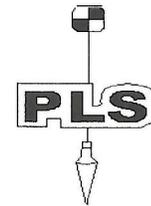




# PULICE LAND SURVEYORS, INC.

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April 28, 2021

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

**RE: "RAISING CANE'S POMpano BEACH" PLAT – 2501 N. FEDERAL HIGHWAY**  
➤ **LETTER OF INTENT**

Dear Ms. Barszewski,

Please accept this letter as a narrative for a Plat application related to the above-referenced property, for which a Site Plan was submitted by Kimley-Horn & Associates, under review as **No. PZ21-12000008**. Kimley-Horn, being the Engineer-of-Record for the Site Plan, is listed as the petitioner for the Plat application, however, our firm will be submitting the plat drawings and all related documentation for Development Review Committee (DRC) evaluation.

The property is identified by Folio # 484319000290 and comprises approximately 2.07 acres in area. It is located within a B-3 (General Business) Zoning District and has a C (Commercial) Land Use designation, both of which are compatible with the intended use. The property is presently occupied by a Bobby Rubino's restaurant. The developer is proposing to demolish the existing building and construct a brand new restaurant for the "Raising Cane's" franchise. Besides the restaurant building, the property contains a functioning billboard, intended to remain, as well as, at the southwest corner of the lot, a communication tower and its associated service building, all fully enclosed by a fence that prohibits access to unauthorized persons. An access easement towards the back of the lot where this area is located will be provided by separate instrument.

The proposed restaurant scheme includes an outdoor sitting area and a drive-thru for convenience. In order to catch up with the Site Plan review process, we are respectfully asking the Plat to be on the upcoming June 2<sup>nd</sup> DRC meeting. Utility letters of no-objection will be provided by Kimley-Horn and we will forward them as soon as made available to us.

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 part of the redevelopment project of an existing lot, substituting a previous restaurant for a new restaurant use.**

**DRC**

**PZ21-1400010**

**6/2/2021**

## 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 all these provisions.**

## C. GENERAL

1. Each lot shall be developable for its intended use in accordance with this Code.

**RESPONSE: The proposed Plat is in compliance with the City of Pompano Beach Zoning Code, as set forth in its Section 155.3304 (B-3, General Business).**

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 because the property's side lot lines are perpendicular to SR 5, or U.S. HWY 1, a.k.a. Federal Highway.**

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 boundary Plat holds only one lot (Parcel "A"). Existing conditions will be improved with a new building, enhanced landscape and better designed parking.**

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: Please refer to the Site Plan to verify how the existing drainage system will be modified to accommodate the new building and parking lot design.**

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 cannot be considered a through lot per the above-referenced concept.**

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 property is not a corner lot.**

## 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-family dwelling and fronting a cul-de-sac shall have a minimum street frontage of 25 feet.

**DRC**

**PZ21-1400010**

**6/2/2021**

**RESPONSE: The proposed Plat abuts Federal Highway, providing additional right-of-way for a turn lane to access the property.**

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 Management.

**RESPONSE: Informational; this is not a residential development.**

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 Site Plan shall comply with this provision.**

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 B-3 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

**DRC**

**PZ21-1400010**

**6/2/2021**