



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



June 5, 2024

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

RE: "POWER PETROLEUM HQ" PLAT – Application #PZ23-14000018
➤ **LETTER OF RESPONSE**

Dear Ms. Barszewski,

Please accept this letter as a response to comments issued for the above-referenced plat application discussed on the September 20, 2023 DRC meeting. The property, located at 201 SW 12th Avenue, and identified by Folio number 494202000110, is zoned I-1 (General Industrial) with an I-Industrial Land Use designation. The owner plans to build an office/warehouse building on this currently vacant lot. Site Plan application #PZ22-12000026 is also under review for this project.

Following, we reproduce the DRC comments with our responses in **bold** for your convenience. We are submitting for the City Attorney's review and approval, hoping to be placed in the Agenda for the next available Planning & Zoning Board meeting.

PLANNING:

1. Both the narrative and the name of the survey file have NE 12th Avenue as the street. Please correct to be SW 12th Avenue.

RESPONSE: A revised Letter of Intent was uploaded and name of Survey file was corrected.

2. Land use for this 30,616 SF parcel is Industrial, the zoning is I-1. The land use and zoning allow 65% lot coverage and 45' building height which would allow approximately 80,000 SF of industrial and office uses assuming 4 stories and 40,000 SF assuming 2-stories with higher ceiling heights. It is unclear if the small parcel east of Andrews is included in the SF for the parcel per the survey legal description. Please clarify.

RESPONSE: The smaller lot across the street is not part of the Plat and therefore is not included in the Legal Description. The applicant plans to keep this separate small lot vacant and properly landscaped.

3. Include the small parcel east of Andrews (which appears to be 100% easement area per the survey) as Parcel B or identify in some other way if you intend to use this land area in the plat for land use entitlements.

RESPONSE: This piece of land was leftover from the Andrews Avenue realignment, and since there is no use for this portion, it is our understanding that the owner intends to leave it solely with landscape.

4. No additional dedications appear to be required since the survey shows 60 ft. to the center line for Andrews Avenue and 35' to the center line for SW 2nd Street.

RESPONSE: That is correct; no additional right-of-way (except for the corner chord) was required by Broward County. We are uploading an updated version of the Plat.

P&Z

PZ23-14000018

07/24/2024

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

RESPONSE: We submitted two Letters of Objection to the recommendations from the original Development Review Report, and as a result we are providing a Second Response to Letter of Objections, which serves as a revised DRR.

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

RESPONSE: Updated Opinion of Title is being uploaded with this resubmittal.

7. The plat is restricted to 9,700 SF of office use and 2,600 SF of warehouse use. The proposed total 12,300 SF is well below the maximum allowed by the land use and zoning.

RESPONSE: We based these numbers on the proposed Site Plan.

8. The Plat cover page must be signed and sealed by the surveyor and signed by all owners prior to the City Commission.

RESPONSE: Understood.

9. The access onto SW 2nd Street is perilously close to both the RR track and the intersection with Andrews Avenue. Either elimination or restrictions on that access point will likely occur during the review process.

RESPONSE: There were indeed restrictions imposed for this opening during review of the associated Site Plan. The driveway connecting to SW 2nd Street will remain for exit only and solely to be used for emergency vehicles. Broward County rejected the opening and as a result, the Plat drawing shows a non-vehicular access line (NVAL) over all of the north boundary, which will not impact the aforementioned emergency use.

ENGINEERING:

1. There is a 4" public sewer force-main running in the northern end of the proposed plat with no easement.

RESPONSE: The project's Engineer-of-Record indicated that the 4" pipe seems to be private and not public. It also seems not to be in service. For these reasons we will not dedicate a utility easement by this Plat. If ultimately required, an easement can be dedicated by separate instrument, once the location is verified in the field and if required for building permits.

FIRE:

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.

*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: It is our understanding that the Site Plan team has worked closely with the Fire Department reviewer(s) to ensure the design chosen for this site is fully compliant.

BUILDING: No Review Necessary (NRN)

RESPONSE: Thank you.

BSO: CPTED and Security Strengthening Report - PZ#: 23-14000018

RESPONSE: Thank you.

CRA: This project is not within the CRA District. Review Complete/No Comments.

RESPONSE: Thank you.

P&Z

Ms. Maggie Barszewski
June 5, 2024
Page 3 of 3

UTILITIES: No comments. Comments may be provided upon further review.

RESPONSE: Thank you.

LANDSCAPE: Comments will be rendered at time of site plan submittal.

RESPONSE: Thank you.

ZONING:

1. The Surveyor's notes on the plat include square footage limitations for the office and warehouse use. The Site Plan should reflect no more than the square footage on the plat or viceversa.

RESPONSE: The restrictive Plat Note is based on information from the Site Plan's Data Table.

2. Neither the survey nor the plat submitted includes detail regarding the little piece of land east of Andrews Avenue shown on the proposed site plan and plat. Please clarify.

RESPONSE: The small portion of land across the street was intentionally not included in this Plat and will remain vacant.

WASTE MANAGEMENT: Review complete; no objections.

RESPONSE: Thank you.

This concludes our responses to the Development Review Committee. Thank you very much for your continued assistance with our projects, and as always, do not hesitate to contact me if you have any questions or if any additional information is needed.

Sincerely,

PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant

P&Z

PZ23-14000018

07/24/2024