



PlanW3st LLC  
10152 Indiantown Road  
Unit 159  
Jupiter, Florida 33478  
954-529-9417  
[pwest@planw3st.com](mailto:pwest@planw3st.com)

---

April 5, 2022

Maggie Barszewski, Planner  
City of Pompano Beach  
Development Services  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Via Electronic Mail: [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com)

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

Dear Ms. Barszewski,

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 3<sup>rd</sup> Avenue (Racetrack Road). Please refer to location map (**Exhibit "A"**) for exact location. The subject parcel houses the city's existing Public Safety Complex. The Applicant obtained site plan approval from the Planning & Zoning Board, under application #21-12000002, on March 23, 2022. The city is seeking 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. The proposed building area does not exceed lot coverage in the CF zoning district. 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 City Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,



Paola A. West, ISA-CA  
*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"