



July 19, 2022

NO OBJECTION LETTER

To: City of Pompano Beach - Development Services
Daniel Keester-O'Mills, Principal Planner
Daniel.keester@copbfl.com

From: Mike Amodio, Planner
KEITH
301 East Atlantic Blvd
Pompano Beach, Florida 33060
mamodio@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate a portion of a 3' platted utility easement, per sheet 1 of P.B. 10, P.G. 25 (see attached plat and survey), found in Section 02, Township 49S, Range 42E within the City of Pompano Beach.

Subject Property Address: 740 SW 11th Street, Pompano Beach FL 33060
Folio Number: 494202030130

The undersigned intends to submit an Easement Vacation Application to the City of Pompano Beach and Broward County Board of County Commissioners for the above referenced property.

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

1. ☒ 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:

- Site Plan
- Plat
- Survey (see highlighted area to be abandoned)

Signature

Daniel T. Keester-O'Mills
Printed name

954-786-5541
Phone Number

Principal Planner
Title

100 W Atlantic Blvd
Address

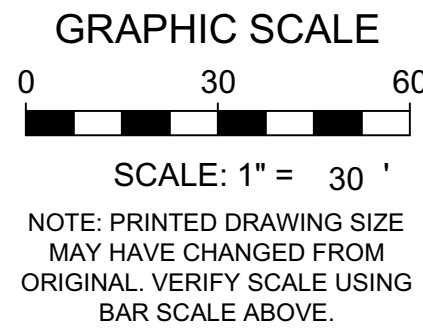
daniel.keester@copbfl.com
Email Address

P&Z	Corporate Office 301 W Atlantic Blvd Pompano Beach, FL 33060 954.366.3400	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	St. Lucie County 2325 S.E. Patio Cir. Port St. Lucie FL 34952 954.788.3400	Orange County 2948 E. Livingston St. Orlando FL 32803 954.788.3400

PZ22-27000005
8/24/2022

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, FENCE DETAILS, BICYCLE RACK DETAIL, COMPACTOR SPECIFICATIONS, GATE DETAILS, PAVEMENT DETAILS, SITE AMENITIES.
3. ALL PARKING SPACES TO BE DOUBLE STRIPED ACCORDING TO COPB STANDARD DETAILS.
4. VEHICLE GATES SHALL HAVE KNOX BOX SWITCH KEY TO OVERRIDE GATES IN EVENT OF EMERGENCY.
5. REFER TO CIVIL PLANS FOR UTILITY EASEMENTS.
6. REFER TO FIRE ACCESS PLAN FOR EMERGENCY VEHICLE ROUTES
7. REFER TO CPTD PLAN FOR NARRATIVE OF HOW SECURITY PRINCIPLES ARE MET.

SITE AREA CALCULATIONS: (CAPTIVA III)				OVERALL SITE CALCULATIONS (PHASE 1,2,&3)*		
	SQ. FT.		ACREAGE		SQ. FT.	ACREAGE
NET SITE AREA:	142,839		3.279	PHASE I *	653,882 * ADJUSTED (643,637)	15.01 (14.77)
				PHASE II *	197,693	4.54
	PROVIDED			PHASE III	142,839	3.279
				TOTAL	984,169	22.59
	SQ. FT.	%	ACREAGE		SQ. FT.	%
IMPERVIOUS AREA						
BUILDING FOOTPRINT (INCL. OVERHANG)	31,228	21.9%	0.72		147,510	15.0%
VEHICULAR USE AREA/PAVEMENT	58,730	41.1%	1.35		344,280	35.0%
SIDEWALKS/CONCRETE	14,910	10.4%	0.34		62,568	6.4%
VEHICLE OVERHANG	1,519	1.1%	0.03		6,939	0.7%
EXISTING LAKE (CAPTIVA I) *	N/A	N/A	N/A		89,183	9.1%
PERVIOUS AREA (25% MINIMUM)	36,452	25.5%	0.84		333,689	33.9%
TOTAL	142,839	100%	3.279		984,169	100%
*PER 2012 APPROVED CAPTIVA COVE I & II OVERALL DATA CALCULATIONS SHEET A0.02						



A PORTION OF BLOCKS 1 & 2, AND A PORTION OF THAT CERTAIN 60 FOOT RIGHT OF WAY FOR MAGNOLIA DRIVE (SW 11th STREET) NOW VACATED PER INSTRUMENT NUMBER 115976317. OFFICIAL RECORDS BOOK 41418, PAGE 410, AND OFFICIAL RECORDS BOOK 38974, PAGE 372 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 142,839 SQUARE (3.279 ACRES) MORE OR LESS.



KEITH

**301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400**

**Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457**

[illegible]

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE:	4/08/2022
DESIGNED BY:	MA, RG
DRAWN BY:	MA
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

**CAPTIVA COVE III
ASSOCIATES, Ltd.
(CORNERSTONE
GROUP)**

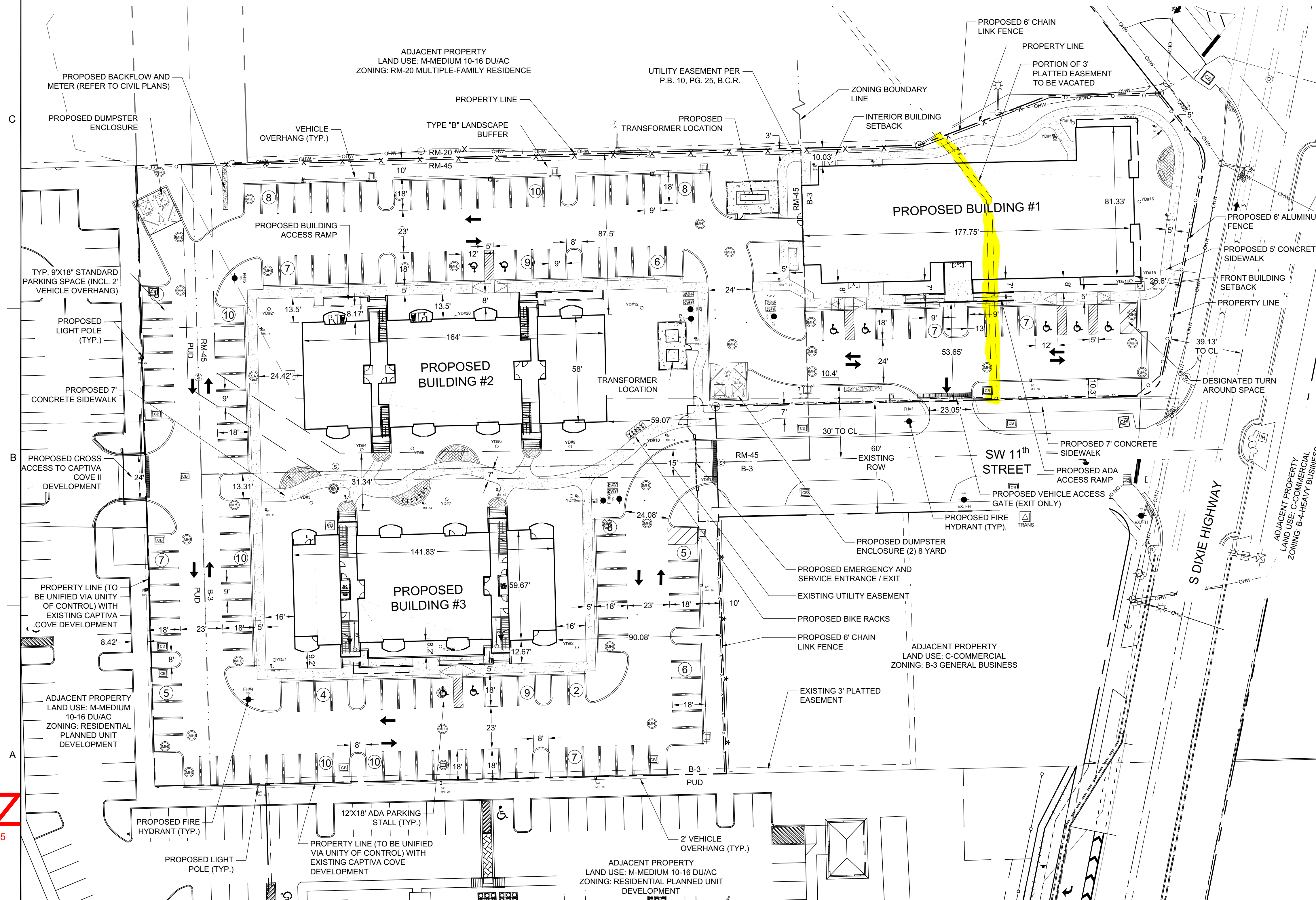
PROJECT

**CAPTIVA COVE III
1201 S DIXIE HWY,
POMPANO BEACH,
FL 33060**

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	10298.02



SITE DATA TABLE				
PROJECT ADDRESS: 740 SW 11TH STREET, POMPANO BEACH FL 33060				
FOLIO NUMBER: 494202030130				
PROJECT INFORMATION:				
LAND USE DESIGNATION: COMMERCIAL (C) / MEDIUM RESIDENTIAL (M) 10-16 DU/AC				
ZONING DESIGNATION: B-3 COMMERCIAL / RM-45 MULTIPLE FAMILY RESIDENCE				
	SQ. FT.	ACREAGE		
NET SITE AREA (SF)	142,839	3.279		
GROSS BUILDING AREA				
# OF RESIDENTIAL UNITS	106 UNITS	FLEX UNITS APPROVED VIA RESOLUTION 2019-226		
DENSITY	ALLOWED	40 UNITS / ACRE	PER RESOLUTION 2019-226	
	PROVIDED	32 UNITS / ACRE		

SERVICE PROVIDERS:	
POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	WASTE MANAGEMENT

ZONING DISTRICT REQUIREMENTS:	REQUIRED (B-3)	REQUIRED (RM-45)	PROVIDED
BUILDING HEIGHT	105' MAX	105' MAX	66'-6" BLDG1 32'-6" BLDG 2 & 3
LOT COVERAGE	60% MAX	60% MAX	21.90%
PERVIOUS AREA	20% MIN	25% MIN	25.50%
VUA PERVIOUS AREA (% OF VUA)	15% MIN	15% MIN	15%
SETBACK REQUIREMENTS:	REQUIRED (B-3)	REQUIRED (RM-45)	PROVIDED
FRONT YARD (DIXIE HWY)	0'	25'	26.6'
STREET SIDE YARD (11TH ST)	0' (*)	10' (13.5")	53.65'
INTERIOR SIDE YARD (NORTH)	0' (4.125")	10' (14.25")	BLDG #1 = 10.03' BLDG #2 = 87.50'
INTERIOR SIDE YARD (SOUTH)	0' (*)	10' (14.25")	N/A
REAR YARD (WEST)	30' (*) (***)	10' (14.25") (***)	N/A

* THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FT

**THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20 FEET SHALL BE SET BACK AN ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 20 FT

*** RESTRICTED TO 65-FOOT REAR YARD SETBACK ON LOTS 17, 18, 19, 20, 21 AND 22 OF BLOCK 2, AMENDED PLAT OF FAIRVIEW (P.B. 10, PG 25 BROWARD COUNTY RECORDS) PER INSTRUMENT #115991093

PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
MULTIPLE FAMILY DWELLING			INCLUDES ADA SPACES
1 SPACE PER 1.5 DU (106 UNITS)	159	163	
ADA PARKING	6	9	ADA SPACES (12'X18')
BICYCLE PARKING: 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED			
	REQUIRED	PROVIDED	
NOT TO EXCEED 20 REQ. SPACES	20	24	

BICYCLE PARKING: 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED

P&Z
PZ22-27000005
8/24/2022

Drawing name: Q:\10298.02 - Captiva Cove III - Captiva Cove III Associates, Ltd. (Cornerstone Group)\Engineering\Cadd\10298.02.SP-101-Site Plan.dwg

STATISTICS: BPEI IMINAPV

DESCRIPTION
THE E 1/2 OF THE SE 1/4 OF THE E 1/2 OF S. 80 ACRES OF NW 1/4 SECT. 2 T49S R42E.
THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 LYING WEST OF DIXIE HIGHWAY AS NOW LOCATED OVER SECT. 2 T49S R42E.
THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 SECT. 2 T49S R42E.
ALL THAT PART OF THE SW 1/4 OF THE W 1/2 OF S. 80 ACRES OF THE NE 1/4, AND ALL THAT PART OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4, AND ALL THAT PART OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 LYING WEST OF THE COUNTY ROAD KNOWN AS THE DIXIE HIGHWAY AS NOW LOCATED IN SECT. 2 T49S R42E.
N 1/2 OF THE SE 1/4 OF THE W 1/2 OF S. 80 ACRES OF THE NW 1/4, SECT. 2, T49S, R42E
N 1/2 OF THE SW 1/4 OF THE E 1/2 OF S. 80 ACRES OF THE NW 1/4, SECT. 2, T49S, R42E
S 1/2 OF THE SW 1/4 OF THE E 1/2 OF S. 80 ACRES OF THE NW 1/4, SECT. 2, T49S, R42E
W 1/2 OF THE SE 1/4 OF THE E 1/2 OF S. 80 ACRES OF THE NW 1/4, SECT. 2, T49S, R42E
AND ALSO THAT PARCEL OF LAND DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE SOUTH EIGHTY ACRES OF THE NORTHEAST QUARTER OF SECT. 2 T49S R42E, STRIKES THE WEST BOUNDARY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE DIXIE HIGHWAY, THENCE RUN NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID COUNTY ROAD FOR A DISTANCE OF 500.0, THENCE RUN DUE WEST PARALLEL TO THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE W 1/2 OF THE SOUTH 80 ACRES OF THE NE 1/4 OF SAID SECT. 2, TO THE WEST BOUNDARY OF SAID N.E. 1/4 OF SAID SECT. 2, THEN CONTINUING ALONG SAID LINE EXTENDED WESTERLY DUE WEST ACROSS THE N 1/2 OF THE E 1/2 OF THE SOUTH 80 ACRES OF THE NW 1/4 OF SAID SECT. 2, TO THE WEST BOUNDARY LINE OF SAID E 1/2 OF THE SOUTH 80 ACRES OF SAID NW 1/4 OF SAID SECT. 2, THEN DUE SOUTH ALONG SAID WEST BOUNDARY LINE OF SAID E 1/2 OF SOUTH 80 ACRES OF THE NW 1/4 TO THE SOUTH BOUNDARY OF THE N 1/2 OF THE E 1/2 OF THE SOUTH 80 ACRES OF THE NW 1/4 OF SAID SECT. 2, THENCE DUE EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID N 1/2 OF THE E 1/2 OF THE SOUTH 80 ACRES OF THE NW 1/4 OF SAID SECT. 2, CONTINUING ALONG THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE W 1/2 OF THE SOUTH EIGHTY ACRES OF THE NE 1/4 OF SAID SECT. 2, TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AMENDED PLAT OF Fairview

AMENDING PLAT AS RECORDED IN BOOK 9 PAGE 59, BROWARD CO. RECORDS.

A SUBDIVISION IN
SECTION 2, T49S, R42E.

POMPANO, BROWARD CO. FLA.

FOR

LAKEVIEW LAND CO.

OF POMPANO

J.S. Rhine Inc.

Civil & Consulting Eng's

FORT LAUDERDALE, FLA.

SCALE 1" = 100'

FEBRUARY 1926

STATE OF FLORIDA
COUNTY OF BROWARD

Know all men by these presents that the Lakeview Land Co., a corporation under the laws of the State of Florida, owner of the lands described herein, have caused the same to be surveyed and plotted according to the plat hereof, and do hereby dedicate to the perpetual use of the public all streets, avenues, lanes and alleys as shown hereon.

In testimony whereof said corporation has caused this instrument to be signed by its Vice President, attested by its Assistant Secretary, and the corporate seal to be affixed this 22nd day of Feb. A.D. 1926.

ATTEST W. M. Macey (SEAL)
ASST. SECRETARY.

STATE OF FLORIDA
COUNTY OF BROWARD

On this 15th day of April, A.D. 1926, personally appeared before me the undersigned authority, J. M. Conrad, Esq., Vice Pres. of Lakeview Land Co., of Pompano, and each of them did acknowledge to me the execution of the foregoing instrument of dedication, and with the authority of the County of Broward, Florida, I have signed this certificate and the official seal of said County.

Witness my hand and seal this 22nd day of Feb. A.D. 1926.

J. M. Conrad
Vice Pres. of Lakeview Land Co.
My commission expires Jan 13, 1930

This is to certify that J.S. Rhine, a licensed Civil Engineer registered under the laws of the State of Florida, has surveyed and plotted the lands described in the attached plat and that the same are in accordance with the work done by me and the PRM's have been set as shown.

J. S. Rhine
Civil Engineer
Fla. Reg. #140

STATE OF FLORIDA
COUNTY OF BROWARD

This is to certify that the Board of Councilmen of the Town of Pompano, Broward Co. Florida, have approved and accepted for record the attached plat of Fairview.

James A. Conrad
TOWN ENGINEER

Approved for Record this 15th day of April, A.D. 1926

W. M. Macey
COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF BROWARD

This is to certify that the attached plat conforms to an Act to regulate the making of surveys and plans for record of maps and plans in the State of Florida, approved by the Governor the 11th day of June A.D. 1925.

James A. Conrad
TOWN ENGINEER

W. M. Macey
COUNTY ENGINEER

J. S. Rhine
Civil Engineer
Fla. Reg. #140

MARCONI BLVD.

SAN PEDRO

SOUTHLAND

AVENUE

FAIRVIEW

BETTINA

RACELAND

ALAMEDA

GUAVA

ALAMO

AVENUE

DRIVE

DRIVE

DRIVE

AVENUE

LANE

MAGNOLIA DRIVE

DIXIE

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 10 at Page 25 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 28th day of Feb. A.D. 1926.

L. A. HESTER, County Administrator
By Richard L. Barnard DE.

ENGINEERS NOTE

ALL CORNER RADII 15' EXCEPT WHERE OTHERWISE NOTED.

ALL DISTANCES GIVEN ARE TO THE INTERSECTION OF THE TANGENTS PRODUCED.

A 3' EASEMENT SHALL BE RESERVED FROM THE REAR OF EACH LOT FOR THE INSTALLATION OF PUBLIC UTILITIES

10-25

