

May 21, 2024

City of Pompano Beach  
Code Enforcement  
[mario.sotolongo@copbfl.com](mailto:mario.sotolongo@copbfl.com)

Dear Mr. Sotolongo -

On behalf of the owners (JAMES J MAGUIRE TR %COZEN OCONNOR ETAL) John Greene is pleased to submit this request for abandonment of a 10-foot utility easement. The easement is located directly under the existing home, which was built in 1954. The folio number is 494306190090 and is located at 512 SE 28<sup>th</sup> Avenue in the City of Pompano Beach. CYPRESS POINT 28-16 B LOT 11,12 N 56 BLK 1

The entire 10-foot utility easement proposed for vacation is necessary because the land was replatted from two to one lot, but the easement between the two lots was never abandoned. A building permit was issued for the existing home and pool, which sits on top of this easement.

This request to vacate the existing easement from the subject property, will allow for a clean title on this property.

The proposed vacation of the platted utility easement is shown on the attached survey.

This application for vacation or abandonment is not in a public right-of-way. This utility easement should have been removed or addressed before the permit for the existing home was issued in the early 1950s.

At this time, we have a title defect, which is prohibiting us from selling the land or applying for a building permit to replace the existing home with a new home.

Therefore, we are requesting a **“Letter of No Objection”** from your department.

Please complete the following and return the signed and dated form to the person listed below.

1. ☒ We have no objection to the vacation.
2. ☐ We have no objection to the vacation if the following is satisfied:

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**P&Z**

PZ24-27000002


06/26/2024

3. \_\_\_\_\_ We have an objection as follows:

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Signed:  Date: 05/22/2024  
Mario Soldado, Code Compliance Director.

John Greene  
Douglas Elliman Real Estate  
13501 South Shore Blvd.  
Suite 102  
Wellington, FL 33414  
(561) 351-5762  
[John.greene@elliman.com](mailto:John.greene@elliman.com)

P&Z

PZ24-27000002  
06/26/2024

# PAGE 1 OF 1 BOUNDARY SURVEY

## LEGAL DESCRIPTION:

LOT 11 AND THE NORTH 56 FEET OF LOT 12, BLOCK 1, CYPRESS POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## CERTIFIED TO:

TARA M. MAGUIRE AND ROBERT I. FRIEDMAN, AS TRUSTEES OF THE JAMES J. MAGUIRE TRUST FOR TARA MAGUIRE DATED 2/9/2004; SORGINI & SORGINI, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120055

PANEL: 0376

SUFFIX: H

F.I.R.M. DATE: 8/18/2014

FLOOD ZONE: AE

FIELD WORK: 3/30/2022

## PROPERTY ADDRESS:

512 SOUTHEAST 28TH AVENUE  
POMPANO BEACH, FL 33062

SURVEY NUMBER: 533270

CLIENT FILE NUMBER: TO-2452

## SYMBOL DESCRIPTIONS

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

## ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
P.S.M.	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R.W.	RIGHT OF WAY

## GENERAL NOTES:

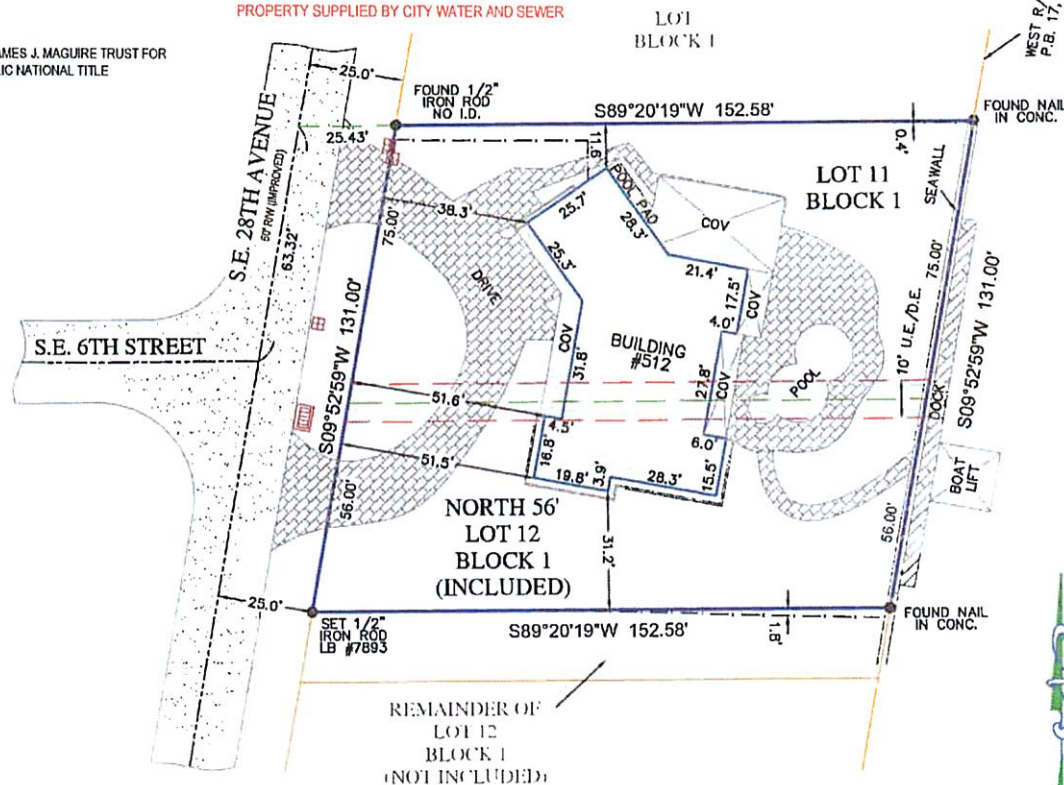
- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

SURVEY NOTES  
BUILDING AND IMPROVEMENTS CROSS INTO THE 10' U.E./D.E. AT THE CENTER OF THE LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SEA WALL CROSSES OVER THE PROPERTY LINE AT THE REAR OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER



SCALE  
1"=30'

LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 228-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>



SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT SIGNATURE BY EMBOSSED SEAL OF KENNETH OSBORNE  
Kenneth Osborne  
Date: 2022.04.04  
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #8415

## REVISIONS:

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

P&Z

PZ24-27000002