.

5. **Public Entity Crimes**

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier,

subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statute, Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

6. Patent Fees, Royalties, And Licenses

If the selected Proposer requires or desires to use any design, trademark, device, material or process covered by letters of patent or copyright, the selected Proposer and his surety shall indemnify and hold harmless the City from any and all claims for infringement by reason of the use of any such patented design, device, trademark, copyright, material or process in connection with the work agreed to be performed and shall indemnify the City from any cost, expense, royalty or damage which the City may be obligated to pay by reason of any infringement at any time during or after completion of the work.

7. Permits

The selected Proposer shall be responsible for obtaining all permits, licenses, certifications, etc., required by federal, state, county, and municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform to the requirements of said legislation.

8. Familiarity With Laws

It is assumed the selected firm(s) will be familiar with all federal, state and local laws, ordinances, rules and regulations that may affect its services pursuant to this RFQ. Ignorance on the part of the firm will in no way relieve the firm from responsibility.

9. Withdrawal Of Proposals

A firm may withdraw its proposal without prejudice no later than the advertised deadline for submission of proposals by written communication to the General Services Department, 1190 N.E. 3rd Avenue, Building C, Pompano Beach, Florida 33060.

10. Composition Of Project Team

Firms are required to commit that the principals and personnel named in the proposal will perform the services throughout the contractual term unless otherwise provided for by way of a

negotiated contract or written amendment to same executed by both parties. No diversion or substitution of principals or personnel will be allowed unless a written request that sets forth the qualifications and experience of the proposed replacement(s) is submitted to and approved by the City in writing.

11. Questions and Communication

All questions must be submitted in writing to the Purchasing Office, 1190 N.E. 3rd Avenue, Building C (Front), Pompano Beach, Florida 33060, fax (954) 786-4168. All questions must include the inquiring firm's name, address, telephone number and RFQ name and number. Oral and other interpretations or clarifications will be without legal effect. If an addendum is necessary it will be posted to the City's website for download <http://mypompanobeach.org/directory/purchasing/index.html>.

12. Contact Information

For additional information regarding this solicitation, please contact Ms. Leeta Hardin, General Services Director, at (954) 786-4098.

EXHIBITS

Exhibits A, B-1, B-2, C, and 2.3-A follow.

All Exhibits referenced within this RFQ are also available for download separately from the City's website <http://mypompanobeach.org/directory/purchasing/index.html>.

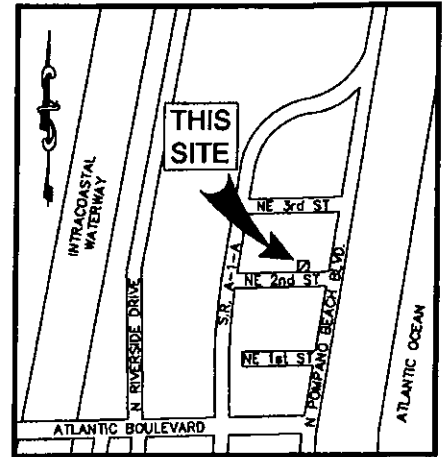
EXHIBIT A - FPL EASEMENTS

LEGAL DESCRIPTION:

A PORTION OF LOT 10, BLOCK 8, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 88°57'35" EAST, ON THE SOUTH LINE OF SAID LOT 10 AND THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET, 9.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°02'25" WEST, 10.00 FEET; THENCE NORTH 88°57'35" EAST, ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 10, 10.00 FEET; THENCE SOUTH 01°02'25" EAST, 10.00 FEET TO SAID SOUTH LINE OF LOT 10 AND THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET; THENCE SOUTH 88°57'35" WEST, ALONG SAID LINES, 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 100 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

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. 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 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 DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 88°57'35" EAST ALONG THE SOUTH LINE OF BLOCK 8 OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS DESCRIBED UNDER MY DIRECTION ON MAY 6, 2011 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

SKETCH & DESCRIPTION

UTILITY EASEMENT

A PORTION OF LOT 10
BLOCK 8
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
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. 07470.56

DATE 05/06/11

SCALE N/A

FIELD BK. N/A

DWNG. BY LKP

CHK. BY MMM

DATE	REVISIONS

REVISED 10/20/10 PER Broward FPL Easements - FPL 2011 UTILITY EASEMENT SKETCHES.dwg

50' R/W ABANDONED
PER O.R.B. 2942, PG. 380, B.C.R.

BLOCK 8
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.



SCALE: 1"=10'

LOT 10

POINT OF COMMENCEMENT
S.W. CORNER OF LOT 10

N88°57'35"E

N01°02'25"W

10.00'
10.00'

S01°02'25"E

10.00'

N88°57'35"E

9.96'

S88°57'35"W
10.00'

POINT OF BEGINNING

N88°57'35"E
(BEARING BASIS)

N. R/W LINE
P.B. 2, PG. 95, P.B.C.R.

S. LINE BLOCK 8
P.B. 2, PG. 95, P.B.C.R.

25'

N.E. 2ND STREET



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE

**SKETCH & DESCRIPTION
UTILITY EASEMENT**

A PORTION OF LOT 10
BLOCK 8
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

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@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 07470.56

DATE 05/06/11

SCALE 1"=10'

FIELD BK. N/A

DWNG. BY LKP

CHK. BY MMM

DATE	REVISIONS

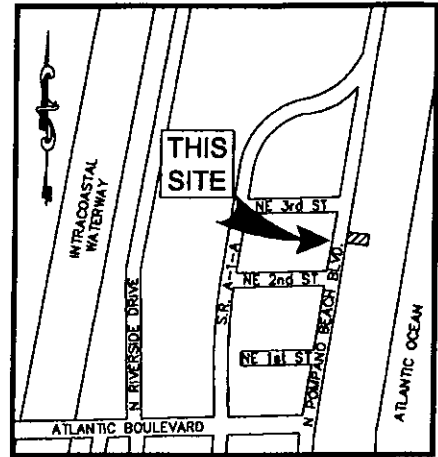
SEE DRAWING FOR BROWARD COUNTY RECORDS - P.B. 2, PG. 95, P.B.C.R. UTILITY EASEMENT SKETCHES.dwg

LEGAL DESCRIPTION:

A PORTION OF LOT 4, BLOCK 7, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 09°09'21" WEST, ON THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT OF WAY LINE OF POMPANO BEACH BOULEVARD, 0.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°50'39" EAST, 51.46 FEET; THENCE NORTH 09°09'21" EAST, ALONG A LINE 51.46 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 4, 9.50 FEET; THENCE SOUTH 80°50'39" EAST, 20.00 FEET; THENCE SOUTH 09°09'21" WEST, ALONG A LINE 71.46 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 4, 20.00 FEET; THENCE NORTH 80°50'39" WEST, 20.00 FEET; THENCE NORTH 09°09'21" EAST, ALONG A LINE 51.46 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 4, 0.50 FEET; THENCE NORTH 80°50'39" WEST, 51.46 FEET TO THE WEST LINE OF LOT 4 AND EAST RIGHT OF WAY LINE OF POMPANO BEACH BOULEVARD; THENCE NORTH 09°09'21" EAST, ALONG SAID WEST LINE OF LOT 4 AND SAID EAST RIGHT OF WAY LINE, 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 915 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

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. 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 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 DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 09°09'21" EAST ALONG THE WEST LINE OF BLOCK 7 OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS DESCRIBED UNDER MY DIRECTION ON MAY 6, 2011 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

Michael M. Mossey
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5680
STATE OF FLORIDA

SKETCH & DESCRIPTION

UTILITY EASEMENT

A PORTION OF LOT 4
BLOCK 7
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
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. 07470.58

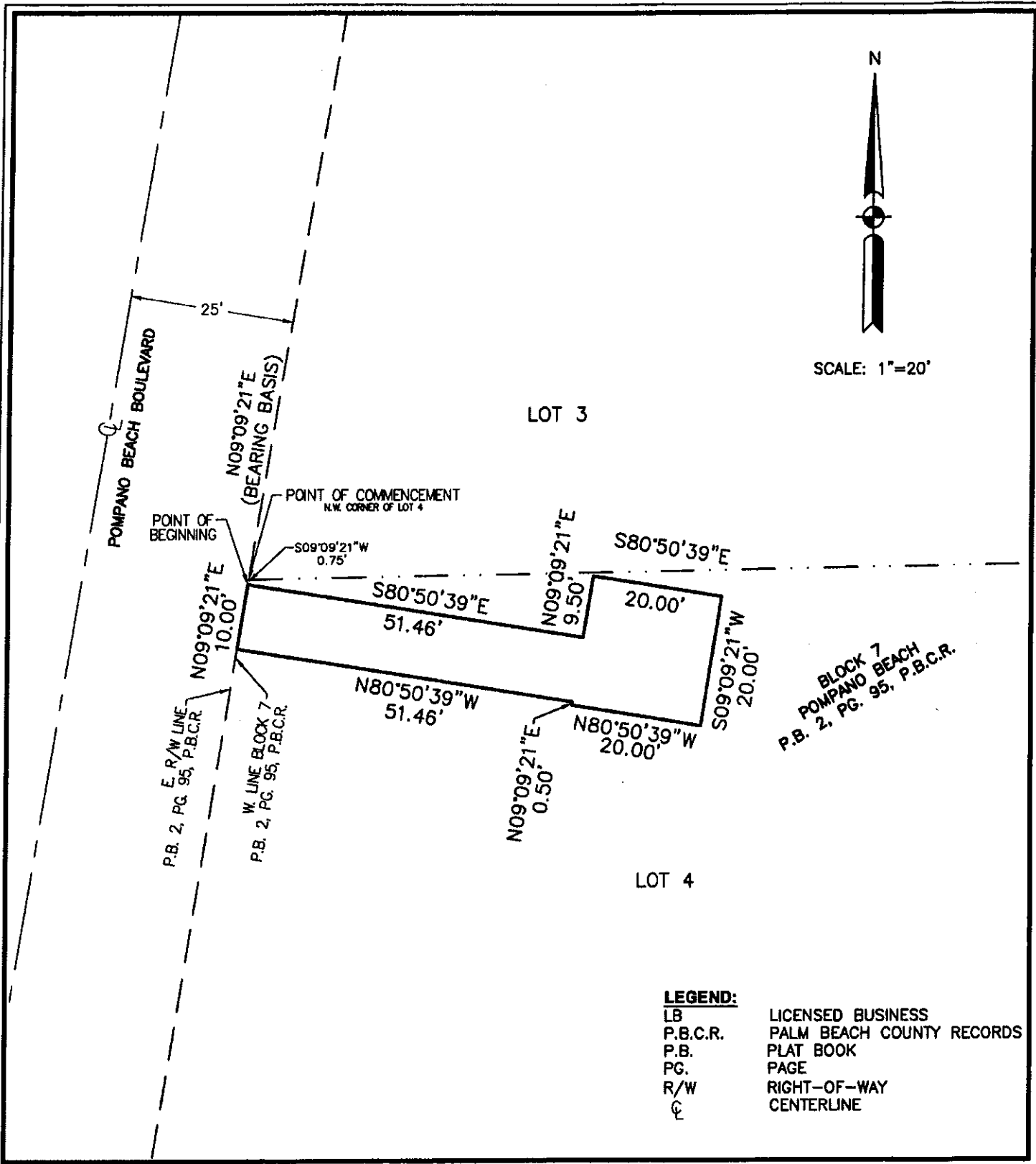
DATE	05/08/11
SCALE	N/A
FIELD BK.	N/A
DWNG. BY	LKP
CHK. BY	MMM

DATE	REVISIONS

REVISIONS TO BE MADE BY THE SURVEYOR AND MAPPER. SEE THE REVISIONS SHEET FOR DETAILS.



SCALE: 1"=20'



LEGEND:

- LB LICENSED BUSINESS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE

**SKETCH & DESCRIPTION
UTILITY EASEMENT**

A PORTION OF LOT 4
BLOCK 7
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
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 2 OF 2

DRAWING NO. 07470.58

DATE 05/06/11

SCALE 1"=20'

FIELD BK. N/A

DWG. BY LKP

CHK. BY MMM

DATE REVISIONS

DATE	REVISIONS

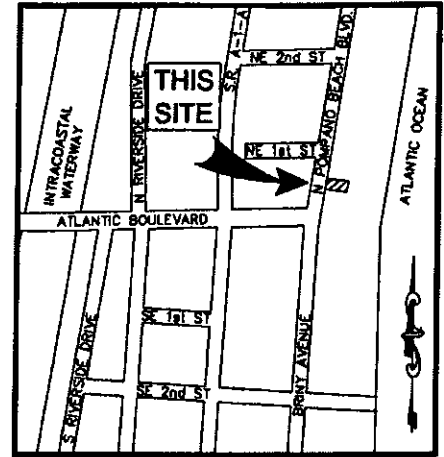
SEE VENDOR'S PLAT BOOK FOR EASEMENT - P.B. 2, PG. 95, P.B.C.R. UTILITY EASEMENT SKETCHES

LEGAL DESCRIPTION:

PORTIONS OF LOT 3 AND LOT 4, BLOCK 11, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 09°09'21" EAST, ON THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT OF WAY LINE OF POMPANO BEACH BOULEVARD, 10.00 FEET; THENCE SOUTH 80°50'39" EAST, 17.24 FEET; THENCE NORTH 09°09'21" EAST, ALONG A LINE 17.24 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF LOT 4, 9.50 FEET; THENCE SOUTH 80°50'39" EAST, 20.00 FEET; THENCE SOUTH 09°09'21" WEST, ALONG A LINE 37.24 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 4, 20.00 FEET; THENCE NORTH 80°50'39" WEST, 20.00 FEET; THENCE NORTH 09°09'21" EAST, ALONG A LINE 17.24 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 4, 0.50 FEET; THENCE NORTH 80°50'39" WEST, 17.24 FEET TO SAID WEST LINE OF LOT 4 AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 572 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

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.
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4. IT IS A VIOLATION OF 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 DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
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7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS DESCRIBED UNDER MY DIRECTION ON MAY 6, 2011 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

Michael M. Mossey
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

SKETCH & DESCRIPTION

UTILITY EASEMENT

PORTIONS OF LOTS 3 AND 4,
BLOCK 11,
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

CITY OF 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. 07470.56

DATE 05/06/11

SCALE N/A

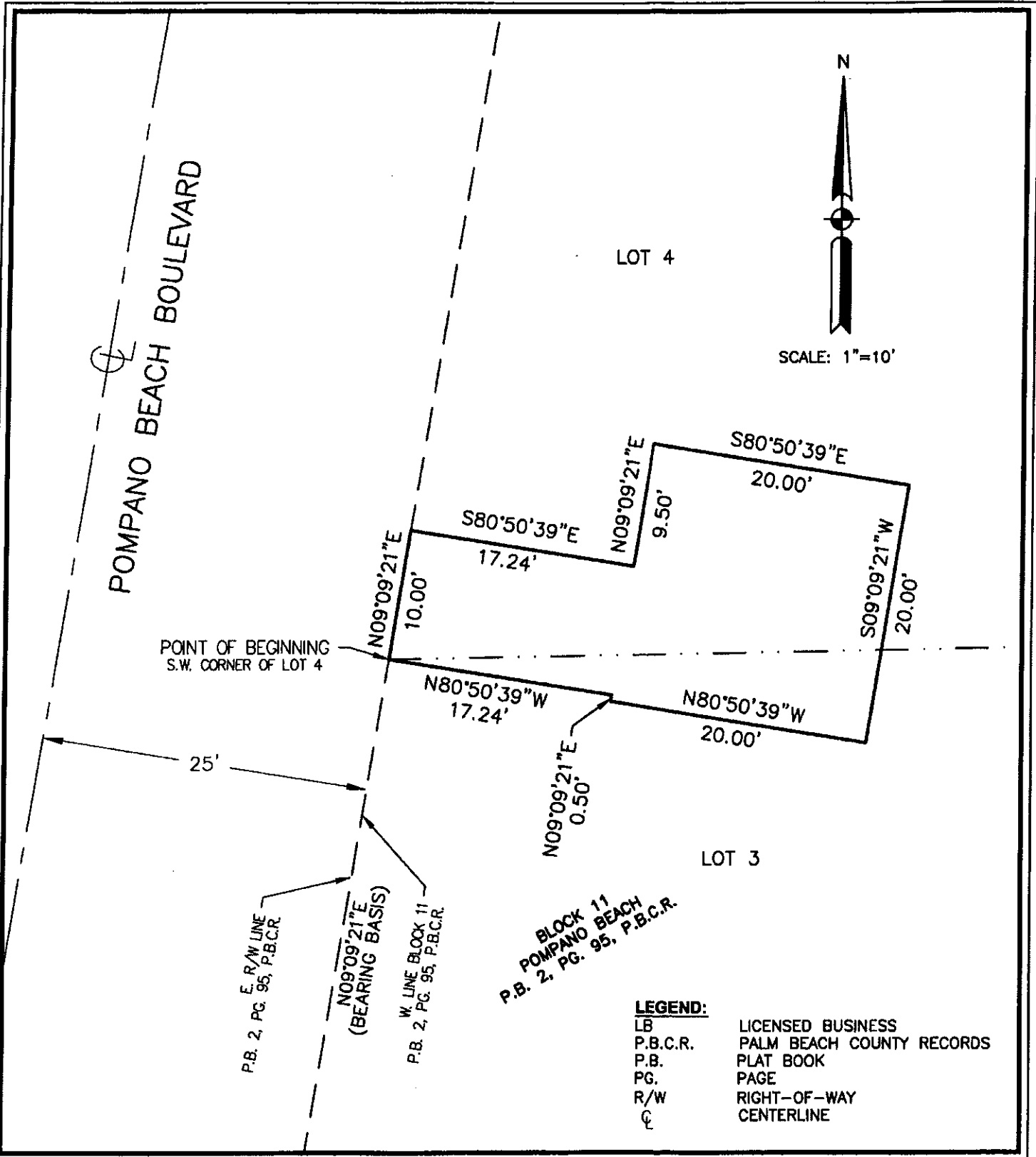
FIELD BK. N/A

DWNG. BY LKP

CHK. BY MMM

DATE REVISIONS

UTILITY EASEMENT SKETCHES.dwg



SKETCH & DESCRIPTION
UTILITY EASEMENT
 PORTIONS OF LOTS 3 AND 4,
 BLOCK 11,
 POMPANO BEACH
 P.B. 2, PG. 95, P.B.C.R.
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
 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 2 OF 2
DRAWING NO. 07470.56

DATE 05/06/11
SCALE 1"=10'
FIELD BK. N/A
DWNG. BY LKP
CHK. BY MMM

DATE	REVISIONS

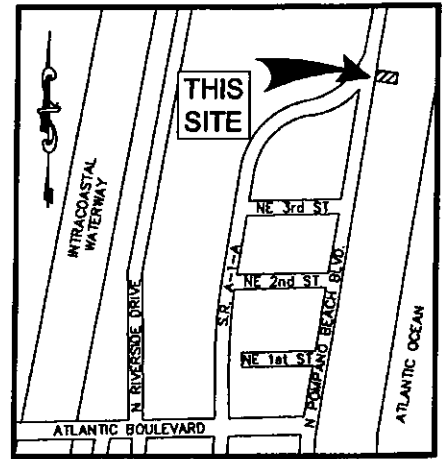
SEE CITY OF PALM BEACH FOR BACKGROUND THE EASEMENTS - FOR UTILITY EASEMENT SKETCHES.dwg

LEGAL DESCRIPTION:

A PORTION OF LOT 4, BLOCK 1, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 09°09'21" EAST, ON THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT OF WAY LINE OF POMPANO BEACH BOULEVARD, 13.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 09°09'21" EAST, ALONG SAID LINES, 10.00 FEET; THENCE SOUTH 80°50'39" EAST, 26.24 FEET; THENCE SOUTH 09°09'21" WEST, ALONG A LINE 26.24 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 4, 10.00 FEET; THENCE NORTH 80°50'39" WEST, 26.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 262 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

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. 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 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 DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 09°09'21" EAST ALONG THE WEST LINE OF BLOCK 1 OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS DESCRIBED UNDER MY DIRECTION ON MAY 6, 2011 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

SKETCH & DESCRIPTION

UTILITY EASEMENT

A PORTION OF LOT 4
BLOCK 1
POMPANO BEACH
P.B. 2, PG. 95, P.B.C.R.

CITY OF 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. 07470.56

DATE 05/06/11

SCALE N/A

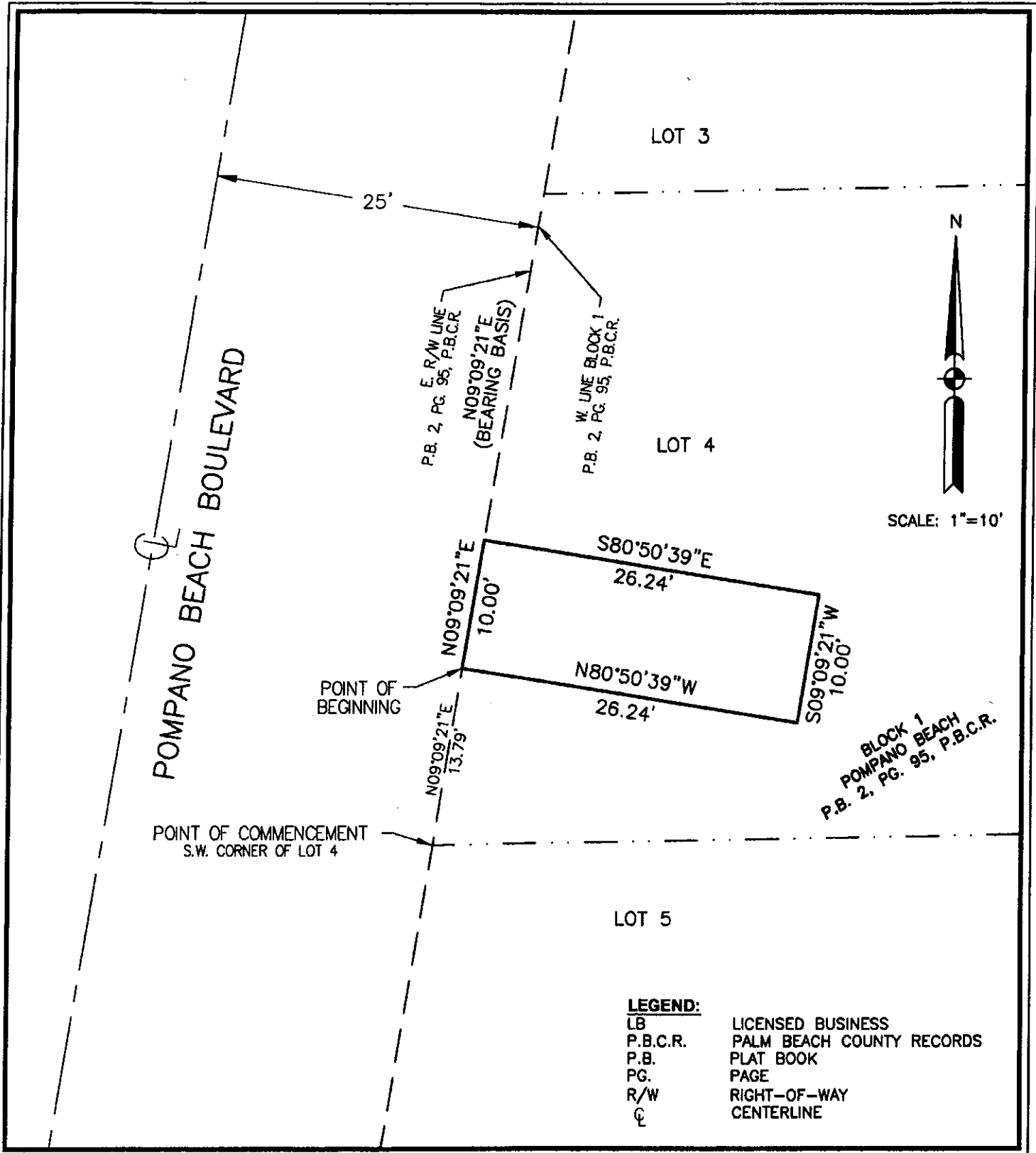
FIELD BK. N/A

DWNG. BY LKP

CHK. BY MMM

DATE	REVISIONS

IF YOU CANNOT SEE THE BACKGROUND FILE COMMENTS - PLEASE VISIT EASEMENT SKETCHES.DWG



SKETCH & DESCRIPTION
UTILITY EASEMENT
 A PORTION OF LOT 4
 BLOCK 1
 POMPANO BEACH
 P.B. 2, PG. 95, P.B.C.R.
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET 2 OF 2
 DRAWING NO. 07470.56

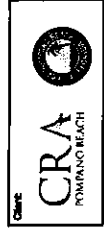
DATE 05/06/11
 SCALE 1"=10'
 FIELD BK. N/A
 DWNG. BY LKP
 CHK. BY MMM

DATE	REVISIONS

SCALE: 1"=10'
 UTILITY EASEMENT SKETCHES.dwg

1000 S. W. 10th Ave., Suite 100
 Fort Lauderdale, Florida 33304
 Tel: 754.561.1111
 Fax: 754.561.1112
 Website: www.cra.com

**POMPANO BEACH
 BOULEVARD
 STREETScape**



CONSULTANTS:

Design & Construction
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

ENVIRONMENTAL
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

CONSTRUCTION MANAGEMENT
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

TRAFFIC ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

UTILITY ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

LANDSCAPE ARCHITECTURE
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SOILS ENGINEERING
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WATER RESOURCES ENGINEERING
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GEOTECHNICAL ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

STRUCTURAL ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

MECHANICAL ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

ELECTRICAL ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

CIVIL ENGINEERING
 1000 S.W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304

NO.	DATE	DESCRIPTION	BY
1	08/11/11	ISSUED FOR PERMITTING	AK
2	08/11/11	ISSUED FOR PERMITTING	AK
3	08/11/11	ISSUED FOR PERMITTING	AK
4	08/11/11	ISSUED FOR PERMITTING	AK
5	08/11/11	ISSUED FOR PERMITTING	AK

**DRAINAGE
 PLAN**

Scale: 1" = 20'
 Date: 08/11/11
 Project No: 1100
 Sheet No: 002/05

Sheet Number: _____

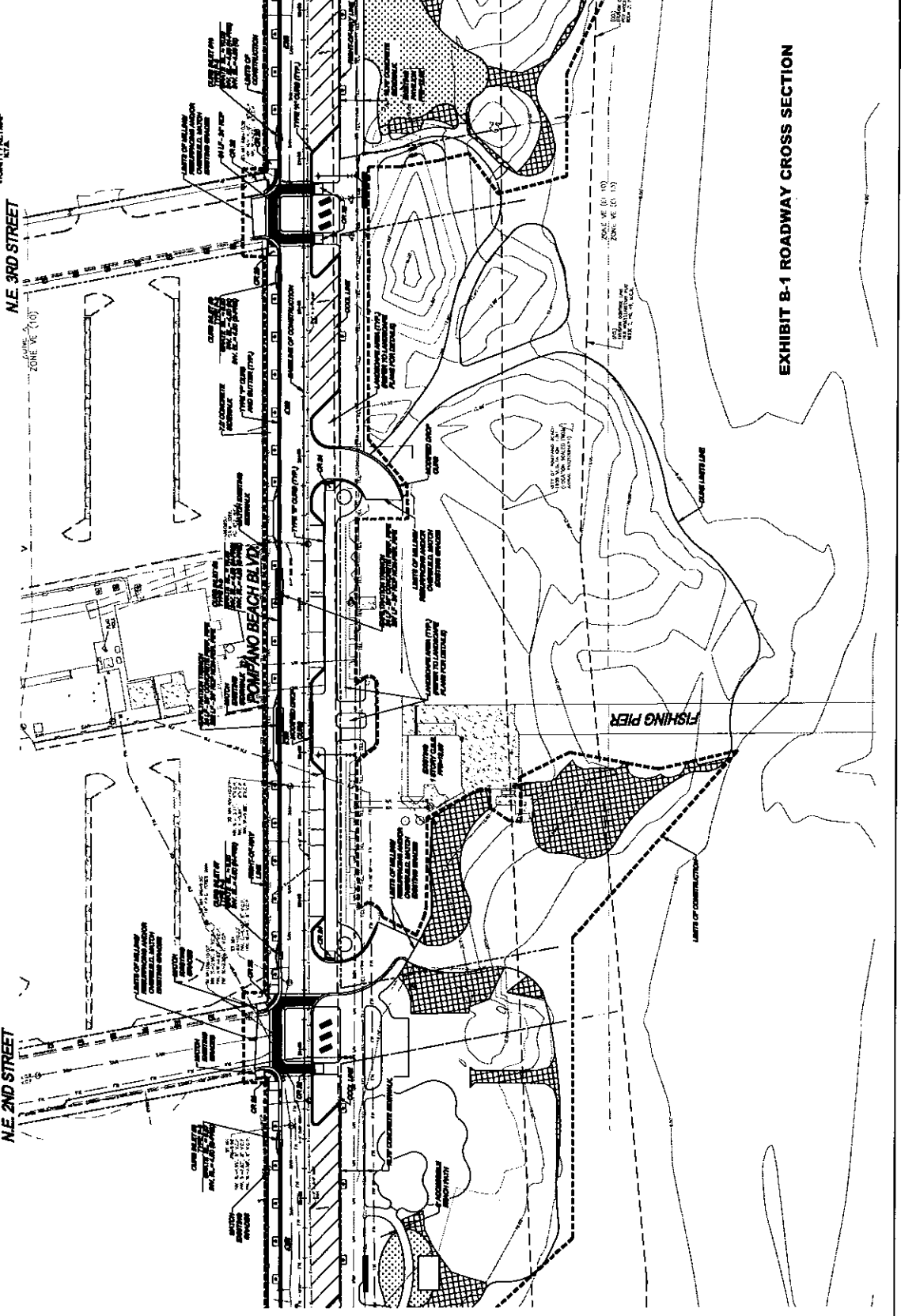
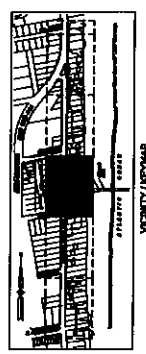


EXHIBIT B-1 ROADWAY CROSS SECTION

WIDENING / RECONSTRUCTION
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

RESURFACING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

MILLING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

RESURFACING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

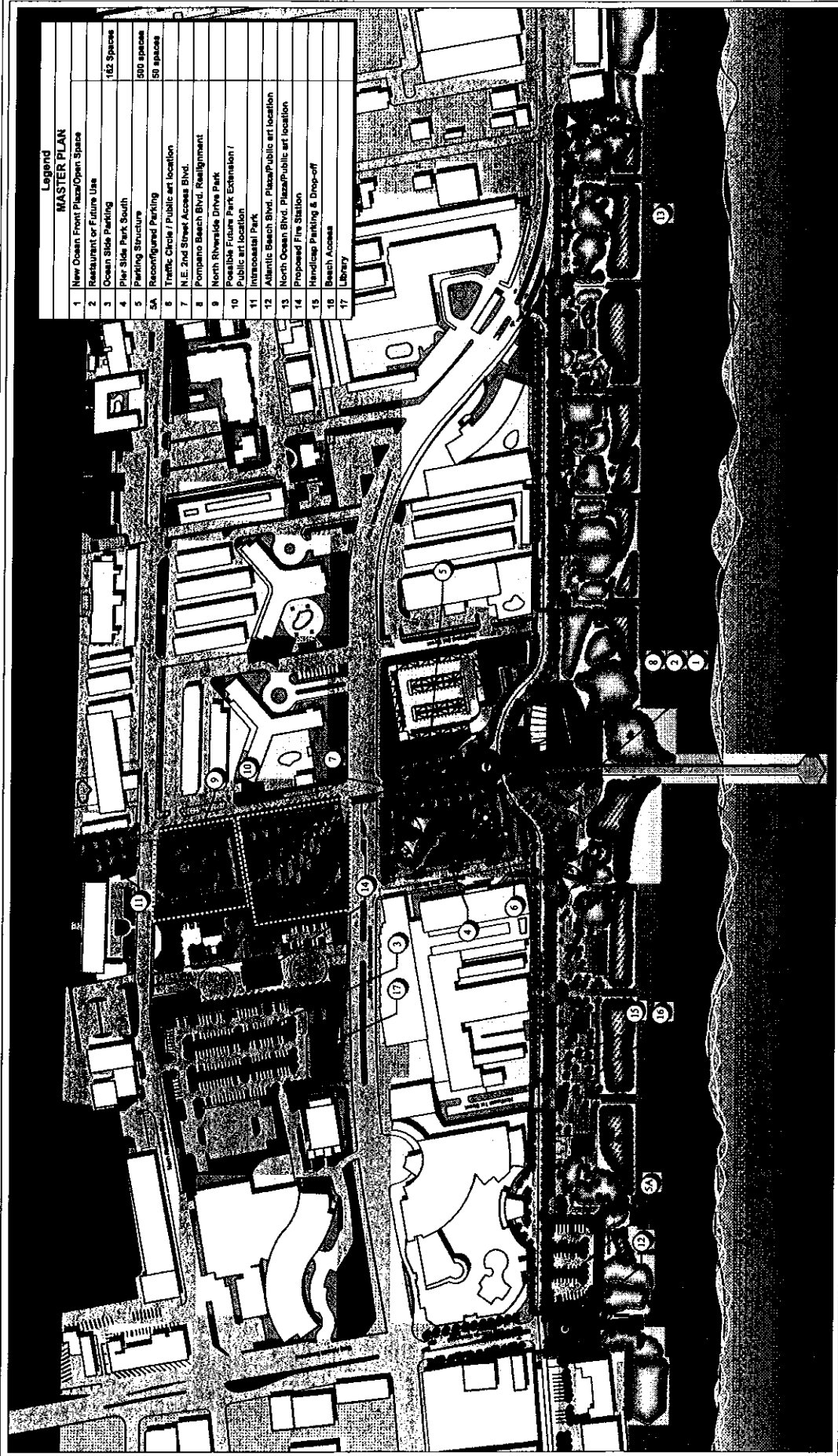
WIDENING / RECONSTRUCTION
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

RESURFACING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

MILLING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

RESURFACING
 ALL EXISTING ASPHALT PAVEMENT
 TO BE MILLED AND PATCHED TO 1.5" MINIMUM
 1" SURFACE 3'-4"

EXHIBIT B-2 BEACH MASTER PLAN



Legend	
MASTER PLAN	
1	New Ocean Front Plaza/Open Space
2	Restaurant or Future Use
3	Ocean Side Parking
4	Pier Side Park, South
5	Parking Structure
5A	Reconfigured Parking
6	Traffic Circle / Public art location
7	N.E. 2nd Street Access Blvd.
8	Pompano Beach Blvd. Realignment
9	North Riverside Drive Park
10	Possible Future Park Extension / Public art location
11	Intracoastal Park
12	Atlantic Beach Blvd. Plaza/Public art location
13	North Ocean Blvd. Plaza/Public art location
14	Proposed Fire Station
15	Handicap Parking & Drop-off
16	Beach Access
17	Library

EXHIBIT 2.2

LEGAL DESCRIPTION

Fishing Pier Parcel
 Lots 1 through 7 (inclusive), Block 7, POMPANO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

TOGETHER WITH:

Pier Parking Lot
 Lots 1 through 10 (inclusive), Block 8 and all of lots 6 through 10 (inclusive) and those portions of Lots 1 through 5 (inclusive) lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida;
TOGETHER WITH that certain 50 foot Right of Way lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 05-10 and recorded in Official Records Book 2942, Page 380.

LESS AND EXCEPTING therefrom that portion of the above described property lying within State Road A-1-A, as now laid out and in use.

TOGETHER WITH:

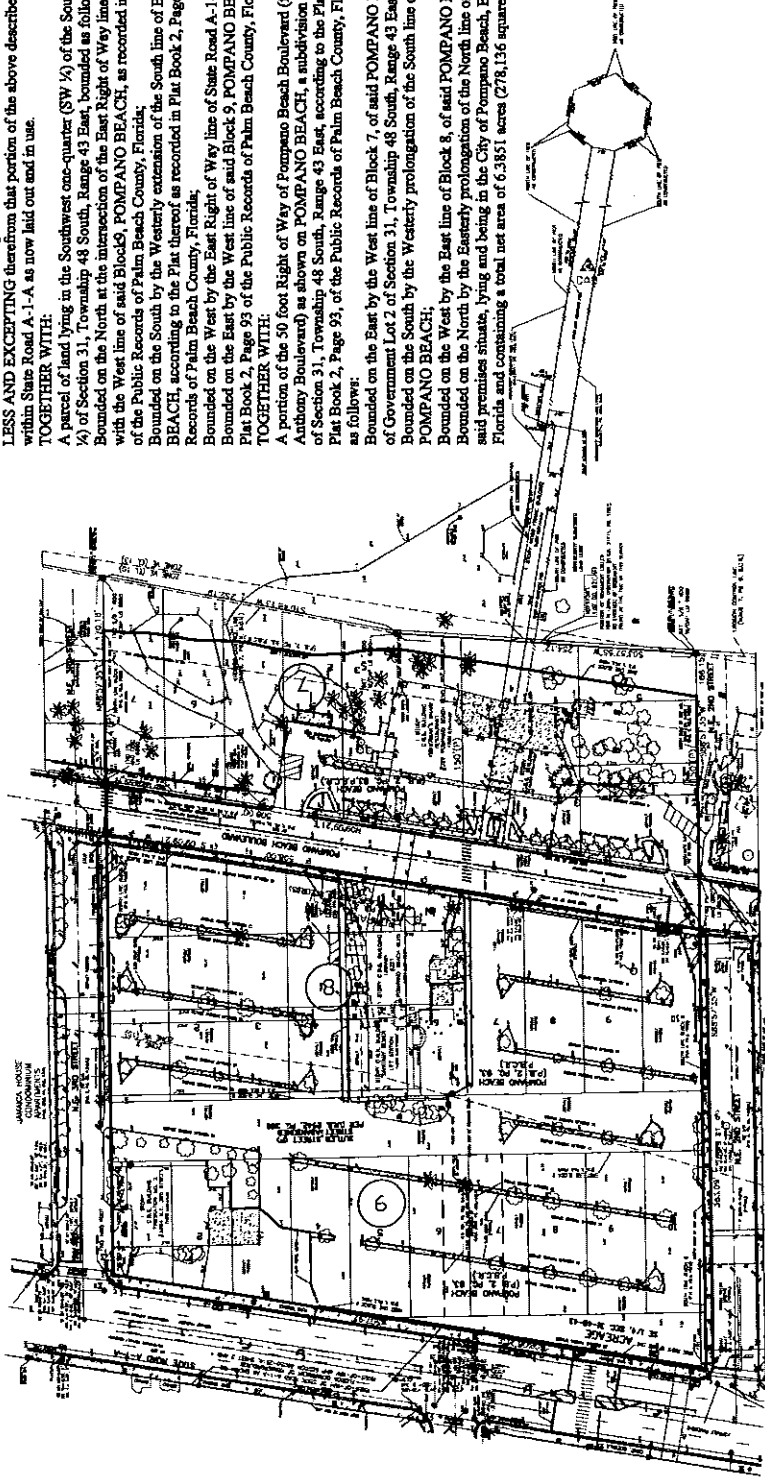
A parcel of land lying in the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 31, Township 48 South, Range 43 East, bounded as follows:
 Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;
 Bounded on the South by the Westerly extension of the South line of Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the West by the East Right of Way line of State Road A-1-A;
 Bounded on the East by the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

A portion of the 50 foot Right of Way of Pompano Beach Boulevard (formerly known as Anthony Boulevard) as shown on POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida, being bounded as follows:
 Bounded on the East by the West line of Block 7, of said POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East;
 Bounded on the South by the Westerly prolongation of the South line of said Block 7, POMPANO BEACH;

Bounded on the West by the East line of Block 8, of said POMPANO BEACH;
 Bounded on the North by the Easterly prolongation of the North line of said Block 8; said premises situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 6,385.136 square feet, more or less.



DATE: 04-15-19
 SCALE: 1"=100'
 FIELD BOOK
 DRAWN BY: JK
 CHECKED BY:

KELTH
 consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6843
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mckelth@kelth-associates.com LB NO. 6880

BOUNDARY EXHIBIT
 A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 04 OF 04
 PROJECT NUMBER
 02282008

EXHIBIT 2.3 A DEED RESTRICTED PARCELS



LEGEND

- (A) REDEVELOPMENT CORE PARCEL DESIGNATED FOR MULTI-UNIT RESIDENTIAL CONDOMINIUMS/PORCHES AND FUNCTION HALL
- (B) POTENTIAL PARCEL FOR DESIGNATED PARKING STRUCTURE
- (C) POTENTIAL PARCEL FOR DESIGNATED OPEN SPACE AND NEIGHBORHOOD PARK
- (D) LOT 1, 2 & 3 NO DEED RESTRICTIONS
- (E) LOT 4 & 5 DEED RESTRICTIONS INCLUDE:
 1. NO USE FOR MUNICIPAL AND PUBLIC PARK PURPOSES.
 2. NO BUILDINGS SHALL BE ERRECTED.
- (F) LOT 6 & 7 DEED RESTRICTIONS INCLUDE:
 1. NO BUILDINGS OR STRUCTURES SHALL BE ERRECTED, EXCEPT COMFORT STATION.
 2. NO BUILDINGS SHALL BE ERRECTED ALONG THE BEACH AND ADJACENT BLDG'S 2, 3, 4, 5, 6, 7 AND 13 OF PLAT OF POMPADOUR BEACH.

PEDESTRIAN CIRCULATION
 VEHICULAR CIRCULATION
 VEHICULAR CIRCULATION ALONG A WALL