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Maggie Barszewski, Planner  
City of Pompano Beach- Development Services  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

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

RE: Platting of 2714 NW 4<sup>th</sup> CT & 441 NW 27<sup>th</sup> AV (484233045300 & 484233045310)

Ms. Barszewski,

PlanW3st LLC is representing the City in Site Planning and Platting the above-referenced properties. The properties, owned by the City, are located at the southwest corner of NW 4<sup>th</sup> Court and NW 27<sup>th</sup> Avenue in Pompano Beach. The City's legal description of the properties is SECTION 33, A/K/A Collier City Lots 894, 895, & 896, Unrecorded. The county has determined in writing that platting is required in order to construct a principal building on these lots both due to the fact that the lots are vacant and unrecorded. The City will be unifying the properties for the development of a 1-story 3,100 sq. ft. police substation (Essential Government Facility) and associated site features. The proposed development use was approved by Special Exception (19-17000008) on January 16, 2020.

I am including a snapshot of the BCPA aerals (Exhibit "A"). We are requesting plat approval at this time and meet all review standards as specified in code section 155.2410 [Plat].

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;

The lots being platted are located within the B-2 and RS-3 zoning districts. Since the proposed use is not residential, the lots need to meet the minimum lot standards for the B-2 zoning district. The lots measure about 103 feet in width and are a total of about 14,664 sq. ft. when unified, both which meet the minimum 100' width and 10,000 sq. ft. area requirement of the B-2 zoning. There is a required 5-foot right-of-way dedication on NW 27<sup>th</sup> Avenue that will be granted with the plat. That takes the total lot area down to 14,148 sq. ft. which still meets the 10,000 sq. ft. minimum for the B-2 zoning district. Moreover, the lots being platted are rectangular in shape and located at the southwest corner of the intersection of NW 4<sup>th</sup> Court and NW 27<sup>th</sup> Avenue—both considered local streets that will provide access to the site.

2. The development complies with all other applicable standards in this Code;

The property will be going through and obtaining Minor Site Plan approval from the Development Services Director. The Minor Site Plan will meet all other applicable standards in the Code when approved.

3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);

The development will comply with all requirements and conditions of the Minor Site Plan development order when granted. The RS-3 zoned property (2714 NW 4<sup>th</sup> 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 site plan will comply with prior to obtaining a Minor Site Plan development order. These conditions are as follows:

- 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.

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;

The lots being platted abut two streets: NW 4<sup>th</sup> CT and NW 27<sup>th</sup> AV, both local streets. These streets are not recognized in the latest revision of the County Trafficways Plan. NW 27<sup>th</sup> AV is required by the City to measure a minimum of 60 feet (30 feet to the centerline). Currently, there is 25 feet to the centerline for this portion which will necessitate a right-of-way dedication. This dedication will be granted by the plat.

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and

The development/lots are not located in a Broward County Wellfield Protection Zone. Additionally, the proposed development will not be operating a facility that stores, handles, uses or produces regulated substances as defined in the County's Wellfield Protection Ordinance.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

We would definitely want all utilities to be fed underground. There is a pole mounted transformer located along the south property line, which we suspect will service our building. However, all adjacent properties are being fed overhead from this power line/transformer. FPL should be able to feed from the transformer, down the pole, then underground to the building.

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



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

Exhibit "A"



Parcel Information

Folio Number: [484233045310](#)

Owner: CITY OF POMPANO BEACH

Situs Address: 2714 NW 4 CT 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

Millage Code: 1512

Use Code: 00

Parcel Information

Folio Number: [484233045300](#)

Owner: CITY OF POMPANO BEACH

Situs Address: NW 27 AVE POMPANO BEACH FL 33069

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

Millage Code: 1512

Use Code: 80