



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

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



March 24, 2021

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

**RE: "ELWIRA" PLAT – 1570 N. POWERLINE RD.
> LETTER OF INTENT**

Dear Ms. Barszewski,

We are submitting an application for Plat approval related to the above-referenced property, an already developed single lot containing 25,000 square feet in area. The owner's intent is to add a building to his business in order to hold a small flooring & granite showroom and have space for additional storage of material. Eventually the existing building will have to be reconditioned to adjust to the restructured right-of-way. The owner has not made a hard decision but desires to have the property platted as groundwork for his undertaking.

The property is located at the corner of N. Powerline Road and NW 16th Street, and is identified by Folio # 494227000430. We are submitting the above-referenced application for Development Review Committee (DRC) evaluation and are respectfully asking to be scheduled on the May 5th DRC meeting. We understand that we must provide letters of no-objection from applicable utility providers prior to City Commission approval, and we will do so as soon as available.

The proposed Plat complies with the applicable standards set forth in Part 7, Article 5 (Development Standards), of the City of Pompano Beach Zoning Code. On the following pages please find a point by point response to all items.

A. PURPOSE

The purpose of this Part is to establish standards for the creation of new lots and further development of existing lots within the city.

RESPONSE: Informational; this application is intended for the redevelopment of an existing business within the Powerline Road industrial segment.

B. APPLICABILITY

Unless specifically stated otherwise, the lot standards in this Part shall apply to any new lot created in accordance with Section 155.2410, Plat.

RESPONSE: We understand all provisions contained within Section 155.2410-Plat, Subsections A through H, and this Plat is in compliance with these provisions

C. GENERAL

1. Each lot shall be developable for its intended use in accordance with the Code.
RESPONSE: The proposed Plat is in compliance with the City of Pompano Beach Zoning Code, as set forth in its Section 155.3402 (1-), General Industrial).

P&Z

PZ21-14000007

8/25/2021

2. To the maximum extent practicable, side lot lines shall be perpendicular or radial to fronting street right-of-way lines.

RESPONSE: The proposed Plat complies with this provision as its side lot lines are perpendicular to Powerline Road.

3. Lots shall be arranged in relationship to topography, flood hazards, tree preservation requirements, or other site conditions to ensure development of the lot can comply with the applicable standards of this Code (e.g., ensure boundaries of new lots are located so there is sufficient room on the lot to site a habitable structure in compliance with floodplain management regulations).

RESPONSE: This is a boundary Plat that encompasses only one lot that is already developed. Existing conditions will not be altered.

4. Each lot shall be situated so that stormwater may be easily directed away from buildings in subsequent site-specific development. Lots shall be configured so that buildings and general flood sensitive site facilities are not located in drainage ways.

RESPONSE: The applicant understands and will comply with this requirement. The existing drainage system that is currently in use at the site will remain or be modified to accommodate the new building.

5. Flag lots are prohibited.

RESPONSE: This Plat does not create a flag lot.

6. Creation of through lots (street abutment front and rear) shall be avoided except where necessary to provide access to residential development from other than an arterial street, or to overcome specific disadvantages of topography and orientation. Through lots shall be subject to front yard setback standards along both frontage streets.

RESPONSE: This property is not considered a through lot. The property was and will remain a corner lot.

7. Dimensions of the corner lots shall be large enough to allow for the minimum required street intersection radii, for compliance with the minimum driveway spacing standards in Section 155.5101.G.3.c, Driveway Intersection Spacing Along State Roads, and for erection of buildings on the lot in accordance with the applicable yard setback standards in Article 3: Zoning Districts.

RESPONSE: This Plat provides a corner chord that is in compliance with the Broward County Trafficway standards.

D. FRONTAGE AND ACCESS

1. Each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. The public street frontage for a lot other than a townhouse lot shall be at least 40 feet, except that a lot designed for a single-unit dwelling and fronting a cul-de-sac shall have a minimum street frontage of 25 feet.

RESPONSE: This Plat abuts Powerline Road and NW 1st Street, providing sufficient frontage for both.

2. To the maximum extent practicable residential lots shall not front on arterial streets. If frontage on or driveway access to and from such a street is necessary, such access shall comply with the standards in 155.5101.G.3, Vehicular Access and Drainage.

RESPONSE: Informational; this is not a residential development.

**PZ21-14000007
8/25/2021**

3. All local, collector, minor arterial and principal arterial streets, shall have a minimum width per § 100.01(A) or (B), as applicable.

RESPONSE: Informational.

a) All property which abuts a local, collector, minor arterial and principal arterial street(s) shall not erect a building or structure closer than half of the applicable right-of-way width to the center line of the street(s).

RESPONSE: Informational; the applicant shall comply with this provision when the Site Plan application is submitted.

b) All lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way.

RESPONSE: All applicable right-of-way dedications are being provided by this Plat.

E. DIMENSIONS

1. The size, shape, and orientation of lots shall be appropriate for the siting of the type of building(s) or other development that the subdivision is proposed to include or that applicable use standards allow on the lot.

RESPONSE: Acknowledged.

2. Lot area and lot width shall comply with the applicable minimum standards set forth in Article 3, Zoning Districts.

RESPONSE: This Plat complies with the area and width requirements of the I-1 Zoning District.

F. EASEMENTS

Existing and proposed drainage and utility easements shall be located along lot lines.

RESPONSE: No additional utility easements are being proposed or required for this Plat.

Thank you very much for your continued assistance with our projects. As always, do not hesitate to contact me if you have any questions or if any additional information is needed.

Sincerely,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant

encl.

P & Z

PZ21-14000007

8/25/2021