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September 21, 2022

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Wilferz Plat (W McNab Road, folio 494203000521)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant CELU DEVELOPMENTS LLC in pursuit of Plat approval for the above-referenced property. The plat was last reviewed by the DRC on August 3, 2022. No comments were issued by the Building Division, Utilities Division, Urban Forestry, Engineering Department, BSO, CRA, or Solid Waste Division. Please see below our responses to the comments issued by Zoning and Planning:

**ZONING** (Diego Guevara, [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

1. The ingress-egress agreement provided can be amended as per discretion of the owners only. That is not acceptable. The City must be part of the agreement. This must be resolved prior to any site plan approval.

Response: *The ingress-egress agreement is not proposed and is not being dedicated by plat; therefore, it cannot be revised or amended by this plat.*

Comments regarding the Conceptual Plan:

1. The shared driveway must comply with Sec. 155.5101.G.7 Driveway Layout and Design Requirements.

Response: *Understood. Site plan will be submitted and will comply with code requirements at that time.*

2. Provide Bicycle racks as required by Sec. 155.5102.L.1

Response: *Understood. Site plan will be submitted and will comply with code requirements at that time.*

3. Revise the design location and functionality of the proposed loading berth.

Response: *Understood. Site plan will be submitted and will comply with code requirements at that time.*

**P&Z**

4. Revise the number and location of dumpsters for the entire industrial complex.

Response: Understood. Site plan will be submitted and will comply with code requirements at that time.

5. Consider flipping the building. Locate the small building to the front and the large units to the back. This change would provide more options for both the potential tenants and the City, furnishing an active, exciting frontage along McNab Road and reducing the circulation of the sanitation vehicle within the property. The suggested modification would allow the architect to develop a good front elevation instead of a plain, featureless warehouse wall.

Response: Understood. Site plan will be submitted and will comply with code requirements at that time.

**FIRE** (Jim Galloway, [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com))

- 1 - Additional information required for proposed plat submittal and conceptual site plan.

Response: Understood. Site plan will be submitted and will provide full detail at that time.

- 2 - Additional access roads may be required depending on fire protection systems to installed within proposed structures. Refer to NFPA 1 chapter 18 for Fire Apparatus Access and Water Supply.

Response: Understood. Site plan will be submitted and will provide full detail, including access and water needs at that time.

- 3 - Dead-end roads greater than 150ft requires an approved turn around. Plans show access road greater than 300 ft.

Response: Understood. Site plan will be submitted and will provide full detail at that time.

**PLANNING** (Maggie Barszewski, [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com))

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

Response: County DRR will be submitted with comment response and P&Z submittal.

- 2) 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.

Response: Signatures will be provided on mylar and an electronic copy will be sent prior to City Commission scheduling.

- 3) The proposed use is consistent with the Land Use & Zoning Designations.

Response: Understood, thank you.

- 4) All Ingress/Egress Easement Agreements cited on this Plat must be amended to include the following language: "This Easement shall not be modified, amended, terminated or released, except with the approval of the Director of Development Services."

Response: The ingress-egress agreement is not proposed and is not being dedicated by plat; therefore, it cannot be revised or amended by this plat.

- 5) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

Response: Comment responses are provided herein.

Thank you, and please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA CA  
Principal, Senior Land Planner