

McLAUGHLIN ENGINEERING CO.

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ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

May 24, 2023

City of Pompano Beach Plat Submittal Narrative For “3100 W. ATLANTIC”

This plat site is on the South side of West Atlantic Boulevard (State Road 814) just to the West of N.W. 31st Avenue. The Broward County Planning Council has determined that platting is required because the property has never been platted. The property contains 265,318 square feet or 6.0909 acres and will be platted as two (2) parcels – both are vacant at this time.

Parcel “A” (5 Acres) - will be restricted to **55,000 square feet of Recreational Facility**. An indoor Tennis Facility is currently in the Site Plan approval process.

Parcel “B” (1.0909 Acres) – will be restricted to a **100 Room Hotel**. It is under separate ownership and will be developed at a later date. It will stand as an independent parcel with no direct access to Parcel “A”. Parcel “B” will have access through an existing opening from the West Atlantic Plat, to the East (same ownership as Parcel “B”).

The applicant has obtained letters of no objections from the franchised utility companies for the proposed plat. This property fronts on West Atlantic Boulevard a State Road, ample right-of-way currently exists adjacent to this site, no additional right-of-way will be required to comply with the Broward County Trafficways Map.

This plat will be processed through the City of Pompano Beach for consideration by the City Commission and through the Broward County Board of County Commissioners for final approval and recording.

Prepared By:

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