



December 18, 2017

Thuy Turner
Broward County Planning & Redevelopment Division
1 N. University Drive, Ste 102A
Plantation, Florida 33324

RE: Plat Note Amendment, NVAL Change and Update of Findings of Adequacy for the Andrews Premier Business Park Plat – Letter of No Objection

Ms. Turner:

The City of Pompano Beach has no objection to amending the notation on the Andrews Premier Business Park Plat, the NVAL change, nor with the updating of the findings of adequacy. The change to the note is, as follows:

From:

This plat is restricted to 140,000 square feet of industrial use. Industrial Uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No free standing office uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV, D.1.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

To:

This plat is restricted to commercial recreation use and 6,000 square feet of accessory training facilities. No free standing office uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction

in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV, D.1.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

The applicant is also requesting that the NVAL be changed, allowing a 50-foot opening along the southernmost portion of the North Andrews frontage (the change is depicted on the attached Letter of No Objection legal description found on the exhibits labeled "Existing" and "Revised" NVAL legal description).

The City also has no objection to these changes on the Plat.

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

Regards,

Maggie Barszewski, AICP
Planner

Existing

LEGEND:

BK.	BOOK	PGS.	PAGES
B.C.R.	BROWARD COUNTY RECORDS	P.O.B.	POINT OF BEGINNING
LB	LICENSED BUSINESS	P.O.T.	POINT OF TERMINATION
O.R.B.	OFFICIAL RECORDS BOOK	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.B.	PLAT BOOK	R/W	RIGHT OF WAY
		U.E.	UTILITY EASEMENT
		#####	NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

A NON VEHICULAR ACCESS LINE ALONG THE EASTERLY LINE OF PARCEL "A", ANDREWS PREMIER BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PGS. 1-2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86000-2600 SHEET 6 AND 7 OF 12, LAST REVISED NOVEMBER 20, 2001 AND BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE THROUGH SAID POINT BEARS NORTH 58°42'18" WEST; THENCE ALONG SAID NON VEHICULAR ACCESS LINE AND SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, A CENTRAL ANGLE OF 6°37'37", FOR AN ARC LENGTH OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°59'22" WEST 55.86 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT OF CURVATURE; 5) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, A CENTRAL ANGLE OF 7°47'50", FOR AN ARC LENGTH OF 152.03 FEET TO THE POINT OF TERMINATION.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

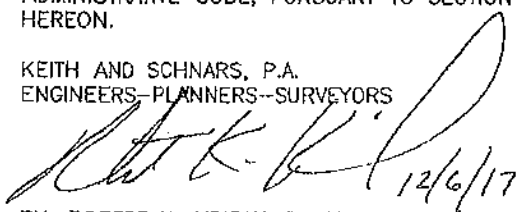
SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF ANDREWS PREMIER BUSINESS PARK, PLAT BOOK 183, PGS. 1-2, BROWARD COUNTY RECORDS. REFERENCE BEARING OF N88°25'36"E ALONG THE NORTH LINE OF PARCEL A.
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON DECEMBER 5, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.


KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

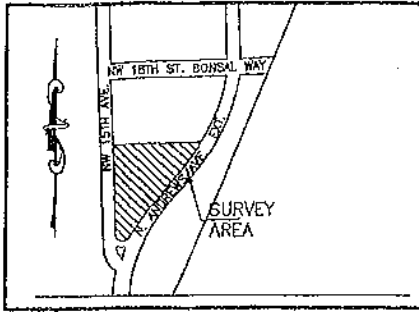


BY: ROBERT K. KRISAK, P.S.M.
FLORIDA REGISTRATION NO. 4641

NON-VEHICULAR ACCESS LINE (EXISTING)

Z:\PROJECTS\18306.02 WAVE GARDEN - FLA WAVES\SURVEY\CAD\18306-02.WG - EXISTING ACCESS.DWG

<p>SKETCH OF DESCRIPTION</p> <p>A PORTION OF PARCEL "A" ANDREWS PREMIER BUSINESS PARK P.B. 183, PGS. 1-2 B.C.R. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	DATE	12/05/2017	DATE	REVISIONS	 <p>KS KEITH & SCHNARS LB 1337 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33308-2132 (954)776-1616 SHEET NO. <u>1</u> OF <u>3</u> SHEETS PROJECT NO. <u>18306L</u></p>
	SCALE	AS SHOWN			
	FIELD BK.	N/A			
	DWG. BY	M.I.B.			
	CHK. BY	R.K.			



LOCATION SKETCH
(NOT TO SCALE)

PARCEL B
"POMPANO CENTER
EXCHANGE"
P.B. 175, PG. 169, B.C.R.

10' UTILITY EASEMENT
P.B. 175, PG. 169, B.C.R.

P.O.B.
NE CORNER PARCEL A
"ANDREWS PREMIER BUSINESS PARK"
P.B. 183, PGS. 1-2, B.C.R.

10' UTILITY EASEMENT
P.B. 175, PG. 169, B.C.R.

RADIAL
N58°42'18"W

S01°15'03"E

N 88°25'36" E 671.77'
REFERENCE BEARING

N88°25'36"E
63.71'

NORTH LINE PARCEL "A"

WESTERLY
R/W LINE

N31°25'04"W
15.00'

S58°34'56"E
65.15'

15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 664, B.C.R.

N58°34'56"W
63.85'

L=167.04' R=1444.23'
Δ=6°37'37"

PARCEL "A"
"ANDREWS PREMIER BUSINESS PARK"
P.B. 183, PGS. 1-2, B.C.R.
VACANT LOT

5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

S55°00'
S52°04'41"E

EAST LINE OF SW 1/4, NW 1/4,
SE 1/4 SECTION 27-48-42

NORTH ANDREWS
AVENUE EXTENSION
SECTION 86000-2600

S 37°55'19" W 378.47'

GRAPHIC SCALE



(IN FEET)

MATCH LINE "A"

(SEE SHEET 3 OF 3)

NON-VEHICULAR ACCESS LINE (EXISTING)

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE 12/05/2017

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FIELD BK. N/A

DWG. BY M.I.B.

CHK. BY R.K.

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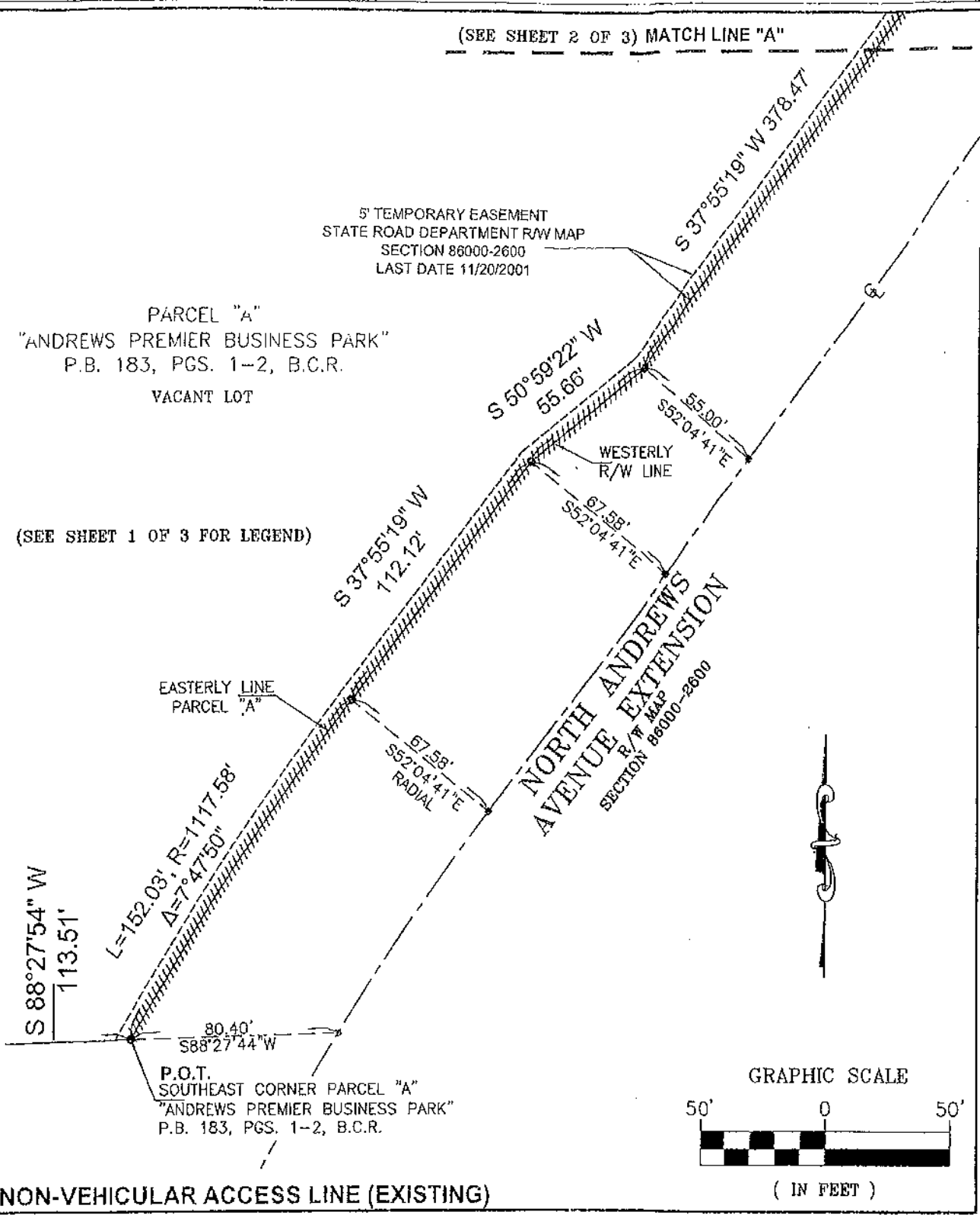
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL. 33309-2132 (954)776-1616
SHEET NO. 2 OF 3 SHEETS
PROJECT NO. 18306L

(SEE SHEET 2 OF 3) MATCH LINE "A"

5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

PARCEL "A"
"ANDREWS PREMIER BUSINESS PARK"
P.B. 183, PGS. 1-2, B.C.R.
VACANT LOT

(SEE SHEET 1 OF 3 FOR LEGEND)



NON-VEHICULAR ACCESS LINE (EXISTING)

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE 12/05/2017
SCALE AS SHOWN
FIELD BK. N/A
DWG. BY M.I.B.
CHK. BY R.K.

DATE	REVISIONS

KS KEITH & SCHNARS

LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33309-2132 (954)776-1616
SHEET NO. 3 OF 3 SHEETS
PROJECT NO. 18306L

Revised

LEGEND:

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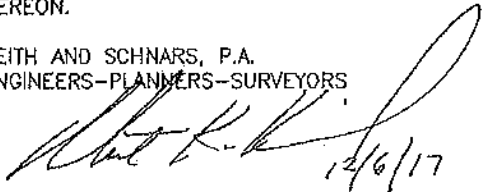
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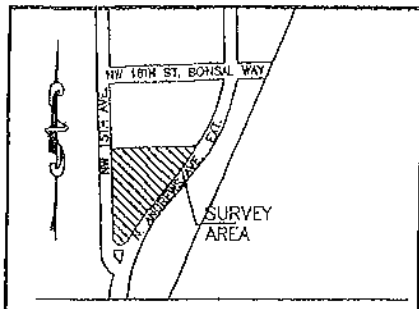


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NON-VEHICULAR ACCESS LINE (PROPOSED)

Z:\PROJECTS\18306.02 WAVE GARDEN -FLA WAVES\SURVEY\CAD\18306-02 WG -PROPOSED ACCESS.DWG

<p>SKETCH OF DESCRIPTION</p> <p>A PORTION OF PARCEL "A" ANDREWS PREMIER BUSINESS PARK P.B. 183, PGS. 1-2 B.C.R.</p> <p>CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	<p>DATE <u>12/05/2017</u></p> <p>SCALE <u>AS SHOWN</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWG. BY <u>M.I.B.</u></p> <p>CHK. BY <u>R.K.</u></p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS											<p>KS KEITH & SCHNARS</p> <p>LB 1337 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL. 33309-2132 (954)776-1616</p> <p>SHEET NO. <u>1</u> OF <u>3</u> SHEETS PROJECT NO. <u>18306L</u></p>
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LOCATION SKETCH
(NOT TO SCALE)

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P.B. 175, PG. 169, B.C.R. 10' UTILITY EASEMENT
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P.B. 183, PGS. 1-2, B.C.R.
VACANT LOT

5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

S 37°55'19" W 378.47'

NORTH ANDREWS
AVENUE EXTENSION
SECTION 86000-2600

S52°04'41"E
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EAST LINE OF SW 1/4, NW 1/4,
SE 1/4 SECTION 27-48-42

GRAPHIC SCALE



(IN FEET)

(SEE SHEET 3 OF 3)

NON-VEHICULAR ACCESS LINE (PROPOSED)

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DATE	12/05/2017
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	M.I.B.
CHK. BY	R.K.

DATE	REVISIONS

KS KEITH & SCHNARS

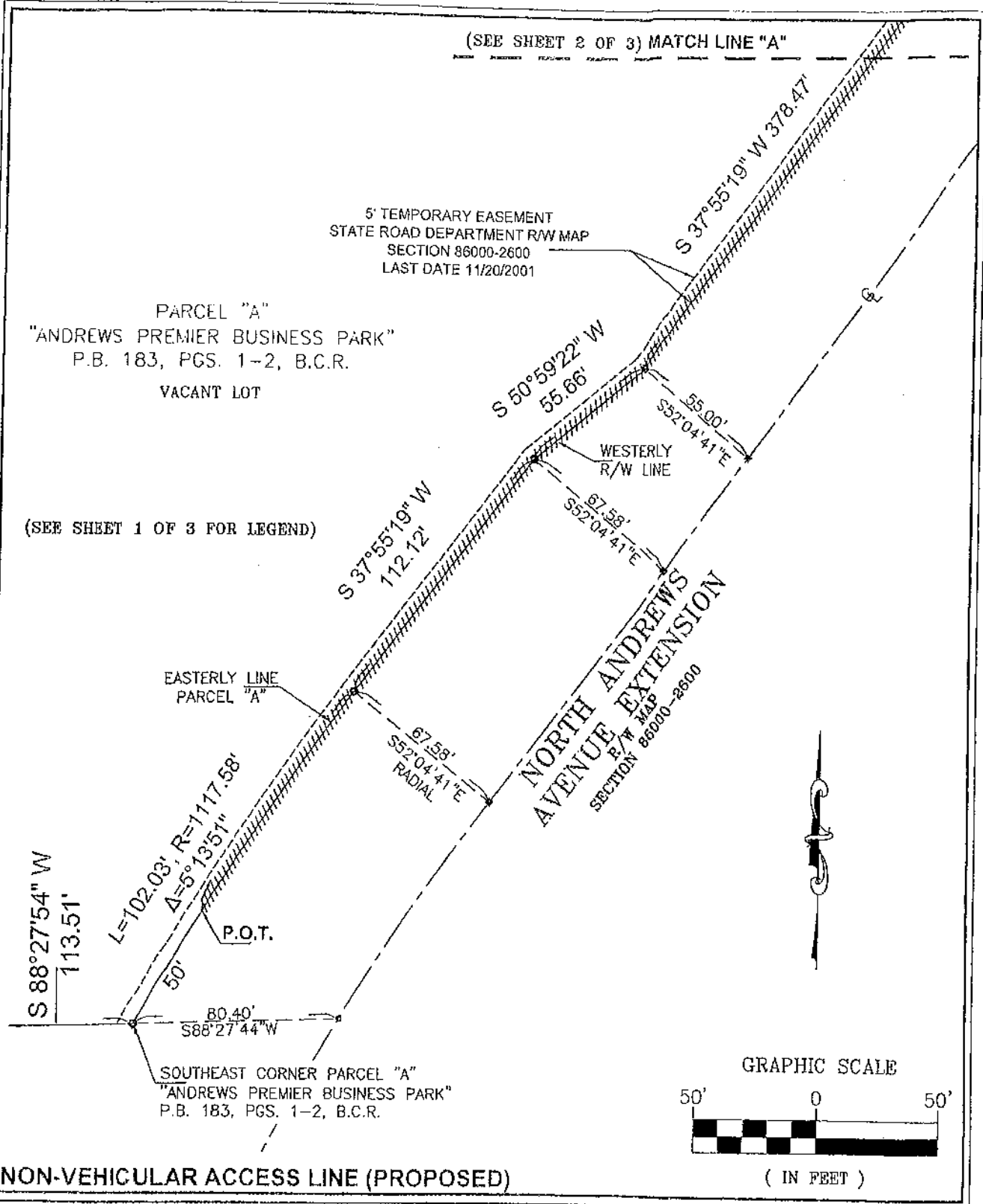
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SHEET NO. 2 OF 3 SHEETS
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(SEE SHEET 2 OF 3) MATCH LINE "A"

PARCEL "A"
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P.B. 183, PGS. 1-2, B.C.R.
VACANT LOT

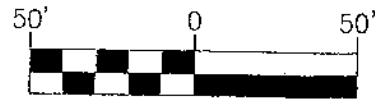
5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

(SEE SHEET 1 OF 3 FOR LEGEND)



NON-VEHICULAR ACCESS LINE (PROPOSED)

GRAPHIC SCALE



(IN FEET)

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