



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

January 16th, 2024

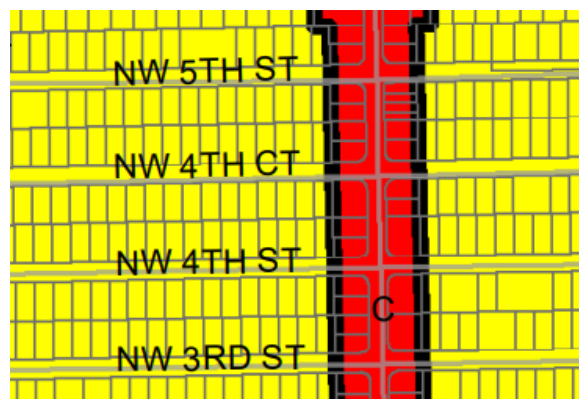
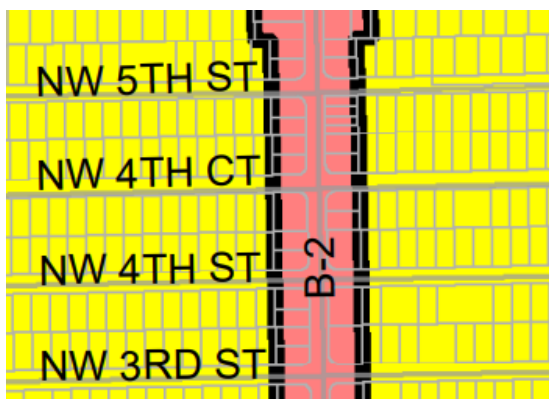
Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Special Exception for Collier City BSO Substation (NW 27 AVE POMPANO BEACH FL 33069, folio 484233730010)

Dear members of the Zoning Board of Appeals,

PlanW3st is representing The City of Pompano Beach in pursuit of Special Exception approval for the above-referenced property. The property is a total of 14,536 sq. ft. (0.33 acres), and is located on the southwest corner of NW 4th Court and NW 27th Avenue in Pompano Beach (refer to **EXHIBIT "A"** included with this narrative for location map). Currently, the property is vacant and the City intends to develop it with a new 2,749 sq. ft. building for use as a Broward Sheriff's Office (BSO) police substation. This project was approved as a minor site plan under PZ# 21-12000014 on September 7th, 2021, with final plat recordation in 2022 to be consistent with the project (Refer to Collier City BSO Substation Plat). The Zoning designation is RS-3 (Single Family Residence 3) and B-2 (Community Business), and the Land Use Designation is L (Low 1-5 DU/AC) and C (Commercial)—both which allow a police substation/community facility, though RS-3 allows it by Special Exception.

A Special Exception (PZ# 19-17000008) was granted by the Zoning Board of Appeals for this specific project and use on January 16, 2020, (filed on February 5th, 2020, and recently expired on February 5th, 2022). Since 2020, this project has experienced design and civil changes that caused delays in permitting and construction, coupled with the universal delays and challenges of the pandemic. These delays caused the Special Exception approval to lapse.



We understand that a Special Exception shall only be approved on a finding that the request as proposed meets the following standards and we believe we meet them all:

1. Is consistent with the comprehensive plan;

The subject property lies within the L (Low 1-5 DU/AC) and C (Commercial) land use designations of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, the Residential land use designation permits Community facilities "designed to serve the residential area, such as schools, day care centers, churches, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers." The Commercial land use designation also permits "Community facilities and utilities". The use naturally contributes to elevating the community as a whole, protecting property and providing a higher level of safety for the neighborhood. The proposed police substation use is consistent with both land use designations in which it will be located. Additionally, the proposed use and project is consistent with the following policies of the City's Comprehensive Plan:

Policy 14.01.01 The Capital Improvements Plan shall use the following criteria in determining the priority of capital improvement projects.

- a. Preserves the health and safety of the public by eliminating existing public hazards.***

The proposed police substation's purpose is to reduce and eliminate any public safety hazards and provide police services to the neighborhood.

Objective 12.04.00

Policy 13.04.01 The City will continue to participate with adjoining municipalities in interlocal mutual police and fire aid agreements and services.

The police substation is for Broward Sheriff's Office—the agency that has been contractually providing police services for the City of Pompano Beach since 1999.

Policy 01.14.07 All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

The site plan submittal for the project included a CPTED plan which was reviewed and approved by the Development Review Committee. Additionally, the use of the police substation will provide a higher level of safety and security for the neighborhood.

Policy 01.22.02 All neighborhoods shall be equally protected from crime, trash accumulation, speeding traffic, and have equal access to transportation options, parks and open spaces, clean drinking and surface water, sanitary sewer collection and treatment, healthy food, quality schools, and employment opportunities.

As there was a need in the area for the substation, the project will contribute to providing equal protection from crime and speeding traffic.

Policy 01.22.03 All neighborhoods shall have accurate and consistent planning in regard to the Future Land Use and Zoning Map designations and be adequately served by well-planned urban infrastructure.

The police substation is an essential part of the city's infrastructure. Equal protection of crime and speeding traffic is part of a well-planned urban infrastructure.

2. Complies with all applicable zoning district standards;

The project was reviewed and approved by the Development Review Committee and obtained a development order confirming compliance with the zoning district standards. The use requires a Special Exception in the RS-3, which was previously obtained on January 16, 2020 under PZ# 19-17000008. The order expired on February 5th, 2022 due to design and civil changes that caused delays in permitting and construction, along with the universal delays and challenges of the pandemic. The project has obtained a site plan order extension and is currently in permitting (BP22-5383).

3. Complies with all applicable use-specific standards in Article 4: Use Standards;

A police substation use does not have any use-specific standards listed under 155.4208.G. The project was reviewed and approved by the Development Review Committee and obtained a development order confirming compliance with the zoning district standards.

4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

The use avoids overburdening the available capacity of existing public facilities as the police substation use's purpose is to provide adequate police protection to the neighborhood where it is needed.

5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

The police substation use is an essential service for the neighborhood. The use is appropriate for its location as it is located in the proper land use and is within a neighborhood not currently close to the Public Safety Complex (located on the south east area of the city @ 100 SW 3rd Street). The building and most of the parking is located in the commercial zoning district portion along NW 27th Avenue and the building is placed as far away from the single-family neighborhood as possible, providing a large buffer along the west side with a pre-cast concrete buffer wall off of the property line.

6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

The proposed facility does not involve adverse odors or glare. The function of the substation will be similar to a small-scale office building. The substation does not promote or involve high refuse collection, multiple deliveries, overflow parking, over-lighting or other high intensity or high demand impacts.

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

The project will include all required street trees and landscaping. The design of the site includes a required buffer to the west and south for the parking of vehicles. The buffer proposed is 10-feet wide with an 8-foot perimeter precast concrete post-and panel wall. The wall not only screens and buffers the subject substation's parking of vehicles, but also provides privacy for the adjacent residents to the west and south.

8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

The small-scale office-like substation use will not deteriorate water, air, scenic, or other natural resources. The use is less intensive than a general retail or business use that is typically seen in B-2 zoning.

9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;

The site design includes shared bicycle and automobile access, and bicycle racks are provided along the west side of the building. Pedestrian walkways are provided, leading in from the main public sidewalks. Parking lots include the proper turnaround space and stacking lane distance required by code. Additionally, public parking and staff parking are separated, and there is only one curb cut proposed on NW 27th Avenue, and one proposed on NW 4th Court.

10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

The property is currently vacant. Providing a police substation in this location allows for the protection of property values in the immediate vicinity and allows the city to keep up with the demand of neighboring development in this and nearby zoning districts.

11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

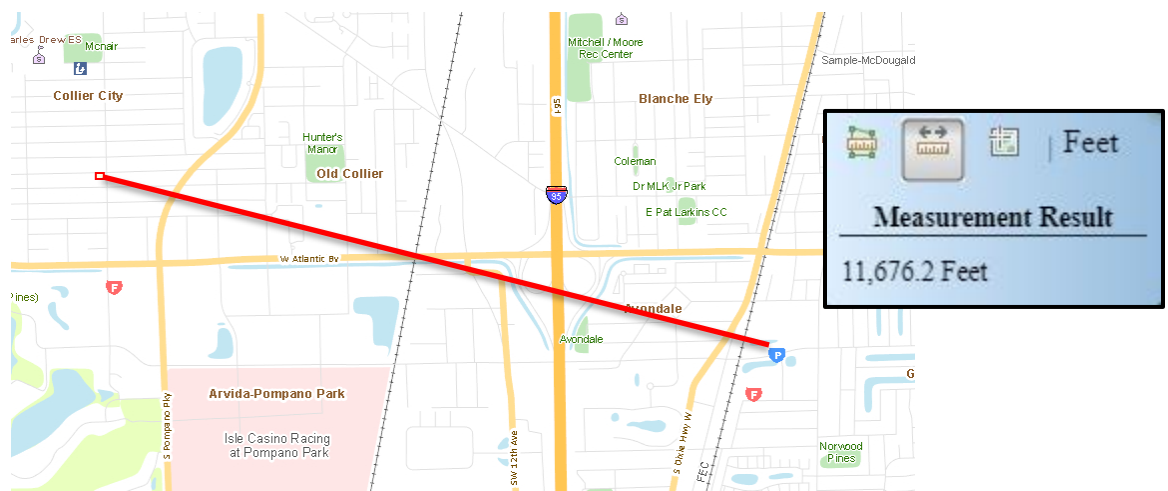
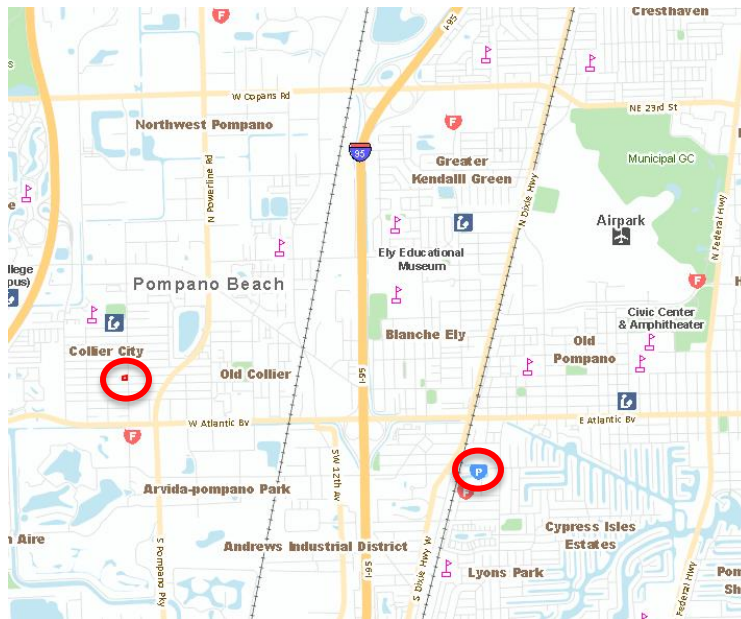
Providing a police substation in a neighborhood that is not close to the main Public Safety Complex supports a demonstrated need for public convenience and service of the Collier City neighborhood population. This project is also identified in the Capital Improvement Plan, which infers a great deal of planning and budgeting went into the proper siting and design of this project leading up to site planning and permitting. As you can see from the city's CIP website, the project is behind in construction timeline. (<https://www.pompanobeachfl.gov/government/engineering/capital-improvement-plan-division>) Refer to the justification of Standard 13 for further justification on a demonstrated need for this use at this location.

12. Complies with all other relevant city, state and federal laws and regulations; and

The proposed use and site will comply with all relevant city state and federal laws and regulations. The site plan has been approved and the project is currently in permitting. The property and use will comply with staff conditions issued during the site plan approval process as well as with this application.

13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

The images below show the locations of the proposed police substation in the Collier City neighborhood and the existing Public Safety Complex located at 100 SW 3rd Street. The distance from one to the other is roughly 11,670 feet—much farther than 500 feet. This proves there is not only a need for a police station in the neighborhood, but there is a need for one to service the north and west portions of the city.



Thank you for your consideration. We respectfully request approval is granted as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in blue ink, appearing to read 'PAOLA WEST', with a stylized, cursive script.

Paola A. West, AICP, ISA-CA
Principal, Senior Land Planner

EXHIBIT "A"



Parcel Id: [484233730010](#)

Owner: CITY OF POMPANO BEACH

Situs NW 27 AVE POMPANO BEACH FL
Address: 33069

Legal: COLLIER CITY BSO SUBSTATION
PLAT 183-524 B PARCEL A