



DEVELOPMENT SERVICES

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November 20, 2020

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
Environmental Protection and Growth Management
Department
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Plat Note Amendment, amending the Horn Plat No. 2 – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included on the Horn Plat No. 2 (Plat Book 129, Page 47 of the public records of Broward County). The proposed change to the Plat is, as follows:

Existing Note Language:

42,500 SQUARE FEET OF OFFICE AND RETAIL USE

Proposed Plat Note:

40 TOWNHOUSE UNITS

Pursuant to the City's Code of Ordinances (155.2410 G.1.b.), the Development Services Director is authorized to approve minor deviations to Plats administratively for developments under 100 units and/or 100,000 square feet of non-residential gross floor area that increase the approved level of approved development by no more than 20 percent. This plat note amendment constitutes a reduction in development intensity since it is replacing 42,500 square feet of "Office and Retail Use" with 40 "Townhouse Units." The applicant submitted a Vehicle Trips Analysis (see Attachment I). The analysis shows that replacing the office & retail use with 39 townhouse units would result in approximately 331 fewer trips. As a result, the change is de minimis and therefore does not require the re-review by the City Commission.

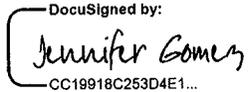
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The City also has no objection for a proposed NVAL amendment proposed for the property.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Yours truly,

THE CITY OF POMPANO BEACH

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Jennifer Gomez, AICP
Assistant Development Services Director

Enclosures