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January 25, 2021

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

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

RE: PZ# 20-14000011 Collier City BSO Substation Plat (2417 NW 4<sup>th</sup> CT)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the September 2, 2020 DRC meeting. Seeing as the only disciplines that issued comments are Planning, Engineering, Utilities, and Zoning, we would like to take the opportunity to respond to those comments at this time. If you believe the comments have been satisfied, please indicate so. The City is eager to move forward with the plat and site plan for the property. If you do not believe the comments have been satisfied and another meeting is required prior to reviewing the revised plans for placement on a Planning & Zoning Board agenda, please also indicate so.

Thank you and I look forward to your response.

#### PLANNING

Plan Reviewer Maggie Barszewski [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com)  
Status Review Complete Pending Development Order

#### Comments

- 1) Must submit County's Development Review (DRR) Report before going to P&Z.

We submitted for DRR review and received comments on 12/21/2020. We submitted a Letter of Objection for 2 minor items on 1/20/2021 and we are awaiting response. See attached Letter of Objection addressed to Broward County.

- 2) All Right-of-Way dedications shall be reflected on Plat.

No additional right-of-way is required, as verified by John Sfiropoulos, City Engineer in an email to Daniel Keester dated July 2, 2020.

- 3) Prior to the City Commission, you must submit a Title Certificate made out to the City, less than 6 months old.

Thank you, acknowledged.

- 4) Prior to the City Commission, you must submit all service provider no objection letters.

All service providers have submitted no objection letters, see attached. These will be uploaded to the P&Z Documents folder.

- 5) The Land Use designation for the two parcels are Low Residential & Commercial. The Administration section of the Land Use Element states the following for such categories: Section 3.02.A.5. Residential Land Use allows Community facilities designed to serve the residential area, such as schools, day care centers, churches, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers. Section 3.02B.6. Commercial Land Use allows Community facilities and utilities.

Thank you, acknowledged.

- 6) All Planning DRR Report comments must be reflected on the Plat including any required NVAL.

Thank you, acknowledged.

- 7) Your narrative mentions dedicating property to increase the width of NW 27th Avenue, however I am not aware of any such requirement.

No additional right-of-way is required, as verified by John Sfiropoulos, City Engineer, in an email to Daniel Keester dated July 2, 2020.

- 8) As you know, Teco Gas has identified a possible gas line on the property; instrument. Please therefore an easement must either be conveyed by Plat or by separate address which will be employed.

A 5' gas line easement is proposed to be dedicated by plat, refer to revised plat.

#### ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status Review Complete Pending Development Order

#### Comments

1. R/W dedication is not required along NW 4th Ct.

Thank you, acknowledged.

2. The narrative states that 5' dedication will be granted for NW 27th Ave however, our Code states: NW 27th St. Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.) Atlantic Blvd. Existing widths or 50 feet, whichever is greater We do not have a NW 27th St and believe this should state NW 27th Ave.

Since there is currently 25' to centerline we believe no R/W dedication is required for NW 27th Ave.

100.09:

- (A) Before any plat shall be admitted to the City Commission for record in the city, the plat shall be first presented to the City Engineer or other designated official, and shall show

the street profile, grade, and necessary storm drainage system on the plat to the satisfaction of the City Engineer or other official.

- (B) The City Engineer shall record his approval on any plat submitted, as provided by division (A) above, after he has determined that the requirements for street profiles, grade, and necessary storm drainage have been met and that the legal description on the plat does not exceed the area actually platted thereon. The plat then shall be presented in the prescribed manner to the city Planning Board for further action as provided by the Charter and ordinances of the city.

Understood. No additional right-of-way is required, as verified by John Sfiropoulos, City Engineer, in an email to Daniel Keester dated July 2, 2020.

#### UTILITIES

Plan Reviewer: Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status Review Complete Pending Development Order

#### Comments

1. Please note that additional review and further comments may be forthcoming contingent upon future submittals to the PAM/DRC development review process.

Thank you, acknowledged. We will be submitting for minor site plan in the coming months.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested PLAT approval for the property described above to construct a 1-story, 3,100 SF police substation.

Thank you.

#### ZONING

Plan Reviewer [Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com)

Status Review Complete Pending Development Order

#### Comments

1. A Special Exception (19-17000008) has previously been approved for the use of a Police Station on the property within the RS-3 zoning district.

Thank you, acknowledged.

2. The two subject properties must be unified with Broward County before building permit approval.

Thank you, acknowledged.

3. A minimum of 25 feet is required for stacking at the parking lot entrances (155.5101.G.8.B).

Thank you, this will be addressed with the site plan submittal.

4. A bicycle facility (bike rack) is required near the primary entrance for site plan approval (155.5102.L).

Thank you, this will be addressed with the site plan submittal.

5. Internal pedestrian walkways are required for site plan approval (155.5101.I.1.a).

Thank you, this will be addressed with the site plan submittal.

6. All parking shall be double striped and have a continuous curb (155.5102C.9).

Thank you, this will be addressed with the site plan submittal.

7. A 10' perimeter landscape strip is required around the perimeter of a vehicular use area. The west side of the property provides 9' and the south side of the property provides 2' of landscaping. These areas need to be increased to 10' (155.5203.D.3).

Thank you, this will be addressed with the site plan submittal.

8. The west and south sides of the property must also have a Type C buffer, which requires 10' of landscaping in order to meet the Residential Compatibility standards. The Type C buffer and the perimeter landscaping strip can be combined as one requirement. However, the Type C buffer also requires an 8' fence or wall as well as trees and bushes per 155.5203.F.3.

Thank you, this will be addressed with the site plan submittal.

9. The site plan must comply with remainder of the Residential Compatibility standards (155.5604).

Thank you, this will be addressed with the site plan submittal.

10. For future site plan submittals note that the VUA has to be a minimum of 1 foot candle throughout the parking/drive aisle. Additionally since this is a residential area the light poles can't be taller than 17.5 feet in height.

Thank you, this will be addressed with the site plan submittal.

11. Review the sustainable development options & be sure to try to include some of these in your design or budget early on (155.5802).

Thank you, this will be addressed with the site plan submittal.

12. Review the institutional design standards to make sure the design of the building is compatible per 155.5602.
- The primary entrance needs to be facing the street, not the parking lot.
  - At least 30% of the street-facing ground-level building facade shall be windows or doorways. The Windows must be transparent, not heavily tinted or mirrored (155.5602.C.7).

Thank you, this will be addressed with the site plan submittal.

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



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