



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



August 16, 2021

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

RE: "RAISING CANE'S POMPANO BEACH" PLAT – Application No. 21-14000010
➤ **RESPONSE TO DRC COMMENTS**

Dear Ms. Barszewski,

In order to be scheduled on the upcoming September 22nd Planning and Zoning Board meeting, with this letter we offer responses to all comments circulated by the Development Review Committee for the meeting that took place on June 2nd, 2021. Below please find each of these with our responses in **bold** for your convenience.

Building Division:

Comments: None.

RESPONSE: Thank you.

Zoning:

1. Submit a conceptual site plan as part of the Plat application.

RESPONSE: We are uploading the latest Site Plan with this resubmittal.

Utilities:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Understood.

2. The Utilities Department has no comments for PLAT approval request at this time.

RESPONSE: Thank you.

Landscape:

1. No site plan submitted. Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site.

RESPONSE: Please refer to Site Plan application # PZ21-12000008, currently under review. Plats do not require a Landscape Plan approval.

Engineering:

1. Please note that additional comments may be forth coming contingent upon future submittals and review process.

RESPONSE: Understood.

2. The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

RESPONSE: Informational.

Planning:

2. All utility letters shall be submitted prior to being placed on the City Commission agenda.

RESPONSE: All utility letters have been obtained and are being submitted with this response.

P&Z

PZ21-14000010

9/22/2021

2. Must submit a Title Opinion less than 6 months old and must be addressed to the City.

RESPONSE: We will update the Title Certificate and provide it prior to be scheduled for City Commission consideration.

3. Must submit County's Development Review Report before going to P&Z.

RESPONSE: We are providing a copy of the DRR together with this letter. We are considering a Letter of Objections to have its location of the driveway connection match the Site Plan and Plat.

4. All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski prior to placement on a City Commission agenda.

RESPONSE: A copy of the executed Plat will be provided prior to be scheduled for City Commission consideration.

5. The proposed use is consistent with the Land Use designation and the Zoning.

RESPONSE: The proposed restaurant use (defined as commercial use on the Plat Note) is permitted on the B-3 Zoning District and the C-Commercial Land Use designation.

6. Please provide access easement instrument for Cell Tower parcel, and if recorded prior to County approval, add it to this Plat.

RESPONSE: Acknowledged. The developer will provide us with the OR Book & Page number once the access easement is recorded so we can add this information to the Plat.

7. Please include required access easement with the adjacent property to the south.

RESPONSE: The access easement shown on the Site Plan that connects the restaurant property to the adjacent retail property to the south, same as the access easement for the Cell Tower parcel, will be provided by separate instrument. Plat doesn't show this opening as there is no NVAL (non-vehicular access line) required beyond the Federal Highway right-of-way line.

BSO:

Comments: None.

RESPONSE: Thank you.

Waste Management:

Review complete; no objections.

RESPONSE: Thank you.

CRA:

Comments: None.

RESPONSE: Thank you.

Fire Department:

1. This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY.

RESPONSE: Thank you.

This completes the responses to all Staff comments pertaining the ELWIRA Plat. Please do not hesitate to contact us for any questions or concerns.

Thank you,
PULICE LAND SURVEYORS, INC.



Elizabeth T. Mouroukdissian
Platting Assistant

P&Z