



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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August 26, 2024

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
Environmental Protection and Growth Management Department
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Amendment to a Nonvehicular Access Line (NVAL) for the Pompano Park Racino Plat – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the Pompano Park Racino Plat (Plat Book 181, Page 22 of the public records of Broward County) to change the NVAL.

The subject site is Live! Resorts Pompano Project. The owners are requesting the amendment to the Non-Vehicular Access Line (NVAL). The owner proposes to shift the existing Non-Vehicular Access Line 10 feet to the east to provide sufficient access to the adjacent parcel on the Arvida Pompano Park Plat, Tract A, Book 137, Page 33.

This is a site of future development as approved by the Live! Resorts Pompano Activity Center Land Use and the approved Planned Commercial Development (PCD) Zoning Master Plan.

The proposed non-vehicular access line is described as beginning at 59.59 feet south of SW 3rd Street along Lucky Lane on both sides east of the ingress/egress access easement and runs north to south. The proposed NVAL will be reduced from 300 feet to 100 feet on the east sides of the access easement to avoid interference with the existing opening on the adjacent Arvida parcel side and the proposed truck entrance on Lucky Lane.

The Current Legal Description is:

A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING WITHIN PARCEL "A", "POMPANO PARK RACINO

PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A POINT HEREINAFTER TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 10.01 FEET; THENCE ALONG A LINE BEING 10.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT A, ARVIDA POMPANO PARK, AND THE WESTERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 49.58 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST.

TOGETHER WITH:

THAT CERTAIN NON-VEHICULAR ACCESS LINE AS SHOWN ON ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A" AND THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 220.20 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THE PLATTED NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE, THE EASTERLY LINE OF SAID PARCEL "A", AND THE WESTERLY LINE OF TRACT B, OF SAID ARVIDA POMPANO PARK, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 59.59 FEET; (2) SOUTH 89°40'35" WEST, 49.86 FEET; (3) SOUTH 02°27'09" EAST. SAID LAND LYING AND SITUATED IN THE CITY POMPANO BEACH, BROWARD COUNTY, FLORIDA.

Revised Legal Description:

A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING WITHIN PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181,

PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A POINT HEREINAFTER TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 10.01 FEET; THENCE ALONG A LINE BEING 10.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT A, ARVIDA POMPANO PARK, AND THE WESTERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 49.58 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST, 50.42 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

THAT CERTAIN NON-VEHICULAR ACCESS LINE AS SHOWN ON ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A" AND THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°40'35" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET/RACE TRACK ROAD) AND THE NORTH LINE OF SAID PARCEL "A", 220.20 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THE PLATTED NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE, THE EASTERLY LINE OF SAID PARCEL "A", AND THE WESTERLY LINE OF TRACT B, OF SAID ARVIDA POMPANO PARK, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 02°27'09" EAST, 59.59 FEET; (2) SOUTH 89°40'35" WEST, 49.86 FEET; (3) SOUTH 02°27'09" EAST, 240.41 FEET TO THE POINT OF TERMINUS.

SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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.

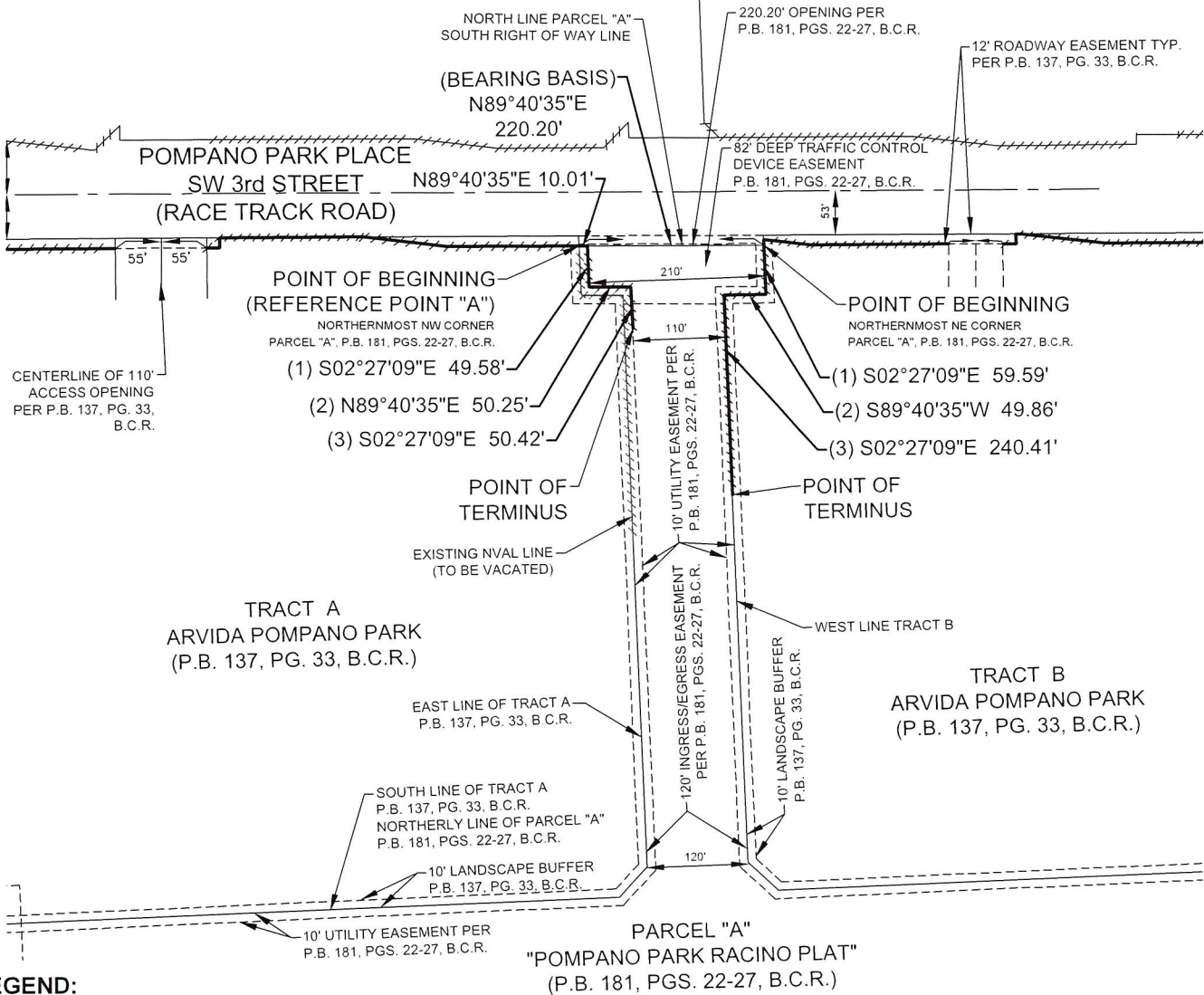
If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Yours truly,

THE CITY OF POMPANO BEACH

A handwritten signature in blue ink that reads "Jean E. Dolsa for David Recor". The signature is written in a cursive, flowing style.

David L. Recor, ICMA-CM
Development Services Director



LEGEND:

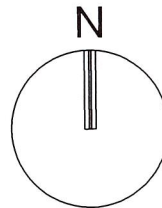
- B.C.R. BROWARD COUNTY RECORDS
- BK. BOOK
- CHK. CHECKED
- DWNG. DRAWING
- L.B. LICENSED BUSINESS
- LB NO. FLORIDA LICENSED BUSINESS NUMBER
- N/A NOT APPLICABLE
- NE NORTHEAST
- NVAL NON-VEHICULAR ACCESS LINE
- NW NORTHWEST
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- TYP. TYPICAL
- #### NON-VEHICULAR ACCESS LINE

GRAPHIC SCALE



SCALE: 1" = 200

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.



SKETCH & DESCRIPTION

A LINE IN PARCEL "A", "POMPANO PARK RACINO PLAT", P.B. 181, PGS. 22-27, B.C.R. AND THAT CERTAIN NON-VEHICULAR ACCESS LINE AROUND A PORTION OF TRACT B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R. (SOUTH OF S.W. 3RD STREET)

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10230.09 SKETCH & DESCRIPTION
(NVAL PROPOSED S OF 3RD ST)

DATE 03/02/23

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
06/19/24	PER COMMENTS