



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD

SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

surveys@pulicelandsurveyors.com



July 15, 2021

Ms. Maggie Barszewski, AICP  
Planning and Zoning Department  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: "ELWIRA" PLAT – Application No. 21-14000007**  
➤ **RESPONSE TO DRC COMMENTS**

Dear Ms. Barszewski,

In order to be scheduled on the upcoming August 25<sup>th</sup> Planning and Zoning Board meeting, with this letter we offer responses to all comments circulated by the Development Review Committee for the meeting that took place on May 5<sup>th</sup>, 2021. Below please find each of these items with responses **in bold** for your convenience.

Building Division:

No comments.

**RESPONSE: Thank you.**

Zoning:

1. All development must comply with the standards of the I-1 (General Industrial) Zoning District and any applicable Use-Specific standard.

**RESPONSE: Acknowledged. The applicant will ensure that future development of this site is in compliance with standards set forth for the I-1 Zoning District.**

2. Adding a new building or building an addition requires the approval of a site plan and building design application. If the additional square footage is visible from Powerline Rd, the building design must be approved by the Architectural Appearance Committee. See Article 5 Part 6 of the Zoning Code for industrial design standards.

**RESPONSE: Acknowledged. The applicant understands that approval of a separate Site Plan application will be required for future development.**

3. Parking must comply with the standards of 155.5102. Off-street parking requires landscaping, curbing, etc. This must be addressed for the site plan submission.

**RESPONSE: Informational. Parking standards will be addressed at time of Site Plan review.**

4. Additional comments will be provided upon the review of the site plan.

**RESPONSE: Understood.**

Utilities:

1. Please note that additional comments may be forth coming contingent upon future submittals to the P&Z and/or DRC review process.

**RESPONSE: Understood.**

**P&Z**

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2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested PLAT approval.

**RESPONSE: Thank you.**

Landscape:

1. Comments will be rendered at time of site plan submittal.

**RESPONSE: Understood. Landscape improvements will be reviewed when a separate Site Plan application is submitted.**

2. Provide landscape plans in accordance with 155.5203 for the entire site in conjunction with the previously approved retro plan.

**RESPONSE: Acknowledged. The applicant understands that a Landscape Plan must be provided for review together with the upcoming Site Plan.**

Engineering:

1. Please note that additional comments may be forth coming contingent upon future submittals and review process.

**RESPONSE: Understood.**

2. The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

**RESPONSE: Informational.**

Planning:

1. Must submit County's Development Review Report before going to P&Z.

**RESPONSE: We are providing a copy of the DRR together with this letter. The Plat was revised according to County Staff Recommendations; please note that the corner chord was modified to a 30-foot radius, previously shown as 25.**

2. All Right-of-Way dedications shall be reflected on Plat.

**RESPONSE: This Plat is dedicating 45 feet of right-of-way for Powerline Road, a 200-foot arterial, to comply with the Broward County Trafficway Map.**

3. Must submit a Title Certificate made out to the City, less than 6 months old.

**RESPONSE: An updated Title Certificate will be provided prior to be scheduled for City Commission consideration.**

4. Conditions required by FDOT letter shall be met at the time of Building Permit review. Such requirements are as follows: 1) The existing driveway shall be removed, and area restored. 2) Any proposed driveway on NW 16<sup>th</sup> Street shall be located at least 50 feet from the SR 845 ultimate right-of-way line.

**RESPONSE: The developer is aware of this requirements and will proceed accordingly.**

5. All service provider letters shall be submitted prior to placement on a City Commission agenda.

**RESPONSE: All Utility Letters (except AT&T) have been obtained. We will ensure that AT&T provides their response prior to the P&Z Board meeting.**

6. Conceptual Plan shown only a small area for parking. Any future Site Plan must comply with Section 155.5102 of the Code.

**RESPONSE: Acknowledged. The developer is agreeable to adjust the number of parking spaces and the parking layout as needed once a Site Plan is completed.**

**P&Z**

7. Please indicate access to NW 16<sup>th</sup> St. that will meet Section 155.5101 of the Code.

**RESPONSE: The applicant is aware that any future access for the site will be from NW 16<sup>th</sup> Street and the Site Plan will be made in compliance with applicable Code criteria.**

BSO:

Comments will be rendered at time of site plan submittal.

**RESPONSE: Understood.**

Waste Management:

No objections to this plat.

**RESPONSE: Thank you.**

Fire Department:

1. This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site Plan approval will be required, maintaining all proper Fire Department access and water supply requirements as per Chapter 18 of NFPA 1 as amended from time to time.

**RESPONSE: Acknowledged. The developer agrees that any proposed Site Plan design must meet all Fire Department requirements.**

2. Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow all NFPA standards prior to receiving Fire Department approval.

**RESPONSE: The applicant understands that no building permits will be issued without full Fire Department review and approval.**

This completes the responses to all Staff comments pertaining the ELWIRA Plat. Please do not hesitate to contact us for any questions or concerns.

Thank you,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant