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April 23, 2024

Maggie Barszewski, Planner II  
City of Pompano Beach  
Development Services  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Via Electronic Mail: [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com)

RE: Application for Plat Note Amendment- 800 SW 36 AV (Herb Skolnick Community Center, Palm Aire Recreation Center Parcel "A")

Dear Maggie,

PlanW3st LLC is representing the City of Pompano Beach ("Applicant") in requesting a Plat Note Amendment for the above-referenced property. The property is comprised of one parcel, approximately 151,200 sq. ft. (3.47 acres), and also located at the southeast corner of the intersection of Palm Aire Drive West and Oaks Drive in the City of Pompano Beach. Please refer to location map (**Exhibit "A"**) for exact location. The subject parcel houses the city's existing Herb Skolnick Community Center. The Applicant obtained site plan approval under application #22-12000047, on May 31<sup>st</sup>, 2023. The city is seeking to add 2,011 sq. ft. to the existing center for to facilitate the demand of the residents. The total building area proposed with the addition is 15,750 sq. ft. To maintain consistency between the site plan and the plat, as well as to address a condition of approval, the plat note must be amendment from the current allowable 13,800 sq. ft. to 90,000 sq. ft total. The proposed building area does not exceed lot coverage in the RM-45 zoning district. There is one previous plat note amendment recorded for this plat, which has been included with this request.

The plat note currently states the following:

*"This plat is restricted to a 13,800 square foot Public Recreational Facility. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

*This plat is approved for development under the de minis exception od Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval requires that a building permit for a principal building be issued either on or before the 2<sup>nd</sup> of April, 2005, which is three (3) years from the date of approval of the plat by the Board of County Commissioners. If said building permit is not issued by this date, the County's finding of adequacy of the regional road netwrok shall expire and no additional building permits may be issued."*

We are requesting the plat note to state the following, as verified with the County's Resilient Environment Department, Urban Planning Division:

*"This plat is restricted to a 16,560 square foot Public Recreational Facility. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."*

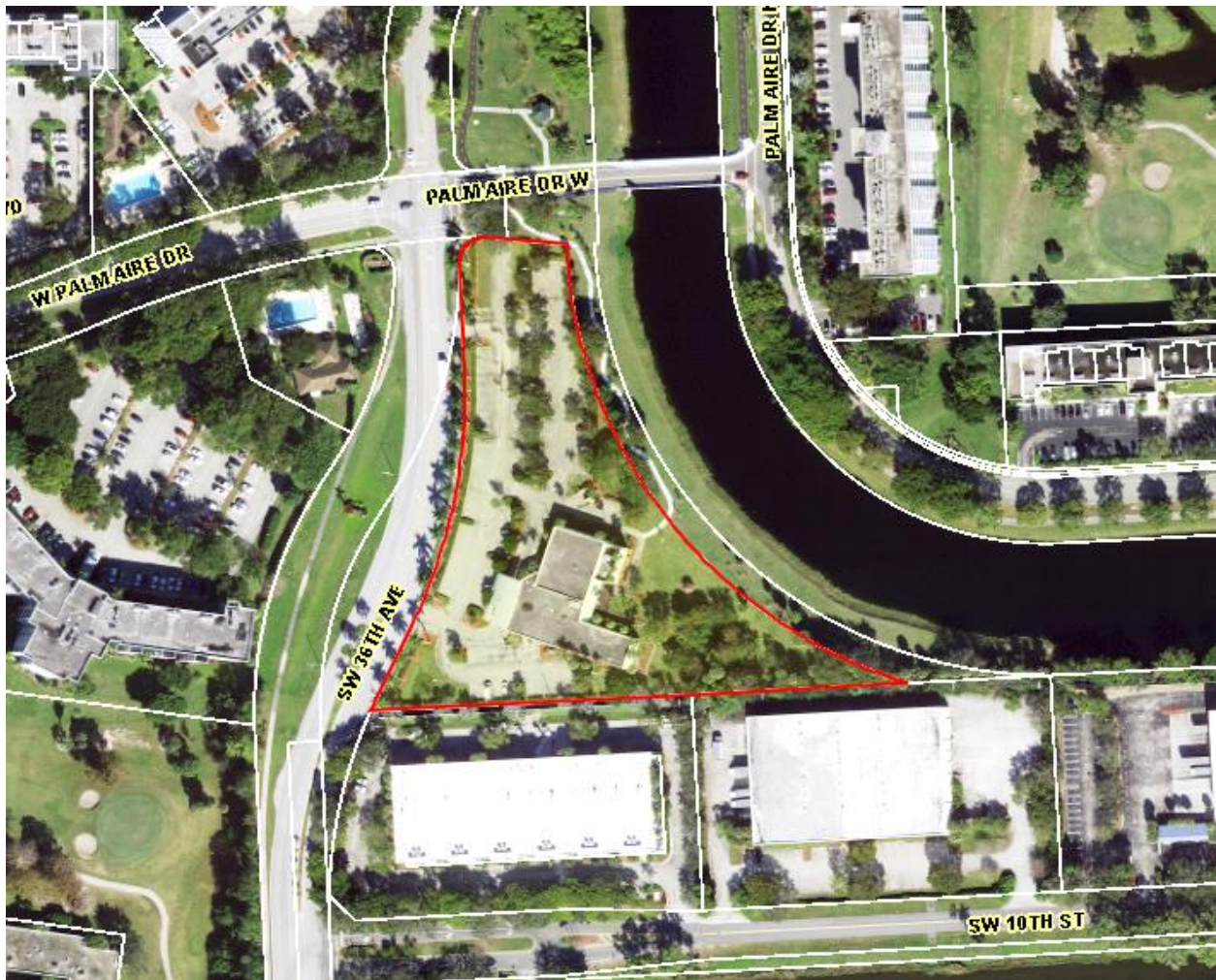
We respectfully request you provide a Letter or No Objection or, if required, place the Plat Note Amendment request on the next available City Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paola West".

Paola A. West, AICP, ISA-CA  
*Principal, Senior Land Planner*

Exhibit "A"



Parcel Id: [494204380010](#)

Owner: CITY OF POMPANO BEACH

Situs Address: 800 SW 36 AVE POMPANO BEACH  
FL 33069

Legal: PALM AIRE RECREATION CENTER  
172-8 B PARCEL A