

August 25, 2016  
Revised August 30, 2016

Maggie Barszewski, AICP, City Planner  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33351

**RE: Amend the Non-Vehicular Access Line (NVAL) – Letter of No Objection**  
“Ocean Land Pompano Beach Resort” Plat P.B. 178, P. 127  
Location: 1333 South Ocean Boulevard  
K&A Project Number: 08464.01

Dear Ms. Barszewski;

On behalf of WH Pompano, LP (property owner), Keith & Associates, Inc., is requesting a letter of no objection as required by Broward County from the City of Pompano to amend the non-vehicular access line on the face of the plat. The amendment will only affect Parcel “B”. On August 24, 2016, the Pompano Beach Planning and Zoning Board unanimously approved the site plan for the proposed project which consists of 7 townhomes and 204 mid-rise units, commercial frontage along A-1-A and a multi-level parking garage. The specific location of the main entrance was a condition of the site plan approval. A second opening is being relocated from the south end of the parcel to the north end of the parcel to accommodate fire and deliveries. Both opening locations have also been approved by FDOT.

The NVAL will change from:

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

Along the ULTIMATE right-of-way for the west side of A-1-A except at the following:

- A. A 50 foot opening with a centerline located approximately 25 feet north of the south plat limits of Parcel “B”.
- B. A 60 foot opening with a centerline located approximately 165 feet north of the south plat limits of Parcel “B”. This opening shall align with the 60 foot opening in Parcel “A”.

To:

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

Along the ULTIMATE right-of-way for the west side of A-1-A except at the following:

- A. A 50 foot opening with a centerline located approximately 25 feet south of the north plat limits of Parcel "B".
- B. A 60 foot opening with a centerline located approximately 285 feet south of the north plat limits of Parcel "B".

Attached for your records is a copy of the plat, aerial, approved site plan, FDOT Pre-App Letter, sketch and description of the new NVAL and a check in the amount of \$350.00 for the application fee. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Dev Motwani, WH Pompano  
Robert Hall, Alliance Residential Co.

Attachments