



DEVELOPMENT SERVICES

David . Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P 54.786.4664 | F 54.786.4504

April 24, 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 Broward County Plat No.2- Letter of No Objection PB159,
PG 16.

Ms. Sesodia,

The City of Pompano Beach has no objections to amending the notation included in the Broward County Plat No. 2 (PB 159, PG 16 of the public records of Broward County). The change to the Plat is as follows:

From:

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E; Commercial/retail uses are not permitted without the approval of County Commissioners who shall review and address these uses for increased impacts.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

If building permit for the 1,024-bed jail (excluding construction offices) and first inspection approval are not issued by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above time frame;

G: Zoning 2009 Plats 2022 PNAs 22-1400008 - Broward Partnership for the Homeless Applicant Submittal from March 2023 (revision to add existing jail) Letter of No Objection Draft.doc

Letter of No Objection
Development Services Department
Planning and Zoning No. 22-14000008
Page 2

and/or if construction of project water lines, sewer lines, drainage, and the rock base or internal roads have not been substantially completed by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

To:

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E and 138 mid-rise residential units on Parcel F.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

If building permit for the 1,024-bed jail (excluding construction offices) and first inspection approval are not issued by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above time frame; and/or if construction of project water lines, sewer lines, drainage, and the rock base of internal roads have not been substantially completed by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

Letter of No Objection
Development Services Department
Planning and Zoning No. 22-14000008
Page 3

The City has no objection to these changes on the Plat. Pursuant to the City's Code of Ordinances (155.2410G.1.a), Plat note amendments with a decrease or no increase in the approved level of development can be authorized by the Development Services Director administratively since the amendments are considered minor in nature. Broward County has asked the Applicant to change the wording of a plat note to separate out the residential use from the commercial use through placing the already approved residential onto a separate new "Parcel F" (see attached legal description & sketch of this "Parcel F"). The modifications do not increase the intensity. They only place the 138 units on a separate identifiable parcel. The County has also requested to eliminate the standard language used for many years relating to commercial/retail uses. As a result of this being a minimal Plat note change, this request can be processed administratively.

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

Yours truly,

THE CITY OF POMPANO BEACH

David L. Recor

David L. Recor, ICMA-CM
Development Services Director

LEGAL DESCRIPTION:

A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, BROWARD COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID PARCEL "E"; THENCE SOUTH 01°50'34" EAST ALONG THE EAST LINE OF SAID PARCEL "E" 500.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "E", SOUTH 88°20'18" WEST, 583.07 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL "E", NORTH 01°50'25" WEST, 61.38 FEET; THENCE NORTH 88°13'48" EAST, 412.68 FEET; THENCE NORTH 01°50'41" WEST, 185.54 FEET; THENCE SOUTH 88°03'43" WEST, 45.34; THENCE NORTH 01°50'59" WEST, 184.06 FEET; THENCE SOUTH 88°09'13" WEST, 124.40 FEET; THENCE NORTH 01°50'34" WEST, 68.86 FEET; THENCE THENCE ALONG THE NORTH LINE OF SAID PARCEL "E" NORTH 88°20'18" EAST, 583.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.00 ACRES), MORE OR LESS.

SURVEY NOTES:

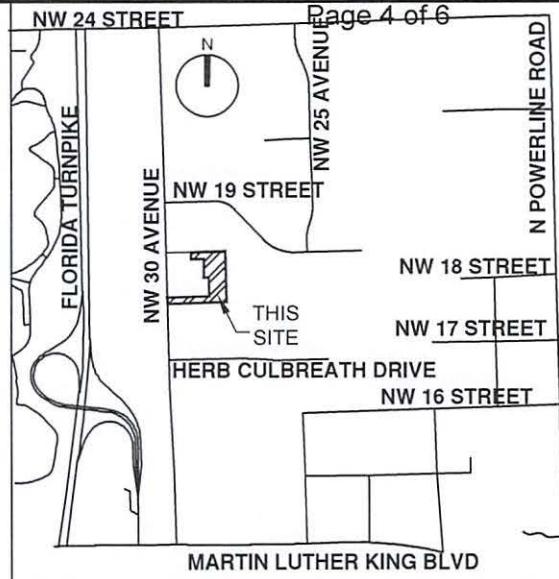
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON AN ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES, PROJECT/FILE NUMBER 21-00071, DATED 06/13/22.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. 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.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON SAID ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, AS RECORDED IN PLAT BOOK 159, ON PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH A REFERENCE BEARING OF NORTH 88°20'18" EAST ALONG THE NORTH LINE OF SAID PARCEL "E".

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 JUNE 14, 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

TIMOTHY H. GRAY
PROFESSIONAL SURVEY AND MAPPER
FLORIDA REGISTRATION, PSM 6604



LOCATION MAP:

NOT TO SCALE

SKETCH & DESCRIPTION

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPANO BEACH BROWARD COUNTY, FLORIDA



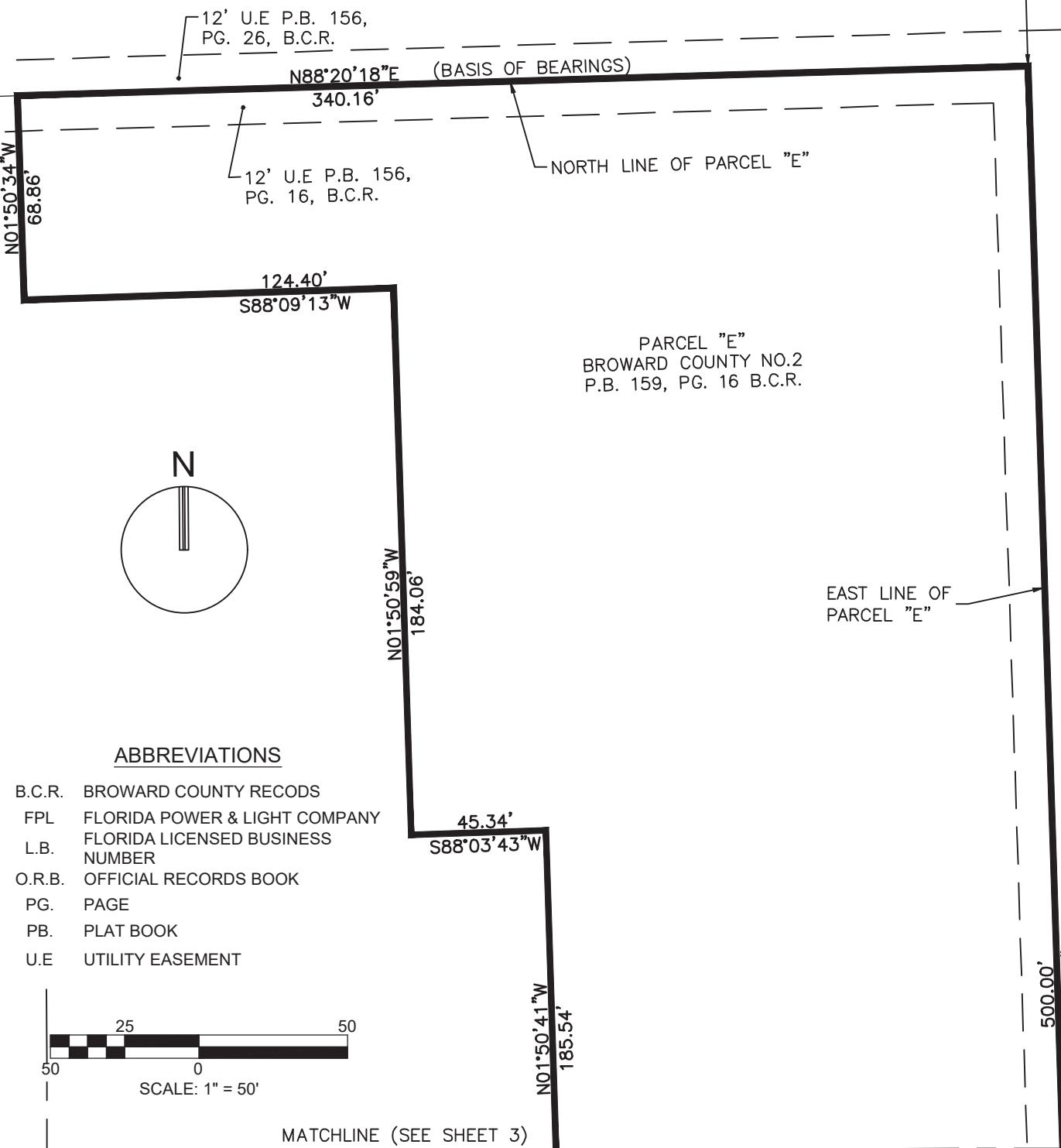
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3
DRAWING NO.

DATE	10/19/22
SCALE	N/A
FIELD BK.	N/A
DWNG. BY	ZH
CHK. BY	THG

POINT OF BEGINNING
N.E. CORNER OF PARCEL "E"
P.B. 159, PG. 16 B.C.R.

PARCEL 2 "ALPHA 250"
P.B. 156, PG. 26 B.C.R.



SKETCH & DESCRIPTION

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPANO BEACH BROWARD COUNTY, FLORIDA

KEITH

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 3
DRAWING NO.

DATE 10/19/22

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

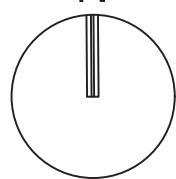
DATE

REVISIONS

MATCHLINE (SEE SHEET 2)

MATCHLINE
(SEE SHEET 3
BELOW)PARCEL "E"
BROWARD COUNTY NO.2
P.B. 159, PG. 16 B.C.R.N88°13'48"E
412.68'12' U.E P.B. 159,
PG. 16, B.C.R.EAST LINE OF
PARCEL "E"S01°50'34"E
500.00'6' U.E P.B. 159,
PG. 16, B.C.R.S88°20'18"W
583.07'PARCEL "A"
"BROWARD COUNTY PLAT NO.2
P.B. 196, PG. 16 B.C.R.6' U.E P.B. 159,
PG. 16, B.C.R.SOUTH LINE OF
PARCEL "E"12' U.E P.B. 156,
PG. 26, B.C.R.

N

MATCHLINE
(SEE SHEET 3
ABOVE)PARCEL "E"
BROWARD COUNTY NO.2
P.B. 159, PG. 16 B.C.R.12' U.E. P.B. 159,
PG. 16, B.C.R.
12' FPL EASEMENT
O.R.B. 33180
PG. 517N88°13'48"E
412.68'WEST LINE OF
PARCEL "E"N01°50'32"W
61.38'SOUTH LINE OF
PARCEL "E"PARCEL "A"
"BROWARD COUNTY PLAT NO.2
P.B. 196, PG. 16 B.C.R.6' U.E P.B. 159,
PG. 16, B.C.R.6' U.E P.B. 159,
PG. 16, B.C.R.

S88°20'18"W 583.07'

25 0 50

SCALE: 1" = 50'

SKETCH & DESCRIPTION

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPANO BEACH BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860SHEET 3 OF 3
DRAWING NO. 07699.00 skd rezoningDATE 10/19/22SCALE AS SHOWNFIELD BK. N/ADWNG. BY ZHCHK. BY THGDATE REVISIONS