



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

Subject: 3100 W. Atlantic, Inc.
Development Review Committee Comment Responses
Rezoning Application
Case No: 22-13000005
RESPONSE DATE: June 23, 2022

Planning Division – Jean E. Dolan

1. The Rezoning Application Form mentions West Atlantic Plat PB 129, Page 27, however, that plat does not include the subject property. Please remove this reference from the Application.
Response: The West Atlantic Plat has been removed from the application.
2. The survey references “Parcel A” and “Parcel B” on the subject property but the legal description is metes and bounds. It appears the subject property is not platted and will need to be platted prior to construction of the new building.
Response: Noted. The Applicant will submit a plat application for the Property.
3. Based on the survey sketch, it appears the subject property includes the following folios: 484232000260, 484232000143, 484232000180, and 484232000270. It also includes the western portion of 484233370010. If this is correct, please modify your narrative and include all folios on the Rezoning Application Form.
Response: As all the folios could not fit on the application form, a Parcel ID list has been included with this submittal. The ID list includes folios 484232000260, 484232000143, 484232000270 and 484233370010. Folio 484232000180 is owned by the South Florida Water Management District and is not included in this application.
4. Clarify the narrative to describe the project as 8 tennis courts which can be easily modified to be temporarily or permanently used as pickle ball courts as needed.
Response: The narrative has been modified to include this revision.
5. The CR zoning designation will be appropriate once the land use is changed to CR which is being reviewed concurrent with the rezoning.
Response: Noted.
6. With these minor clarifications to the Application Form and Narrative, this rezoning can move forward to P&Z concurrent with the land use plan amendment application.
Response: Noted.

Zoning Division – Lauren Gratzner

1. The narrative states that the application only includes the eastern half of folio 484233370010, however, this should state the application only includes the western half of this folio. The eastern half is zoned B-3, not PR. Please revise the narrative.

Response: The narrative has been revised to include this revision.

2. The narrative states there are four parcels included in this project. Include all four folio numbers on the application and in the narrative.

Response: The narrative has been revised to include all four folio numbers. As all the folios could not fit on the application form, a Parcel ID list has been included with this submittal providing all four folio numbers.

3. A Unity of Title for these four folios is required prior to any building permit approvals.

Response: Noted.

4. A preliminary site plan was not provided for the rezoning. The proposed development shall be reviewed once submitted for site plan review.

Response: Noted.

5. Provide details on whether or not the existing billboard sign will remain or be removed, for future site plan submittals.

Response: The billboard will remain on site. The billboard is not included within the boundaries of the proposed site plan for the tennis facility. Please see the attached conceptual site plan for details.

Landscape Division - Wade Collum

1. Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site.

Response: Noted.

2. Consider removing the billboard as part of this project.

Response: The billboard will remain on site. The billboard is not included within the boundaries of the proposed site plan for the tennis facility. Please see the attached conceptual site plan for details.

Engineering Department - David McGirr

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. No Comments.

Response: Noted.

Utilities - Nathaniel Watson

1. Please note that additional comments may be forthcoming contingent upon future submittals.

Response: Noted.

2. The subject property is located within the City's utility service area.

Response: Noted.

P&Z

3. The City of Pompano Beach Utilities Dept. has no comment at this time for the requested rezoning from PR to CR.

Response: Noted.

Fire Department - Jim Galloway

1. This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

Response: Noted.

2. Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response: Noted.

Solid Waste & Recycling - Beth Dubow

1. The Environmental Services Department has no objections to the proposed rezoning.

Response: Noted.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

Building Division - James DeMars

1. No comments.

Response: Noted.

BSO - Scott Longo

1. No comments.

Response: Noted.
