

Board of County Commissioners

Karen T. Marcus, District 1  
Carol A. Roberts, District 2  
Carol J. Wilken, District 3  
Dorothy Wilken, District 4  
Kenneth M. Adams, District 5

County Attorney  
Gary M. Brandenburg



September 9, 1988

draw subsequent building permits after you demonstrate in writing, proof of the officially approved waiver of plat for the constructed blocks to the Building and Site Plan Departments.

In view of the circumstances, I believe the staff of Palm Beach County has been very flexible with your company.

Very truly yours,

*Thomas P. Callan*  
Thomas P. Callan  
Assistant County Attorney

TPC/ib (Letter 1)

cc: Alan Kurtis, Land Dev.  
Signe Miller, Land Dev.  
Beth Miller, Zoning Dept.  
Lucille Carter, Building Dept.  
Chip Carlson, Asst. Co. Atty.

(Letter 1)

Mr. Ismaels Mohamed  
Director of Surveying  
CCL Consultants, Inc.  
2200 Park Central Blvd. N.  
Suite 100  
Pompano Beach, FL 33064

RE: WAIVER OF PLAT - FAIRFIELD OF BOCA

Dear Mr. Mohamed:

This letter is in response to your letter sent to me on August 29, 1988. I spoke with the members of the Land Development, Site Plan Department, Building Department, and County Attorney's Office.

According to Signe Miller, Chip Carlson, and the Building Department, CCL Consultants, Inc. were allowed to subdivide the "blocks" into five (5) lots by preparing metes and bounds legal descriptions rather than a replat. CCL Consultants was to provide a tie down survey for each block indicating the as built property lines.

The Land Development Division and the Building Department originally had reservations about entering into this arrangement. However, once an arrangement can, if not controlled, create an inappropriate precedent. As you can understand, Land Development remains somewhat reluctant.

I contacted Signe Miller at Land Development and she informed me that your company failed to provide the tie down surveys for the two blocks that have been constructed. You understand, the failure to comply with the earlier arrangement has caused skepticism whether you will comply in the future.

After consulting with staff a solution has been arrived. CCL Consultants will be required to file a waiver of plat for each block, not for each lot within the block. The waiver of plat and tie down survey shall be presented to Land Development and the Survey Department at the completion of the survey. The waiver shall include the boundary of the overall block and the boundaries of each lot. CCL Consultants will be required to pull building permits on more than two blocks at a time and CCL may only

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10/26/88  
For Entries at Co. Eng.

OK to release  
Beg. 7 Blk. 17  
Beg. 8 Blk. 18  
Beg. 9 Blk. 19  
Beg. 10 Blk. 20  
Yours to follow

DATE: September  
TO: Lucille C  
PBC Build  
FROM: Thomas P.  
Assistant  
RE: WAIVER OF  
PLAT BOOK  
? OF CEDAR GROVE PUD

First, thanks for taking the time to talk with me Friday morning regarding this matter.

Fairfield of Boca, Plat #2 of Cedar Grove PUD was recorded on July 24, 1986 in Plat Book 54, Pages 19 & 20. The common portion of the plat was subdivided into 13 parcels, Block 11 - 23. Back in 1986, members of the Land Development Committee and the County Attorney's Office agreed that the blocks could be subdivided by preparing metes and bounds legal descriptions for each lot rather than a replat. The verbal agreement was also required from the developer, CCL Consultants, Inc. for each block. Subsequently, the Survey and Land Developments Department prepared the metes and bounds length of each block was increased by a foot, plus or minus, and the width decreased a foot, plus or minus, to match the proposed buildings and a new Plat was filed in Fairfield of Boca, Plat #2 - First Addition - of Cedar Grove PUD, recorded in Plat Book 59, Pages 38 & 39.

As I stated, members of Land Development put a halt to this arrangement recently because CCL Consultants, Inc. refused to present the tie down survey to the Survey and Land Development Departments. Because of this, a new arrangement has been drawn up.

With the remaining six (6) blocks, CCL Consultants, Inc. will be required to file a waiver of plat for each block, not each lot in each block. The waiver of plat and tie down survey shall be presented to Land Development

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and Survey Departments at the completion of the building, so CCL will be able to pull building permits for three (3) blocks prior to completion of the waiver of plat for those blocks. The number of lots in each block range from 4 - 12. The purpose of this platting, required improvements and greater certainty in the legal descriptions.

In order to insure CCL Consultant's abides by this agreement the County Attorney's Office is requesting: (1) building permits for the Fairfield at Boca, Plat #2 - First Addition - of Cedar Grove PUD, recorded in Plat Book 59, Pages 38 & 39, be limited to three (3) blocks at a time and, (2) CCL Consultants, Inc. not be allowed to pull building permits for the remaining blocks until it demonstrates to the Building and Survey Departments in written form that they have obtained a waiver of platting for each of the earlier permitted blocks.

As you suggested, please attach for the zoning tech's convenience, copies of this letter to the surveys or plats. I have enclosed the plat. Thanks you for help Lucille, if you have any questions please contact my office immediately.

*Tom Callan*  
Thomas P. Callan

TPC/ib (Memor)

cc: Alan Kurtis, Land Dev.  
Signe Miller, Land Dev.  
Beth Miller, Zoning Dept.