

February 2, 2021

NO OBJECTION LETTER

To: Daniel Keester-O'Mills, Principal Planner, Development Services Department

From: Ann DeVeaux
KEITH
301 East Atlantic Blvd
Pompano Beach, Florida 33060
adeveaux@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate Right of Way, per page 1469 of O.R.B. 45382, PG. 1469 in the southwestern corner of the parcel, (see attached survey & aerial) found within the City of Pompano.

Subject Property Address: 700 Block of N Dixie Highway Pompano Beach, FL 33309

Folio Number: 484235110070

The Petitioner/Owner intends to submit a ROW Vacation Application to the City of Pompano Beach and Broward County Board of County Commissioners for the above referenced property to vacate a portion of unimproved right-of-way.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. X We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:
3. We have objection as follows: _____

Attachments:

- Aerial
- Survey



Signature

Principal Planner _____
Title

Daniel T. Keester-O'Mills
Printed name

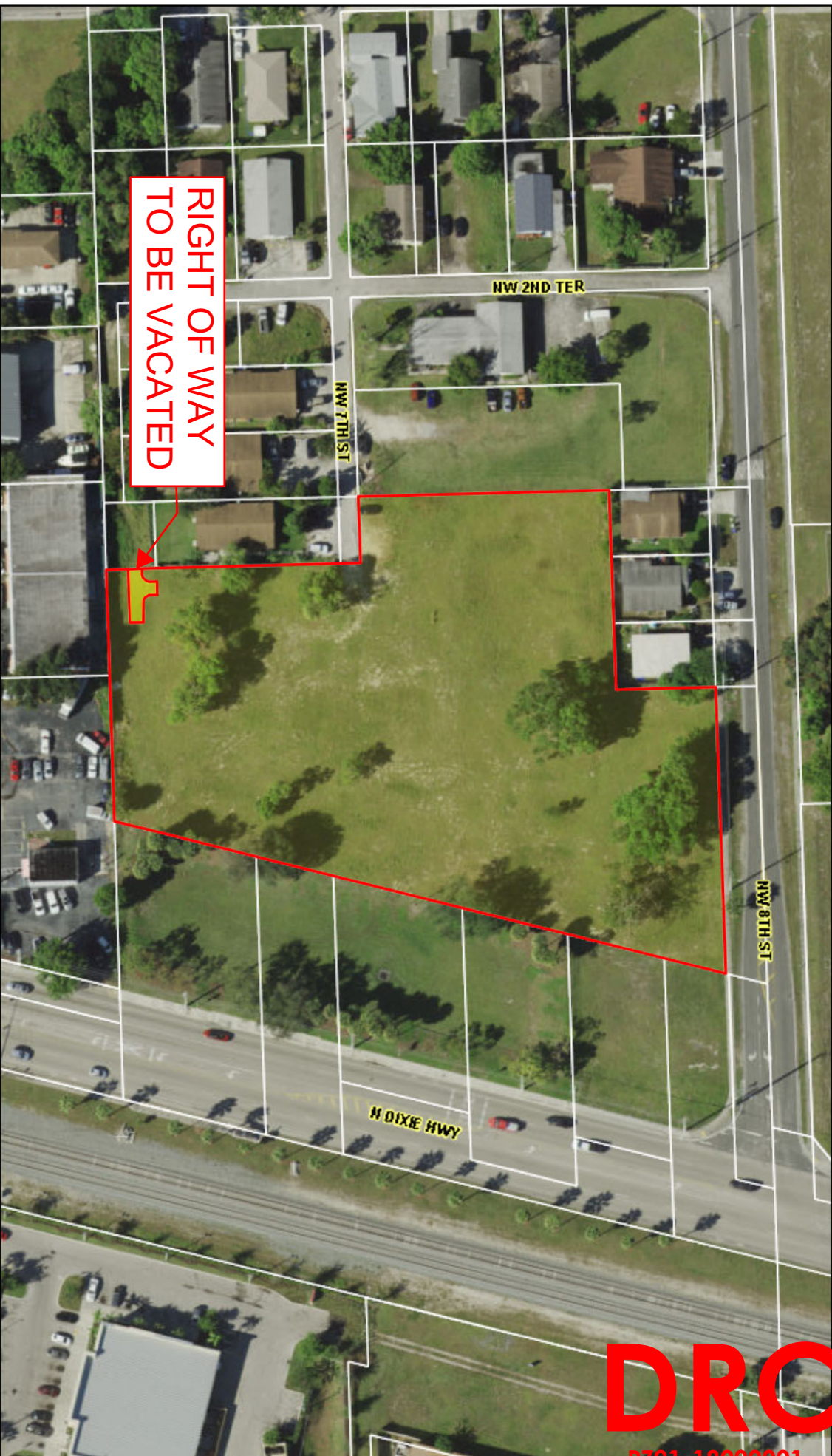
100 W Atlantic Blvd, Pompano Beach, FL 33060
Address

954-786-5541
Phone Number

daniel.keester@copbfl.com
Email Address

Property Id: 484235110070

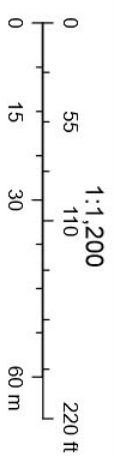
**Please see map disclaimer



DRC

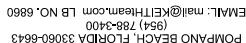
PZ21-18000001
3/17/2021

January 27, 2021



Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

DATE 09/14/2020
SCALE 1"=20'
FIELD BOOK 896
DRAWN BY DBB
CHECKED BY MMM



BOUNDARY & TOPOGRAPHIC SURVEY

SHEET 11 Sep 14 2020 2:43pm



SURVEY NOTES:

- | | | | | | | | |
|--------------------|---|--|--|--|--|--|--|
| CHAIN LINK FENCE | X | | | | | | |
| WOOD FENCE | | | | | | | |
| OVER-HEAD WIRES | | | | | | | |
| TOP OF BANK | | | | | | | |
| TOE OF SLOPE | | | | | | | |
| HEDGE | | | | | | | |
| BRICK PAVING | | | | | | | |
| CONCRETE | | | | | | | |
| CONCRETE STAMPS | | | | | | | |
| DETECTABLE SURFING | | | | | | | |

- LEGEND:**

FREE	
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FREE TABLE:

THE SOUTH-FOUR (4) ACRES OF THE SOUTH-WEST ONE-QUARTER (SW 1/4) OF THE NORTH-EAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 NORTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 1/3 OF THE SOUTH 1/4 64 FEET OF THE EAST 210 FEET OF THE WEST 1/6456 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

THE SOUTH-FOUR (4) ACRES OF THE SOUTH-WEST ONE-QUARTER (SW 1/4) OF THE NORTH-EAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 616 2/3 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTH-WEST ONE-QUARTER (SW 1/4) OF THE NORTH-EAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

38.000 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°50'00" EAST, A DISTANCE OF 30.000 FEET; THENCE NORTH 13°57'00" EAST, ALONG A LINE 83.000 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 50.000 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 3.000 FEET; THENCE NORTH 88°17'29" EAST, A DISTANCE OF 60.250 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 10.250 FEET; THENCE SOUTH 67°50'00" WEST, A DISTANCE OF 46.750 FEET TO THE POINT OF BEGINNING.

PARCEL II

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF

FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6 AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREON, 135 FEET TO THE POINT OF BEGINNING.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 14) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

1

PZ

1. I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO

08 H & ASSOCIATES
MARK MOORE
Digitally signed

MICHAEL M. MOSSEY
 STATE OF
 ARIZONA
 MOSSEY
 Date: 2020.11.20

100

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 6, THRU 12 & EAST 1/2 OF LOT 13, SUMMIT ADDITION TO POMPANO THE FIRST QUARTER, PLAT BOOK 67, B.C.R. AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



KEITH'S

POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

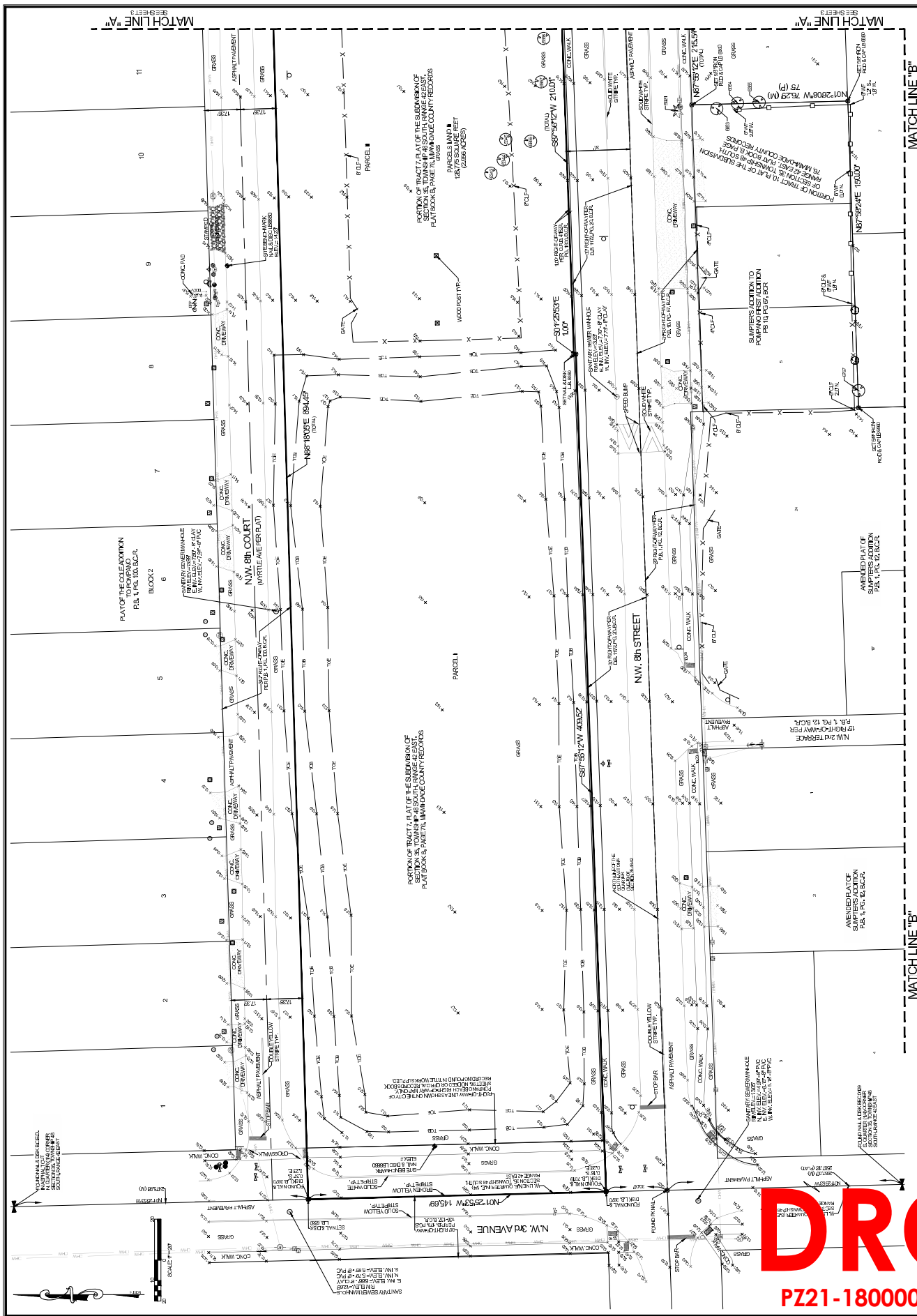
DATE _____
08/14/2020

SCALE _____
1"=20'

FIELD BOOK _____
896

DRAWN BY _____
DDB

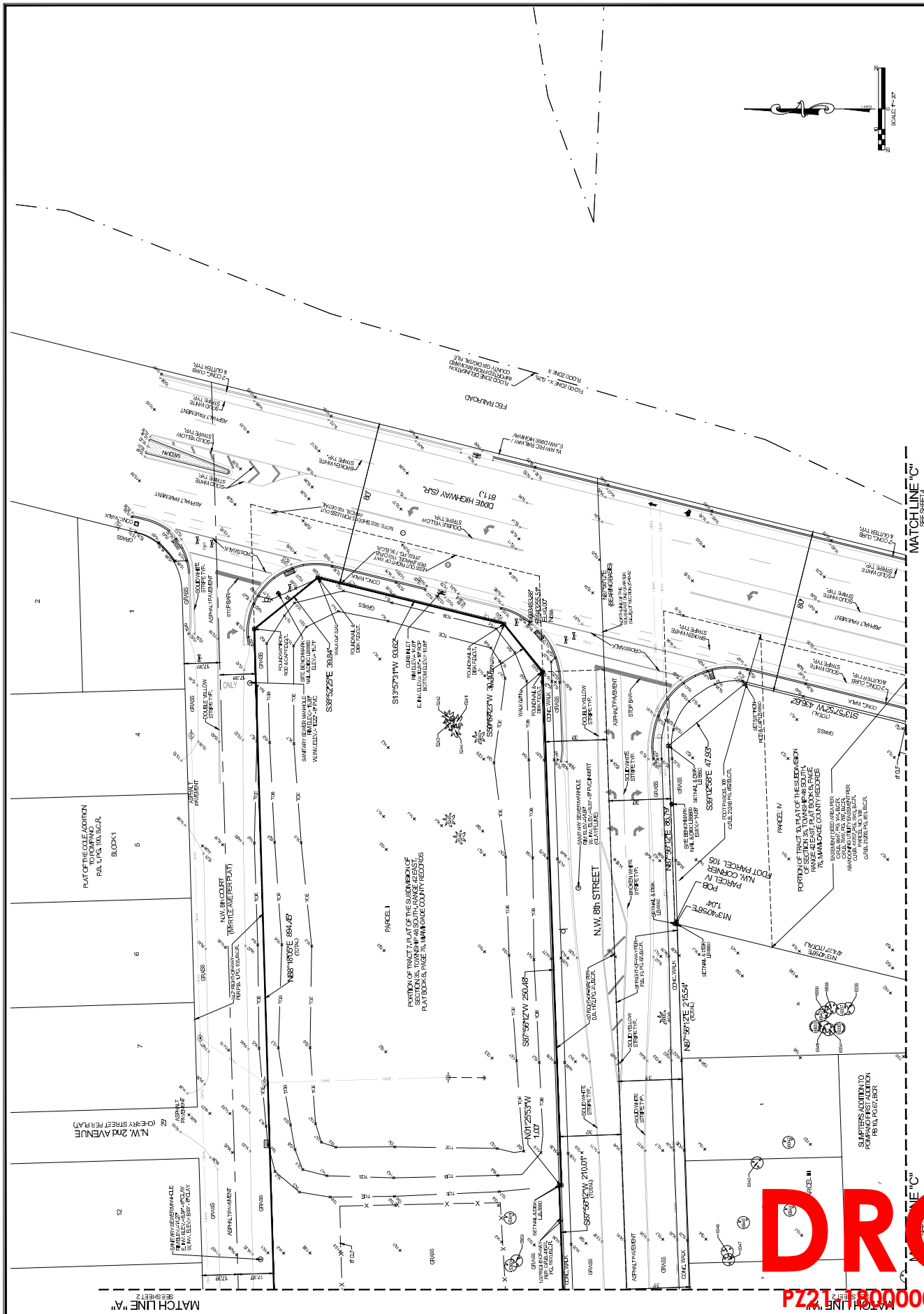
CHECKED BY _____
MMM



LOTS 1, 2, 3, 6, THRU 12 & EAST 1/2 OF LOT 13, SUBPLOT'S ADDITION TO POMPANO THE FIRST ADDITION, PLAT BOOK 10 PAGE 67, B.C.R. AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	09/14/2020	DATE	
SCALE	1"=20'	FIELD BOOK	886
DRAWN BY	DDB	CHECKED BY	MMH
BY	REVISION	DATE	



PZ21-18000001

3/17/2021



DRC
PZ21-18000001
3/17/2021

LOTS 1, 2, 3, 6, THRU 12 & EAST 1/2 OF LOT 13, SUMPTERS ADDITION TO POMPANO THE FIRST ADDITION, PLAT BOOK 10 PAGE 67, B.C.R. AND A PORTION OF THE NORTHEAST ONE-QUARTER NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



KEITH

[illegible]

DRC
PZ21-18000001
3/17/2021