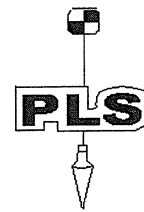


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October 15, 2025

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

RE: "POMPANO BEACH MARINA" PLAT – 701 S. FEDERAL HIGHWAY
➤ LETTER OF INTENT

Dear Ms. Barszewski,

We are submitting an application for plat approval related to the above-referenced address, also identified by Folio # 494306020080. The property is located within the M-1 (Marine Business) Zoning District, with a Commercial Land Use designation, and the proposed use is compatible with both. The developer plans to enhance the site by constructing a modernized version of the existing building, having recently submitted Site Plan application number **PZ24-12000020** (under review as "Pompano Beach Marine Center"). The proposed plat does not dedicate additional right-of-way for Federal Highway, as the 120 feet required by the Broward County Trafficways Map is abundantly provided.

This plat complies with applicable criteria set forth in "Development Standards" (Article 5, Part 7) of the City of Pompano Beach Zoning Code. To follow, a point by point response to said provisions.

A. PURPOSE

The purpose of this Part is to establish standards for the creation of new lots and further development of existing lots within the city.

RESPONSE: This plat will create a Lot of Record, as required for new development on parcels not specifically delineated on existing plats (as is the case with this property).

B. APPLICABILITY

Unless specifically stated otherwise, the lot standards in this Part shall apply to any new lot created in accordance with Section 155.2410, Plat.

RESPONSE: We understand all stipulations found within Section 155.2410–Plat, Subsections A through H, and this plat follows said requirements.

C. GENERAL

1. Each lot shall be developable for its intended use in accordance with this Code.

RESPONSE: The proposed plat creates a lot in compliance with the Pompano Beach Zoning Code, as set forth in Section 155.3306 (M-1 Marine Business).

2. To the maximum extent practicable, side lot lines shall be perpendicular or radial to fronting street right-of-way lines.

RESPONSE: The proposed plat complies with this provision to a certain extent due to the eastward tilt of Federal Highway at this particular area, however the property does maintain straight-lined north and south boundaries.

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3. Lots shall be arranged in relationship to topography, flood hazards, tree preservation requirements, or other site conditions to ensure development of the lot can comply with the applicable standards of this Code (e.g., ensure boundaries of new lots are located so there is sufficient room on the lot to site a habitable structure in compliance with floodplain management regulations).

RESPONSE: This plat features only one parcel that will contain sufficient space to rebuild the existing structure(s) with appropriate paving and drainage systems, which shall be verified by the Site Plan review.

4. Each lot shall be situated so that stormwater may be easily directed away from buildings in subsequent site-specific development. Lots shall be configured so that buildings and general flood sensitive site facilities are not located in drainage ways.

RESPONSE: This single parcel shall be in compliance with stormwater management requirements. Please refer to the Site Plan for details.

5. Flag lots are prohibited.

RESPONSE: This is not a flag lot.

6. Creation of through lots (street abutment front and rear) shall be avoided except where necessary to provide access to residential development from other than an arterial street, or to overcome specific disadvantages of topography and orientation. Through lots shall be subject to front yard setback standards along both frontage streets.

RESPONSE: This provision is not applicable to this property.

7. Dimensions of the corner lots shall be large enough to allow for the minimum required street intersection radii, for compliance with the minimum driveway spacing standards in Section 155.5101.G.3.c, Driveway Intersection Spacing Along State Roads, and for erection of buildings on the lot in accordance with the applicable yard setback standards in Article 3: Zoning Districts.

RESPONSE: This is not a corner lot.

D. FRONTAGE AND ACCESS

1. Each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. The public street frontage for a lot other than a townhouse lot shall be at least 40 feet, except that a lot designed for a single-family dwelling and fronting a cul-de-sac shall have a minimum street frontage of 25 feet.

RESPONSE: The proposed plat contains one single lot for commercial use, with approx. 240 feet in street frontage.

2. To the maximum extent practicable, residential lots shall not front on arterial streets. If frontage on or driveway access to and from such a street is necessary, such access shall comply with the standards in 155.5101.G.3, Vehicular Access Management.

RESPONSE: This plat is not intended for residential use.

3. All local, collector, minor arterial and principal arterial streets, shall have a minimum width per § 100.01(A) or (B), as applicable.

RESPONSE: Informational; this plat does not create a new street.

a) All property which abuts a local, collector, minor arterial and principal arterial street(s) shall not erect a building or structure closer than half of the applicable right-of-way width to the center line of the street(s).

RESPONSE: Informational; to be verified by the Site Plan review.



b) All lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way.

RESPONSE: This plat is not required to dedicate any additional right-of-way, as the abutting portion of Federal Highway has sufficient width, according to the Broward County Trafficways Map.

E. DIMENSIONS

1. The size, shape, and orientation of lots shall be appropriate for the siting of the type of building(s) or other development that the subdivision is proposed to include or that applicable use standards allow on the lot.

RESPONSE: Acknowledged; the proposed building has been designed to fit adequately within the plat's boundary lines.

2. Lot area and lot width shall comply with the applicable minimum standards set forth in Article 3, Zoning Districts.

RESPONSE: This plat complies with the area and width requirements of the M-1 Zoning District.

F. EASEMENTS

Existing and proposed drainage and utility easements shall be located along lot lines.

RESPONSE: No additional easements are being proposed by this plat. Should any be required, it will be through separate instruments.

Thank you very much for your continued assistance with our projects. 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

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