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March 30, 2021

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [Pamela.McCleod@copbfl.com](mailto:Pamela.McCleod@copbfl.com)

RE: Collier City BSO Substation Site Plan (2417 NW 4<sup>th</sup> CT, 441 NW 27th AV)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing The City of Pompano Beach in pursuit of a Minor Site Plan for the above-referenced properties. The properties, owned by the City, are located at 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). The City's legal description of the properties is SECTION 33, A/K/A Collier City Lots 894, 895, & 896, Unrecorded. The city is currently processing a plat, as the county has determined platting is required for development of the parcels. Additionally, the City will be unifying the properties for the proposed development of a 1-story 2,750 sq. ft. police substation (Community Facility) and associated site features. The proposed development use was approved by Special Exception (19-17000008) on January 16, 2020.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The properties are located within a split L (Low 1-5 DU/AC) and C (Commercial) Land Use category. The proposed use, a Community Facility as defined in the City's Comprehensive Plan, is permitted in both the L and the C land use categories.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The proposed use is defined as a "Police Station" in section 155.4208 (Article 4) with no use specific standards. The subject property has a split RS-3 (Single Family Residence 3) & B-2 (Community Business) zoning. A Police Station is a permitted use in the B-3 zone, but a Special Exception use in the RS-3 zone (Article 3). The proposed development use was approved by Special Exception (19-17000008) on January 16, 2020. Additionally, the site plan complies with the conditions of the Special Exception as well as the intensity and dimensional standards of Articles 3, 4, and 5.

3. Complies with all other applicable standards in this Code;

The site plan complies with all standards of the zoning code. The interior landscaping width might be reduced, but we are proposing superior landscaping to mitigate for any reductions.

4. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

The RS-3 zoned property (2714 NW 4th CT) obtained Special Exception approval from the Zoning Board of Appeals on January 16, 2020 in order to utilize the subject property for a Police Station in accordance with 155.4208(G)(1). Three conditions were ordered with the approval, which the proposed site plan complies with:

- Obtain all necessary governmental permits and approvals, including Site Plan, Building, and Zoning Compliance Permits.
- Provide a CPTED and security plan at time of Site Plan review.
- Provide a minimum 10' landscape buffer and 6' high wall (Type 'B' buffer) between vehicular use area and adjacent residential properties.

5. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

This site plan intends to comply with all concurrency requirements of Chapter 154 (Planning) and is designed to do so.

6. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The properties abut two streets: NW 4th CT and NW 27th AV, both local streets. These streets are not recognized in the latest revision of the County Trafficways Plan. Prior to DRC review of the plat (PZ#20-14000011), no additional right-of-way was determined to be required the City Engineer.

7. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The subject property is not located in or near a Wellfield Protection Zone.

8. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

The site plan application includes a CPTED Security Plan for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

9. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The site plan application includes a Life Safety Plan with fire apparatus turning radii.

property will comply with adopted Fire Codes and Standards.

10. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County.

11. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The subject property is not located in an area identified by the City's approved Transportation Corridor Study.

Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM  
*Land Planner*

Exhibit "A"



Folio Number: <a href="#">484233045310</a>	Folio Number: <a href="#">484233045300</a>
Owner: CITY OF POMPANO BEACH	Owner: CITY OF POMPANO BEACH
Situs Address: 2714 NW 4 CT POMPANO BEACH FL 33069	Situs Address: NW 27 AVE POMPANO BEACH FL 33069
Legal: 33-48-42 E 50 OF W 550 OF N1/2 OF S2/5 OF SE1/4 OF NE1/4 OF SW1/4 LESS N 25 A/K/A 896 CC	Legal: 33-48-42 N1/2 OF S2/5 OF SE1/4 OF NE1/4 OF SW1/4 LESS W 550 & LESS N 25 & LESS E 25 AKA 894,895 CC