



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

September 23, 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: Andrews Premier Business Park Plat (183/2)
Letter of No Objection to NVAL Change

Ms. Sesodia:

The City of Pompano Beach has no objection to the NVAL amendment to the Andrews Premier Business Park Plat. The modification to the NVAL is to allow a single 40-foot access opening to the property along the N. Andrews Avenue Extension. The requested 40-foot access opening will have a centerline located approximately 780-feet north of the N Andrews Ave Extension and NW 15th Avenue intersection. The modification will enhance traffic access to the project site.

Please see the attached Exhibit A for the Plat, Exhibit B for the legal & sketch of the current NVAL & Exhibit C for the legal & sketch of the proposed NVAL.

Pursuant to the City's Code of Ordinances Section 155.2410 G.1.e., the Development Services Director is authorized to approve minor deviations to Plats administratively for:
e. Amendments to the approved Non-Vehicular Access Line subject to the inclusion in the application of a valid approval letter from the Florida Department of Transportation for Plats located on a State road, and subject to subsequent approval by Broward County.

This request can be approved administratively since this Plat is not located on a State road.

If we can be of further assistance please do not hesitate to contact Maggie Barszewski at 954-786-7921.

Yours truly,

THE CITY OF POMPANO BEACH

David L. Recor, ICMA-CM
Development Services Director

Attachments

P&Z

pompanobeachfl.gov

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600

PZ22-12000001
6/22/2022

UNRISE, FLORIDA 33351
954-572-1777

6.03 W
(MEASURE)
8.03 W
CALCULATED

PZ22-12000001
6/22/2022

PARCEL C

BRANWICK EASEMENT
0.068 ACRES
PC 558 B.C.
0.068 ACRES
PC 558 B.C.
10' UNITY EASEMENT
PC 558 B.C.
P. 12 P. 108

10' RECREATION LICENSE
0.068 ACRES PC 570 B.C.
0.068 ACRES PC 570 B.C.
10' RECREATION LICENSE
PC 570 B.C.
SE CORNER 1/4
PC 168 B.C.
P.E. 1/4 PC 168 B.C.

15' IRRAWADDY EASEMENT
0.062 ACRES
PC 553 B.C.

(AKC) **MAJOR DRAINAGE EASEMENT**

[The page contains faint, illegible markings and a horizontal line.]

15' DRAMMAGE, E 630
OIL & 18652, PG 0456

SOUTH LINE OF
NE 1/4 SEC 11
SECTION 27-46

CAN
WATER MAIN

DISTRICT

O.R.B. 357

Downloaded from <http://ajphaphysiol.physiology.org/> by guest on September 11, 2015

Exhibit B

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 ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 58°42'18" EAST; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE AND SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.23 FEET, THROUGH A CENTRAL ANGLE OF 06°37'37", FOR AN ARC DISTANCE OF 167.04 FEET TO A POINT OF TANGENCY; 2) SOUTH 37°55'19" WEST 378.47 FEET; 3) SOUTH 50°59'22" WEST 55.66 FEET; 4) SOUTH 37°55'19" WEST 112.12 FEET TO A POINT ON A TANGENT CURVE; 5) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1117.58 FEET, THROUGH A CENTRAL ANGLE OF 07°47'50", FOR AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TERMINATION AT THE SOUTHEAST CORNER OF SAID PARCEL "A".

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

SURVEY NOTES:

1. PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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. TO ACHIEVE BEARINGS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83/2011), ROTATE THE GRID BEARINGS SHOWN HEREON 00°02'50" COUNTER-CLOCK-WISE.
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.

KCI TECHNOLOGIES, INC.

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

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 MIB

CHK. BY BBH

DATE REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS

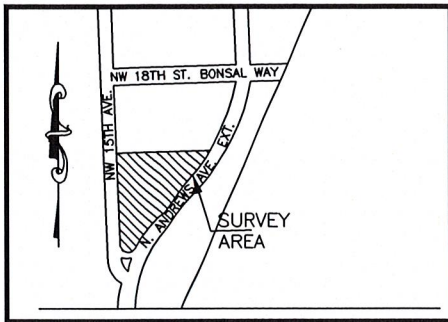
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Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com
LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 3 SHEETS
PROJECT NO. 512101149.00L

Z:\PROJECTS\512101149-BUTTERS\00_1698-ANDREWS_AVE_(TRIANGLE)\SURVEY\CAD\512101149-00-NVAL-EXISTING.DWG

P&Z

PZ22-12000001
6/22/2022



LOCATION SKETCH
(NOT TO SCALE)

PARCEL B
"POMPAÑO 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
S58°42'18"E

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

N 88°25'36" E 63.71'
NORTH LINE PARCEL "A"

EXISTING NON-VEHICULAR
ACCESS LINE

WESTERLY
R/W LINE

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

S 37°55'19" W 378.47'

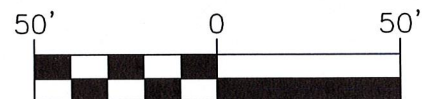
**NORTH ANDREWS
AVENUE EXTENSION**
R/W MAP
SECTION 86000-2600

55.00'
S52°04'41"E

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

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 (EXISTING)

SKETCH OF DESCRIPTION

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

CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

DATE 12/05/2017

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY MIB

CHK. BY BBH

DATE REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS

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LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 3 SHEETS
PROJECT NO. 512101149.00L

P&Z

PZ22-12000001

6/22/2022

(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)

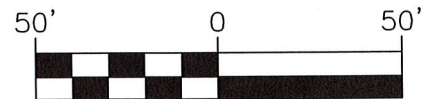
EXISTING NON-VEHICULAR
ACCESS LINE

EASTERLY LINE
PARCEL "A"

NORTH ANDREWS
AVENUE EXTENSION
R/W MAP
SECTION 86000-2600



GRAPHIC SCALE



(IN FEET)

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 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DATE 12/05/2017

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY MIB

CHK. BY BBH

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SHEET NO. 3 OF 3 SHEETS
PROJECT NO. 512101149.00L

Exhibit C

LEGEND:

BK.	BOOK	PGS.	PAGES
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SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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KCI TECHNOLOGIES, INC.

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

NON-VEHICULAR ACCESS LINE (AMENDED)

Z:\PROJECTS\512101149_BUTTERS\00_1698_ANDREWS_AVE_(TRIANGLE)\SURVEY\CAD\512101149-00-NVAL-AMENDED.DWG

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 AIB

CHK. BY BBH

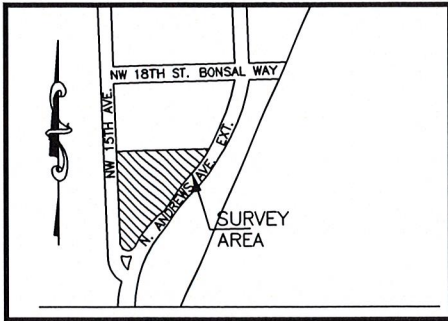
DATE REVISIONS



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LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 3 SHEETS
PROJECT NO. 512101149.00L



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

10' UTILITY EASEMENT
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RADIAL
S58°42'18"E

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

N 88°25'36" E 63.71'
NORTH LINE PARCEL "A"

WESTERLY
R/W LINE

AMENDED NON-VEHICULAR
ACCESS LINE

L=20.00', R=1444.23'
Δ=00°47'36"

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

S37°55'19"W 20.00'

P.O.B. "B"

55.00'
S52°04'41"E

P.O.T. "A"
15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 664, B.C.R.

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

AMENDED NON-VEHICULAR
ACCESS LINE

S 37°55'19" W 358.47'

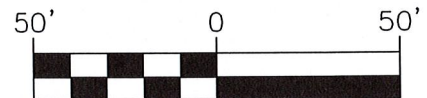
**NORTH ANDREWS
AVENUE EXTENSION**
R/W MAP
SECTION 86000-2600

MATCH LINE "A"

(SEE SHEET 3 OF 3)

NON-VEHICULAR ACCESS LINE (AMENDED)

GRAPHIC SCALE



(IN FEET)

SKETCH OF DESCRIPTION

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

DATE 12/05/2017

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FIELD BK. N/A

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LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 3 SHEETS
PROJECT NO. 512101149.00L

(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)

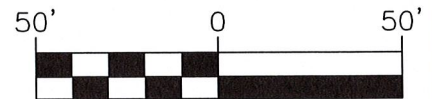
AMENDED NON-VEHICULAR
ACCESS LINE

EASTERLY LINE
PARCEL "A"

NORTH ANDREWS
AVENUE EXTENSION
R/W MAP
SECTION 86000-2600



GRAPHIC SCALE



(IN FEET)

NON-VEHICULAR ACCESS LINE (AMENDED)

SKETCH OF DESCRIPTION

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

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SCALE AS SHOWN

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