



January 12, 2023

Frank Manusky  
City of Pompano Beach  
Planning and Zoning Division  
100 West Atlantic, Blvd.  
Pompano Beach, FL 33060

**RE: Project: Cypress Club Condominium**  
**Location: 146 E McNab Road, Pompano Beach, FL 33060**

Dear Mr. Manusky,

On behalf of our client, City of Pompano Beach, please accept this letter and attachments as submittal for Minor Site Plan Review for the above referenced project.

The subject site is located in Section 12, Township 49 South, Range 42 East within the City of Pompano Beach, Florida. The project consists of one (1) parcel located at the southwest corner of McNab Road (SE 15<sup>th</sup> Street) and Cypress Creek (C-14 Canal). The folio number (s) are as follows: 4942-12-AH-0010 and 4942-12-AH-2490.

The overall +/-0.30-acre project consists of the relocation of the of the driveway +/- 150 LF west of the current location to allow for the expansion of the McNab bridge over the Cypress Creek Canal. There will be no impact to the existing buildings and no additional gross floor area added. There will be a relocation of the monument sign and respective existing signs to the new driveway location.

Thank you for your assistance with this project. Please feel free to call me at (954) – 361 -1487 or email me at [teresa.villalon@kimley-horn.com](mailto:teresa.villalon@kimley-horn.com) with any questions or concerns you might have, or should you require additional information.

Sincerely,

Kimley-Horn and Associates, Inc.  
Teresa Villalon Camacho, P.E.



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

P&Z#: \_\_\_\_\_

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666


## Development Application

### Development Review (Check all that apply)

Site Plan		Building Design	
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major	Applicable (AAC Required)	Not Applicable
Street Address: 146 E McNab Road, Pompano Beach, FL 33060		Folio Number: 494212AH0010 Thru 494212AH2490	Zoning District: RM-20
Subdivision:		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan): N/A			

Site Data		
Project Name: Cypress Club Condominium		
Acres*: 0.3	Number of units (Residential):	Total square feet of the building* (Non-Residential):

\*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): City of Pompano Beach	Business Name (if applicable):
Print Name and Title: Fernand Thony (City G.O. Bond Director)	Print Name and Title:
Signature: 	Signature:
Date: 11/14/2022	Date:
Street Address: 100 West Atlantic Blvd	Street Address:
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip:
Phone Number: 954-786-7923	Phone Number:
Email: fernand.thony@copbfl.com	Email:
Email of ePlan agent (if different):	

# DRC



**OWNER'S CERTIFICATE**

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name:  
(Print or Type)

Cypress Club Condominium

Address:

145 CYPRESS CLUB DRIVE

POMPAHO BEACH, FL

33069

(Zip Code)

Phone:

954-578-1286

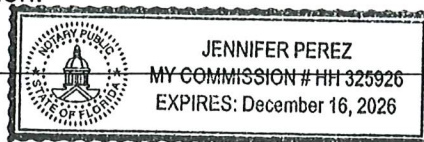
Email address:

kenecypressclub@comcast.net

*[Signature]*  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 5<sup>th</sup> day of June, 2023 by means of  
☒ physical presence or ☐ online notarization.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA



(Name of Notary Public: Print, stamp, or Type as Commissioned.)

- ☒ Personally know to me, or  
☐ Produced identification:

(Type of Identification Produced)

**DRC**



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Department of Development Services  
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**Development Application**

**Acknowledgement receipt of the Florida  
NPDES Stormwater Permitting Program  
for Construction Activity**

I Fernando Thony am the Project manager of the proposed application for  
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature:

Date:

11/14/2022