

Exhibit 2

# FS 103 Site

## 3500 NE 16<sup>th</sup> Terrace

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CITY OF POMPANO BEACH

PLANNING & ZONING BOARD MEETING

JANUARY 27, 2021

# Property Aerial

+/- 0.45 gross acre parcel located on the west side of NE 16<sup>th</sup> Terrace, south of Sample Road and the Shopper's Haven commercial center

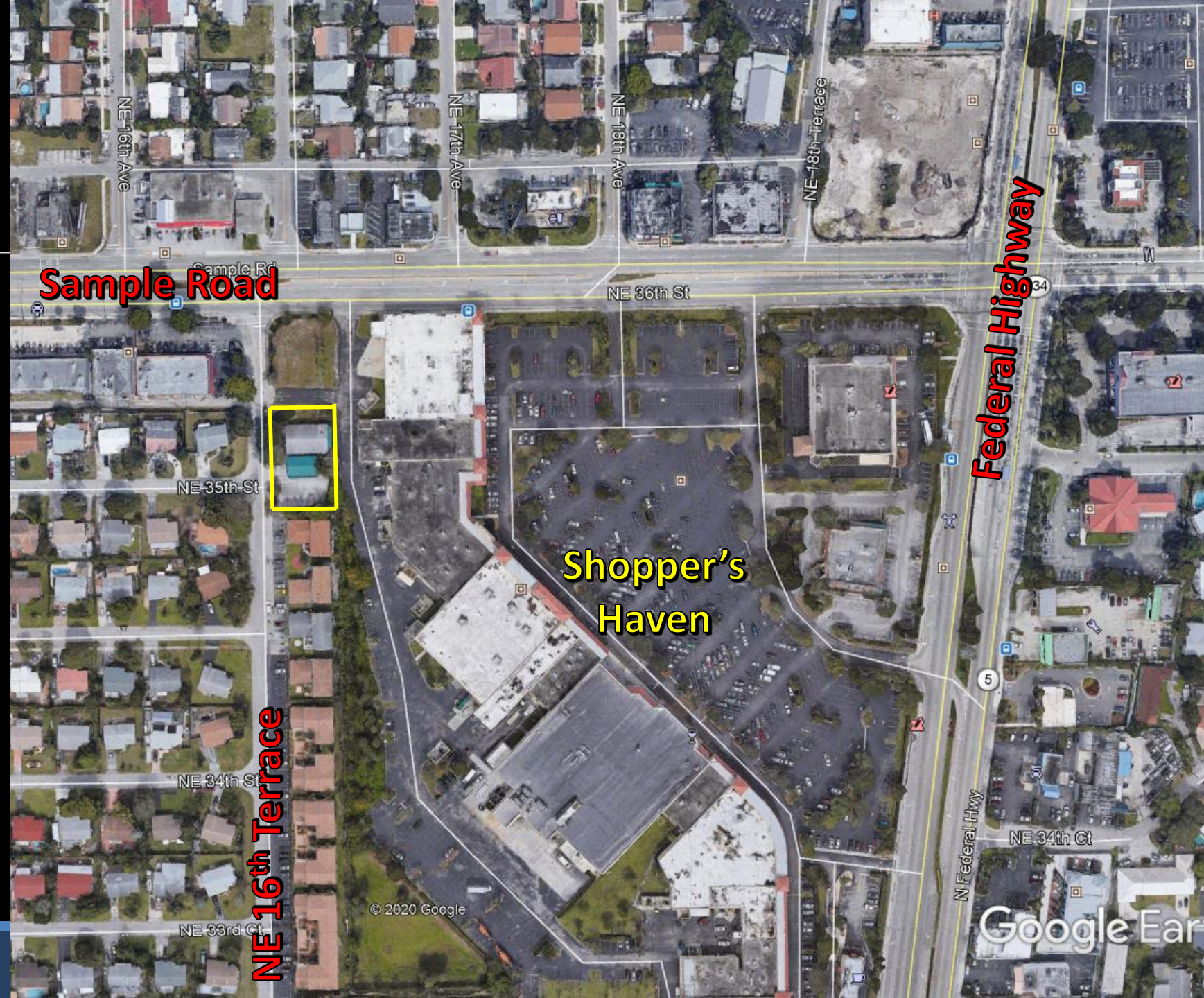
County Future Land Use Designation:  
Residential (LM 10du/ac)

City Future Land Use Designation:  
Community Facilities

Zoning Designation: CF, Community Facilities

Existing Use: Former Fire Station 103.

Proposed Use: Proposed re-use of existing building for offices.







## Existing Conditions





Existing Conditions

# Requests

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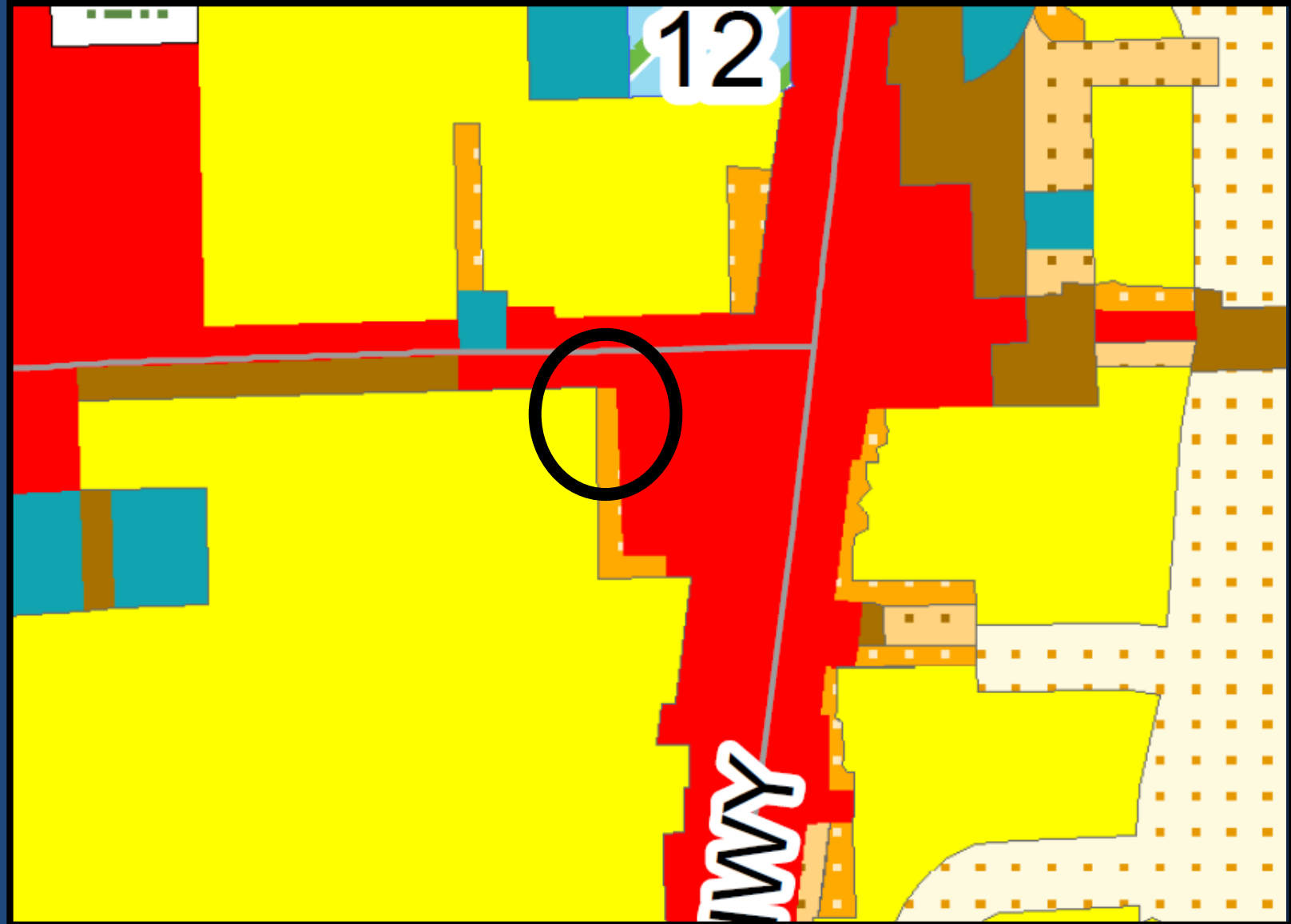
- ❑ Approval of a Local Land Use Plan Amendment to amend the City's land use designation for the Property from Community Facilities (CF) to Residential (Low-Medium 10), consistent with BrowardNext Land Use Plan designation for the subject property.
- ❑ Approval of an allocation of Commercial Flex to allow local business uses on a residential land use classification.
- ❑ Approval of a Rezoning from the Community Facilities (CF) zoning district to the B-1 zoning district.

# BrowardNext Future Land Use Map

BrowardNext Future Land Use  
Designation for Property:

Residential, Low-Medium  
(10du/ac)

- Proposed Application of  
Commercial Flex to allow for  
Commercial Uses



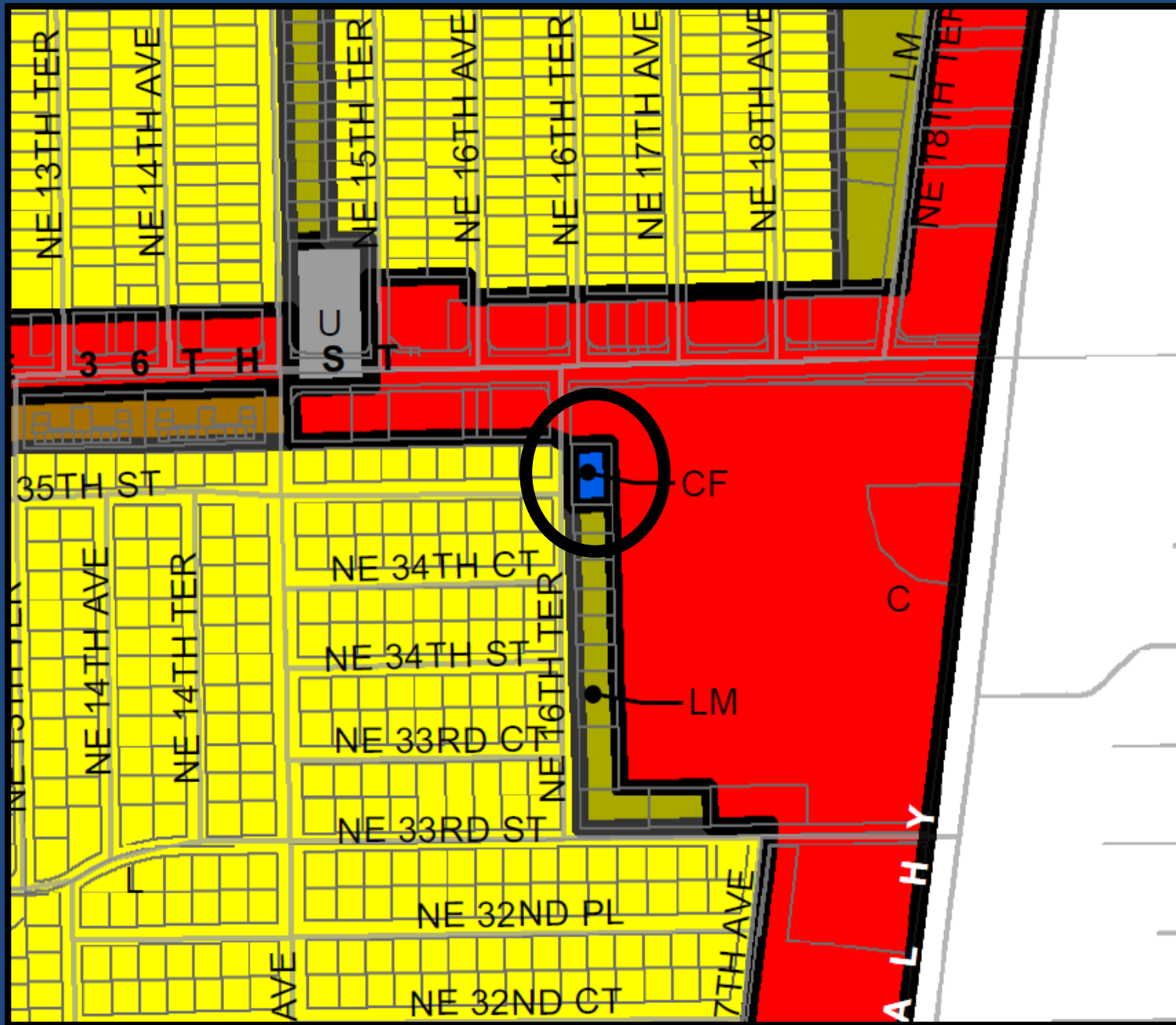


# Pompano Beach Future Land Use Map

## Pompano Beach Future Land Use Designation for Property:

Community Facilities (CF)

1. Proposed Local Land Use Plan Amendment to Residential 10du/ac for consistency with County's Land Use Plan;
2. Proposed Application of Commercial Flex to allow for Commercial Uses.

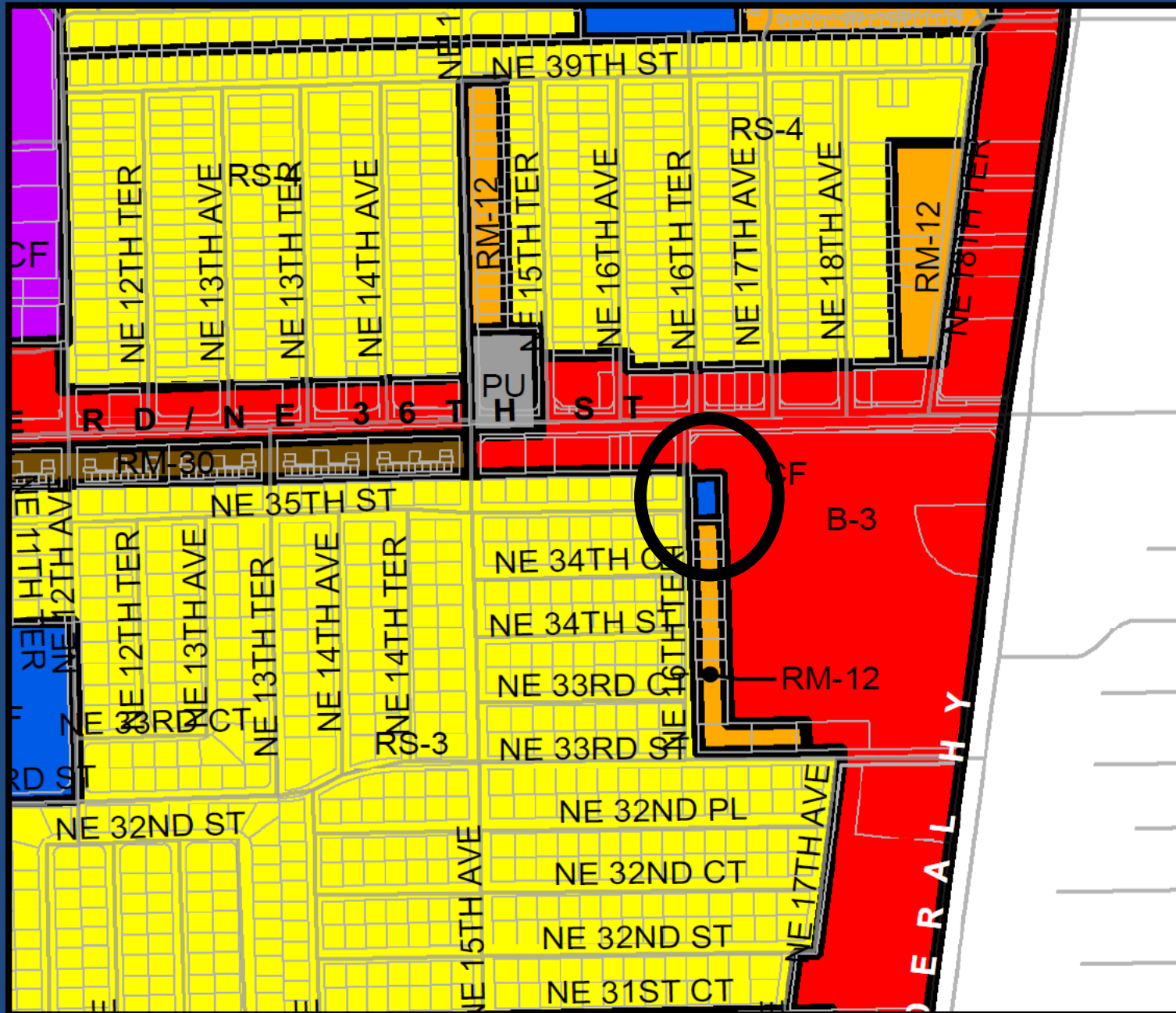


# Pompano Beach Zoning Map

Pompano Beach Zoning Designation for Property:

Community Facilities (CF)

- Proposed Rezoning to B-1 Zoning District.





# Proposed Site Plan

**Gated Access for Emergency Vehicles and Trucks (ie. trash pickup) as needed**

**New Landscaping & Compatibility Buffer adjacent to Residential Districts**

**SITE DATA**

OWNER/APPLICANT: WHITNEY LLC / 40TH STREET LLC / NEWTOWN HALL LLC / CLERMONT, LLC

SITE ADDRESS: 3500 NE 16 TERRACE, POMPANO BEACH, FL 33064

FOLIO NUMBER: 4842-24-19-0090

CURRENT USE: FIRE STATION

PROPOSED USE: COMMERCIAL OFFICE

SITE AREA: 15,700 SF

CURRENT ZONING DESIGNATION: COMMUNITY FACILITIES (CF)

PROPOSED ZONING DESIGNATION: GENERAL BUSINESS (B-3)

WATER/WASTEWATER SERVICE PROVIDER: BROWARD COUNTY WATER WASTEWATER SERVICES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	0'	25.16'
STREET SIDE YARD:	0'	24.71'
INTERIOR SIDE YARD:	0'	15.04'
REAR YARD:	30'	92.12'

**PARKING CALCULATIONS:**

USE	RATIO	REQUIRED	PROVIDED
OFFICE (2,404 SF)	1 PER 400 SF	6 SPACES	8 SPACES

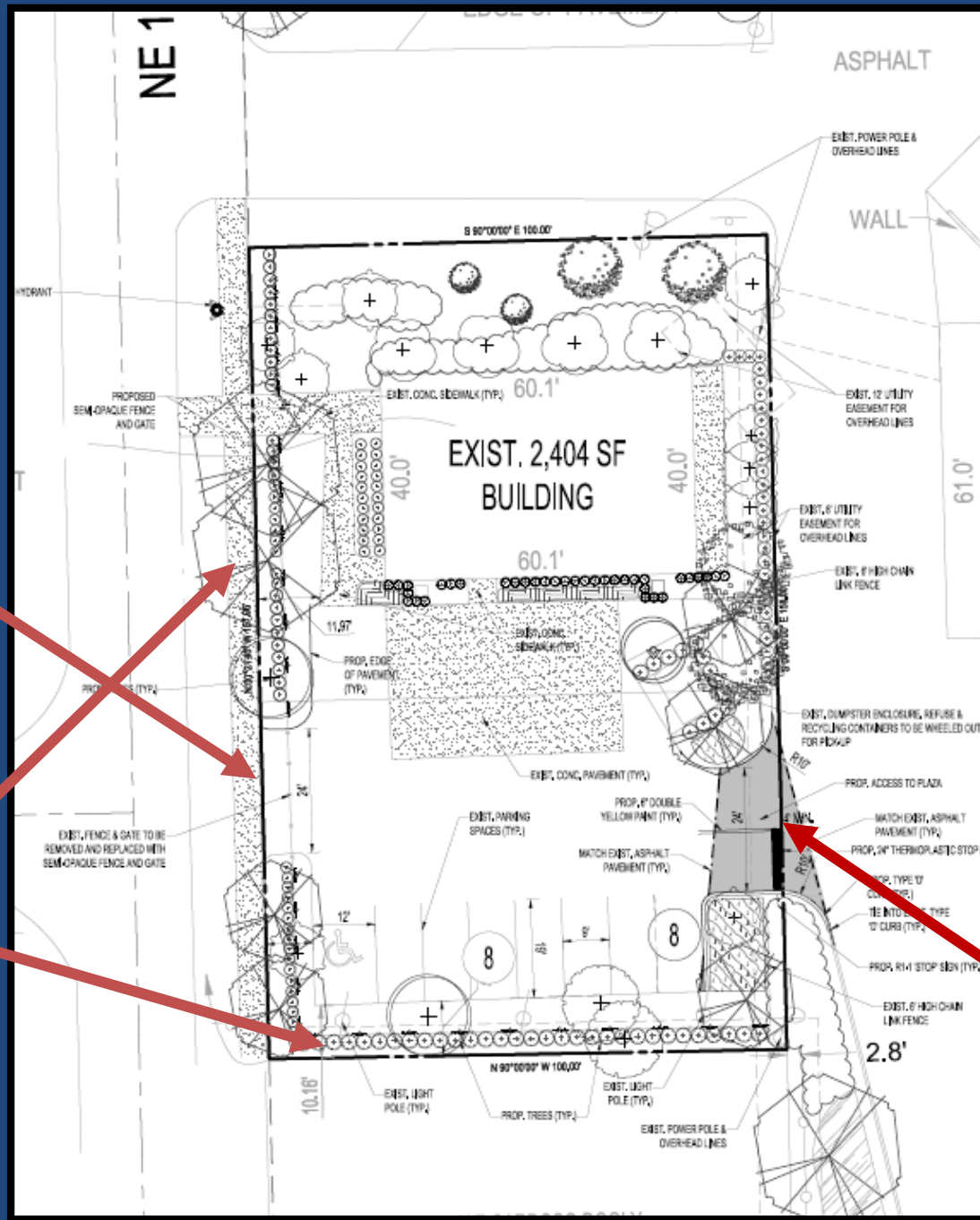
ONE (1) ADA SPACE PROVIDED (ONE (1) SPACE REQUIRED)

NOTE: USES IN THE BUILDING WILL BE LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT

**LEGAL DESCRIPTION**

LOTS 1 AND 2 AND THE EAST 33 FEET OF LOT 17, TOGETHER WITH LOTS 18, 19 AND 20, BLOCK 1, AND PARCEL 'A', LESS THE NORTH 15 FEET OF SAID PARCEL 'A', 'CRESTHAVEN NO. 9 REPLAT', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE WEST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE EAST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'.

LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED OCTOBER 15, 1997 IN OFFICIAL RECORDS BOOK 27143, PAGE 292; FURTHER LESS AND EXCEPT THOSE LANDS CONTAINED IN PARCEL NO. 109 AS DESCRIBED IN COUNTY DEED RECORDED AUGUST 14, 1997 IN OFFICIAL RECORDS BOOK 28853, PAGE 991, AND FURTHER LESS AND EXCEPT THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED MAY 13, 1997 IN OFFICIAL RECORDS BOOK 26416, PAGE 92.



**Primary Access through Adjacent Shopping Center**

# Consistency with Goals, Objectives & Policies of the City's Land Use Plan

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- ❑ Policy 01.01.05 – Review proposals for new development, including future land use plan amendments, to identify the cumulative impacts of the proposed development on public services and facilities.
- ❑ Policy 01.01.11 – Require future land use map amendments ensure the availability of potable water supplies and water supplies facilities, and reuse where available.
- ❑ Policy 01.03.04 – Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.
- ❑ Policy 01.04.05 – All Land Use Plan Map amendments and rezoning shall provide for the orderly transition of varying residential land use designations.
- ❑ Policy 01.03.11 – Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezoning.
- ❑ Policy 01.06.12 – Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it to be used, and that they pose no noxious impacts to the Biscayne Aquifer.



# Questions?

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FS 103 SITE

3500 NE 16<sup>TH</sup> TERRACE