



# DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

April 8, 2020

Ms. Josie P. Sesodia, Director  
Planning and Development Management Division  
Environmental Protection and Growth Management  
Department  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment, amending the NVAL for the Palm Aire Cypress Course Estates 4th Section Plat – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to making a change to the Non Vehicular Access Line (NVAL) of the Palm Aire Cypress Course Estates 4th Section Plat (Plat Book 118, Page 36 of the public records of Broward County). The change to the Plat is, as follows:

The applicant is requesting that the NVAL be changed on property adjacent to McNab Road and SW 21<sup>st</sup> Avenue, with changes proposed along both roadways. This request is submitted to allow ease of ingress/egress and proper functionality of a proposed 13,999 - square foot fire station. The property's existing Non-Vehicular Access Line along McNab Road and SW 21<sup>st</sup> Avenue sketch and descriptions are shown in the first Exhibit (labeled 10785.05-Sketch & Description.DWG). The property's proposed Non-Vehicular Access Line along both roadways' sketch and descriptions are shown in the second Exhibit (labeled 10785.05-Sketch & Description - proposed.DWG). The Applicant's request is also attached.

The City has no objection to these changes on the Plat. Pursuant to the City's Code of Ordinances (155.2410 G. 1.), the Development Services Director is authorized to approve minor deviations to Plats administratively. This plat note amendment concerning the NVAL

Letter of No Objection  
Development Services Department  
Planning and Zoning No. 20-14000006  
Page 2

change is minor in nature and has “no increase in the approved level of development.” As a result, this request does not require the re-review by the City Commission.

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

Yours truly,

**THE CITY OF POMPANO BEACH**

DocuSigned by:  
*David Recor*  
88979B3796D84E6...

David L. Recor, ICMA-CM  
Development Services Director

**Enclosures**

**ATTACHMENT 1**

**LEGAL DESCRIPTION AND SKETCH OF EXISTING**

**NVAL**

**LEGAL DESCRIPTION:**

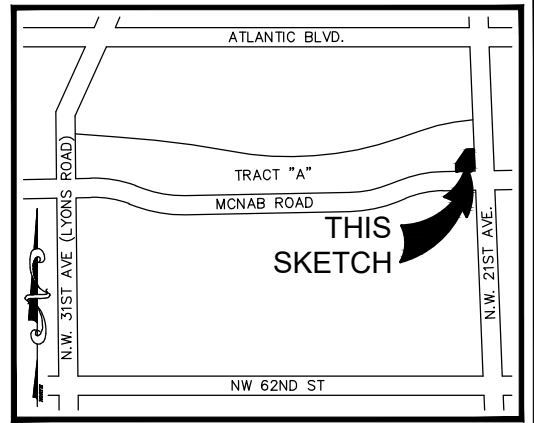
A PORTION OF THAT CERTAIN NON-VEHICULAR ACCESS LINE RUNNING ALONG THE EAST LINE AND A PORTION OF THE SOUTH LINE OF TRACT A, PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE EAST LINE OF SAID TRACT A, AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 02°16'42" EAST, 304.44 FEET;
2. SOUTH 04°33'52" WEST, 100.72 FEET;
3. SOUTH 02°16'42" EAST, 200.00 FEET;
4. SOUTH 43°18'33" WEST, 57.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A" AND SAID NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID SOUTH LINE AND NON-VEHICULAR ACCESS LINE THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 88°53'48" WEST, 25.00 FEET;
2. NORTH 79°47'36" WEST, 61.19 FEET;
3. SOUTH 88°53'48" WEST, 50.00 FEET;
4. SOUTH 77°35'12" WEST, 61.19 FEET;
5. SOUTH 88°53'48" WEST, 161.03 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

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



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°16'42" WEST ALONG THE EAST LINE OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, AS RECORDED IN PLAT BOOK 118, ON PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**

A PORTION OF THAT NON-VEHICULAR ACCESS LINE ALONG THE EAST & SOUTH LINES OF TRACT "A"  
PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION  
P.B. 118, PG. 36, B.C.R.  
POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10785.05-SKETCH & DESCRIPTION.DWG

DATE 02/13/20

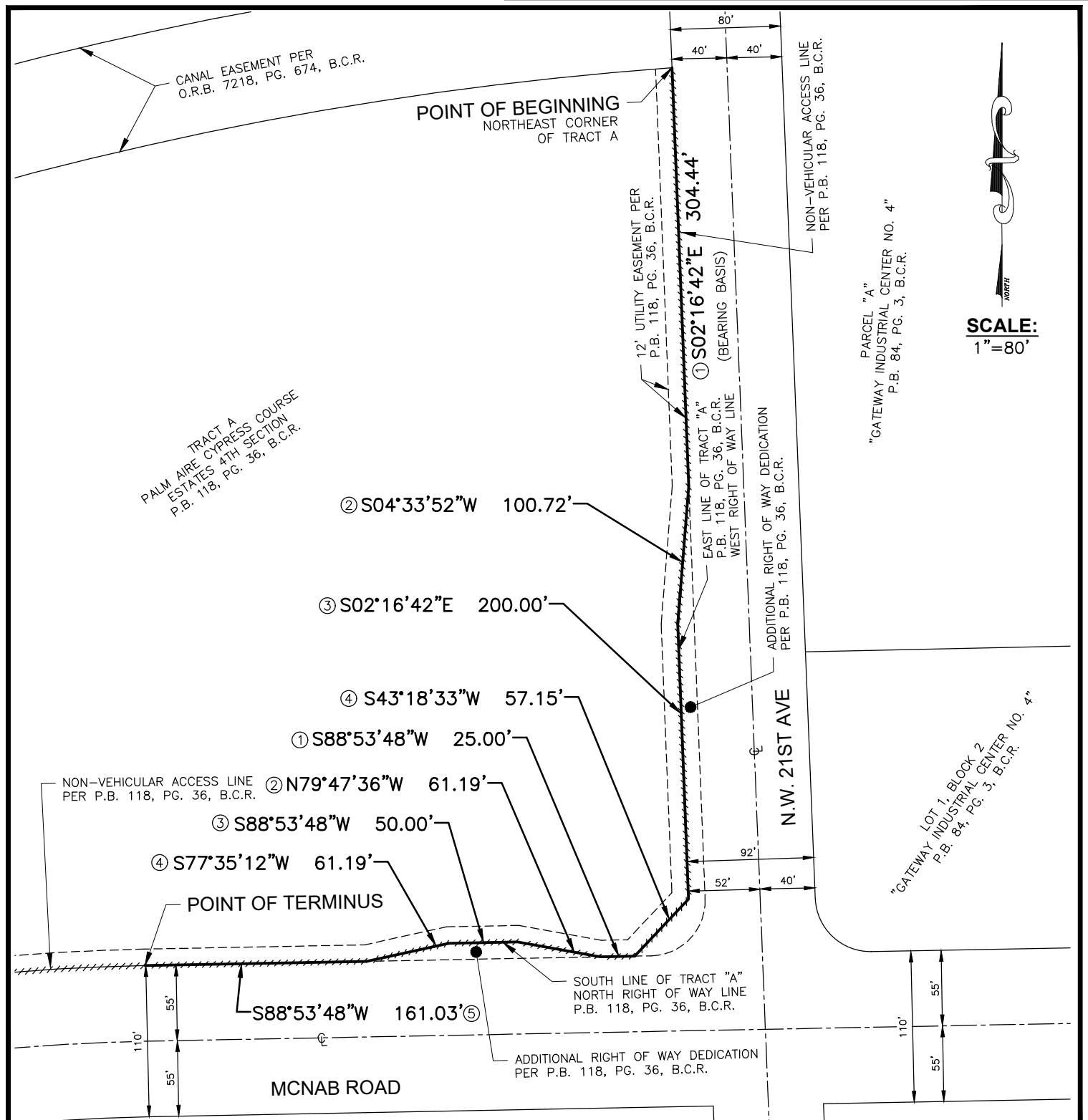
SCALE 1"=100'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS



**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS P.B. PLAT BOOK CL CENTERLINE  
 O.R.B. OFFICIAL RECORDS BOOK PG. PAGE

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 PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION  
 P.B. 118, PG. 36, B.C.R.  
 POMPANO BEACH, BROWARD COUNTY, FLORIDA



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SHEET 2 OF 2

DRAWING NO. 10785.05-SKETCH & DESCRIPTION.DWG

DATE 02/13/20

SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS

ATTACHMENT 2  
LEGAL DESCRIPTION AND SKETCH OF  
PROPOSED NVAL

**LEGAL DESCRIPTION:**

A PORTION OF THAT CERTAIN NON-VEHICULAR ACCESS LINE RUNNING ALONG THE EAST LINES AND A PORTION OF THE SOUTH LINES OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(I) BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE EAST LINE OF SAID TRACT "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF NW 21st AVENUE, AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING THREE (3) COURSES; 1) SOUTH 02°16'42" EAST, 304.44 FEET; THENCE 2) SOUTH 04°33'52" WEST, 100.72 FEET; THENCE 3) SOUTH 02°16'42" EAST, 17.92 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(II) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE ALONG SAID EAST LINE OF SAID TRACT A, SOUTH 02°16'42" EAST, 25.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 02°16'42" EAST, 83.06 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(III) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE ALONG SAID EAST LINE OF SAID TRACT A, SOUTH 02°16'42" EAST, 53.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 02°16'42" EAST, 21.03 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF MCNAB ROAD; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 43°18'33" WEST, 57.15 FEET, THENCE 2) SOUTH 88°53'48" WEST, 25.00 FEET; THENCE 3) NORTH 79°47'36" WEST, 61.19 FEET; THENCE 4) SOUTH 88°53'48" WEST, 48.59 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "C", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(IV) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, SOUTH 88°53'48" WEST, 1.41 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 77°35'12" WEST, 30.59 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 77°35'12" WEST, 30.60 FEET; THENCE 2) SOUTH 88°53'48" WEST, 161.03 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

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

**SURVEY NOTES:**

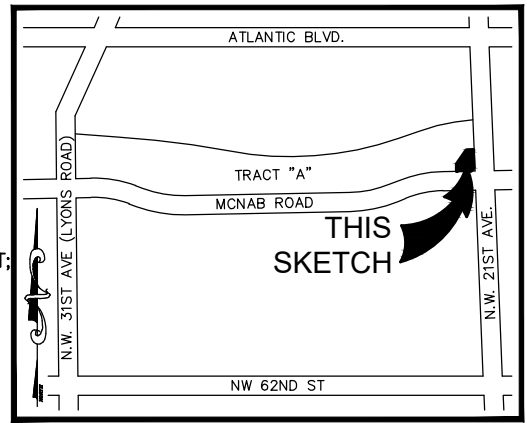
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**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

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CONSULTING ENGINEERS

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STATE OF FLORIDA



**LOCATION MAP:**  
NOT TO SCALE

**SKETCH & DESCRIPTION**

NON-VEHICULAR ACCESS LINE  
ALONG THE EAST & SOUTH LINES OF  
TRACT "A"  
PALM AIRE CYPRESS COURSE ESTATES  
4TH SECTION  
P.B. 118, PG. 36, B.C.R.  
POMPANO BEACH, BROWARD COUNTY, FLORIDA



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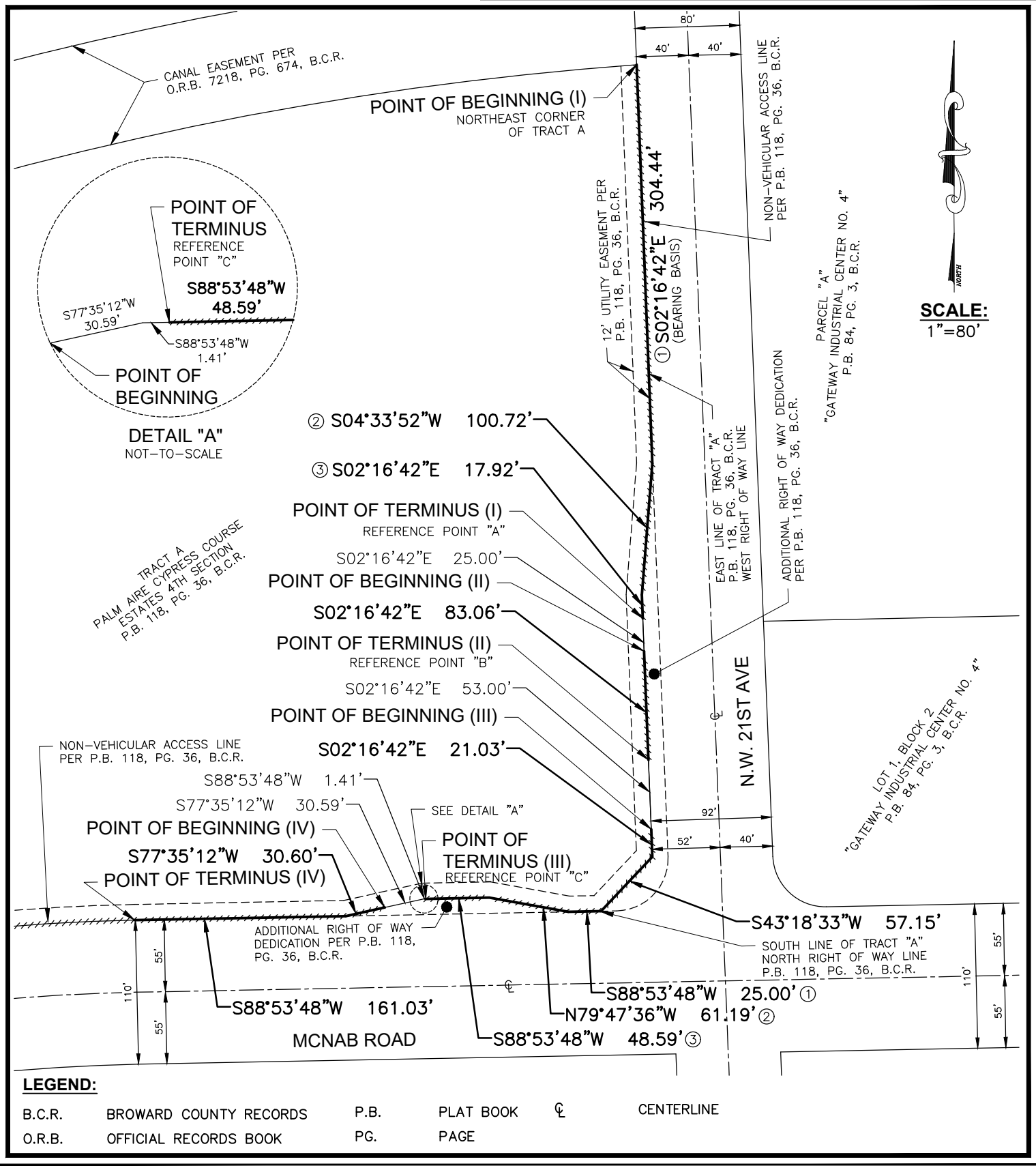
SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS



**SCALE:**  
1"=80'

**NORTH**

**SKETCH & DESCRIPTION**

NON-VEHICULAR ACCESS LINE  
ALONG THE EAST & SOUTH LINES OF  
TRACT "A"

PALM AIRE CYPRESS COURSE ESTATES  
4TH SECTION  
P.B. 118, PG. 36, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

**KEITH**

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SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS



# ATTACHMENT 3

## APPLICANT'S REQUEST



March 31, 2020

Maggie Barszewski, AICP, City Planner  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Non-Vehicular Access Line Amendment – Letter of No Objection**  
**Folio #:** 494205060091  
**Plat:** Palm Aire Cypress Course Estates 4<sup>th</sup> Section Plat P.B. 118, P. 36  
Location: NW Corner of SW 64<sup>th</sup> & W McNab Road  
K&A Project Number: 10020.69

Dear Ms. Barszewski;

On behalf of The City of Pompano Beach (property owner), KEITH, is requesting a letter of no objection as required by Broward County from the City of Pompano Beach to amend the Non-Vehicular Access Line on the Palm Aire Cypress Course Estates 4<sup>th</sup> Section plat.

The subject site is the Fire Station #114. The property owner is requesting the amendment to Non-Vehicular Access Line to allow ease of ingress/egress and proper functionality of the fire station.

Attached for your records is a copy of the plat and the sketch and descriptions of the proposed and existing Non-Vehicular Access Lines. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Vonder Meulen'.

Mike Vonder Meulen, AICP  
Director of Planning

Corporate Office  
301 E. Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 N.W. 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S. Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

Orange County  
2948 E. Livingston St.  
Orlando  
FL 32803  
954.788.3400