



DEVELOPMENT SERVICES

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

August 10, 2023

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

RE: Amendment to the BF Pompano Plat – Letter of No Objection for
NVAL Change

Ms. Sesodia:

This is a Letter of no objection concerning a subject property located at 1380 and 1381 South Ocean Boulevard, Pompano Beach, as more specifically identified in **Exhibit A** 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.

The Applicant obtained approvals for Major Site Plan (PZ #18-12000019) on October 1, 2018. Then on April 8, 2020 the Applicant received approval of Minor Deviation #1 and on October 25, 2021 they received approval of Minor Deviation #2. As a result of the last approved Minor Deviation #2, the driveway locations and geometry of the internal drop off changed for both Parcels A and B. Therefore, the Applicant is now seeking to amend the current NVALs depicted in **Exhibit B** to the proposed NVALs depicted in **Exhibit C** to be consistent with this last Minor Deviation #2 approved site plan depicted in **Exhibit D**. The Minor Deviation #2 approval affected the driveway locations, and therefore NVALs, as follows:

- **Driveway 1:** On Parcel A, the two-way driveway is located approximately 11 feet south of the north property line;
- **Driveway 2:** On Parcel A, the two-way driveway is located approximately 20 feet north of the south property line;
- **Driveway 3:** On Parcel B, the two-way driveway is located approximately 40 feet south of the north property line;

Letter of No Objection
Development Services Department
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Page 2

Driveway 4: On Parcel B, the two-way driveway is located approximately 12 feet north of the south property line.

The City of Pompano Beach has no objection to amending the BF Pompano Plat to change the NVAL as follows.

From:

What is shown in attached Exhibit B, which includes the Legal description and sketch of the existing NVAL.

To:

What is shown in attached Exhibit C, which includes the Legal description and sketch of the proposed NVAL.

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.

Since this Plat is located on a State Road, the requisite letter from the Florida Department of Transportation is attached as Exhibit E.

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

Attachments

Exhibit A

TRACT 1:

Parcel "A" and Parcel "B", of BF POMPANO PLAT, according to the plat thereof, as recorded in Plat Book 180, Page 1, of the Public Records of Broward County, Florida.

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"

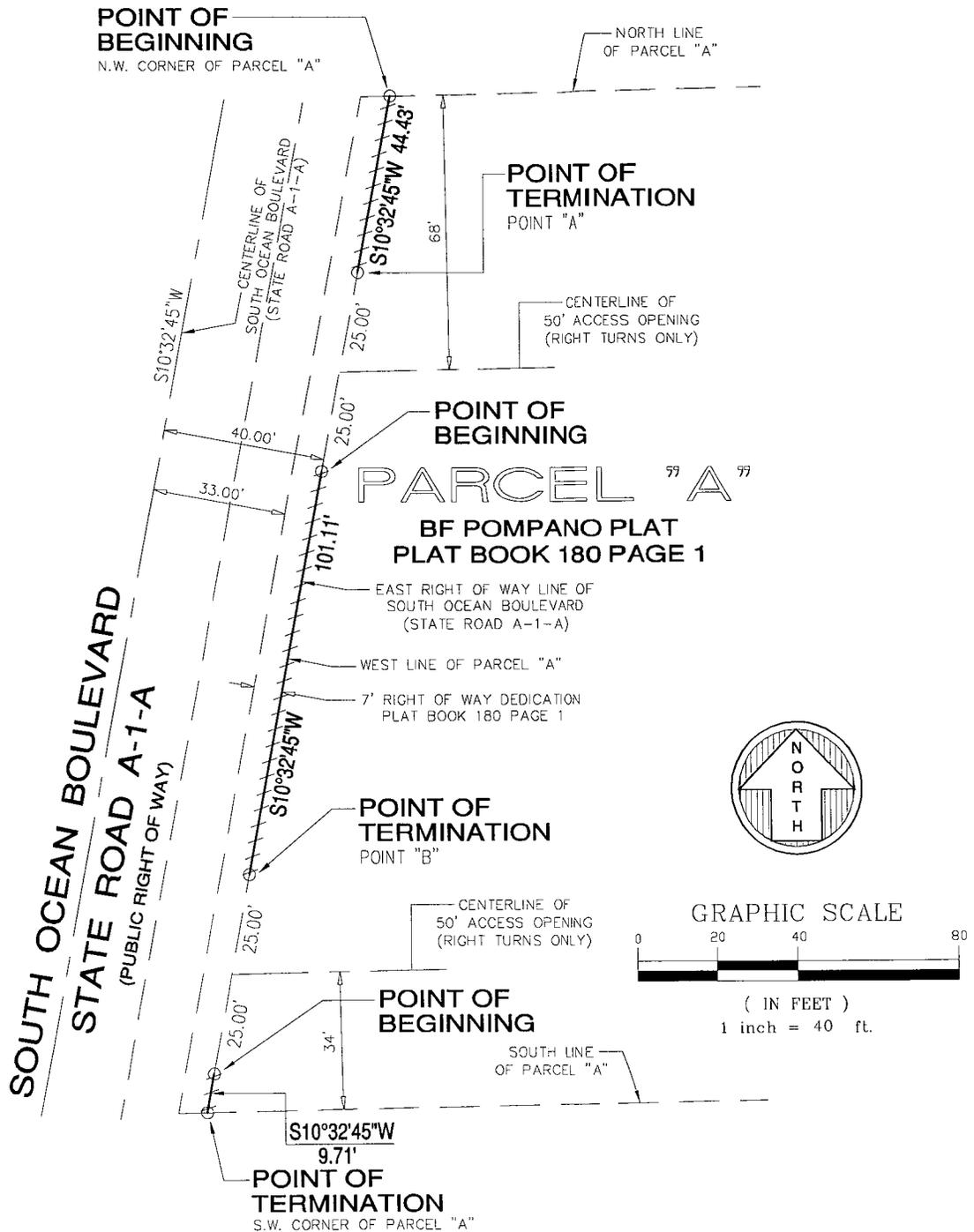
FORTIN, LEAVY, SKILES, INC., LB3653

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

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CURRENT NON-VEHICULAR LINE

EXHIBIT "B"



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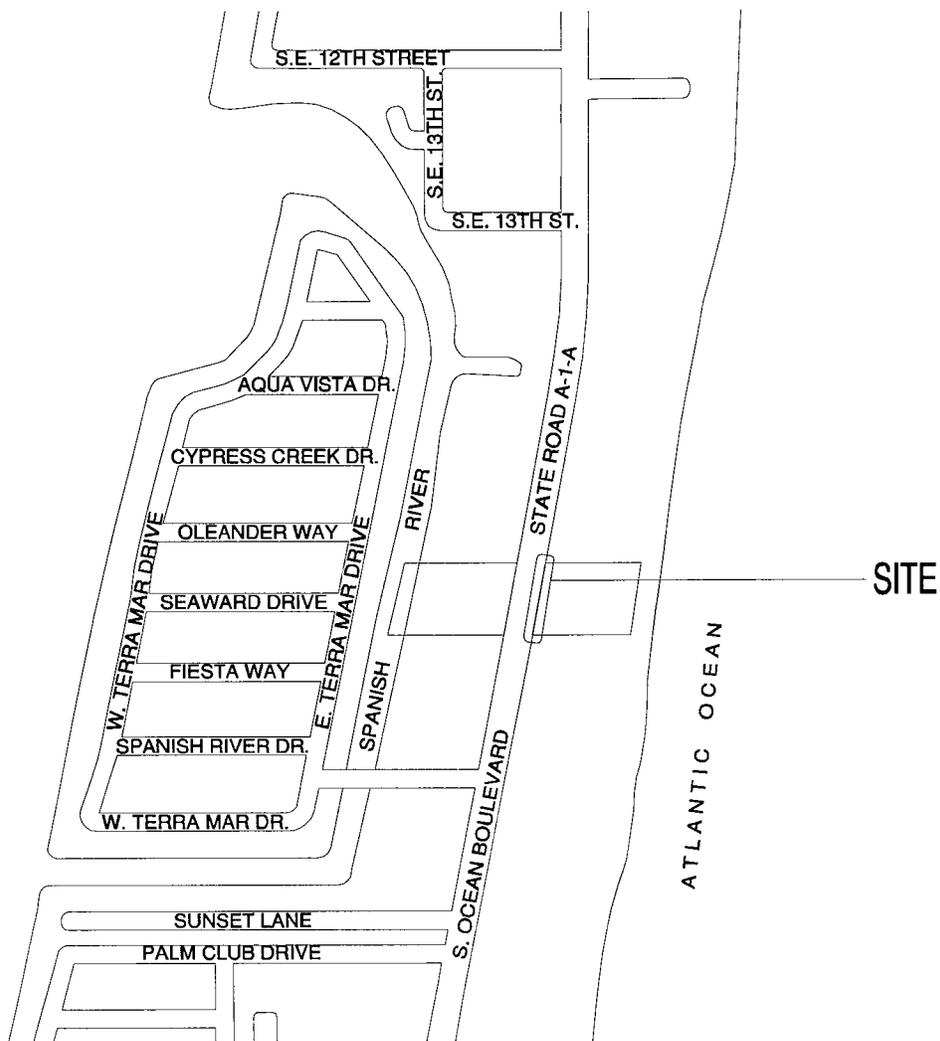
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 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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Sheet	2 of 3

CURRENT NON-VEHICULAR LINE

EXHIBIT "B"



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LOCATION SKETCH

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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.

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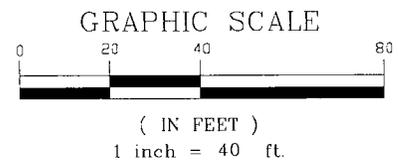
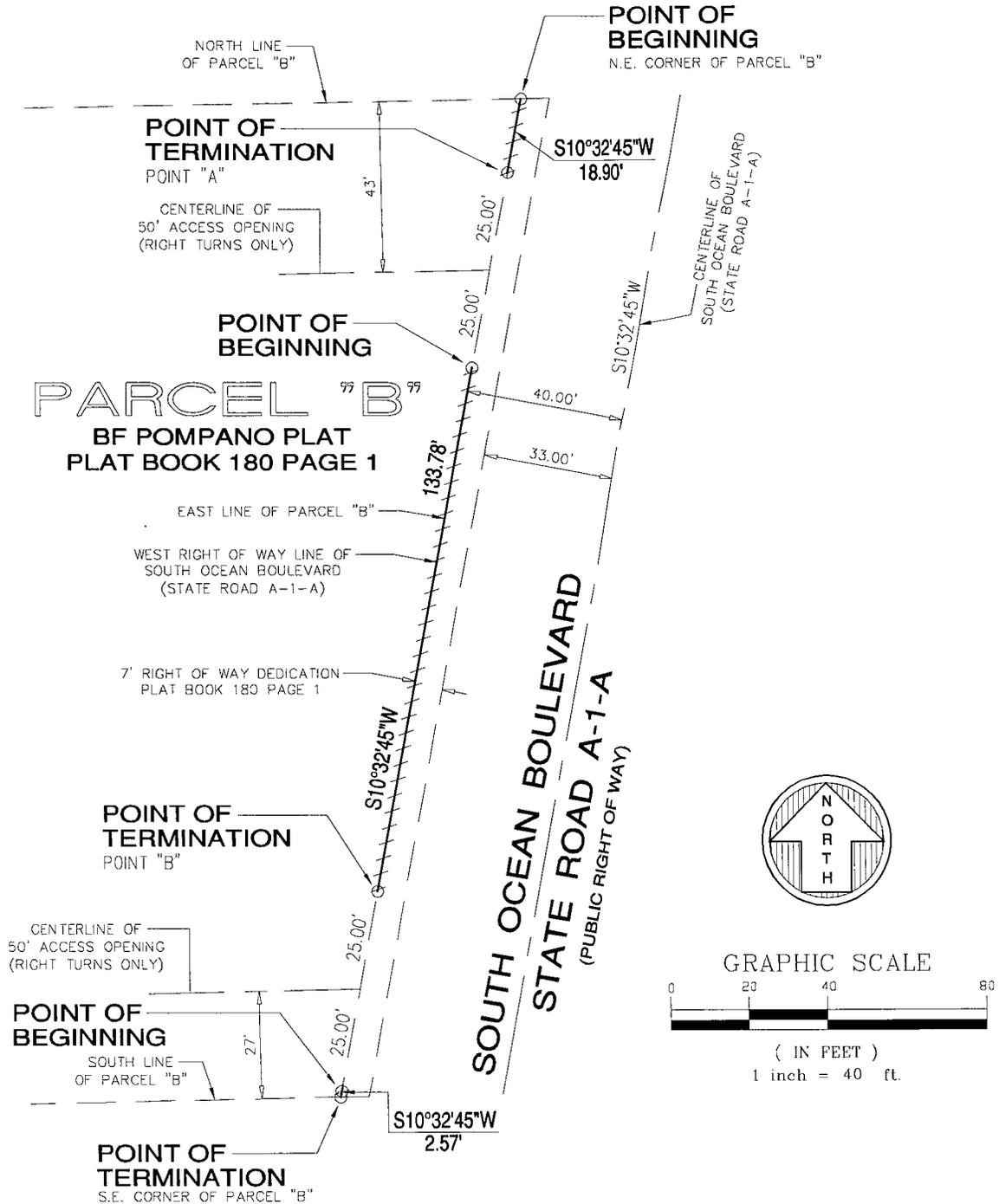
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CURRENT NON-VEHICULAR LINE

EXHIBIT "B"



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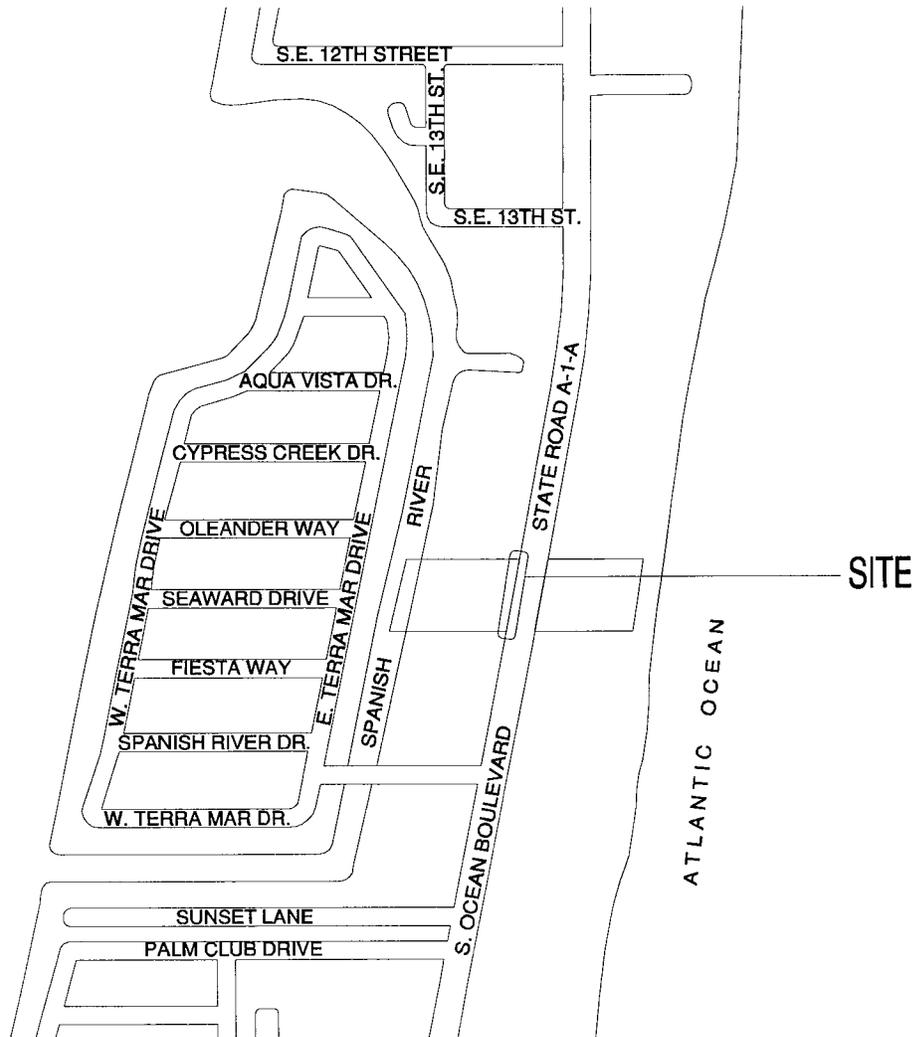
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CURRENT NON-VEHICULAR LINE

EXHIBIT "B"



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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 11.09 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 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 25.48 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 167.08 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 31.75 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 19.85 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.

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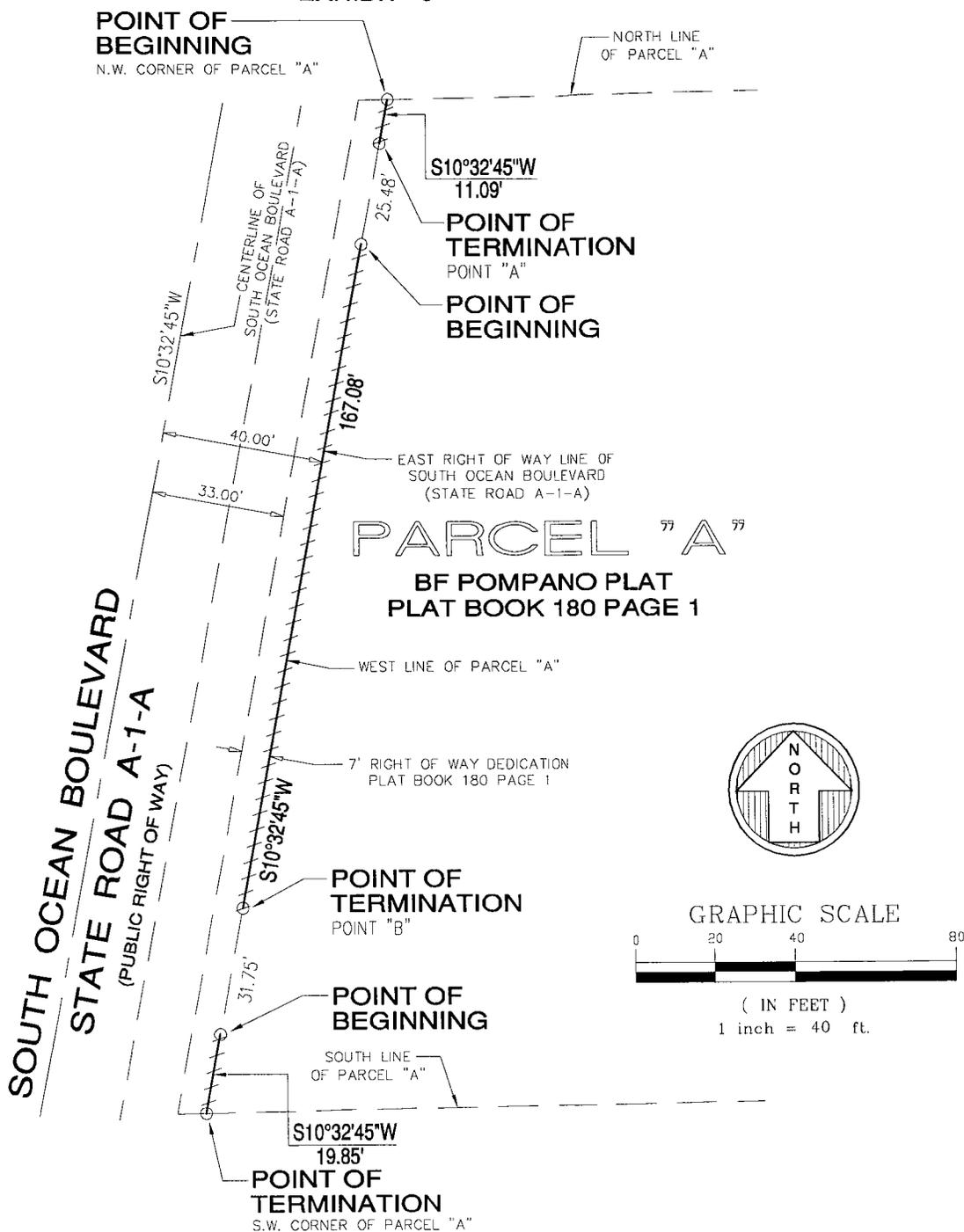
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PROPOSED NON-VEHICULAR LINE

EXHIBIT "C"



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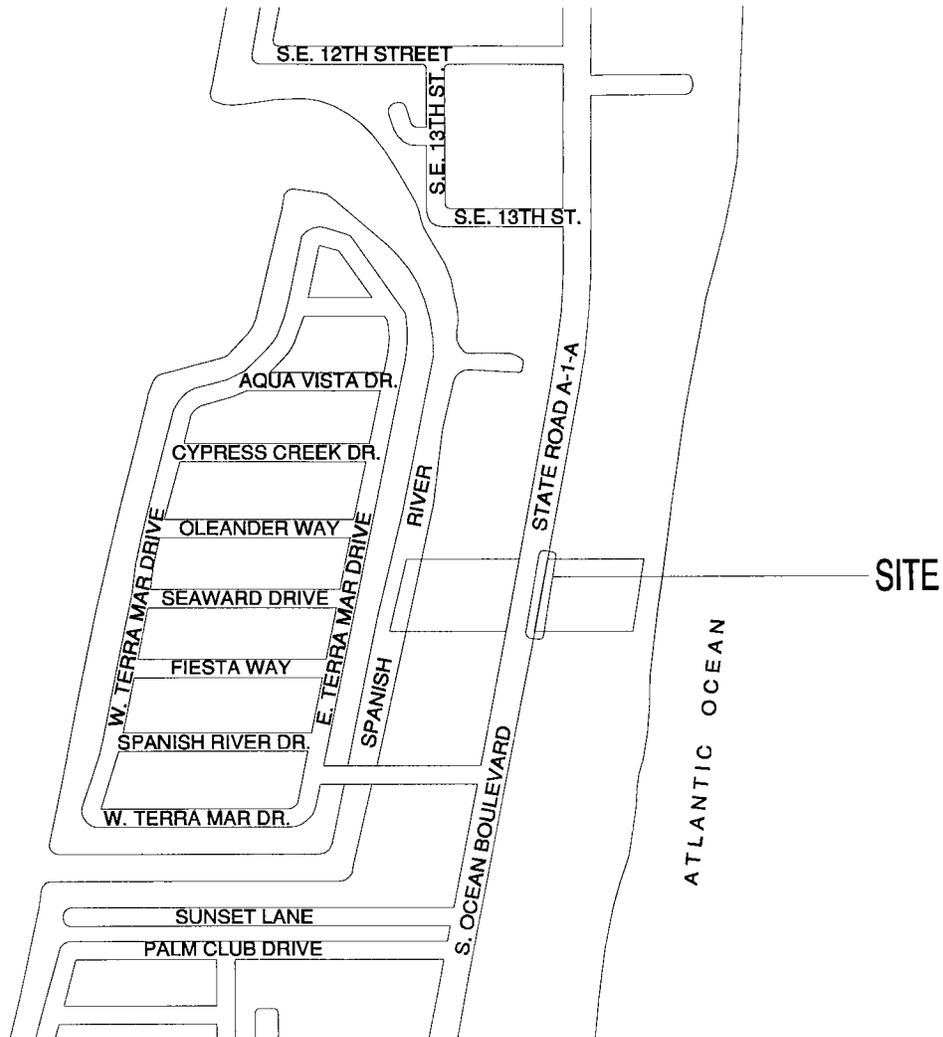
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PROPOSED NON-VEHICULAR LINE

EXHIBIT "C"



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PROPOSED NON-VEHICULAR LINE

LEGAL DESCRIPTION:

EXHIBIT "C"

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 39.50 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 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 25.70 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 151.76 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 25.93 feet to the Point of Beginning; 2) thence continue S 10°32'45" W for 12.37 feet to the Southeast corner of said Parcel "B", also being the Point of Termination.

SURVEYOR'S NOTES:

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- 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).
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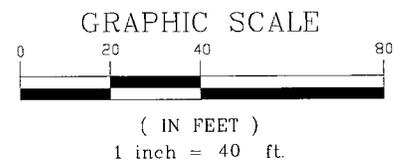
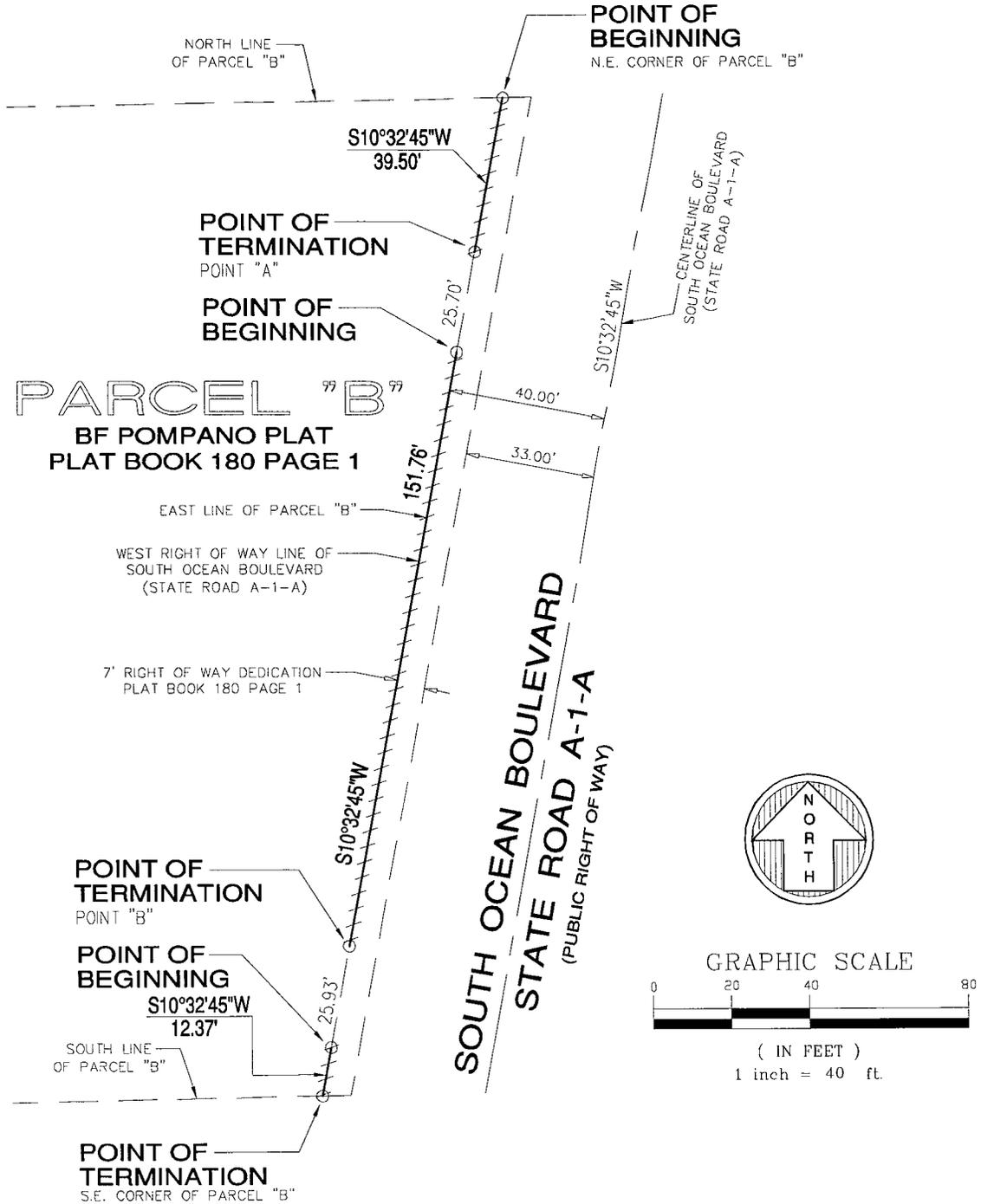
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PROPOSED NON-VEHICULAR LINE

EXHIBIT "C"



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

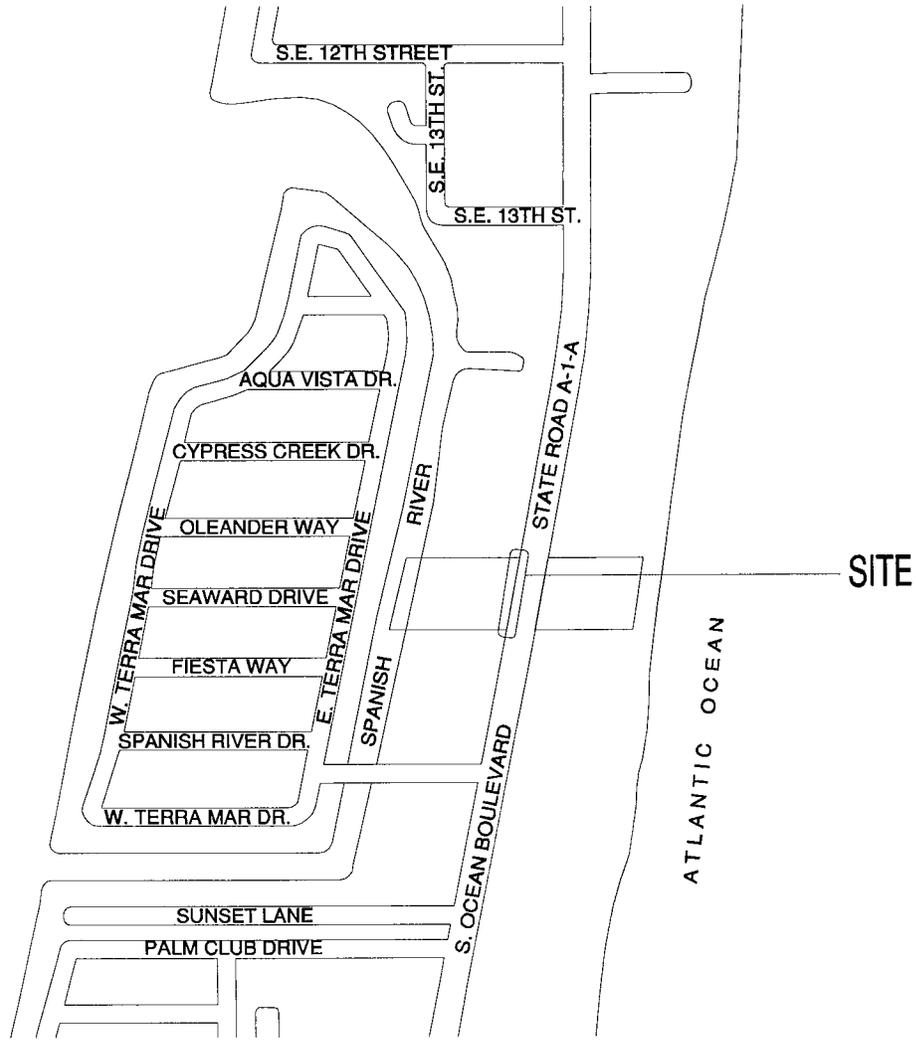
SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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

Date	7/10/23
Scale	1"=40'
Job. No.	230450
Dwg. No.	1023-035-2W
Sheet	2 of 3

PROPOSED NON-VEHICULAR LINE

EXHIBIT "C"



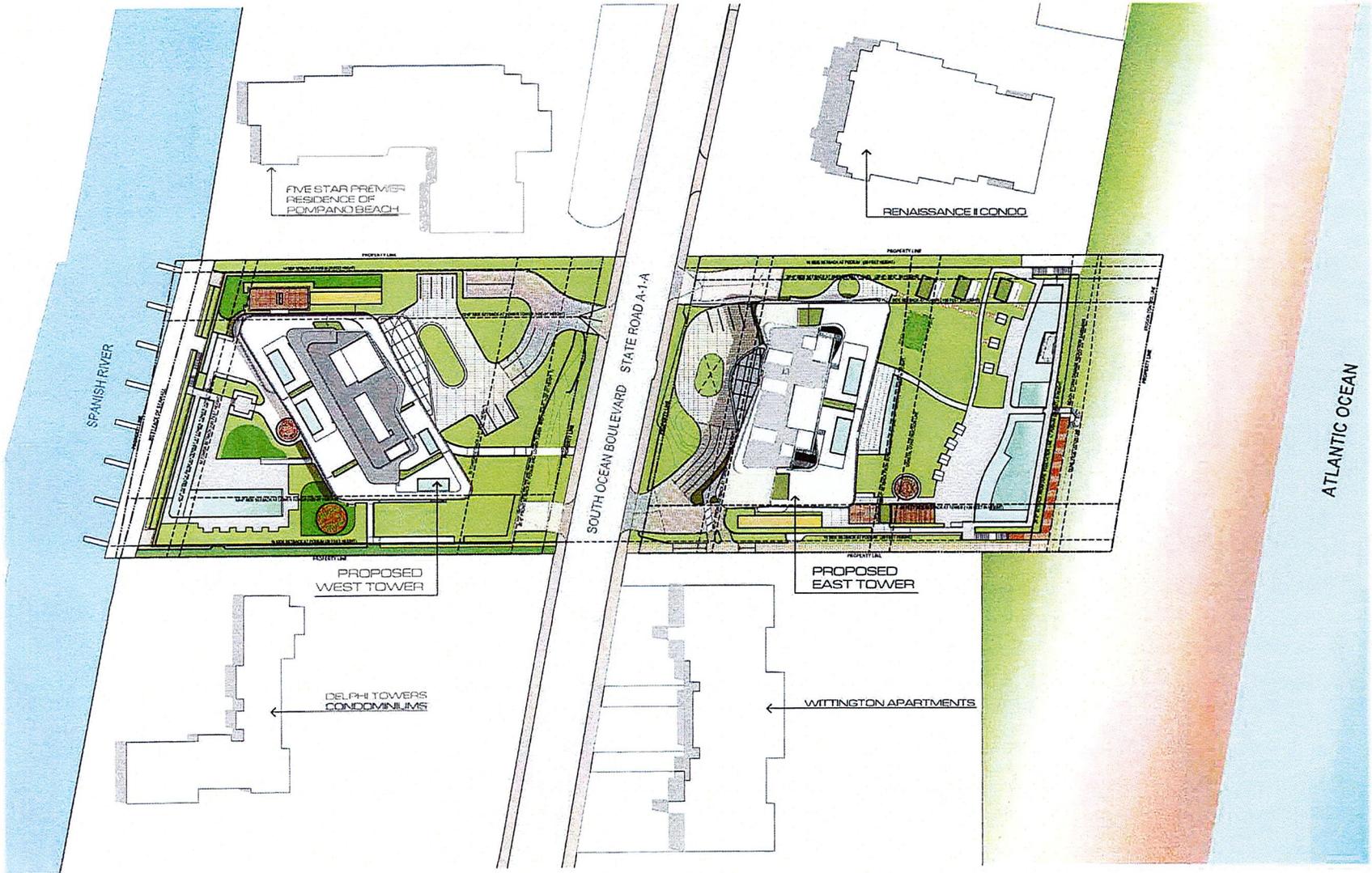
Drawn By	MAP
Cad. No.	220484
Ref. Dwg.	2020-009
Plotted: 7/10/23 10:28a	

LOCATION SKETCH

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

Date	7/10/23
Scale	NOT TO SCALE
Job. No.	230450
Dwg. No.	1023--035-2W
Sheet	3 of 3

Exhibit D



WEST-EAST TOWERS-SITE PLAN

Exhibit E



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
July 31, 2023***

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 31, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Michael A. Vazquez
Fortin, Leavy, Skiles, Inc.
180 NE 168th Street
North Miami Beach, FL 33162

Dear Michael A. Vazquez:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **February 17, 2022**
Broward County - Pompano Beach; SR A1A; Sec. # 86050000; MP: 8.926; Access Class - 6;
Posted Speed - 35; SIS - No; FDOT Ref. Project: FM 441733.1-Larry Hymowitz-URBAN CORRIDOR PLANNING, FM 440073.1-Robert Lopes-LIGHTING

Request:

- **Driveway 1:** Two-way driveway connection on the east side of SR A1A, approximately 11 feet south of north property line.
- **Driveway 2:** Two-way driveway connection on the east side of SR A1A, approximately 20 feet north of south property line.
- **Driveway 3:** Two-way driveway connection on the west side of SR A1A, approximately 40 feet south of north property line.
- **Driveway 4:** Two-way driveway connection on the west side of SR A1A, approximately 12 feet north of south property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **1380 Pompano Beach – 1380 S Ocean Blvd., Pompano Beach, FL 33062**
Property Owner: **1380 Ocean Associates LLC;** Parcel Size: **4.614 Acres**
Development Size: **Two residential towers (east and west). 150 DU Residential (east tower), 90 DU Residential (west tower).**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length, as measured from the ultimate right-of-way line to the first conflict point shall be provided as follows: Driveway 1: 50 feet, Driveway 2: 50 feet, Driveway 3: 30 feet, Driveway 4: 50 feet.
- A minimum driveway length, as measured from the ultimate right-of-way line to the first conflict point shall be provided for the valet parking as follows: Driveway 2 and Driveway 3: 150 feet.
- If a gate is proposed, a minimum driveway length of 60 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- The location and design of the existing and proposed midblock pedestrian crosswalks on SR A1A just north of the site and along the frontage of the site shall be reviewed and approved by the Traffic Operations Pedestrian and Bicycle Safety Specialist.

Comments:

***** Pre-approval letter was revised on 07/31/2023 to include approximate distances between the property lines and the proposed driveways.**

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Carina Harvey
District Access Management Manager

Carina Harvey
2023.07.31 15:
22:46 -04'00'

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-02-17\8. 86050000 MP 8.926 SR A1A_1380 Pompano Beach\86050 MP 8.926 SR A1A_1380 Pompano Beach_Rev.docx