



Staff Report

File #: LN-83

Architectural Appearance Committee
Meeting Date: April 6, 2021

FIRE/OPERATIONS CENTER

Request: Major Site Plan
P&Z# 21-12000002
Owner: City of Pompano Beach
Project Location: 100 SW 3 St
Folio Number: 494202400010
Land Use Designation: CF
Zoning District: CF
Commission District: 3
Agent: Merrill Romanik (954-961-6806)
Project Planner: Pamela Stanton

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a new consolidated Emergency Operations Center/Fire Administration/Fire Logistic facility and a new parking garage, along with reconfigured surface parking and landscaping. The footprint of the proposed building and parking garage is 49,177 square feet, with the existing buildings of 67,456 for a total footprint area of 116,633 on a 566,195 sq. ft. site (13 acres) (a lot coverage of 20.6%). This site plan was reviewed by the Development Review Committee on March 3, 2021.

The property is located on SW 3 St, and west of South Cypress Rd.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): Community Facility (CF) | Public Safety Campus

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - Multifamily Residence (RM-20) | Townhouse Development
- b. South - Heavy Business (B-4) | Manufacturing, Warehouses
- c. East - Community Business (B-2) | Publix Super Market
- d. West - Heavy Business (B-4) | Florida East Coast Railway

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City Codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Pompano Beach Fire Emergency Operations Center | 100 SW 3 St.

PZ# 20-12000002

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. A Plat Note Amendment is required to amend the existing Plat Note that states “The plat is restricted to a 115,000 square foot government facility” in order to allow for the existing buildings, the new Fire Administration/EOC and the future additional fire training tower.
2. Provide evidence that the required right-of-way has been dedicated on SW 3 St.
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
4. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City’s Urban Forestry Division.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft