

# McLAUGHLIN ENGINEERING CO.

J.W. McLAUGHLIN, P.E. 1910-1984  
ROBERT C. McLAUGHLIN, P.L.S. 1940-1997  
JERALD A. McLAUGHLIN, P.L.S.



SCOTT A. McLAUGHLIN, P.S.M.  
JOSEPH S. McLAUGHLIN, P.E.  
LOU CAMPANILE, JR., P.E., P.L.S.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

April 11, 2017

Ms. Maggie Barszewski, AICP Planner

City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach Florida 33061

RE: **PLAT NOTE AMENDMENT – HAAS ADDITION PLAT (137/30)  
PROJECT NARRATIVE**

Dear Ms. Barszewski,

This property is located at 351 South Andrews Avenue, Pompano Beach, FL - Folio Number 4942 02 39 0010 and is currently vacant. The platted Restrictive Note expired and was changed in Official Records Book 45619, Page 1470, Broward County Records (as shown below) and the five year timeframe for construction expired on August 5<sup>th</sup> 2013. The owners VTGAT Properties, LLC are currently proposing an approximately 17,000 square foot Industrial development (note in its entirety below). The Plat Note Change will also require the extension of the five (5) year Findings of Adequacy. Per the Broward County Land Development Code requirements, a letter of consent - approval from the municipality is required to process the Finding of Adequacy through Broward County. This request is to bring the property into compliance, for the proposed development. The Site Plan will be processed separately through the City of Pompano Beach.

The Current Plat Note (O.R. 45619, Page 1470, B.C.R.)–

**This plat is restricted to 40,150 square feet of office use. Commercial/ retail uses, freestanding banks or banks with drive-thru facilities are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.**

The Proposed Plat Note – **This plat is restricted to 17,000 square feet of industrial use. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of impact/concurrency fees. Free standing office use is not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.**

Respectfully Submitted,

McLaughlin Engineering Company

  
James McLaughlin, PLS