



July 14, 2025

TO: The City of Pompano Beach
Ms. Maggie Barszewski, AICP
Planner II

Good morning, Maggie,

Below is a response to the City DRC comments. I have attached a copy of the documents referred to below.

PLANNING:

- 1) Must submit a Title Opinion less than 6 months old and must be addressed to the City. ATTACHED DATED 4-9-25
- 2) Must submit County's Development Review Report before going to P&Z. ATTACHED FOR YOUR REVIEW.
- 3) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda. UNDERSTOOD.
- 5) The parcel access is on a State road, therefore appropriate coordination must be made with FDOT. SEE ATTACHED.
- 6) All utility assets located on the property must have a utility easement shown on the plat. NONE HAVE BEEN REQUESTED AS OF THIS DATE. WE WILL PROVIDE EASEMENTS AS DIRECTED BY THE CITY IF NECESSARY.
- 7) To prevent the possible future need to amend the Plat note use restriction, you may want to change the use restriction note to combine the "animal hospital" square footage to the commercial use square footage (after consulting the County Platting Dept.). BROWARD COUNTY AND FDOT HAVE REQUIRED THE BREAKDOWN AS SHOWN. THE TRIPS COUNT FOR ANIMAL HOSPITAL IS DIFFERENT THAN GENERAL COMMERCIAL. THIS BREAKDOWN IS SHOWN IN THE COUNTY DRR.

ENGINEERING:

Status: Review Complete - Pending Development Order Comment: UNDERSTOOD

FIRE:

Status: Review Complete - Pending Development Order Comment: Comment:

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. ATTACHED IS A COPY OF THE SITE PLAN CURRENTLY UNDER REVIEW (23-12000049).



UTILITIES:

Status: Comments will be sent to Applicant Comment: UNDERSTOOD – NONE RECEIVED TO DATE.
Comments pending

LANDSCAPE:

Status: Pending Development Order Comment:
Landscape comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 for the site. UNDERSTOOD.

ZONING:

Status: Pending Development Order Comment:
An animal hospital is categorized as a commercial use. Staff suggests revising the restrictive note to remove the limitation to only an animal hospital for the existing 4,325 SF building and generally stating that the overall site is restricted to a total of 9,500 SF of commercial use (4,325 existing building + the new 5,175 building). This will reduce any complications for the future if it is decided that the animal hospital is to no longer exist. BROWARD COUNTY AND FDOT HAVE REQUIRED THE BREAKDOWN AS SHOWN. THE TRIPS COUNT FOR AN ANIMAL HOSPITAL IS DIFFERENT THAN GENERAL COMMERCIAL. THIS BREAKDOWN IS SHOWN IN THE COUNTY DRR. THE APPLICANT UNDERSTANDS A PLAT NOTE AMENDMENT WILL BE NEEDED IN THE EVENT OF A CHANGE IN USE.

BSO:

Status: Pending Development Order Comment:
Development Review Committee Date Reviewed: 10/18/2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-14000006 Name: Thieme 4791 Address / Folio: 4791 N. Federal Hwy., Pompano Beach, FL Type: PLAT Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday - Friday; 8 AM - 3 PM patrick_noble@sheriff.org M-(954) 709-7006 (Send Text & Email; No Voicemail) Monday - Thursday; 8 AM - 3 PM
****CONFIDENTIALITY STATEMENT**** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & -658
Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. A. *** CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. B. *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. C.

*****PLEASE NOTE***** When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. D. *****BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM***** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.
UNDERSTOOD. THESE COMMENTS ARE BEING ADDRESSED AS PART OF THE SITE PLAN APPROVAL.

Please let me know if you require any additional information to proceed with the processing of our plat application.

Respectfully Submitted,

James McLaughlin
1901 W. Cypress Creek Road #501
Fort Lauderdale, FL 3309