



MARCH 27, 2024

### ADMINISTRATIVE WAIVER

RE: 4791 N FEDERAL HIGHWAY  
POMPANO BEACH, FLORIDA 33064  
P&Z NO. **23-12000049**

IN RESPONSE TO THE FOLLOWING COMMENT:

*"COMMENT NOT ADDRESSED, SEVERAL AREAS OF SIDEWALKS ARE ONLY 5'-6' WIDE AROUND BOTH THE EXISTING AND PROPOSED BUILDING: REQUIRED PEDESTRIAN WALKWAYS SHALL BE AT LEAST 7' WIDE IN COMMERCIAL ZONING DISTRICTS (155.5101.1.3). REVISE OR SEEK RELIEF."*

FOR A COMPACT SITE WITH A SMALL DEVELOPMENT, THE SITE BECOMES VERY RESTRICTIVE SPECIALLY WHEN WE HAVE TO RAISE THE BUILDING TO F.F.E. 12'-0". BY RAISING THE BUILDING, WE NEED TO PROVIDE ACCESS RAMPS. THIS LEADS TO THE CHALLENGE OF PROVIDING 7'-0" PEDESTRIAN WALKWAYS BEING INFEASIBLE.

CONSEQUENTLY, WE HEARBY REQUEST AN ADMINISTRATIVE WAIVER TO DECREASE THE PEDESTRIAN WALKWAY FROM 7'-0" TO 5'-3", 5'-9", AND 6'-0". PLEASE REFER TO THE SITE PLAN SHEET AS-101 FOR THE LOCATIONS. FURTHERMORE, WE CONFIRM THAT REDUCING THE PEDESTRIAN WALKWAYS TO THE DIMENSIONS LISTED ABOVE DOES NOT COMPROMISE THE SITE CIRCULATION AND FUNCTIONALITY.

THANK YOU FOR YOUR ASSISTANCE IN ADVANCE.

CARLOS JUSTINIANO  
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# DRC

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