

DEVELOPMENT SERVICES

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November 19, 2024

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

RE: LETTER OF NO OBJECTION REGARDING APPLICATION TO CHANGE OR WAIVE REQUIREMENTS OF THE BROWARD COUNTY LAND DEVELOPMENT CODE FOR ROAD RELATED CONDITIONS

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.

We have read the Applicant's narrative addressed to the County as provided in Exhibit B and understand the modification, amendments and release as described therein are needed to be consistent with the last approved NVAL Agreement recorded as Instrument #119596773 of the Public Records of Broward County, Florida.

Yours truly,
THE CITY OF POMPANO BEACH



David L. Recor, ICMA-CM
Development Services Director

Attachments

Exhibit A
Property Legal Description

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

Exhibit B
Applicant's Narrative to Broward County

November 7, 2024

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 / County Plat. No. 013-MP-10
Application to Change or Waive Requirements of the Broward County Land Development
Code for Road Related Conditions**

Dear Ms. Sesodia:

On behalf of 1380 OCEAN ASSOCIATES, LLC (“Applicant” or “Developer”), owner of the real property located at 1380 and 1381 South Ocean Boulevard, Pompano Beach, FL 33062, Folio Nos. 494306580010 and 494306580020, we are respectfully requesting the following:

- 1) Modification of the conditions of approval that were approved as part of a *previously approved* Non-Vehicular Access Lines Amendment Agreement (“NVAL Agreement”) recorded as Instrument #117180470 of the Public Records of Broward County, Florida;
- 2) Amendment to the “New Trafficway Improvements” described in Exhibit “B” of the existing Security/Lien Agreement for the Installation of Required Improvements Installation of Required Improvements Agreement (“Security/Lien Agreement”) recorded as Instrument #117180379 of the Public Records of Broward County to be consistent with the *last approved* NVAL Agreement recorded as Instrument #119596773 of the Public Records of Broward County; and
- 3) Release of the \$65,200.00 security provided by the previous property owner associated with the improvements described in Exhibit “B” of the existing Security/Lien Agreement and replacement by the current property owner based on the amended Exhibit “B”.

On December 4, 2018, the Broward County Commission approved the Applicant’s request for an amendment to the non-vehicular access lines on the Plat, which NVAL Agreement (Instrument #117180470). An associated Security/Lien Agreement was recorded (Instrument #117180379) which requires the Developer to construct and install certain improvements identified in Exhibit “B” of the existing Security/Lien Agreement.

On December 12, 2023, the Broward County Commission approved the Applicant’s request for another amendment to the non-vehicular access lines on the Plat (Instrument #119596773). As a result, Applicant is requesting an amendment to the “New Trafficway Improvements” described in Exhibit “B” of the existing Security/Lien Agreement to be consistent with this last approved NVAL Amendment and the release of \$65,200.00 security associated with the improvements described in Exhibit “B” of the existing Security/Lien Agreement to be replaced by the current property owner with a new security based on the amended Exhibit “B”.

Thank you for your consideration.

Respectfully,

Digitally signed by
Stephanie J. Toothaker
Date: 2024.11.07
23:50:05 -05'00'

Stephanie J. Toothaker, Esq.

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

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