



March 7, 2025

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

RE: Project: Cypress Landing Parking Lot
Location: 199 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 1, Township 49 South, Range 42 East within the City of Pompano Beach, Florida. The project consists of several parcels located at the north west corner of McNab Road (SE 15th Street) and Cypress Creek (C-14 Canal). The folio number (s) are as follows: 4942-01-00-00723, 4942-01-00-0720 and 494201CA0010-494201CA0240.

The overall +/-1.30-acre project consists of the redesign of the previously commercial occupied lot and existing condominium parking lot to accommodate for the redevelopment of the bridge. There will be no impact to the existing buildings and no additional gross floor area added. There will be modifications to the landscaping including additional landscape islands. The parking lot has also been designed to accommodate fire truck and refuse truck turning radius as well as required curbing and wheel stops. The site land use changes are as shown in the table below:

Table 1: Land Use			
Land Use	Pre (ac)	Post (ac)	Net
Building	0.23	0.18	-0.00
Asphalt/Sidewalk	0.75	0.65	-0.10
Pervious	0.32	0.47	+0.15
Total	1.30	1.30	-

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 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.

DRC