



Resilient Environment Department  
URBAN PLANNING DIVISION

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

Application Number 013-MP-10

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

### INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

#### ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

#### NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

### Project Information

Plat/Site Plan Name

**BF POMPANO PLAT**

Plat/Site Number

**013-MP-10**

Plat Book - Page (if recorded)

**Plat Book 180, Pages 1-2**

Owner/Applicant/Petitioner Name

**1380 OCEAN ASSOCIATES LLC**

Address

**1300 Brickell Avenue**

City

**Miami**

State

**FL**

Zip

**33131**

Phone

**Agent: 954-648-9376**

Email

**Agent: stephanie@toothaker.org**

Agent for Owner/Applicant/Petitioner

**Stephanie J. Toothaker, Esq. / Toothaker.org**

Contact Person

**Estefania Mayorga / Toothaker.org**

Address

**501 SW 2nd Avenue, Suite 1**

City

**Fort Lauderdale**

State

**FL**

Zip

**33301**

Phone

**954.648.9376**

Email

**stephanie@toothaker.org / cc: estefania@toothaker.org**

Folio(s)

**494306580020, 494306580010**

Location

Both East and West

side of

**SR A1A**

at/between/and

**North of Terra Mar Drive**

and/of

**street name**

**north side/corner north**

**street name**

**street name / side/corner**

**street name**

## Proposed Changes

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

Staff Recommendation No(s).

Land Development Code citation(s)

Have you contacted anyone in County Government regarding this request?

Yes

No

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

Karina Da Luz, Planning & Development Management Division, and DG McGuire, Highway Construction and Engineering Division

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

The Applicant is requesting a non-vehicular access line amendment from Exhibit B to Exhibit C, as detailed in the attached narrative and summarized below:

1. The existing 50-foot opening located on the east side of State Road A1A located approximately 44 feet south of the north plat limits is being reduced to a 25.48-foot opening located 11.09 feet south of the north plat limits.
2. The existing 50-foot opening located on the east side of State Road A1A located approximately 10 feet north of the south plat limits is being reduced to a 31.75-foot opening located 19.85 feet north of the south plat limits.
3. The existing 50-foot opening located on the west side of State Road A1A located approximately 19 feet south of the north plat limits is being reduced to a 25.70-foot opening located 39.50 feet south of the north plat limits.
4. The existing 50-foot opening located on the west side of State Road A1A located approximately 3 feet north of the south plat limits is being reduced to a 25.93-foot opening located 12.37 feet north of the south plat limits.

## REQUIRED DOCUMENTATION

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

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

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

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

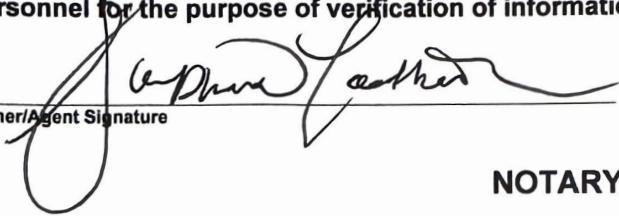
For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Urban Planning Division staff to determine any additional required documentation.

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

### NOTARY PUBLIC:Owner/Agent Certification

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

Owner/Agent Signature



9/1/2023

Date

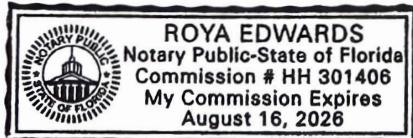
NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 1st day of September, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Roya Edwards

Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Signature of Notary Public—State of Florida

Serial Number (If applicable)

### For Office Use Only

Application Type/Title of Request

NVAL Application

Application Date	Acceptance Date	Fee
09/05/2023	09/12/2023	\$ 2,410.00
Comments Due 10/02/2023	Report Due 10/12/2023	CC Meeting Date TBD

Adjacent City or Cities

Lauderdale by The Sea

<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input checked="" type="checkbox"/> City Letter	<input checked="" type="checkbox"/> FDOT Letter
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<input checked="" type="checkbox"/> Other: Narrative, Sketch & Legal description
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Distribute To	<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
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<input type="checkbox"/> Other:
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Comments
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Received By
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Adrien Osias

September 1, 2023  
Updated November 8, 2023

**VIA ELECTRONIC SUBMISSION**

Josie Sesodia, Director  
Urban Planning Division  
Resilient Environment Department  
1 N. University Drive, #102A  
Plantation, FL 33324

**RE: BF POMPANO PLAT – Plat Book 180, Page 1  
Non-Vehicular Access Line Amendment Narrative  
County Plat. No. 013-MP-10**

Dear Ms. Sesodia:

On behalf of 1380 OCEAN ASSOCIATES, LLC (“Applicant”), owner of the real property located at 1380 and 1381 South Ocean Boulevard, Pompano Beach, FL 33062, Folio Nos. 494306580010 and 494306580020, as more specifically identified in **Exhibit A-1** as “Parcel A” and “Parcel B” of the BF POMPANO PLAT recorded in Plat Book 180, Page 1, of the Public Records of Broward County, Florida (“Plat”), **Exhibit A-2**, we are requesting an amendment of the current recorded non-vehicular access lines (“NVALs”).

On December 4, 2018, the Broward County Commission approved the Applicant’s request for an amendment to the NVALs on the Plat, as recorded in Instrument #11718047 of the Public Records of Broward County, which was consistent with the approved site plan at the time.

The City of Pompano Beach subsequently approved minor revisions to the approved site plan, including revisions to the driveway locations and geometry of the internal drop off for both Parcel A and Parcel B, at the request of the Applicant.

Applicant is now seeking to amend the current NVALs depicted in **Exhibit B** to the proposed NVALs depicted in **Exhibit C**, as summarized below, to be consistent with the current approved site plan depicted in **Exhibit D**:

- a. Along the east ultimate right-of-way line for A1A:
  - i. A 30-foot opening with the centerline located 24 feet south of the north plat limits.
  - ii. A 40-foot opening with the centerline located 36 feet north of the south plat limits.
- b. Along the west ultimate right-of-way line for A1A:
  - i. A 30-foot opening with a centerline located 52 feet south of the north plat limits.
  - ii. A 30-foot opening with a centerline located approximately 25 feet north of the south plat limits.

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

BF POMPANO PLAT – NVAL Amendment Narrative  
Page 2 of 2

The City of Pompano Beach issued a Letter of No Objection dated August 10, 2023 for the NVAL changes as provided in Exhibit E. The Florida Department of Transportation (“FDOT”) issued a Pre-Application Approval letter dated July 31, 2023, as provided in Exhibit F, accepting the changes to the openings.

Thank you for your consideration.

Respectfully,

*/s/ Stephanie J. Toothaker*

Stephanie J. Toothaker, Esq.

## CURRENT NON-VEHICULAR LINE

### EXHIBIT "B"

#### LEGAL DESCRIPTION:

A Non-Vehicular Line along the East right of way line of South Ocean Boulevard (State Road A-1-A) lying on the West line of Parcel "A", BF POMPANO PLAT, according to the Plat thereof, as recorded in Plat Book 180 at Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A"; thence S 10°32'45" W along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being the West line of said Parcel "A" for 44.43 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at aforesaid Point "A", the following two (2) courses being along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being said West line of Parcel "A"; 1) thence S 10°32'45" W for 50.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 101.11 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at aforesaid Point "B", the following two (2) courses being along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being said West line of Parcel "A"; 1) thence S 10°32'45" W for 50.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 9.71 feet to the Southwest corner of said Parcel "A", also being the Point of Termination.

#### SURVEYOR'S NOTES:

- This site lies in Section 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 10°32'45" W for the centerline of South Ocean Boulevard (State Road A-1-A).
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-009.

#### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on July 10, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin  
DN: c=US, o=Florida,  
dnQualifier=A01410D000001867E  
531E56000A6E7A, cn=Daniel C  
Fortin

Date: 2023.07.17 21:53:34 -04'00'

By: \_\_\_\_\_  
Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 7/10/23 10:28a	

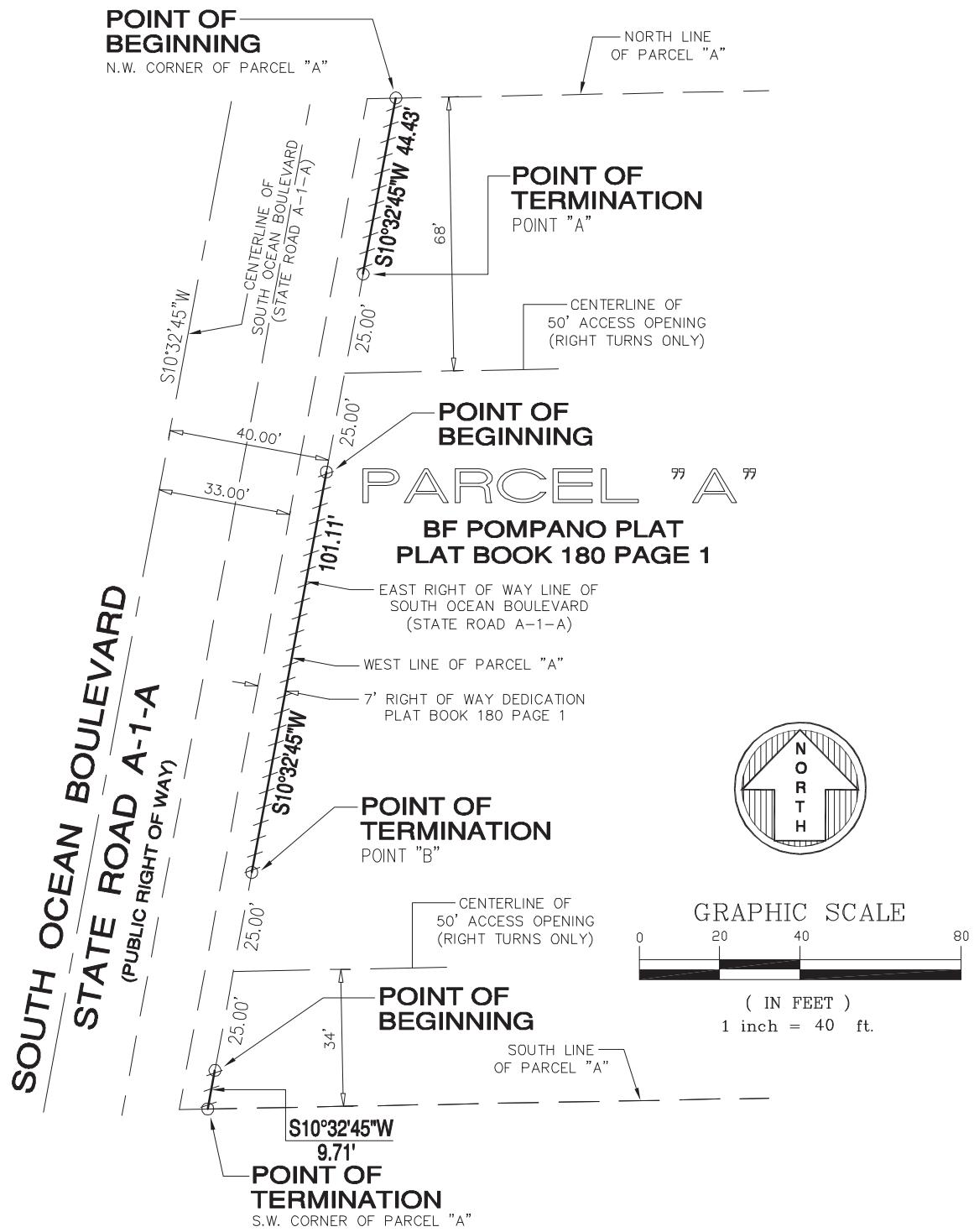
#### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fls@flssurvey.com](mailto:fls@flssurvey.com)

Date	7/10/23
Scale	NOT TO SCALE
Job. No.	230450
Dwg. No.	1023-035-1E
Sheet	1 of 3

## CURRENT NON-VEHICULAR LINE

## **EXHIBIT "B"**



Drawn By MAP  
Cad. No. 220484  
Ref. Dwg. 2020-009  
Plotted: 7/10/23 10:28a

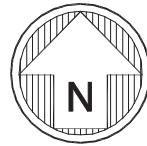
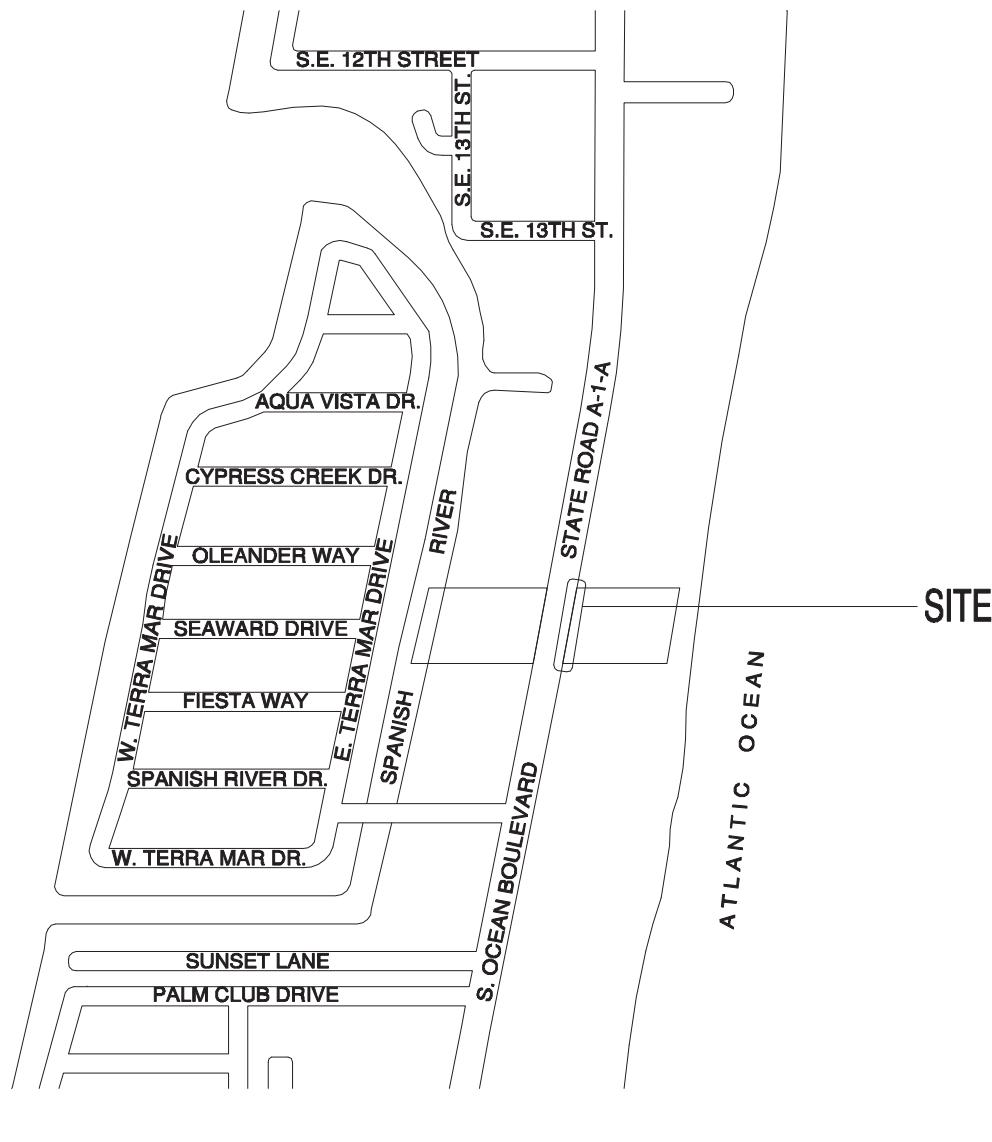
## *SKETCH OF DESCRIPTION*

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
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Date	7/10/23
Scale	1"=40'
Job. No.	230450
Dwg. No.	1023-035-1E
Sheet	2 of 3

## CURRENT NON-VEHICULAR LINE

### EXHIBIT "B"



Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 7/10/23 10:28a	

**LOCATION SKETCH**

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180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fsls@fssurvey.com](mailto:fsls@fssurvey.com)

Date	7/10/23
Scale	NOT TO SCALE
Job. No.	230450
Dwg. No.	1023-035-1E
Sheet	3 of 3

## CURRENT NON-VEHICULAR LINE

### LEGAL DESCRIPTION:

### EXHIBIT "B"

A Non-Vehicular Line along the West right of way line of South Ocean Boulevard (State Road A-1-A) lying on the East line of Parcel "B", BF POMPANO PLAT, according to the Plat thereof, as recorded in Plat Book 180 at Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Parcel "B"; thence S 10°32'45" W along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B" for 18.90 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at aforesaid Point "A", the following two (2) courses being along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B"; 1) thence S 10°32'45" W for 50.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 133.78 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at aforesaid Point "B", the following two (2) courses being along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B"; 1) thence S 10°32'45" W for 50.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 2.57 feet to the Southeast corner of said Parcel "B", also being the Point of Termination.

### SURVEYOR'S NOTES:

- This site lies in Section 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 10°32'45" W for the centerline of South Ocean Boulevard (State Road A-1-A).
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-009.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on July 10, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By:

Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.



Digitally signed by Daniel C Fortin  
DN: c=US, o=Florida,  
dnQualifier=A01410D000001867E5  
31E56000A6E7A, cn=Daniel C Fortin  
Date: 2023.07.17 21:54:23 -04'00'

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted:	7/10/23 10:28a

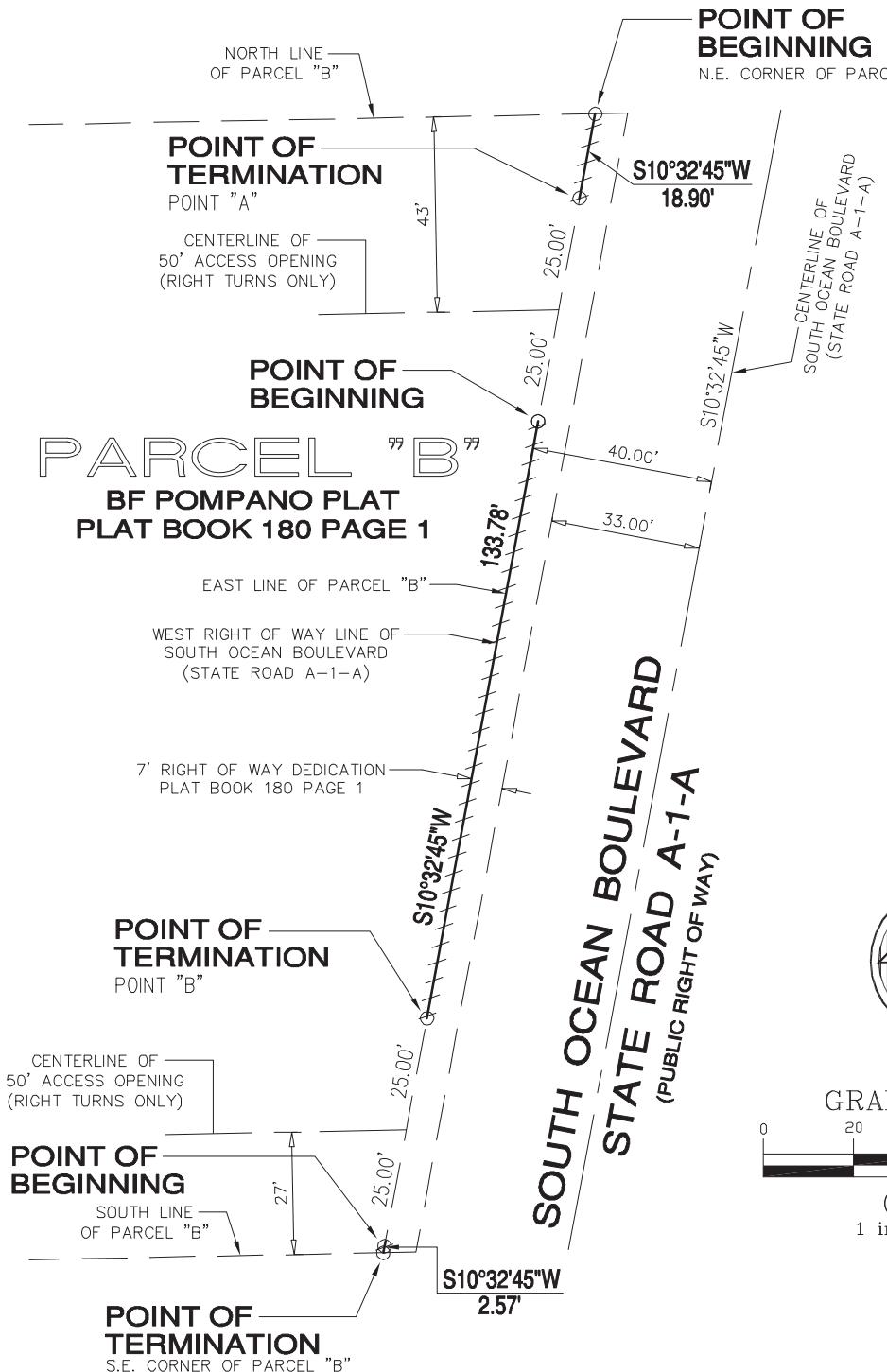
### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
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Phone: 305-653-4493 / Fax 305-651-7152 / Email [fls@flssurvey.com](mailto:fls@flssurvey.com)

Date	7/10/23
Scale	NOT TO SCALE
Job. No.	230450
Dwg. No.	1023-035-1W
Sheet	1 of 3

## CURRENT NON-VEHICULAR LINE

## **EXHIBIT "B"**



## GRAPHIC SCALE

( IN FEET )

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted:	7/10/23 10:28a

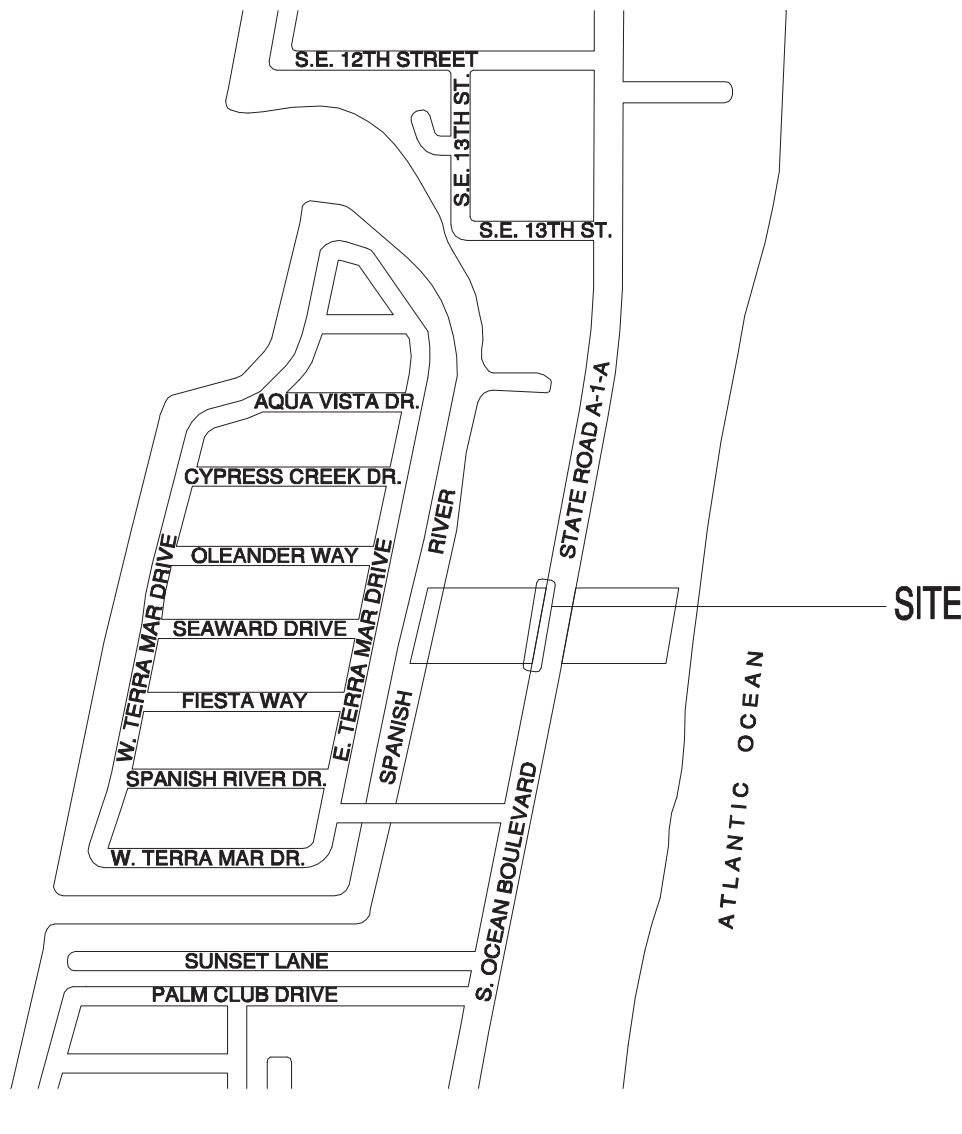
## ***SKETCH OF DESCRIPTION***

**FORTIN, LEAVY, SKILES, INC.**  
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<i>Date</i>	7/10/23
<i>Scale</i>	1"=40'
<i>Job. No.</i>	230450
<i>Dwg. No.</i>	1023-035-1W
<i>Sheet</i>	2 of 3

## CURRENT NON-VEHICULAR LINE

### EXHIBIT "B"



Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 7/10/23 10:28a	

<b>LOCATION SKETCH</b>	
<b>FORTIN, LEAVY, SKILES, INC.</b>	
CONSULTING ENGINEERS, SURVEYORS & MAPPERS	
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	
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Date	7/10/23
Scale	NOT TO SCALE
Job. No.	230450
Dwg. No.	1023-035-1W
Sheet	3 of 3

## PROPOSED NON-VEHICULAR LINE

### EXHIBIT "C"

#### LEGAL DESCRIPTION:

A Non-Vehicular Line along the East right of way line of South Ocean Boulevard (State Road A-1-A) lying on the West line of Parcel "A", BF POMPANO PLAT, according to the Plat thereof, as recorded in Plat Book 180 at Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A"; thence S 10°32'45" W along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being the West line of said Parcel "A" for 9.50 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at aforesaid Point "A", the following two (2) courses being along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being said West line of Parcel "A"; 1) thence S 10°32'45" W for 30.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 159.00 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at aforesaid Point "B", the following two (2) courses being along said East right of way line of South Ocean Boulevard (State Road A-1-A), also being said West line of Parcel "A"; 1) thence S 10°32'45" W for 40.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 16.76 feet to the Southwest corner of said Parcel "A", also being the Point of Termination.

#### SURVEYOR'S NOTES:

- This site lies in Section 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 10°32'45" W for the centerline of South Ocean Boulevard (State Road A-1-A).
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-009.

#### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 7, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 11/7/23 9:38a	

#### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fls@flssurvey.com](mailto:fls@flssurvey.com)

Date	11/7/23
Scale	NOT TO SCALE
Job. No.	230853
Dwg. No.	1023-035-2E
Sheet	1 of 3

## PROPOSED NON-VEHICULAR LINE

## **EXHIBIT "C"**

# POINT OF BEGINNING

N.W. CORNER OF PARCEL "A"



**SOUTH OCEAN BOULEVARD**  
**STATE ROAD A-1-A**  
**(PUBLIC RIGHT OF WAY)**

WEST LINE OF PARCEL "A"

7' RIGHT OF WAY DEDICATION  
PLAT BOOK 180 PAGE 1

**POINT OF TERMINATION**  
POINT "B"

**POINT OF BEGINNING**

**POINT OF TERMINATION**  
S.W. CORNER OF PARCEL "A"

**SOUTH LINE OF PARCEL "A"**

**CENTERLINE OF 40' ACCESS OPENING**

40.00'

36'

$S10^{\circ}32'45''W$

16.76'

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted:	11/7/23 9:38a

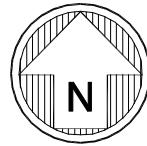
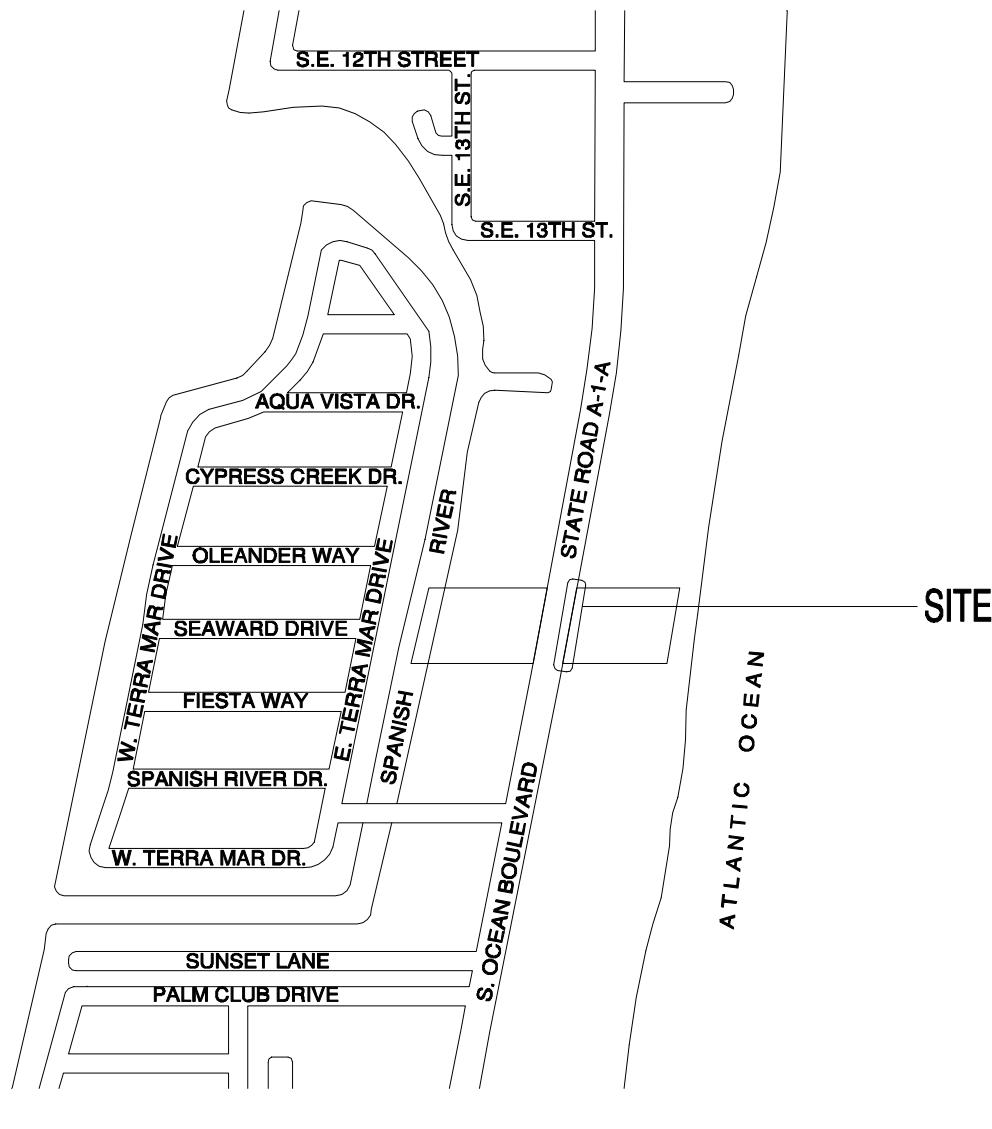
## *SKETCH OF DESCRIPTION*

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fls@flssurvey.com](mailto:fls@flssurvey.com)

<i>Date</i>	11/7/23
<i>Scale</i>	1"=40'
<i>Job. No.</i>	230853
<i>Dwg. No.</i>	1023-035-2E
<i>Sheet</i>	2 of 3

## PROPOSED NON-VEHICULAR LINE

### EXHIBIT "C"



Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 11/7/23 9:38a	

<b>LOCATION SKETCH</b>	
<b>FORTIN, LEAVY, SKILES, INC.</b>	
CONSULTING ENGINEERS, SURVEYORS & MAPPERS	
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	
180 Northeast 168th Street / North Miami Beach, Florida. 33162	
Phone: 305-653-4493 / Fax 305-651-7152 / Email <a href="mailto:fsls@fslssurvey.com">fsls@fslssurvey.com</a>	

Date	11/7/23
Scale	NOT TO SCALE
Job. No.	230853
Dwg. No.	1023-035-2E
Sheet	3 of 3

## PROPOSED NON-VEHICULAR LINE

### EXHIBIT "C"

#### LEGAL DESCRIPTION:

A Non-Vehicular Line along the West right of way line of South Ocean Boulevard (State Road A-1-A) lying on the East line of Parcel "B", BF POMPANO PLAT, according to the Plat thereof, as recorded in Plat Book 180 at Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Parcel "B"; thence S 10°32'45" W along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B" for 38.09 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at aforesaid Point "A", the following two (2) courses being along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B"; 1) thence S 10°32'45" W for 30.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 146.64 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at aforesaid Point "B", the following two (2) courses being along said West right of way line of South Ocean Boulevard (State Road A-1-A), also being said East line of Parcel "B"; 1) thence S 10°32'45" W for 30.00 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 10.53 feet to the Southeast corner of said Parcel "B", also being the Point of Termination.

#### SURVEYOR'S NOTES:

- This site lies in Section 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 10°32'45" W for the centerline of South Ocean Boulevard (State Road A-1-A).
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-009.

#### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 7, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted:	11/7/23 9:38a

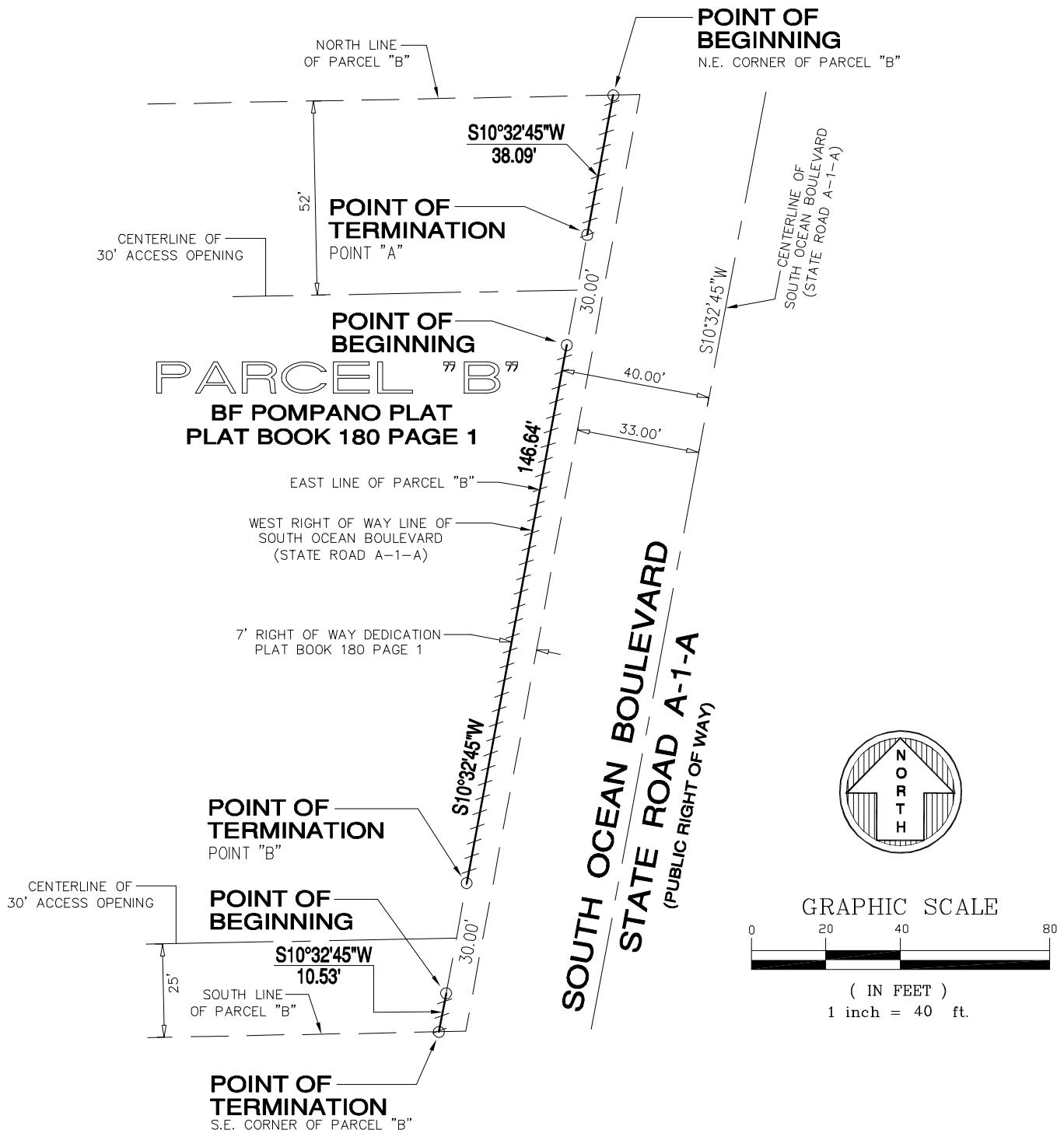
#### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fls@flssurvey.com](mailto:fls@flssurvey.com)

Date	11/7/23
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Job. No.	230853
Dwg. No.	1023-035-2W
Sheet	1 of 3

## PROPOSED NON-VEHICULAR LINE

## **EXHIBIT "C"**



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Cad. No.	220484
Ref. Dwg.	2020-009
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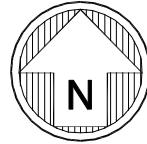
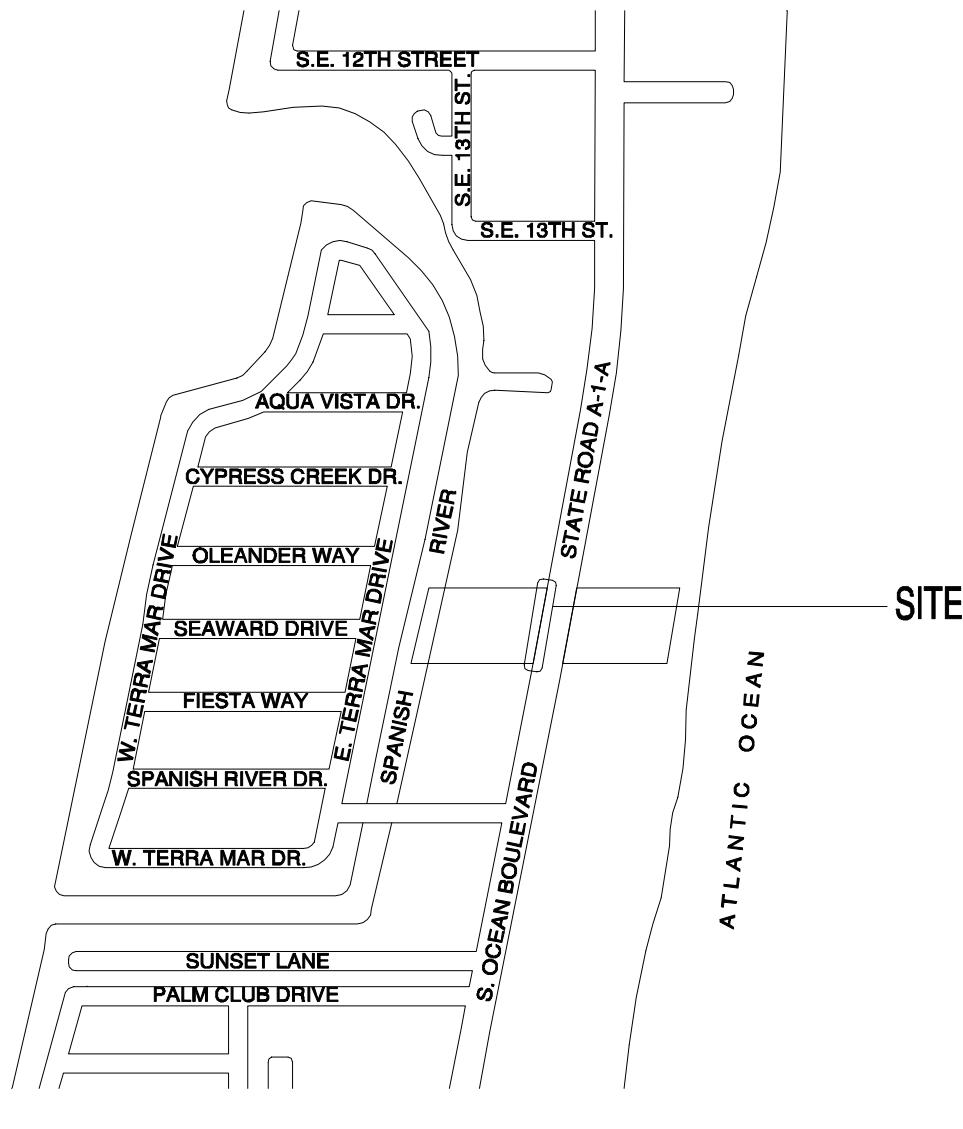
## *SKETCH OF DESCRIPTION*

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
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## PROPOSED NON-VEHICULAR LINE

### EXHIBIT "C"



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### LOCATION SKETCH

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