



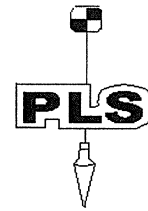
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December 19, 2024

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

RE: "FLORIDA INDOOR RACQUET CLUB" PLAT

- **CHANGE IN APPLICATION**
- **LETTER OF RESPONSE FOR APPLICATION # PZ23-14000005 (FORMERLY KNOWN AS "FLORIDA INDOOR TENNIS CLUB")**

Dear Ms. Barszewski,

Please accept this letter as a response to DRC comments issued on **June 21, 2023** for a project named FLORIDA INDOOR TENNIS CLUB. The applicant has engaged our firm to continue the platting process initiated for the development of a vacant piece of land located on the south side of West Atlantic Boulevard, approximately 2,500 feet east of the Florida's Turnpike exit ramp. This project originally contained two parcels labeled A and B on a total of 6.09 acres, with a restrictive Plat Note that contemplated 55,000 square feet of recreational facility on Parcel A and a 100-room hotel on Parcel B.

On the Plat we are resubmitting today (renamed FLORIDA INDOOR RACQUET CLUB), Parcel B has been removed and the Plat has been revised to reflect only one 5-acre parcel restricted to six tennis courts. To facilitate this second review, we are providing responses relevant to Parcel A only, since Parcel B is no longer part of this Plat. We have also filed an application with Broward County, and are providing the latest Development Review Report for your records.

Following, we reproduce the DRC comments with our responses **in bold** for your convenience, and are hopeful that a second DRC meeting will not be required. We would like to move to the City Attorney's review and work towards Planning & Zoning Board's consideration.

ZONING:

1. See Site Plan application PZ 23-12000009 for all comments related to the site plan.

RESPONSE: As explained above, we are presenting an updated version of the Plat that corresponds with plans for the construction of six tennis courts with an ancillary clubhouse building and parking area.

2. There are two parcels associated with this proposed Plat. Clarify why the proposal does not cover the entirety of parcel 484233370010, but rather just a small portion of it. Since you are already going through the process, why not include the entire property?

RESPONSE: To clarify, the property being platted with this application is now limited to parcel 484232000143, immediately west of the aforementioned folio number.

P&Z

3. The proposal includes a 100-room hotel on a small portion of parcel 484233370010. However, this proposed hotel was not included in the conceptual plan. Provide the hotel concept on the conceptual site plan.

RESPONSE: Indeed, the 100-room hotel has been removed from the Plat that was initially submitted, and has been filed separately as "3100 W ATLANTIC" (P&Z No. 24-14000004).

UTILITIES:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Acknowledged.

2. The City of Pompano Beach Utilities Dept. has an existing 24" Raw Water Main and Well and 24" Wastewater Forcemain on the subject property. Also, Broward County has an existing 42" Wastewater Forcemain on the subject property. These public utilities must have a utility easement. Please work with City staff to correct this issue.

RESPONSE: The project's Engineer-of-Record is working with Broward County; once all these easements are established, we will include them in the Plat drawing. We're aiming to have location(s) established before being scheduled for City Commission consideration.

LANDSCAPE:

Landscape plan and site plan do not match and are not reflective of existing parcel lines.

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 for the site.

All plans must match.

RESPONSE: Informational. This comment is not related to the Plat.

ENGINEERING:

No comments. Please note that additional comments may be forth-coming contingent upon future submittals and review process.

RESPONSE: Acknowledged.

PLANNING:

1. Must submit a Title Opinion less than 6 months old and must be addressed to the City.

RESPONSE: We are providing an updated Opinion of Title with this resubmittal.

2. Must submit County's Development Review Report before going to P&Z.

RESPONSE: One reason for the delay in our resubmittal was the County's DRR. Included in this package please find a report called "Response to Letter of Objections", issued following additional reviews by the County's Engineering Division. This DRR contains the County's latest recommendations for this Plat, including a waiver for a right turn lane.

3. All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.

RESPONSE: Once we know that the plat is acceptable as submitted, we will print the mylar and have it signed by the Owner's Representative and the Surveyor-of-Record.

4. The proposed use is consistent with the CR Land Use Designation and the CR Zoning. The total Plat Note equates to 94,312 SF of "commercial recreation" which is only 9.6% of the entitlements this property was granted in their 2022 LUPA (982,278 SF of Commercial Recreation uses). Therefore, the Plat Note allowing 55,000 square feet recreational use and 100 hotel rooms is allowed by the entitlements for the property.

RESPONSE: Although the current Plat is still in compliance with Zoning and Land Use designations, for your records this comment should be updated to reflect solely the six tennis courts (without the hotel).

5. Code Section 155.5704. FRONTAGE AND ACCESS - A. states that each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. Parcel B does not currently have access and the NVAL will preclude future access; therefore provide a cross-access easement instrument will be required prior to plat approval.

RESPONSE: Comment is no longer applicable to this Plat.

6. The Plat adjacent to the east of the subject property shows a 24-foot access easement; therefore its connection must be shown on the conceptual site plan.

RESPONSE: Comment is no longer applicable to this Plat.

7. The Conceptual Site Plan does not reflect the entire plat, Parcel B is missing and only 5 acres out of the total 6.0909 acres. Therefore, the Conceptual Site Plan must be revised to reflect the Hotel Use on Parcel B and show how it will have access to a public right-of-way.

RESPONSE: For your reference, with this resubmittal we are providing a Conceptual Site Plan showing the tennis court facility. This will help clarify the purpose of this Plat (Parcel A only).

8. The submitted legal description is incorrect, it includes the property contained within the "West Atlantic Plat."

RESPONSE: We are presenting an improved Plat in our role of new Surveyor-of-Record for the tennis court facility; the Legal Description is accurate for this piece of land.

9. Explain the applicant's future intentions regarding the existing bill board.

RESPONSE: The billboard is not located within this property any longer.

10. The City Utility Dept. is requiring the retention of two easements over a raw water main & a City force main, which must be provided to the satisfaction of the Utility Director prior to placement on a City Commission agenda.

RESPONSE: The Engineer-of-Record for this project is working with Broward County on the exact width and location of the easement(s).

11. Please explain why the eastern Plat limit is not the same length as the adjacent Plat's western Plat limit.

RESPONSE: Comment is no longer applicable to this Plat.

12. The parcel access is on a State road, therefore appropriate coordination must be made with FDOT.

RESPONSE: To submit the plat application to Broward County, it was mandatory that the project's Engineer-of-Record obtain a pre-approval letter from FDOT authorizing access from Atlantic Boulevard.

13. Prior to uploading for the next step, please call Maggie Barszewski at 954-786-7921 to coordinate a submittal to Planning & Zoning Board.

RESPONSE: It is customary to contact Ms. Barszewski for coordination.

14. Change the name of the City Clerk to Kervin Alfred.

RESPONSE: Thank you, the name has been updated.

P&Z

BSO: CPTED and Security Strengthening Report and related comments

RESPONSE: These are recommendations pertaining the Site Plan, not related to the Plat. Ownership will evaluate all protection measures when submitting for building permits.

WASTE MANAGEMENT:

The Environmental Services Department has no objections to the proposed plat request. The site plan submitted with this application appears to have NO issues with regard to garbage collection.

RESPONSE: Thank you, we suggest to update your records to reflect the new Plat.

CRA:

No comments.

RESPONSE: Thank you.

FIRE DEPARTMENT:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

RESPONSE: Thank you, we are seeking approval for the Plat only.

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