

August 19, 2016

Maggie Barszewski, AICP, City Planner
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33351

RE: Plat Note Amendment – Letter of No Objection

“Hastings Trust Plat” P.B. 163, P. 23

Location: Northeast corner of Martin Luther King Jr. Boulevard and Blanche Ely Boulevard
K&A Project Number: 08128.02

Dear Ms. Barszewski;

On behalf of McNab Grove, Inc. (property owner), Keith & Associates, Inc., is requesting a letter of no objection as required by Broward County from the City of Pompano to amend the note of the face of the plat. McNab Grove, Inc., property owner, is proposing a rezoning of the property located at 950 East McNab Road from B-3 (General Business) to PCD (Planned Commercial Development) Rezone Case No. PZ16-13000004. The applicant has also submitted a site plan application concurrent with the rezoning Case No. PZ16-12000045. The rezoning to the PCD district will allow for an innovative development with a mix of commercial uses wholly contained within one building.

The subject site has been vacant since 2005. The redevelopment of the parcel and another parcel further west on McNab Road have lagged due to their proximity to the electrical sub-station. The remainder of the surrounding area has been developed as either high density residential with ground floor retail and structured parking or low rise retail shopping with surface parking. Besides directly abutting an electrical sub-station the site also abuts a structured parking garage and the rear/service area of the CVS retail pharmacy. The redevelopment of the 950 East McNab Road site utilizing the PCD district regulations will allow for an innovative mix of commercial uses including a self-storage facility while screening some of the more undesirable views of the abutting properties. The proposed building is similar in height to the structured parking garage and will complement surround McNab Road street frontage by providing active retail/restaurant uses. Architecturally the building will not appear to look like the windowless fortress design of a typical self-storage facility.

The Plat note request will change the language:

From:

A) This plat is restricted to 25,000 square feet of commercial use. No freestanding banks and/or bank drive-thru facilities are permitted without the

approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

B) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

To:

This plat is restricted to 15,000 square feet of commercial use and 150,000 square feet of self-storage warehouse use. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

Attached for your records is a copy of the plat, a copy of the most recent plat note and a check in the amount of \$350.00 for the application fee. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP
Keith & Associates, Inc.

Cc: Alan Goldberg, Diversified
Josephine Hart

Attachments