



DEVELOPMENT SERVICES

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

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

March 2, 2021

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 Use Notation Included in the Regions Atlantic Plat – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included in the Regions Atlantic Plat (Plat Book 178, Page 40 of the public records of Broward County). The change to the Plat is, as follows:

From:

THIS PLAT IS RESTRICTED TO 6,000 SQUARE FEET OF BANK USE. 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. 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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

Proposed Plat Note:

THIS PLAT IS RESTRICTED TO 4,000 SQUARE FEET OF FIRE STATION.

The City has no objection to these changes on the Plat. Pursuant to the City's Code of Ordinances (155.2410 G.1.b.), the Development Services Director is authorized to approve minor deviations to Plats administratively for developments under 100 units and/or 100,000 square feet of non-residential gross floor area that increase the approved level of approved development by no more than 20 percent. This plat note amendment concerning the use notation is minor in nature since it is a reduction in square footage. As a result, this request does not require the re-review by the City Commission.

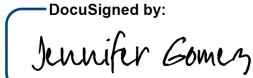
Letter of No Objection
Development Services Department
Planning and Zoning No. 21-14000004
Page 2

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

Yours truly,

THE CITY OF POMPANO BEACH

DocuSigned by:



Jennifer Gomez, AICP

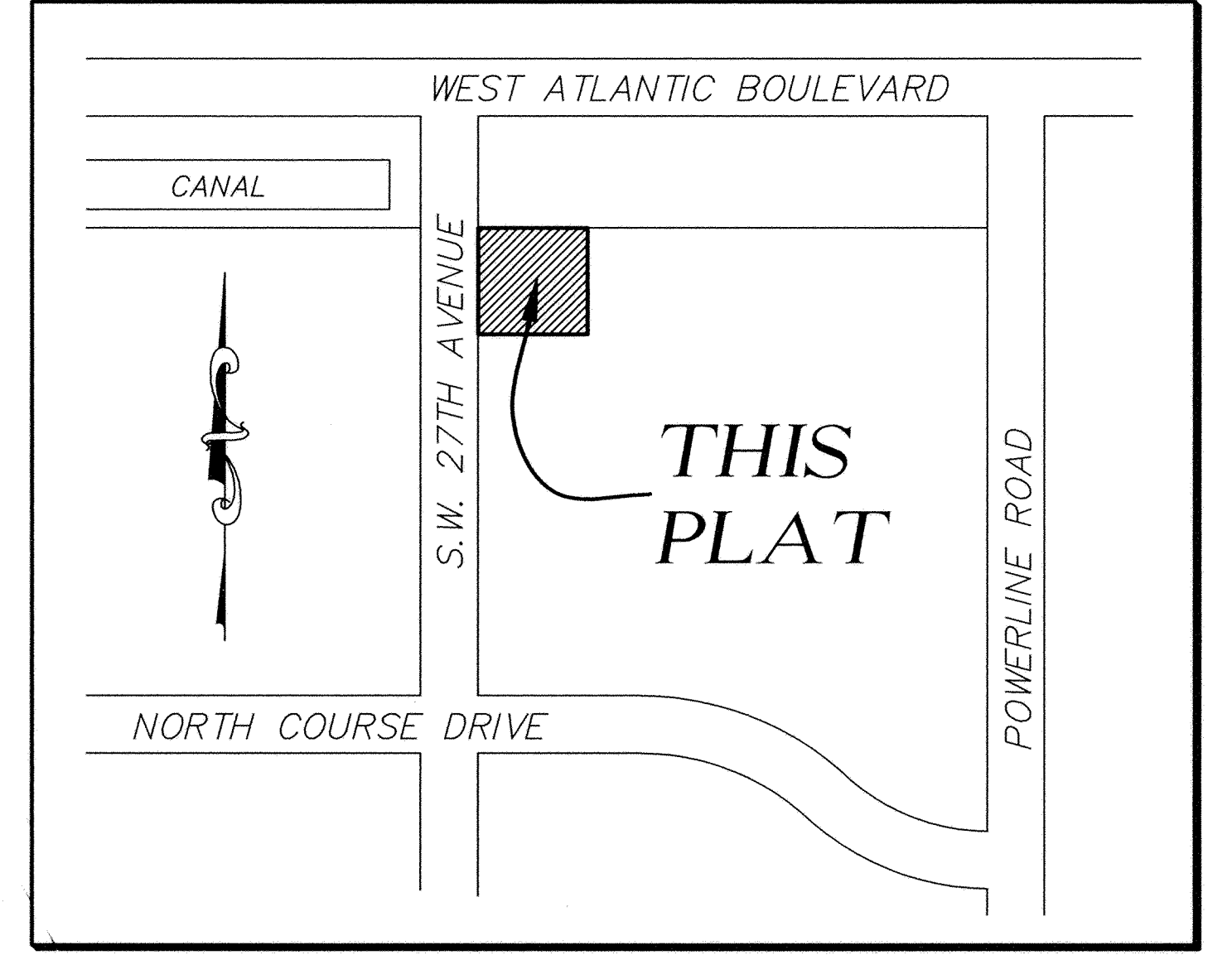
Assistant Director of Development Services

Enclosures

REGIONS ATLANTIC

A PORTION OF GOVERNMENT LOT 1,
SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
JUNE, 2007

CFN # 108203844,
Page 1 of 2
Recorded 10/16/2008 at 02:32 PM



VICINITY MAP
NOT TO SCALE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 28th DAY OF August, 2008, A.D.

BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 14th DAY OF October, 2008, A.D.

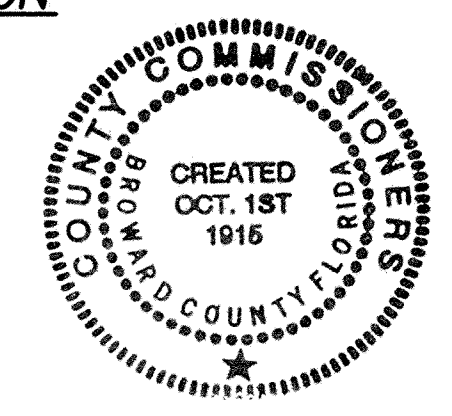
BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 16 DAY OF October, 2008, A.D., AND RECORDED IN PLAT BOOK 178, PAGE 39, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY



BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 9th DAY OF September, 2008.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY
BY: [Signature]
MAYOR - COUNTY COMMISSION



BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] 10/13/08
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4030

BY: [Signature] 10/13/08
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO.40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 14th DAY OF October, 2008, A.D.

BY: [Signature]
DIRECTOR / DESIGNEE

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA, AS SHOWN HEREON, AND BY RESOLUTION NO. 2008-250 DULY ADOPTED BY SAID CITY COMMISSION ON THIS 27 DAY OF July, 2008, A.D.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF, THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 25 DAY OF July, 2008, A.D.

BY: [Signature]
CITY CLERK, MARY L. CHAMBERS

BY: [Signature]
MAYOR, LAMAR FISHER

PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING BOARD OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS 25th DAY OF June, 2008, A.D.

BY: [Signature]
CHAIR, GEORGE FIVEK

CITY OF POMPANO BEACH ENGINEERING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 25th DAY OF July, 2008.

BY: [Signature]
HELEN GRAY, P.E. NO. 57837
CITY ENGINEER

DEDICATION

STATE OF Alabama
COUNTY OF Shelby } SS

KNOW ALL MEN BY THESE PRESENTS: THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS REGIONS ATLANTIC.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR UTILITY PURPOSES INCLUDING CABLE TELEVISION.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER(S), AND ITS CORPORATE SEAL AFFIXED THERETO, THIS 12 DAY OF September, 2007.

WITNESS AS TO BOTH
WITNESS: [Signature]
PRINT NAME: Latoshia M. Clay

[Signature]
TITLE: President
PRINTED NAME: John D. Earley

WITNESS AS TO BOTH
WITNESS: [Signature]
PRINT NAME: Mary McCall

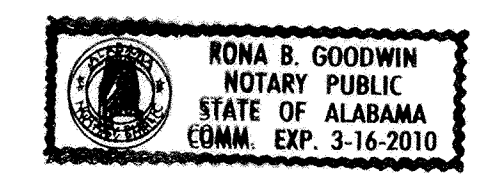
[Signature]
TITLE: Senior Vice President
PRINTED NAME: Emilio M. Ceice

ACKNOWLEDGEMENT

STATE OF Alabama
COUNTY OF Shelby } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, John D. Earley & Emilio M. Ceice PERSON(S) KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS OFFICER(S) OF SAID COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THE SEAL AFFIXED THERETO IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September, 2007.



[Signature]
NOTARY PUBLIC

DESCRIPTION:

A PORTION OF GOVERNMENT LOT 1, OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "A", PALM-AIRE NORTH COURSE ESTATES THIRD SECTION, RECORDED IN PLAT BOOK 114, PAGE 39, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE SAID EASTERLY EXTENSION, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 91°12'53", A DISTANCE OF 162.00 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 88°47'07", A DISTANCE OF 200.00 FEET; THENCE NORTHERLY MAKING AN INCLUDED ANGLE OF 91°12'53" A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 32,413 SQUARE FEET OR 0.744 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1, ON THIS 20th DAY OF July, 2007. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL.

BY: [Signature]
NICHOLAS MESSINA JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 6559
CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

DATE: 8/18/07

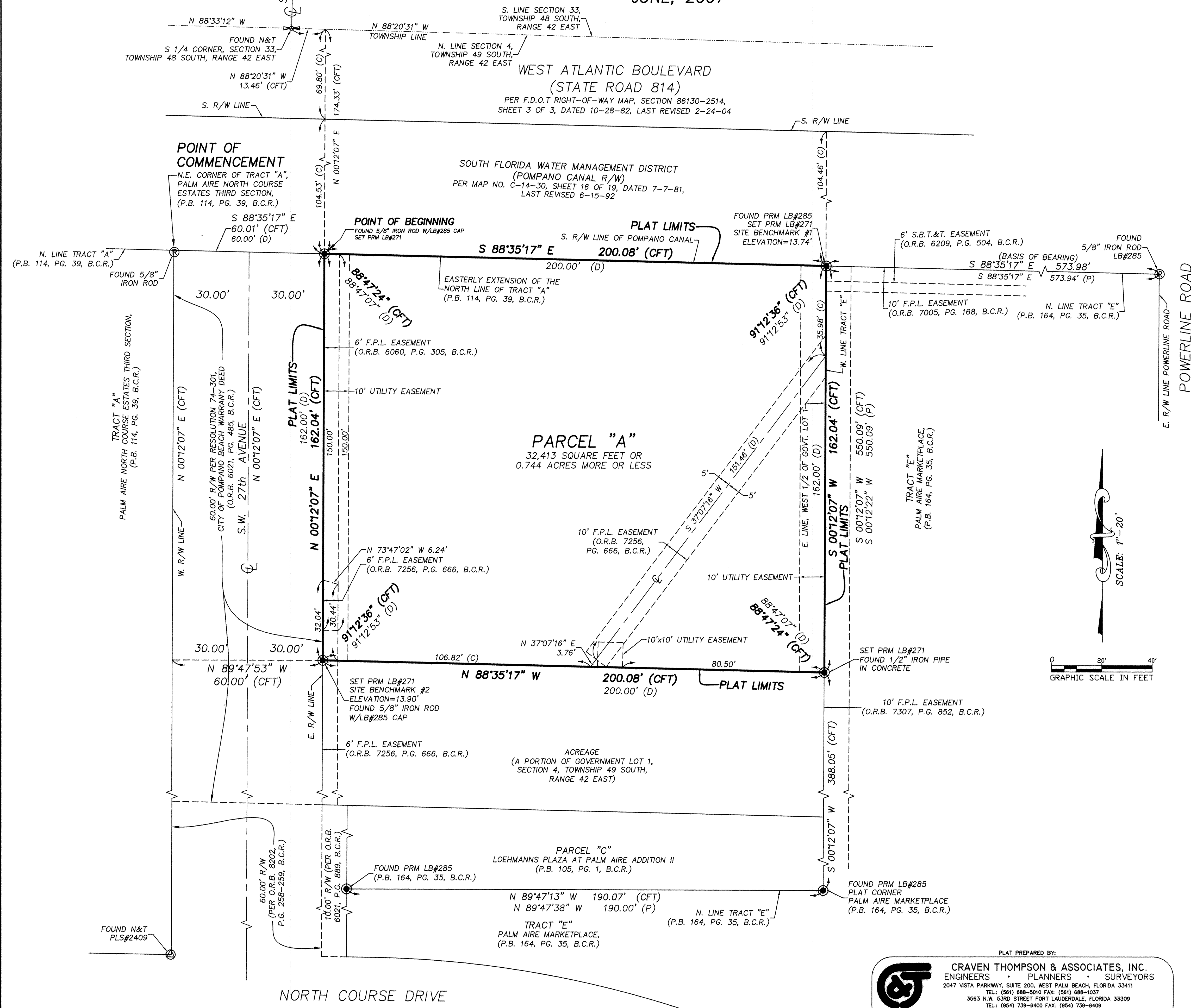
PLAT PREPARED BY:
CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL.: (561) 688-5010 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400 FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
JUNE 2007 01-0078

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REGIONS ATLANTIC

A PORTION OF GOVERNMENT LOT 1,
SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
JUNE, 2007

CFN #108203844
Page 2 of 2



PLAT NOTES:

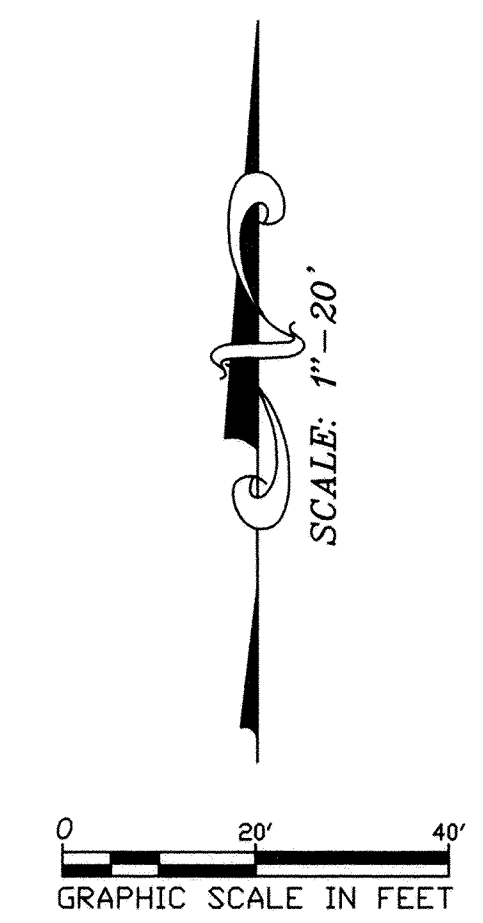
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY SEPTEMBER 9, 2013, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY AND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
 - IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY SEPTEMBER 9, 2013, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
 - THIS PLAT IS RESTRICTED TO 6,000 SQUARE FEET OF BANK USE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. 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 THAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
 - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAÑO BEACH: "ALL FACILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND."
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, WITH THE NORTH LINE TRACT "E", PALM AIRE MARKETPLACE, RECORDED IN PLAT BOOK 164, PAGE 35, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARS SOUTH 88°35'17" EAST.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29), AND REFERENCED TO THE FOLLOWING BENCHMARK, BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 1260, A "X" CUT ON NORTH END OF STORM DRAIN SLAB AT INTERSECTION OF POWERLINE ROAD AND NORTHWEST 6 STREET ON NORTHWEST CURB. B.M. ELEVATION = 14.39'.

LEGEND

- INDICATES 4"X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" BRASS DISC (UNLESS OTHERWISE NOTED)
- ⊙ INDICATES 5/8" IRON ROD
- ⊙ INDICATES NAIL AND TAB
- (C) INDICATES CALCULATED
- (D) INDICATES INFORMATION PER DESCRIPTION
- (P) INDICATES PLAT
- (CFT) INDICATES CALCULATED FROM FIELD TRAVERSE
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- F.P.L. INDICATES FLORIDA POWER AND LIGHT
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- LB# INDICATES LICENSED BUSINESS NUMBER
- N&T INDICATES NAIL AND TAB
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PLS INDICATES PROFESSIONAL LAND SURVEYOR
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- ⊕ INDICATES CENTERLINE
- R/W INDICATES RIGHT OF WAY
- S.B.T.&T. INDICATES SOUTHERN BELL TELEPHONE AND TELEGRAPH
- W/ INDICATES WITH



PLAT PREPARED BY:

Craven Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL.: (561) 688-5010 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
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