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Land Planning  
Land Acquisition  
Entitlements  
Construction Management  
Permitting

August 10, 2023

Hellena Lahens, MSP, MPA - Planner  
City of Pompano Beach - Zoning Department  
100 W Atlantic Boulevard  
Pompano Beach, FL 33060  
P: 954-786-5554  
E: hellena.lahens@copbfl.com

**RE: Belmont Park Estate Residential Development  
PZ22-12000014 08/16/23 MSP Comments Response Letter**

Dear Hellena,

I hope this email finds you well. Below please find the responses to the comments provided on **August 2, 2023**, as part of the **Site Plan Application No. PZ22-12000014** DRC Meeting for August 16, 2023.

Should you have questions, please do not hesitate to contact me directly at 561 602 1225 or [yexsy@urbanafl.com](mailto:yexsy@urbanafl.com).

Sincerely,

A handwritten signature in blue ink that reads "Yexsy Schomberg".

**Yexsy Schomberg**, Principal Planner  
urbana

**DRC**

## ZONING DEPARTMENT

**Comment 1:** Upon resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed.

**Response:** Understood.

**Comment 2:** Upon resubmittal, use the same naming convention to version out drawings and documents.

**Response:** Understood.

**Comment 3:** Provide a copy of the approved Unity of Title, prior to building permit approval.

**Response:** The Unity of Title is in the process of being submitted.

**Comment 4:** Update the project narrative to include the existing conditions of the site.

**Response:** The existing Temporary Parking Lot use information has been added to the narrative and the approved use letter has been uploaded in ProjectDox with the 08/10/2023 submittal package.

**Comment 5:** Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval. A SCAD Letter was approved and is valid for 180 days from the date signed (8/2/2022).

**Response:** On 08/11/23, Yexsy Schomberg contacted the School District of Broward County Clerk Specialist B/Tammy Sartin via email and requested an updated SCAD Letter. The updated SCAD Letter will be provided with the P&Z submittal package.

**DRC**