

PLANNING COMMENT RESPONSE SHEET-

Please see responses (highlighted in yellow)

-Land use for this parcel is Residential (MH- Medium-High Residential 16-25 DU/AC). The size of this property is approximately .41 acres (17,985 square feet); resulting in approximately 10 units (permitted by the land use) and 8 units (restricted by the current zoning - RM-20). The plans propose 8 multi-family units on the property. City of Pompano Beach Page 1 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201

-The property was replatted (County Club Isles Replat, Lots 105 - 106) and recorded 1961 (Plat Book 54 Pg 38 (the original plat was recorded in 1957 by PB 42 Page 40) with no restrictions on the plat. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, the conditions do not appear to qualify for an exemption for the proposed multi-family development; however, staff recommends that the applicant submit a platting determination letter to the Broward County Planning Council confirming whether a plat note amendment or re-platting is required for the proposed development. -**Platting Determination Letter uploaded under documents labeled Platting Determination Letter**

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval. -**SCAD Letter uploaded to documents under SCAD LETTER**

-The property is abuts NE 14 Street Causeway & NE 27 Way. The survey indicates that there is an existing 50 feet of right-of-way for NE 14 Street Causeway and 25 feet of right-of-way for NE 27 Way. No additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 100 feet for NE 14 Street and 50 feet for NE 27 Way, which was dedicated by plat.

-The property does front on a road identified on the Broward County Trafficways Plan (NE 14 Street); however, NE 14 Street requires 100 feet of right-of-way and this has been dedicated by the original plat.

-The City has sufficient capacity to accommodate the proposal.

**DRC**

PZ21-12000034

2/2/2022