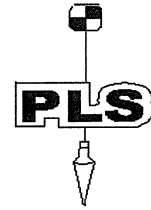


# PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FL 33351

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



February 27, 2023

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

**RE: "PHOENIX GOLF CAR POMpano" PLAT – 140-160 NW 31<sup>st</sup> AVENUE**  
➤ **LETTER OF INTENT**

Dear Ms. Barszewski,

We are submitting an application for plat approval related to the above-referenced property, consisting of two contiguous vacant parcels identified by Folio numbers 484233054110 and 484233054120, located on B-3 (General Business) Zoning and with C-Commercial Land Use designation. The developer plans to build a new store and warehouse for a golf car business. The project entails a 9,660 square foot building with a 14-car parking lot and space for the display of selected golf cars. The proposed plat is situated to the north of the existing Popeye's fast-food restaurant that is located at the corner of Atlantic Boulevard and NW 31<sup>st</sup> Avenue. Both properties have common ingress & egress from both roads by means of an existing cross-access easement. There is also a "unity of use" area that allows a portion of the restaurant's parking lot to encroach onto this plat. Further information can be found by the Site Plan application, currently under review as **#22-12000035**.

The proposed 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: Informational. This plat will create one new lot of record by merging two parcels currently not specifically delineated on an existing plat. In this case, platting is required for the construction of the above-described building.**

## 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 the plat we are introducing today adheres to those 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 155.3304 (B-3, General Business).**

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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 is in compliance with this provision because its north boundary is perpendicular to NW 31<sup>st</sup> Avenue, from which the property will gain access. The plat's south boundary is perpendicular to NW 31<sup>st</sup> Avenue, although at an angle, as West Atlantic Boulevard shifts slightly to the northwest at this location. The property will have a secondary access by sharing a cross-access easement with Popeye's, adjacent to the south, which has its only entrance & exit point from Atlantic Boulevard.

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:** The proposed plat features only one parcel that will contain a single building and will also accommodate applicable drainage and landscape requirements. This shall be demonstrated by 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:** The proposed Site Plan will be in compliance with stormwater management requirements.

5. Flag lots are prohibited.

**RESPONSE:** N/A; 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:** N/A; although the site will have points of access from two different streets, it cannot be defined as a through lot.

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:** N/A; 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, and its street frontage, on the west boundary, exceeds the required minimum length of 40 feet.

2. To the maximum extent practicable, residential lots shall not front on an arterial street. 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.

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**RESPONSE: N/A; this is not a 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; the developer is aware of this provision.**

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: There is enough width on the narrowest point of NW 31<sup>st</sup> Avenue to comply with the east side (of the centerline) of the total 106 ft. that is required by the Broward County Trafficways Map; therefore, no additional right-of-way will be dedicated by this Plat.**

#### 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 intended for this plat is designed to fit adequately within the property 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 B-3 Zoning District.**

#### F. EASEMENTS

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

**RESPONSE: No existing drainage or utility easements were located on the property and, to the best of our knowledge, none are being proposed. If required, they shall be dedicated by separate instrument.**

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

**DRC**

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