

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

March 21, 2023

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

RE: Plat Amendment of Right-of-Way Dedication, amending the Elwira Plat – Letter of No Objection

Ms. Sesodia:

The Elwira Plat located at 1570 N. Powerline Road was approved by the Pompano Beach City Commission on July 26th, 2022. The Plat included a 45-foot right-of-way dedication for Powerline Road, which was ultimately determined to be excessive. It has come to our attention that Broward County is allowing the Applicant to amend the Plat drawing to reduce the dimension of this dedication to 39 feet. Since the Broward County Trafficways Plan identifies that portion of Powerline Road to be a maximum of 155, the City has no objection to amending the dedication line shifting it 6 feet to the west to dedicate 39 feet, thus increasing the lot size (Parcel A) by 600 feet.

To clarify further, Exhibit A shows the dedication line as the Plat had been approved by the City on July 26, 2022 and identifies in red where the Applicant wants to shift the dedication line. Exhibit B shows the revised Plat Sheet 4 with the right-of-way dedication being 39 feet.

The City has no objection to this change on the Plat. Pursuant to the City's Code of Ordinances (155.2410 G.1.a.), the Development Services Director is authorized to approve minor deviations to Plats administratively for amendments with a decrease or no increase in the approved level of development. The applicant is merely changing the dedication of right-of-way, with no increase in the proposed development. Therefore this is minor in nature and does not require the re-review by the City Commission.

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

Yours truly,

THE CITY OF POMPANO BEACH



David L. Recor, ICMA-CM
Development Services Director

Enclosures

"ELWIRA"

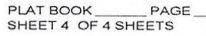
PREPARED BY
PULICE LAND SURVEYORS, INC.

LEGEND:

N.P.M.		PERMANENT REFERENCE MONUMENT (SET 2")
		ALUMINUM DISK P.P.M. LB3870)
N/D P.P.M.		FLORIDA REFERENCE MONUMENT (SET MAG. 1.3" BRASS DISK P.P.M. LB3870)
FPL		= FLORIDA POWER & LIGHT COMPANY
O.R.B.		= OFFICIAL RECORD BOOK
		= NON-VEHICULAR ACCESS LINE
		= SECTION CORNER
		= CENTERLINE
R/W		= RIGHT-OF-WAY
P/G		= PAGE
P/B		= PLAT BOOK
L.B.		= LICENSED BUSINESS
D.B.		= DEED BOOK
NO ID.		= NO IDENTIFICATION
FOOT		= FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

- 4) THIS PLAT IS RESTRICTED TO 11,000 SQUARE FEET OF INDUSTRIAL USE.
- 5) THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HEREON SHALL BE SUBJECT TO THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 6) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 7) THE BEARINGS SHOWN HEREON BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE, WITH THE NORTH LINE OF PARCEL A, "G.C. SITE", PLAT BOOK 114, PAGE 16 BEING S88°31'22"W.
- 8) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE, INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE OPERATION AND SERVICE OF ANY AIRCRAFT OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES INCURRED. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION SHALL BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 9) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPADO BEACH, "ALL THE FACILITIES FOR THE CONSTRUCTION, INSTALLATION, AND OPERATION OF CABLE, AND CABLE SHALL BE INSTALLED UNDERGROUND."
- 10) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 11) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.



GRAPHIC SCALE
20' 40' 60' 80'
FEET
SCALE 1" = 20'

Exhibit B Showing Revised Plat showing 39-Ft. DedicationRight-of-Way Line

"ELWIRA"

A SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST
283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4,
OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JULY, 2020

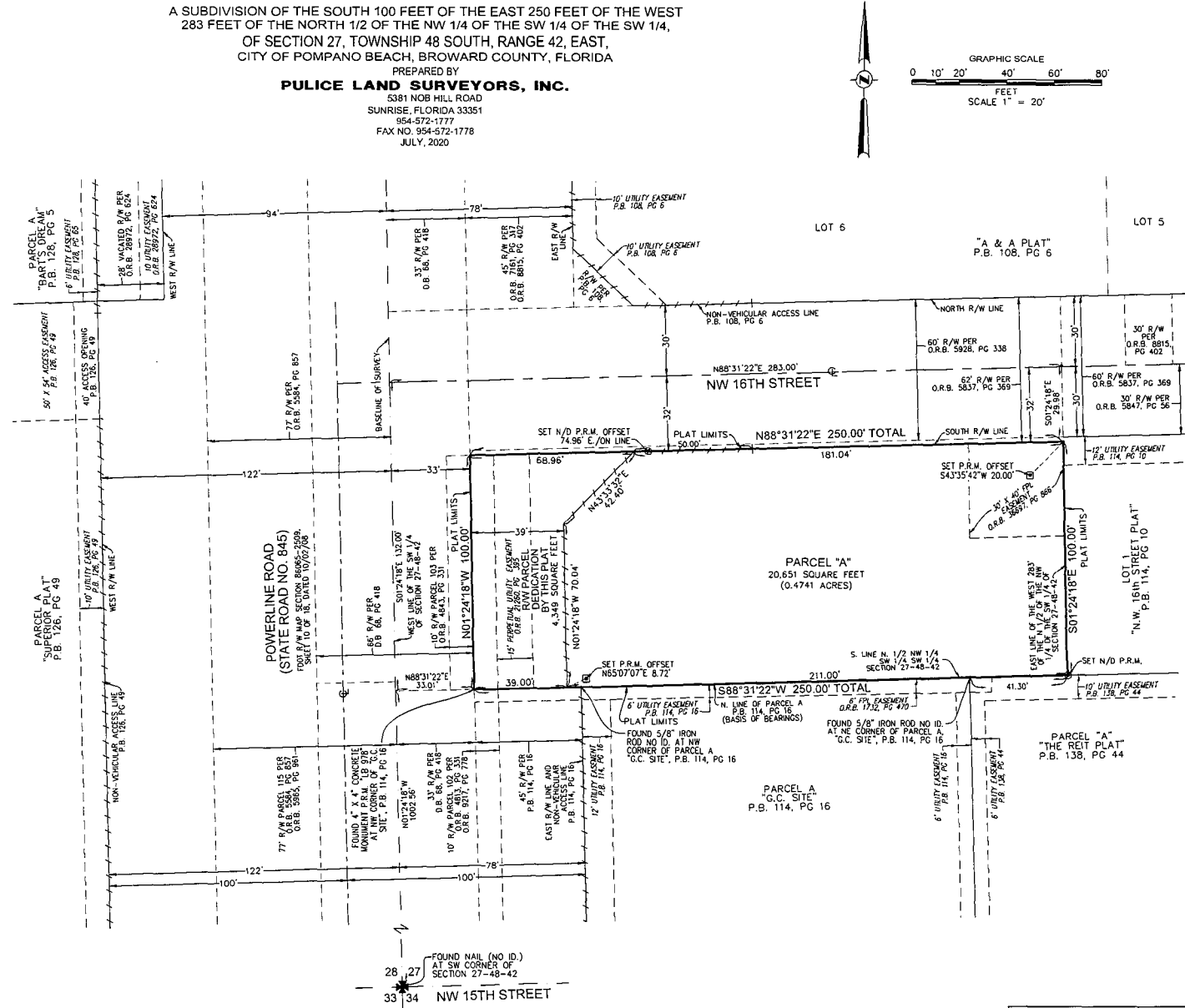
PLAT BOOK PAGE
SHEET 4 OF 4 SHEETS

LEGEND:

- P.R.M. = PERMANENT REFERENCE MONUMENT (SET 2" ALUMINUM DISK P.R.M. LB3870)
- N/D P.R.M. = PERMANENT REFERENCE MONUMENT (SET MAG NAIL IN 1.3" BRASS DISC P.R.M. LB3870)
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- O.R.B. = OFFICIAL RECORD BOOK
- - - = NON-VEHICULAR ACCESS LINE
- - - = SECTION CORNER
- = CENTERLINE
- R/W = RIGHT-OF-WAY
- PG = PAGE
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- D.B. = DEED BOOK
- NO ID. = NO IDENTIFICATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 11,000 SQUARE FEET OF INDUSTRIAL USE.
- 2) THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 3) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 4) THE BEARINGS SHOWN HEREON BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF PARCEL A, "G.C. SITE", PLAT BOOK 114, PAGE 16 BEING S88°31'22"W.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."
- 7) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.



PLANNING FILE NO. 016-MP-21