



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	P.B.P.F Plat	Number:	006-MP-83
Application Type:	Note Amendment	Legistar Number:	22- 1179
Applicant:	City of Pompano Beach	Commission District:	4
Agent:	PlanW3st, LLC	Section/Twn./Range:	02/49/42
Location:	Southeast corner of Pompano Park Place/ Southwest 3 Street and the FEC Railroad	Platted Area:	13 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 11, 2022		

A location map showing this Plat designated within the plat for the purpose of assigning development entitlement is attached, see **Exhibit 2**.

The Application is attached, see **Exhibit 7**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	November 17, 1987	Plat Book and Page Number:	139-18
Date Recorded:	June 12, 1989	Current Instrument Number:	89235483
Plat Note Restriction			
Original Plat:	This plat is restricted to 55,950 square feet of Government Office (police facility) .		
Proposed Note:	This plat is restricted to 140,000 square feet of Government Facility .		

1. Land Use

Planning Council has reviewed this application and determined that the City of Pompano Beach’s Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Community Facilities” land use category. The existing and proposed government facility is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

3. Municipal Review

The City of Pompano Beach has submitted the Resolution No. 2022.139 adopted on May 10, 2022, supporting the application, and the Letter of no objection dated April 13, 2022, see **Exhibit 4**.

4. Concurrency – Transportation

This plat is located within the Northeast Transportation Concurrency Management Area which is subject to Transportation Concurrency fees, as defined in Section 5-182.1.(a)(1)a) of the Land Development Code. The proposed note amendment will be an increase of 122 trips per PM peak hours.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Non-Residential	81	203
Difference	An increase of 122 Trips per PM Peak Hour	

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	Broward County
Plant name:	Pompano Beach (05/19)	BC North Regional/BCUD 4 (06/22)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	1.82 MGD	70.18 MGD
Estimated Project Flow:	0.566 MGD	0.056 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

Transportation Concurrency and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance. A waiver may be granted by the Urban Planning Division Director, for building permits by a governmental agency for the construction of public buildings that will directly serve the health and/or safety needs of the public according to Section 5-182.1(a)(5)a)3) of the Broward County Land Development Code.

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 5**.

8. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information includes archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The property is located in the City of Pompano Beach which is outside of the jurisdiction of the Broward County's historic preservation ordinance 2014-32. The property owner or agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations. Attached are the historic and archaeological comments, see **Exhibit 6**.

9. Aviation

The Broward County Aviation Department has no objections to this plat. However, this property may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and/or the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

10. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

11. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 11, 2023**.
2. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

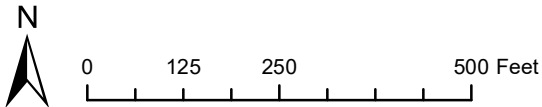
MGA



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 02/49/42



006-MP-83
P.B.P.F. PLAT



Prepared by: Urban Planning Division
 Date Flown: January 2022



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy" in the "FROM:" line.

RE: Plat Note Amendment for P.B.P.F. Plat
(006-MP-83) City of Pompano Beach

DATE: July 20, 2022

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Community Facilities" land use category. This plat is generally located on the southeast corner of Pompano Park Place/Southwest 3 Street and the FEC Railroad.

The existing and proposed government facility is in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:JMB

cc: Gregory P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services
City of Pompano Beach

#11

RESOLUTION NO. 2022 139

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE P.B.P.F. PLAT; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That city staff's letter of no objection to amendment of notation on the P.B.P.F. Plat, a copy of which letter is attached hereto and incorporated herein by reference as if set forth in full, is hereby approved and authorized.

SECTION 2. That the proper city staff is hereby authorized to forward said letter to Broward County.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 10th day of May, 2022.

DocuSigned by:
Rex Hardin
502CB780EB3F480...

REX HARDIN, MAYOR

ATTEST:

DocuSigned by:
Asceleta Hammond
62AB0835850F4A1...

ASCELETA HAMMOND, CITY CLERK

/jrm
4/18/22
l:reso/2022-178

DocuSigned by:





DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

April 13, 2022

Ms. Josie P. Sesodia, Director
Resilient Environment Department
URBAN PLANNING DIVISION
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Plat Note Amendment, Amending Notation Included in the P.B.P.F. Plat P.B. 139, P 18– Letter of No Objection.
Location: 100 SW 3rd Street

Ms. Sesodia:

The City of Pompano Beach has no objection to amending a notation included in the P.B.P.F. Plat. The change to the note is, as follows:

From:

“This plat is restricted to 55,950 sq. ft. of Gov’t office (police facility).”


To:

“This plat is restricted to 140,000 square feet of government facility.”

The City of Pompano Beach has no objection to these changes on the Plat.

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

Regards,

DocuSigned by:

53F0B35D6D8F4FC...
Maggie Barszewski, AICP
Planner



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 7/19/2022

TO: Josie P. Sesodia, Director, UPD
PDMDInfo@broward.org

FROM: Lorenzo Fernandez, Assistant Director, EPD 

SUBJECT: Plat Note Amendment

The Environmental Permitting Division (EPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 006-MP-83-A	Folio: 494202400010
Plat Name: P.B.P.F. PLAT	
Comments Due Date: 7/20/2022	Return Comments To: PDMDInfo@broward.org
Applicant's Request: Plat Note Amendments	
Division: Environmental Permitting	

Staff proposes the following disposition:

Reviewer's Name: Yvel Rocher	Program: Domestic and Non-Domestic Wastewater And Surface Water Management
-------------------------------------	---



Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.
3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: Linda Sunderland	Program: Aquatic and Wetland Resources
--	---



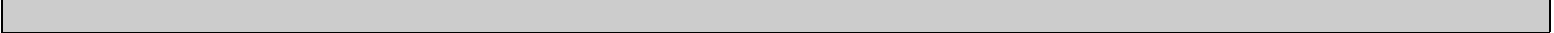
Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.
2. This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.
3. The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.
4. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Reviewer's Name: Peter Burke	Program: Tree Preservation
-------------------------------------	-----------------------------------



Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:
This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
---	---



Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:
The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Reviewer's Name: Robert Wong	Program: Air Program
-------------------------------------	-----------------------------



Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:
As described, the Air Licensing and Compliance Section has no objection to the referenced plat note amendment.
If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395>. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Tuesday, July 5, 2022

Gabriela Aguiar, Planner
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
PDMDinfo@broward.org

Re: Request for Comments – Historical Resource Review
Plat No. 006-MP-83/P.B.P.F. Plat
Broward County property folio(s): 494202400010 (100 SW 3 Street, Pompano Beach, FL 33060)

Gabriela

I have had an opportunity to review materials relative to Plat No. 006-MP-83/P.B.P.F. Plat; Broward County property folio(s): 494202400010.

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

B. The subject property is located in the City of Pompano Beach, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Historic Preservation
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard, #3
Pompano Beach, Florida 33060
Tel.: (954) 786-7921

C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."



Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



BRADLEY LANNING | PRINCIPAL INVESTIGATOR
PALEOWEST

In capacity as:

County Archaeological Consultant
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
Tel.: (813) 360-6130
Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division





Application Number 006-MP-83

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name P.B.P.F. Plat			
Plat/Site Number 006-MP-83		Plat Book - Page (if recorded) PB 139/Page 18	
Owner/Applicant/Petitioner Name City of Pompano Beach			
Address 100 W Atlantic Boulevard		City Pompano Beach	State FL
Phone (954)786-5520		Email Tammy.Good@copbfl.com	
Agent for Owner/Applicant/Petitioner PlanW3st LLC		Contact Person Paola A. West	
Address 16350 115th Avenue North		City Jupiter	State FL
Phone 954-529-9417		Email pwest@planw3st.com	
Folio(s) 4942 02 40 0010			
Location South _____ side of 3rd Street _____ at/between/and S Dixie Highway E _____ and/of S Cypress Road _____ <small>north side/corner north street name street name / side/corner street name</small>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i>, use <i>Vacation Instructions</i>)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)</p>
--

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 006-MP-83	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name P.B.P.F. Plat		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat P.B.P.F. Plat Note	Project Number 006-MP-83
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat. NA	
Number and type of units proposed to be deleted by this replat. NA	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. NA	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) CF (Community Facilities)	Land Use Plan Designation(s) CF (Community Facilities), no change
Zoning District(s) CF (Community Facilities)	Zoning District(s) CF (Community Facilities), no change

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Government Facilities	60,934	present	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Government	140,000 sq. ft.
		Facilities	

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.


[Signature] 5/16/2022
 Owner/Agent Signature Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 16th day of May, 20 22, who is personally known to me | has produced _____ as identification.

PATRICIA A. GILBERT *[Signature]*
 Name of Notary Public Signature of Notary Public – State of Florida

 HH 201434
 Notary Seal (or Title) Serial Number (if applicable)

For Office Use Only

Application Type
NOTE AMENDMENT

Application Date <u>06/29/2022</u>	Acceptance Date <u>06/30/2022</u>	Fee <u>\$ 2,090.00</u>
Comments Due <u>07/20/2022</u>	Report Due <u>07/30/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
NONE

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: NARRATIVE;

Distribute To
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By
Maria Gabriela



Application Number 006-MP-83

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
	<p>1. Why is this property being platted? Attach an additional sheet(s) if necessary. Plat note amendment is for change of use area (sq. ft.).</p>				
	<p>2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
	<p>3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
X	<p>4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
X	<p>5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</p>				
X	<p>6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas"? If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Pompano Beach		
	Address		
	100 W Atlantic Boulevard		
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Pompano Beach		
	Address		
	16350 115th Avenue North		

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Solid Waste Collector</div>
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">AT&T – Name/Title</div>
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 338
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. Seating NA



May 26, 2022

Karina da Luz, Planning Section Supervisor
Broward County, Urban Planning Division
1 North University Drive, Suite 102-A
Plantation, Florida 33324

Via Electronic Mail: KDALUZ@broward.org

RE: Application for Plat Note Amendment- 100 SW 3 ST (Pompano Beach Public Safety Complex, P.B.P.F. Plat, Parcel "A")

Dear County Reviewers,

PlanW3st LLC is representing the City of Pompano Beach ("Applicant") in requesting a Plat Note Amendment for the above-referenced property. The property is comprised of one parcel, approximately 562,156 sq. ft., and located on the southeast corner of the FEC Railway corridor and SW 3rd Avenue (Racetrack Road). The property is zoned CF Community Facilities, and is located within the city's CF (Community Facilities) Land Use designation. Please refer to location map (**Exhibit "A"**) for exact location. The subject parcel houses the city's existing Public Safety Complex, which includes police headquarters, police fleet maintenance, a fire station, and fire training. The new building will include fire administration and logistics, and a new emergency operations center for the City of Pompano Beach. The city obtained site plan on March 23, 2022, in order to centralize and improve their Fire/EOC and Public Safety services in anticipation of the City's continued growth in the coming years. To maintain consistency between the site plan and the plat, as well as to address a condition of approval, the plat note must be amendment from the current allowable 55,950 sq. ft. to the proposed 140,000 sq. ft. There are no previous plat note amendments recorded for this plat.

As this is an essential government facility, we will be requesting waiver of all impact fees at time of Broward County Commission approval.

The plat note currently states the following:

"This plat is restricted to 55,950 sq. ft. of Gov't office (police facility)."

We are requesting the plat note to state the following, as verified with the County's Resilient Environment Department, Urban Planning Division:

"This plat is restricted to 140,000 square feet of government facility."

We respectfully request you place the Plat Note Amendment request on the next available County Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,



Paola A. West, ISA-CA
CEO / Senior Land Planner

Exhibit "A"



Parcel Id: [494202400010](#)
Owner: CITY OF POMPANO BEACH
Situs Address: 100 SW 3 ST POMPANO BEACH
FL 33060
Legal: P.B.P.F. PLAT 139-18 B PARCEL
"A"