



Application Number 002-MP-16

Public Works and Environmental Services Department  
**HOUSING AND URBAN PLANNING DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

## Platting & Development Application

Project Information			
Plat Name <b>FIRE STATION 61</b>			
Plat Number <b>002-MP-16</b>		Plat/Agreement Book - Page (if recorded) <b>183- 203</b>	
Owner(s)/Petitioner(s) Name <b>City of Pompano Beach</b>			
Address <b>100 West Atlantic Boulevard</b>		City <b>Pompano Beach</b>	State <b>FL</b>
		Zip <b>33478</b>	
Phone <b>954-786-5512</b>		Email <b>Tammy.Good@copbfl.com</b>	
Agent for Owner/Petitioner <b>PLANW3ST LLC</b>		Contact Person <b>Paola A. West</b>	
Address <b>10152 Indiantown Road, #159</b>		City <b>Jupiter</b>	State <b>FL</b>
		Zip <b>33478</b>	
Phone <b>954-529-9417</b>		Email <b>pwest@planw3st.com</b>	
BCPA Folio Number(s) <b>484226450010</b>			
General Location  <b>West</b> side of <b>NW 3 AV</b> at/between/and <b>Copans Rd (NW 24 ST)</b> and/of <b>NW 19 CT</b> <i>north side/corner north street name street name / side/corner street name</i>			

Type of Application
<p>Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> New Plat</li> <li><input checked="" type="checkbox"/> Plat Note Amendment</li> <li><input type="checkbox"/> Tri-Party Agreement – Building Permit Prior to Plat Recording</li> <li><input type="checkbox"/> Lien Release / Standard Agreements</li> <li><input type="checkbox"/> Vacation                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</li> <li><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)</li> <li><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)</li> </ul> </li> </ul>

Application Information			
Has this project been previously submitted?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project <input checked="" type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number 002-MP-16	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name FIRE STATION 61			<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:	
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.	

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number 002-MP-16
Is the underlying plat all or partially residential? If yes, please answer the following questions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<b>If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.</b>	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) C Commercial; CF Community Facilities	Land Use Plan Designation(s) No Change

**Existing Use**  
A credit against impact fees may be given for the site's current or previous use.

Are there any existing structures on the site?  Yes  No

Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Fire Station	11,438	Current	YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

Gross non-residential square footage includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
		Government Facilities	60,000

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

*[Signature]* 1/8/2026  
 Owner/Agent Signature Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 3 day of Feb., 2026, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*Mark Einloth* *[Signature]*  
 Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida

HH484573  
Serial Number (if applicable)

Notary Seal (or Title or Rank)

**For Office Use Only**

Application Type  
**Note Amendment**

Application Submittal Date <b>2/11/2026</b>	Acceptance Date <b>2/11/2026</b>	Fee <b>\$2,090</b>
Comments Due <b>3/13/2026</b>	Report Due <b>3/23/2026</b>	CC Meeting Date <b>TBD</b>

Adjacent Municipality  
**N/A**

Plat     
  Survey     
  Narrative     
  Title Work     
  Agent Affidavit  
 Municipal Approval     
  Pre-Application Conference Receipt

Other: **Site Plan**

Distribute To  
 Full Review     
 Administrative Review

Accepted By  
**Nataly Miguez**



November 20<sup>th</sup>, 2025

Darby Delsalle, Director  
Resilient Environment Department  
URBAN PLANNING DIVISION  
1 North University Drive, Box 102  
Plantation, FL 33324

RE: Application for Plat Note Amendment- 2121 NW 3 AVE POMPANO BEACH FL 33060  
(Fire Station 61 Plat, Parcel "A"; folio [484226450010](#))

Dear Darby,

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 with a total of 404,529 sq. ft. (9.28 acres), located on the west side of NW 3<sup>rd</sup> Avenue, approximately 917 feet south of Copans Road in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property includes an 11,438 sq. ft. fire station. The city intends to develop the property with a new 35,652 sq. ft. Fire/Emergency Operations Center facility and related site and landscape modifications. The Zoning designation is CF Community Facilities District, and the Land Use Designation is C Commercial and CF Community Facilities—both which permit community facilities. To allow the proposed development, a plat note amendment is required to change the intended use of the property from the previously approved fire and police station and to the proposed government facilities use.

The note on the Fire Station 61 Plat currently states the following:

"THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000 SQUARE FOOT POLICE STATION."

We are requesting the plat note be amended to state the following:

**"THIS PLAT IS RESTRICTED TO 60,000 SQUARE FEET OF GOVERNMENT FACILITIES."**

We respectfully request you provide a Letter or No Objection or, if required, 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, AICP, ISA-CA  
*President, Land Planner*

EXHIBIT A



Parcel Id: [484226450010](#)  
Owner: CITY OF POMPANO BEACH  
Situs 2121 NW 3 AVE POMPANO  
Address: BEACH FL 33060

David L. Recor, ICMA-CM, Development Services Director  
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 2, 2025

Mr. Darby Delsalle, Director  
Public Works and Environmental Services Department  
Housing And Urban Planning Division  
Broward County  
1 N. University Drive, Suite #102A  
Plantation, FL 33324

RE: Plat Note Amendment, Amending Notation Included in the Fire Station 61 Plat – Letter of No  
Objection P.B. 183, P 204.  
Location: 2121 NW 3 Avenue

Mr. Delsalle:

The City of Pompano Beach has no objection to amending a notation included in the Fire Station 61  
Plat (P.B. 183, P 204 of the public records of Broward County). The change to the note is, as follows:

**The current approval is as follows:**

“THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000  
SQUARE FOOT POLICE STATION.”

**The proposed changes are reflected below:**

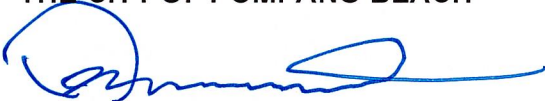
“THIS PLAT IS RESTRICTED TO 60,000 SQUARE FEET OF GOVERNMENT FACILITIES.”

Pursuant to Section 177.071, F.S. as amended by Senate Bill 784 (made effective July 1, 2025), the  
City of Pompano Beach is required to review, process, and approve plats, replats and amendments to  
plat submittals through administrative authority. Therefore, the Development Services Director is  
authorized to approve deviations to Plats administratively.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Yours truly,

**THE CITY OF POMPANO BEACH**



David L. Recor, ICMA-CM  
Development Services Director