

October 31, 2019

Mr. Karl Kennedy, P.E.
City Engineer
Environmental Services/ Engineering Division
City of Pembroke Pines
8300 S. Palm Drive
Pembroke Pines, FL 33025

**RE: SOLOMON OFFICE PARK (103-MP-82)
DELEGATION REQUEST TO AMEND NVAL
CT&A PROJECT NO. 05-0011-005-02**

CRIVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Kennedy:

Please find attached our submittal paperwork for a request to amend the Non-Vehicular Access Line (NVAL) on the subject plat. We are requesting to realign a portion of the non-vehicular access line along the back of sidewalk of Pasadena Boulevard just east of University Drive, due to a conflict with the Ventura Pointe development parking lot. This NVAL amendment approval is being sought in conjunction with a second partial road and utility easement vacation to accommodate the improvements on the site.

Attached please find 2 originals of the both the existing and proposed NVAL sketch/description, a copy of the last NVAL Amendment recorded in Instrument # 113448769, a color-coded exhibit, and pdfs of all the documents.

I have discussed this request with Mr. John England, and understand our request will be reviewed by yourself, since the City's professional staff will have to make their recommendations for any modifications to the site. Upon approval, we will request a copy of the resolution from the City regarding our request to amend the NVAL so that we may include it in our submittal to the county.

Should you require any additional information or have any questions or comments, please feel free to call me at (954) 739-6400 x 379.

Sincerely,

CRIVEN THOMPSON & ASSOCIATES, INC.

Catherine A. Donn
Planner

Enclosures

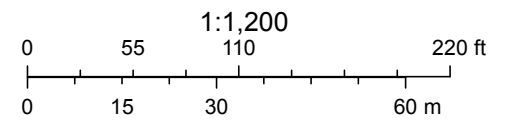
3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409

Property Id: 514110140010

**Please see map disclaimer



December 11, 2019



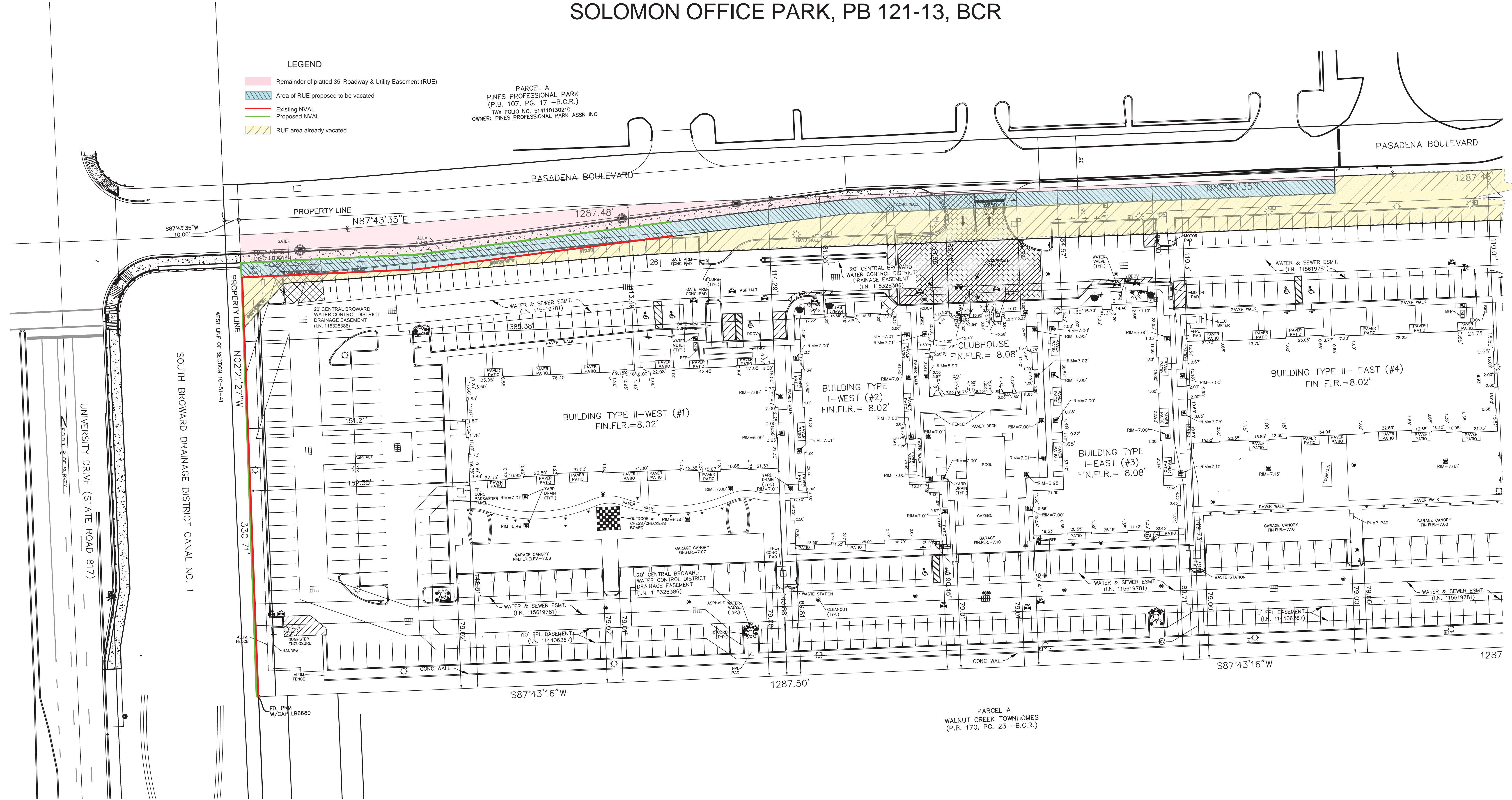
NVAL AMENDMENT EXHIBIT

SOLOMON OFFICE PARK, PB 121-13, BCR

LEGEND

- Remainder of platted 35' Roadway & Utility Easement (RUE)
- Area of RUE proposed to be vacated
- Existing NVAL
- Proposed NVAL
- RUE area already vacated

PARCEL A
PINES PROFESSIONAL PARK
(P.B. 107, PG. 17 -B.C.R.)
TAX FOLIO NO. 514110130210
OWNER: PINES PROFESSIONAL PARK ASSN INC

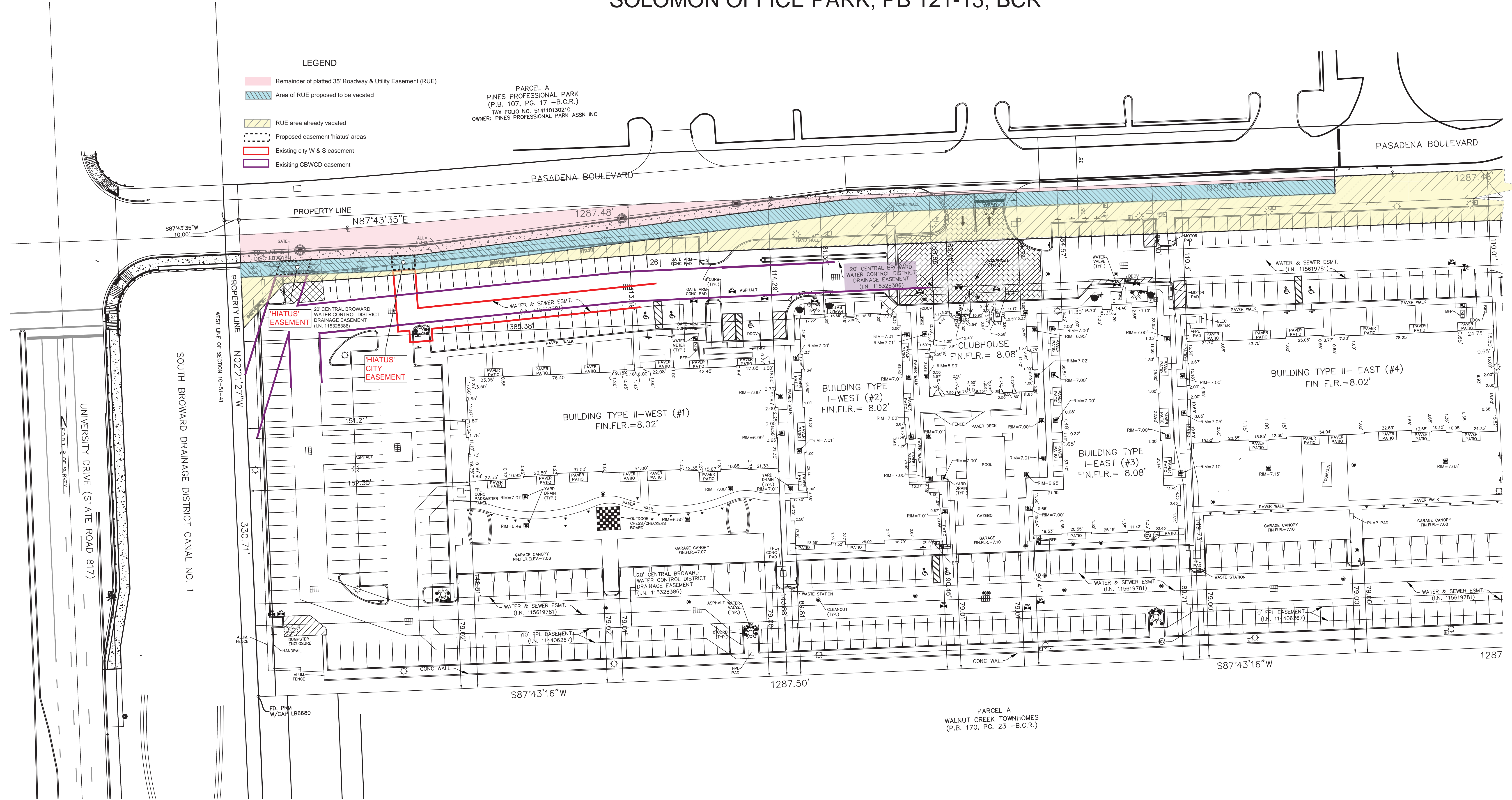


ROAD & UTILITY EASEMENT VACATION EXHIBIT
SOLOMON OFFICE PARK, PB 121-13, BCR

LEGEND

- Remainder of platted 35' Roadway & Utility Easement (RUE)
- Area of RUE proposed to be vacated
- RUE area already vacated
- Proposed easement 'hiatus' areas
- Existing city W & S easement
- Existing CBWCD easement

PARCEL A
PINES PROFESSIONAL PARK
(P.B. 107, PG. 17 -B.C.R.)
TAX FOLIO NO. 514110130210
OWNER: PINES PROFESSIONAL PARK ASSN INC



PARCEL A
WALNUT CREEK TOWNHOMES
(P.B. 170, PG. 23 -B.C.R.)