



# PULICE LAND SURVEYORS, INC.

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April 27, 2022

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

**RE: "LEASEFLORIDA" PLAT – 499 N. OCEAN BOULEVARD, VACANT LOT LOCATED AT THE SOUTHWEST CORNER OF STATE ROAD A-1-A AND NE 5<sup>th</sup> STREET  
> LETTER OF INTENT**

Dear Ms. Barszewski,

We are submitting an application for plat approval related to the above-referenced property, consisting of a vacant parcel identified by Folio No. 484331080070 together with a smaller piece of land adjacent to its south (Folio No. 484331000081). The developer proposes to construct a 4-story building containing 4 townhouses. The building will have a driveway opening on NE 5<sup>th</sup> Street with an indoor 2-car garage for each unit. An application for Site Plan is under review as #21-12000051.

The proposed Plat complies with applicable criteria set forth in Part 7, Article 5 (Development Standards), 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 a 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 residential 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 presenting 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 155.3212 (RM-45, Multiple-Family Residence).**

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 the northern property line is perpendicular to NE 5<sup>th</sup> Street, from which it gains access. The eastern property line is also perpendicular although at a slight angle, as A-1-A curves to the south.**

**DRC**

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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: The single lot encompassed by this plat will contain one building designed to accommodate all applicable drainage and landscape requirements. This will be established through the Site Plan approval process.**

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; this is not 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: The developer met with the Florida Department of Transportation (F.D.O.T.) as the property abuts State Road A-1-A and has agreed to dedicate a 25-foot corner radii on the intersection with NE 5<sup>th</sup> Street. Said dedication will be a right-of-way easement.**

#### 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: Since the proposed plat contains one single lot, the overall street frontage on both its north and east boundaries exceed the required 40 feet.**

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: Vehicular ingress and egress from this building has been purposely placed on NE 5<sup>th</sup> Street.**

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.**

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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: No additional right-of-way dedication for either street abutting this plat is required.**

#### 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 RM-45 Zoning District.**

#### F. EASEMENTS

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

**RESPONSE: Utility easements are not proposed or required within this plat.**

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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