

June 25, 2020

City of Pompano Beach
Planning & Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Popeyes Center – 3051 W. Atlantic Boulevard, Pompano Beach
DRC Minor Site Plan Review
Project Narrative**

To whom it may concern,

We are requesting approval of a Minor Site Plan Review for the proposed cross-access roadway for the Popeyes Center located 3051 W. Atlantic Boulevard in the City of Pompano Beach, FL 33069. The site encompasses three parcels with folio(s) 4842-33-05-4120, 4842-33-05-4110 and 4842-33-47-0010 and has a total area of 2.424-acres. The first two listed parcels above are currently vacant while the third listed parcel is currently developed with a 2,232 sq. ft. Popeye's Restaurant.

The proposed development consists of the construction of a cross-access roadway and accompanying cross-access easements benefitting the three parcels listed. Drainage improvements are proposed under the roadway to provide stub-outs to the vacant parcels for future developments. The project also proposes to provide utility stub-outs for future water, sewer, telephone/communication, gas and electric services to the vacant parcels.

Should you have any questions or require any additional information, please do not hesitate to contact me at (954) 202-7000 or mtroxell@thomaseg.com.

Sincerely,

Ryan O. Thomas, P.E.
Project Manager