



"A Modern Approach to Land Development"
1591 Passion Vine Cir.
Weston, FL 33326
Office: 954-314-7927 Mobile: 248-794-0264
Email: damian@detstrategicconsultants.com

January 5, 2021

Mr. David L. Recor,
Development Services Director
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Re: Pompano Industrial Park Third Addition – Plat Note Amendment – PB 111, PG 33
2900 W. Sample Rd., Folio Number: 484221070010
NW 33rd St. – Folio Number: 484221070070

Dear Mr. Recor:

The property is located on the south side of Sample Road, between Powerline Road and the Florida Turnpike, in the City of Pompano Beach. At the time the property was platted, a note restricting development was not required. On October 11, 2000 an Agreement to Place a Notation on Plat was recorded in ORB 30925, PG 1266 of the Public Records of Broward County.

The existing Plat Note reads:

“This plat is restricted to 182,312 square feet of commercial use on Tract C and 165,000 square feet of Industrial use on Tract D. Any structure within this Plat must comply with Section D.1.f., Development Review Requirements, of the Broward County Land Use Plan regarding hazards to air navigation.”

In my discussions with the Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department it was determined that the existing 374,000 Sq. Ft. indoor flea market which is within Tracts A and & of the underlying plat was not included in the previous PNA. The County has asked that the area be included in the new plat note.



"A Modern Approach to Land Development"
1591 Passion Vine Cir.
Weston, FL 33326
Office: 954-314-7927 Mobile: 248-794-0264
Email: damian@detstrategicconsultants.com

The breakdown is as follows:

Tracts A & B

Existing 374,000 Sq. Ft. existing indoor flea market which is not covered by the prior PNA

Tract B

Proposed 6,000 Sq. Ft. Racetrac convenience store (Commercial)

Proposed 10,000 Sq. Ft. Retail (Commercial)

Proposed 9,000 Sq. Ft. overhead canopy (Commercial)

Proposed 30,000 Sq. Ft. Retail/Restaurant buildings (Commercial)

Proposed 20 fueling positions

Tract G

Proposed 150,000 Sq. Ft. Warehouse

Since the existing flea market is within Tracts A & B the County had me include the totality of the development under combined Tracts A & B.

The site plan approved under P&Z #19-1200016 covers the gas station and retail/restaurant building as well as the vacant pad area on Tract G for the proposed 150,000 Sq. Ft. Warehouse. In an effort to minimize the number of PNAs the County suggested including possible future developments in this PNA.

The proposed Plat Note reads:

This plat is restricted to 430,000 square feet of Commercial use of Tracts A and B; 20 fueling positions on Tract B; 182,312 square feet of Commercial use on Tract C; 165,000 square feet of Industrial use on Tract D; 150,000 square feet of Industrial use on Tract G.

Regards,

A handwritten signature in black ink, appearing to be "D. Thomason".

Damian E. Thomason
President