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May 17, 2021

Maggie Barszewski, Planner
City of Pompano Beach
Development Services
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Via Electronic Mail: maggie.barszewski@copbfl.com

RE: Application for Plat Note Amendment- 723 Ocean Boulevard (Pompano Beach Residences, Parcel "B")

Dear Ms. Barszewski,

PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a Plat Note Amendment for the above-referenced property. The property is comprised of one parcel, approximately 20,375 sq. ft., and located on the west side of North Ocean Boulevard (please refer to location map, **Exhibit "A"**). The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high-rise development on the east side of North Ocean Boulevard. The Applicant requested RPUD Rezoning approval under application #20-13000007, which received a positive recommendation by the Planning & Zoning Board on April 28, 2021. The RPUD is coming up on City Commission first reading and when approved, will allow for 12 apartment dwelling units. The application also recently submitted for Major Site Plan under application #21-12000020. That DRC meeting is scheduled for June 16th, 2021. To remain consistent with the plat, as well as to address a condition of approval, the plat note must be amendment from the current allowable 9 townhomes to the proposed 12 apartment units. The proposed 12 apartment units do not exceed Land Use Density.

The plat note currently states the following:

"This plat is restricted to 50 High Rise Units on Parcel A and 9 Townhouse Units on Parcel B."

We are requesting the plat note to state the following:

"This plat is restricted to 50 High Rise Units on Parcel A and 12 Apartment Units on Parcel B."

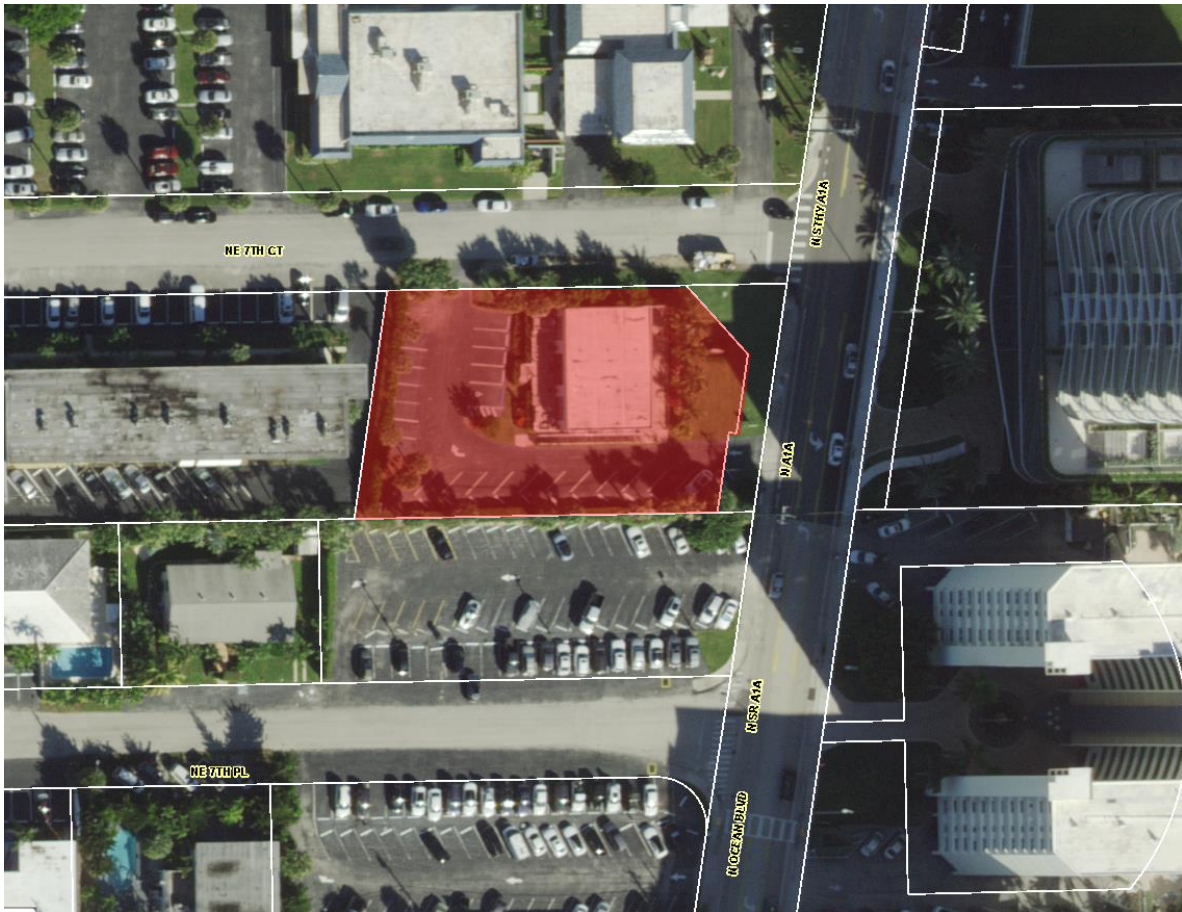
We respectfully request you place the Plat Note Amendment request on the next available City Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. West". The signature is fluid and cursive, with the first letter being a large, stylized capital 'P'.

Paola A. West, ISA-CA, CFM
Land Planner

Exhibit "A"



Folio Number: [484331490020](#)
Owner: FERNBROOK FLORIDA LLLP
Situs Address: 723 N OCEAN BLVD POMPANO BEACH FL 33062
Legal: POMPANO BEACH RESIDENCES 176-166 B PARCEL B