



# PULICE LAND SURVEYORS, INC.

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September 29, 2022

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

**RE: "LEASEFLORIDA" PLAT – File #LN-289 (P&Z #22-14000006)**  
➤ **RESPONSE TO DRC COMMENTS**

Dear Ms. Barszewski,

In order to be scheduled on the next available Planning and Zoning Board meeting, with this letter we provide responses to all comments set forth on the DRC Report discussed at the June 1<sup>st</sup>, 2022 meeting. Below please find each of the comments with our responses **in bold** for your convenience.

Notice that the Plat now features four lots separating each townhouse unit, as opposed to the one-parcel plat originally submitted. However, the restrictive Plat Note, as well as boundaries and opening were not modified; therefore we believe that a second DRC meeting will not be necessary.

Building Division:

Comments: No comments.

**RESPONSE: Thank you.**

Zoning:

1. All development must comply with the RM-45 "Multiple-Family Residence" zoning standards and any applicable Use-Specific standard.

**RESPONSE: The applicant is proposing to construct a building containing four (4) townhouse units. The RM-45 zoning district is intended to accommodate such use and compliance with RM-45 standards is being verified with a Site Plan application that is currently under review.**

2. Prior to issuance of building permit approval, the project is subject to Minor Site Plan with Building Design. A thorough review of the proposed site plan will be conducted during the formal submittal to the Development Review Committee (DRC)

**RESPONSE: Site Plan required for a 4-unit townhouse building has been submitted; please refer to application #21-120000051.**

3. The property is abuts NE 5th Avenue. A 5 feet dedication will be required. Chapter 100.01 requires a minimum of 50 feet for this roadway.

**RESPONSE: This Plat dedicates five feet to complete the corresponding right-of-way for NE 5<sup>th</sup> Avenue.**

4. Label the centerline of the road on the plat and survey.

**RESPONSE: Centerline of road is now labeled on both Plat and Survey.**

5. This plat is associated with Minor Site Plan (#21-120000051). See the development application for site plan comments.

**RESPONSE: Informational.**

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6. Additional comments will be provided upon the review of the site plan.

**RESPONSE: Understood, thank you.**

Utilities:

Comments: Comments will be forthcoming.

**RESPONSE: We understand that these comments will be issued with Site Plan review.**

Landscape:

Comments: Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site.

**RESPONSE: Applicant is aware of this requirement.**

Engineering:

Comments: No comments.

**RESPONSE: Thank you.**

Planning:

1. All utility letters must be submitted prior to being placed on the City Commission agenda.

**RESPONSE: All utility letters are being provided with this package.**

2. Must submit a Title Opinion less than 6 months old and must be addressed to the City.

**RESPONSE: We have requested the updated Opinion of Title, and will be provided to the City as soon as possible, certainly prior to be scheduled for City Commission consideration.**

3. Must submit County's Development Review Report before going to P&Z.

**RESPONSE: Copy of the DRR is being provided with this resubmittal.**

4. 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: Understood; a copy of the executed Plat will be provided to Ms. Barszewski prior to being scheduled on a City Commission Agenda.**

5. The proposed use is consistent with the Land Use Designation and the Zoning.

**RESPONSE: Informational.**

6. The folio number is incorrect, it should be 4843 31 08 0070.

**RESPONSE: All references to folio numbers show the main property being 484331080070. Plat also includes the smaller lot immediately adjacent to the south, Folio 484331000081.**

7. The Property is a .235 of an acre site located at 499 N. Ocean Blvd.

**RESPONSE: The applicant has already obtained from the City new addresses for the four townhouses: 491, 493, 495 and 497 N. Ocean Blvd.**

8. The Zoning is RM-45.

**RESPONSE: That is correct.**

9. The Land Use is HR.

**RESPONSE: That is correct.**

10. 5 ft. will need to be dedicated for NE 5th Street.

**RESPONSE: The required 5 feet of additional right-of-way is being dedicated by this Plat.**

**P & Z**

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BSO:

Comments: No comments.

**RESPONSE: Thank you.**

Waste Management:

Review complete; no objections.

**RESPONSE: Thank you. Observations were forwarded to the developer.**

CRA:

Comments: No comments.

**RESPONSE: Thank you.**

Fire Department:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

**RESPONSE: Thank you; an application for Site Plan has been submitted separately.**

This completes the responses to all Staff comments pertaining the LEASEFLORIDA Plat. Please do not hesitate to contact us for any questions or concerns.

Thank you,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant