



# DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director  
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May 4, 2023

Ms. Josie P. Sesodia, Director  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment, amending the Hurok Plat – Letter of No Objection PB 183, PG 446-447

Ms. Sesodia:

The City of Pompano Beach has no objection for the NVAL amendment to the Hurok Plat (PB 183, PG 446-447 of the public records of Broward County). The purpose for this request is to allow efficient ingress/egress and proper functionality from Powerline Road and emergency egress from N.W. 9th Street since the use on the plat changed from commercial to residential. A FDOT pre-application letter has accepted the changes to the opening.

The change to the Plat is, as follows:

This NVAL amendment is to close the current 50-foot access opening along North Powerline Road located 55.08 feet south of the northern plat limits and create two (2) new access openings: 1. A 90-foot-wide ingress and egress opening along Powerline Road with a centerline 45 feet south of the northern plat limits; and 2. A 164-foot-wide opening located 100 feet east of the northwest corner chord along Northwest 9 Street for emergency egress.

Pursuant to the City's Code of Ordinances (155.2410 G.1.e.), the Development Services Director is authorized to approve minor deviations to Plats administratively for:

- e. Amendments to the approved Non-Vehicular Access Line subject to the inclusion in the application of a valid approval letter from the Florida Department of Transportation for Plats located on a State Road, and subject to subsequent approval by Broward County.

Attached for your records is a copy of the existing sketch and description (Exhibit A) and the proposed sketch & description (Exhibit B).

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

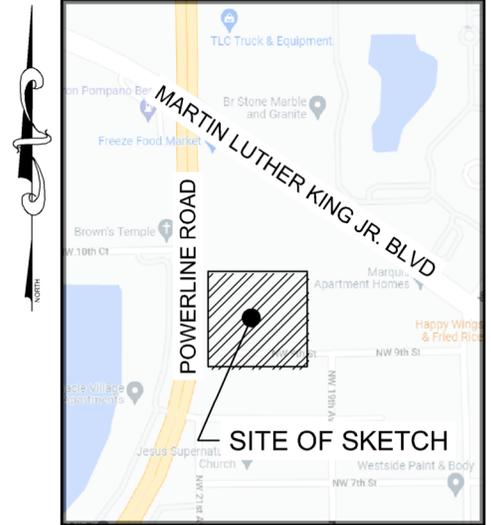
Yours truly,

**THE CITY OF POMPANO BEACH**

David L. Recor, ICMA-CM  
Development Services Director

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON LIMITS PROVIDED BY THE CLIENT.
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 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. LANDS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°56'35" EAST ALONG THE NORTH LINE OF PARCEL "A", "HUOK, AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
8. THE INTENDED SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER



**LOCATION MAP:**  
NOT TO SCALE

**LEGEND:**

- ⊕ CENTERLINE
- Δ CENTRAL ANGLE
- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- R RADIUS

**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 OCTOBER 4, 2022. 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

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION, PSM 5660  
(FOR THE FIRM)

**SKETCH & DESCRIPTION**

A PORTION OF PARCEL "A"  
"HUOK"  
P.B. 183, PG. 447, B.C.R.



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 4

DRAWING NO. 12697.00\_SKOD\_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE

11/14/22  
LIMITS CHANGE  
(PER ARCHITECT)

12/13/22  
LIMITS CHANGE  
(PER ENGINEER)

**LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE, BEING A PORTION OF PARCEL "A", "HUOK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 89°10'14" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A" 164.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'14" WEST, ALONG SAID SOUTH LINE, 100.00 FEET; THENCE NORTH 43°31'57" WEST, 35.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1982.08 FEET (A RADIAL BEARING FROM SAID POINT BEARS NORTH 86°04'41" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 05°13'27" AND AN ARC LENGTH OF 180.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°18'07" WEST, 318.67 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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SHEET 2 OF 4

DRAWING NO. 12697.00\_SKOD\_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

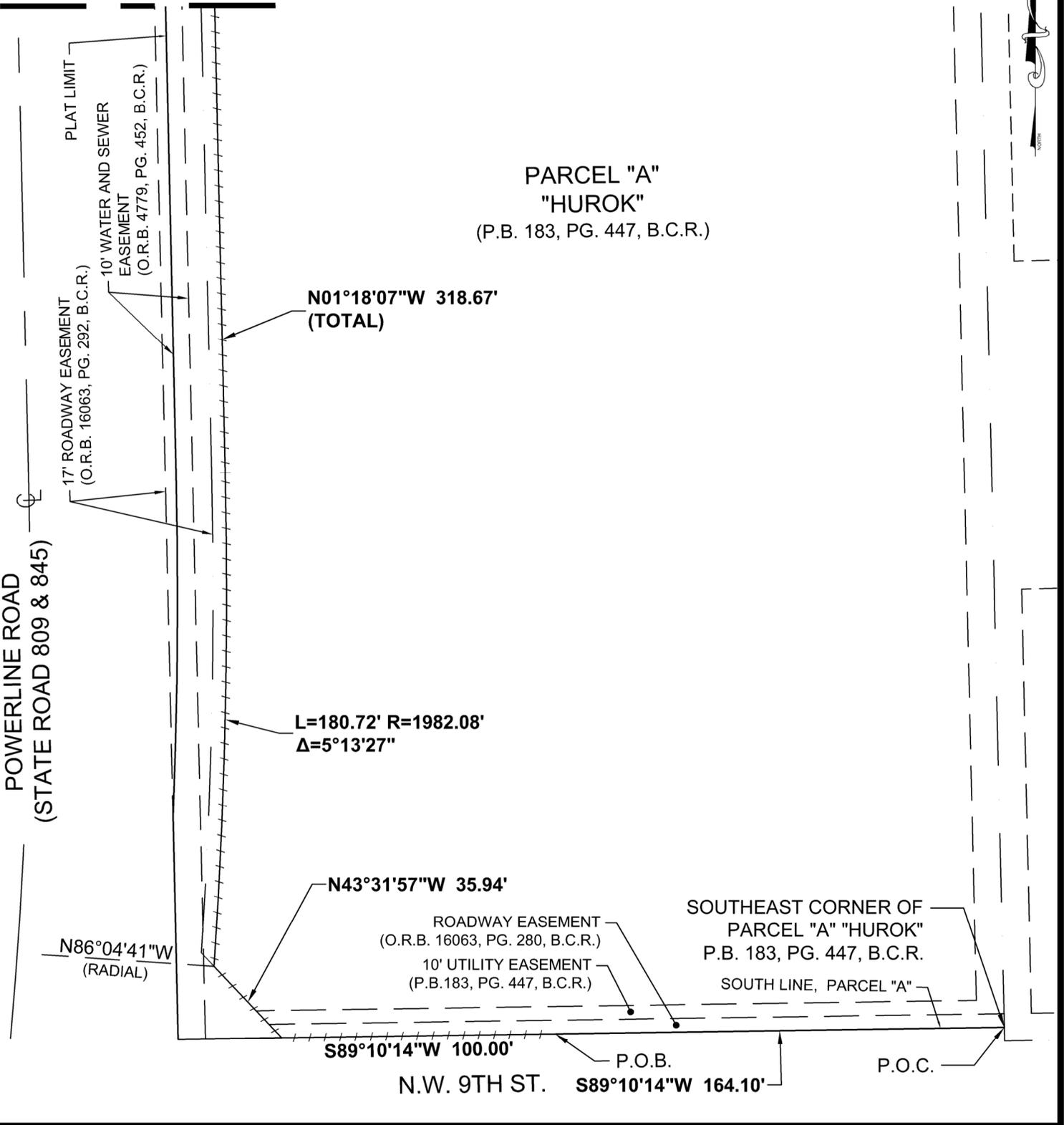
FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

| DATE     | REVISIONS                     |
|----------|-------------------------------|
| 11/14/22 | LIMITS CHANGE (PER ARCHITECT) |
| 12/13/22 | LIMITS CHANGE (PER ENGINEER)  |
| 04/18/23 | LEGAL DESCRIPTION             |
|          |                               |
|          |                               |
|          |                               |
|          |                               |
|          |                               |

MATCHLINE A (SEE SHEET 4)



**SKETCH & DESCRIPTION**

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"HUROK"  
P.B. 183, PG. 447, B.C.R.

**KEITH**

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SHEET 3 OF 4

DRAWING NO. 12697.00\_SKOD\_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

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DWNG. BY ZH

CHK. BY THG

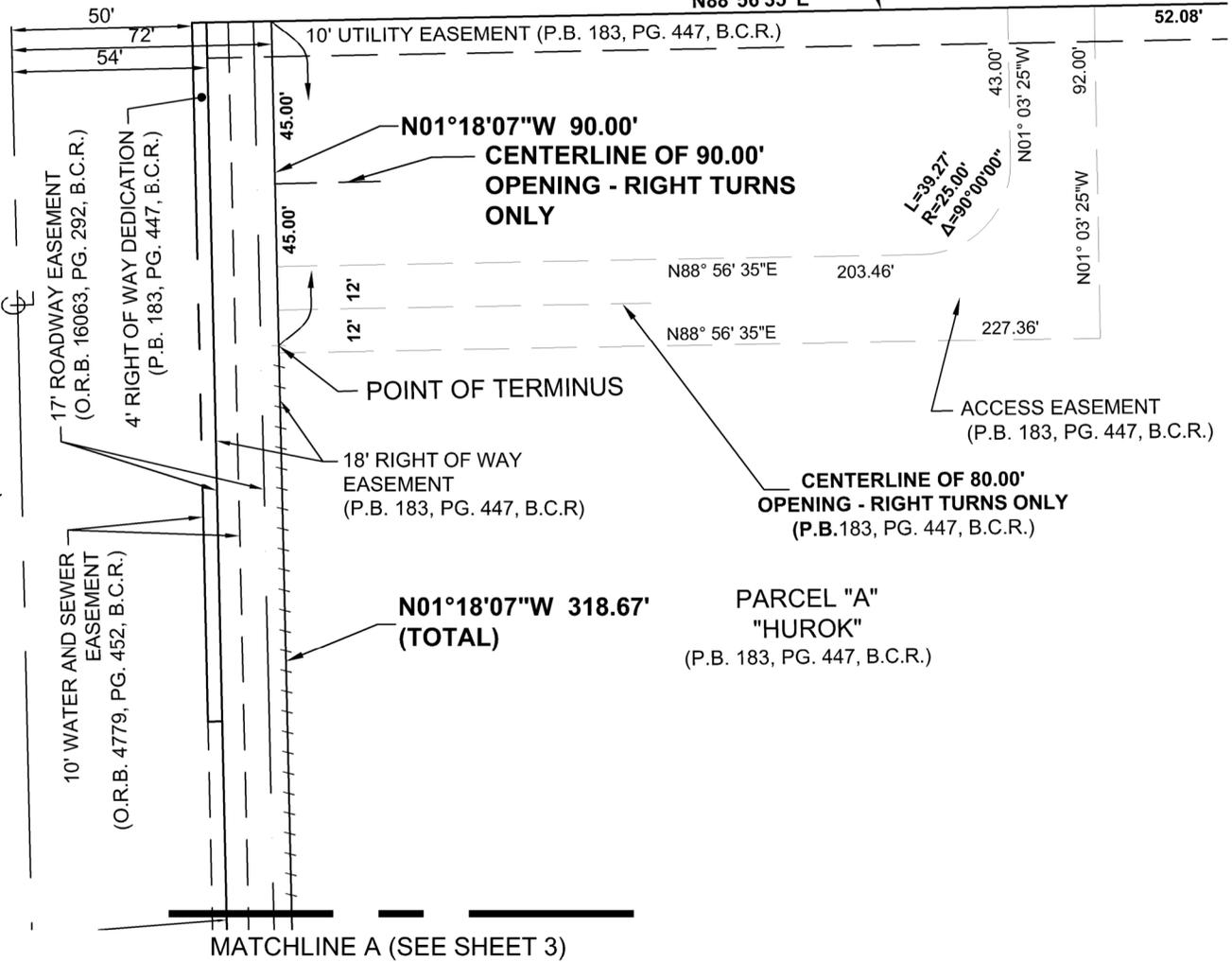
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|          |                               |
|          |                               |
|          |                               |
|          |                               |



NORTH LINE OF PARCEL "A", PLAT LIMIT &  
NORTH LINE, N 3/5, N1/2, NW 1/4,  
SW 1/4, NW 1/4, SECTION 34-48-42,

(REFERENCE BEARING)  
**N88°56'35"E**

**POWERLINE ROAD  
(STATE ROAD 809 & 845)**



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