

April 7, 2021

Maggie Barszewski  
Development Services Department  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: DRC Response Letter**  
Sonata Right-of-Way  
PZ21-18000001

Dear Ms. Barszewski;

Below are the responses to the DRC comments dated March 17, 2021 for the above referenced project.

**UTILITIES – Comment:**

1. Comments: 10-9-2020. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**Response: Acknowledged.**

2. The City of Pompano Beach Utilities Dept. has no comment with regard to the requested Rezoning approval.

**Response: Acknowledged.**

**FIRE DEPARTMENT – Comment:**

1. Is there a public or private road at this location or capable of future development? If so, property must be maintained for proper turnaround of a dead end road.

**Response:** NW 6<sup>th</sup> Court has been abandoned via Ordinance No. 2008-21. development is not foreseeable in the future (see attached ordinance). A 20-foot Fire Access Easement will be provided (see attached).

2. Dead end access roads in excess of 150 ft require approved provisions for turn around. (NFPA 1 2018 ed Chapter 18).

**Response:** This comment is not applicable since NW 6<sup>th</sup> Court has been abandoned via Ordinance No. 2008-21.

**PLANNING – Comment:**

1. Service Provider comment letters shall be submitted prior to being placed on a City Commission agenda.

**Response: Acknowledged.** Effort is intensified to obtain the outstanding service provider (Comcast) comment letter.

2. Legal Description is incorrect. Please provide a legal description of specifically that which must be abandoned so we can include it in the Ordinance as Exhibit A.

**Response: Acknowledged.** The correct Legal Description (in Word) of the specific portion to be abandoned and a Sketch and Legal Description has been provided.

Section 155.2431 D.1. & 2. States that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

**Response: Acknowledged.**

Sincerely,



Ann DeVeaux  
Planner