



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

October 7, 2020

Broward County  
Development and Environmental Review

RE: Collier City BSO Substation Plat -Traffic

To Whom It May Concern:

We have established communication with the Traffic Division-Service and Capital Planning for Transit Site Plan Review and obtained approval for the proposed development's revision of the location of bus stop ID# 3193 with conditions, which we agree to. A copy of the approval letter is included with this correspondence. These conditions are as follows:

- The project is served by Broward County Transit (BCT) Route 60 on NW 27th Ave with an existing southbound bus stop, ID# 3193 that will be impacted by the proposed driveway location hence will require the following:
- Construct an 8-foot-wide x 35 feet long x 6" thick expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on NW 27th Ave commencing 5 feet south of the north property line and continuing south for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.
- Refer to revised Site Plan for additional information.

If you have any questions, please contact me at 954-529-9417 or would like to send your response via email, you may contact me at [pwest@planw3st.com](mailto:pwest@planw3st.com).

Thank you for your time and consideration with this matter.

Sincerely,

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

**Enclosure**

**P&Z**

**PZ20-1400011  
3/24/21**



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**Transit Site Plan Review**

Date: July 10, 2020

To: Paola A. West, ISA CA, CFM  
Land Planner  
PlanW3st,LLC

From: Noemi R. Hew *Noemi R. Hew*  
Service and Capital Planning, Transit Division

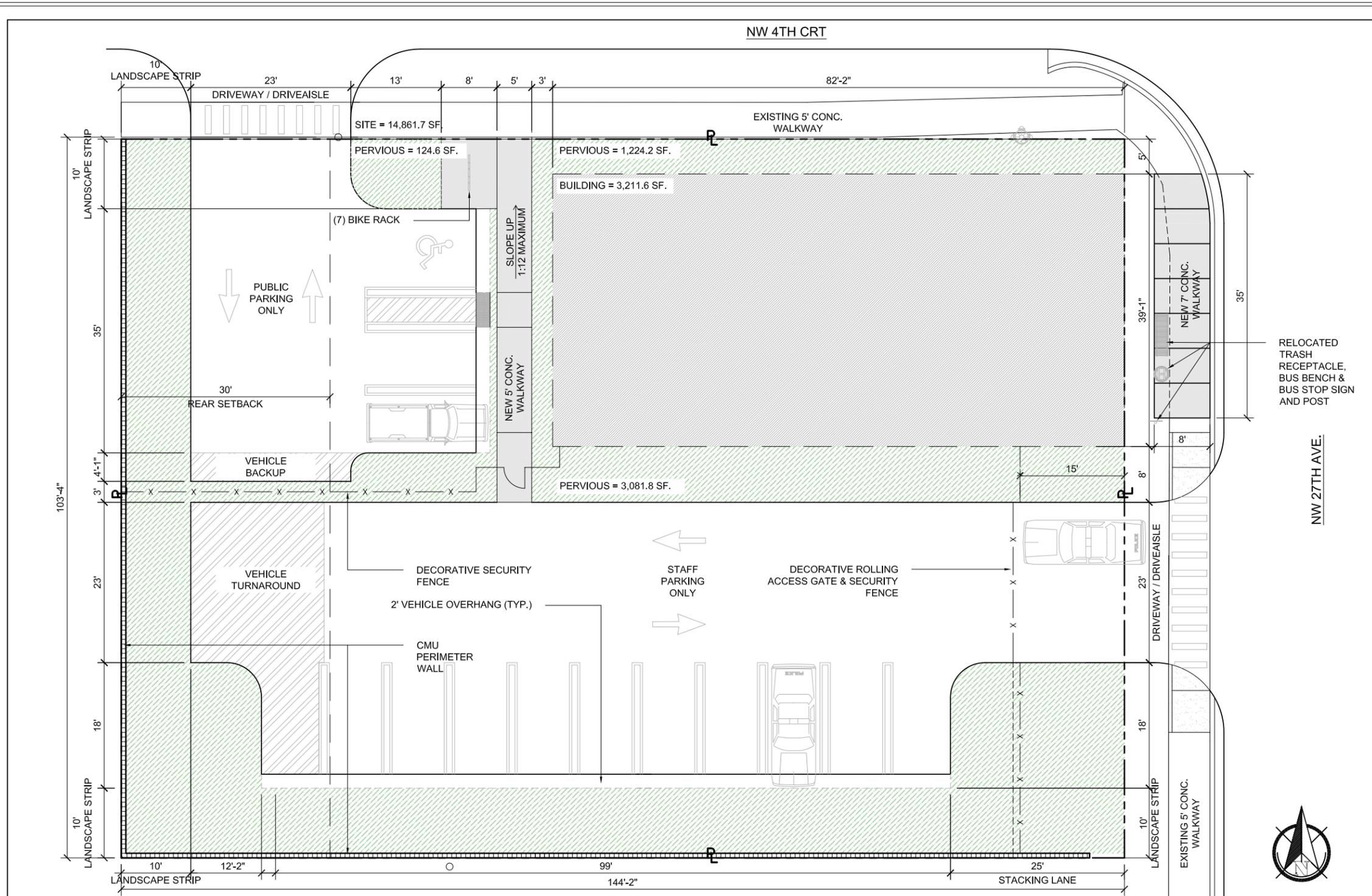
Subject: **BSO Substation, Pompano Beach, FL, BS #3193**

Broward County Transportation Department, Service and Capital Planning staff has reviewed the **BSO Substation Pompano Beach** Proposed Site Plan Option 5, DD-100, dated 7/9/2020, located at 441 Northwest 27<sup>th</sup> Ave in the City of Pompano Beach and approves the requested revision as follows:

- The project is served by Broward County Transit (BCT) Route 60 on NW 27<sup>th</sup> Ave with an existing southbound bus stop, **ID# 3193** that will be impacted by the proposed driveway location hence will require the following:
- Construct an 8 foot wide x ~~40-foot~~ **35 feet** long x 6" thick expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on NW 27<sup>th</sup> Ave commencing 5 feet south of the north property line and continuing south for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.
- Refer to revised Site Plan for additional information.

Thank you for considering BCT's comments. Please do not hesitate to contact Noemi Hew [nhew@broward.org](mailto:nhew@broward.org) (954) 357-8380 or Kurt Petgrave [kpetgrave@broward.org](mailto:kpetgrave@broward.org) (954) 357-6793 if you have any questions.





SITE CODE INFORMATION	
PER ZONING CODE SECTION 155.3303. COMMUNITY BUSINESS (B-2)	
DIMENSIONAL STANDARDS:	
• MINIMUM LOT AREA	10,000 SF.
• MINIMUM LOT WIDTH	100 FT.
• MAXIMUM DENSITY	30 ACRES
• MAXIMUM LOT COVERAGE	45%
• MINIMUM PERVIOUS AREA	20%
• MAXIMUM HEIGHT	105 FT.
• MINIMUM FRONT YARD SETBACK	0 FT.
• MINIMUM STREET SIDE YARD SETBACK	0 FT.
• MINIMUM INTERIOR YARD SETBACK	0 FT.
• MINIMUM REAR YARD SETBACK	30 FT.
SITE CALCULATIONS	
TOTAL SITE AREA:	14,862 SF.
IMPERVIOUS AREAS	
• BUILDABLE AREA	3,212 SF. 21.6%
• VEHICULAR USE AREA	6,714 SF. 45.2%
• PEDESTRIAN WALKWAYS	341 SF. 2.3%
• PERIMETER CMU WALL	165 SF. 1.1%
SUBTOTAL	10,433 SF. 70.20%
PERVIOUS AREAS	4,430 SF. 29.80%
VEHICULAR PARKING CALCULATIONS:	
TOTAL SPACES REQUIRED (PER TABLE 155.5102D.1)	3,212 GSF. @ 1/500 SF. 7 SPACES
TOTAL SPACES PROVIDED INCL. (1) ACCESSIBLE PARKING SPACE PER 2017 FLORIDA ACCESSIBILITY CODE TABLE 208.2	13 SPACES
BICYCLE PARKING REQUIREMENT:	
TOTAL SPACES REQUIRED: 4 FOR EACH (10) PARKING SPACES (PER 155.5102.L.1)	13 / 10 = 1.3 1.3 x 4 = 5.2 6 SPACES
TOTAL SPACES PROVIDED	7 SPACES



License #  
AA2600313  
IB26001701

4710 SW 163rd Ave.  
Miramar, Florida 33027  
Phone (954) 489-8245  
bennett.architecture@gmail.com

Kurt LV Bennett, RA  
License Number: AR97753

## BSO Substation (Pompano Beach)

441 Northwest 27th Avenue  
Pompano Beach, Florida

© BENNETT ARCHITECTURE, INC. 2020.  
THIS DOCUMENT IS THE PROPERTY OF BENNETT ARCHITECTURE, INC.  
AND SHALL NOT BE REPRODUCED, COPIED, NOR ALTERED  
WITHOUT EXPRESS WRITTEN CONSENT OF BENNETT ARCHITECTURE,  
INC.

1/16" = 1'-0"

PROJECT NO: Project Number  
DRAWN BY: DRW  
CHECKED BY: C  
DATE: 7/19/20

Proposed Site  
Plan Option 5

DD-100

P&Z

PZ20-1400011  
3/24/21