



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	P.B.P.F Plat	Number:	006-MP-83
Application Type:	Note Amendment	Legistar Number:	22- 1179
Applicant:	City of Pompano Beach	Commission District:	4
Agent:	PlanW3st, LLC	Section/Twn./Range:	02/49/42
Location:	Southeast corner of Pompano Park Place/ Southwest 3 Street and the FEC Railroad	Platted Area:	13 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	October 11, 2022		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached, see **Exhibit 7**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	November 17, 1987	Plat Book and Page Number:	139-18
Date Recorded:	June 12, 1989	Current Instrument Number:	89235483
Plat Note Restriction			
Original Plat:	This plat is restricted to 55,950 square feet of Government Office (police facility) .		
Proposed Note:	This plat is restricted to 140,000 square feet of Government Facility .		

1. Land Use

Planning Council has reviewed this application and determined that the City of Pompano Beach's Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the "Community Facilities" land use category. The existing and proposed government facility is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

3. Municipal Review

The City of Pompano Beach has submitted the Resolution No. 2022.139 adopted on May 10, 2022, supporting the application, and the Letter of no objection dated April 13, 2022, see **Exhibit 4**.

4. Concurrency – Transportation

This plat is located within the Northeast Transportation Concurrency Management Area which is subject to Transportation Concurrency fees, as defined in Section 5-182.1.(a)(1)a) of the Land Development Code. The proposed note amendment will be an increase of 122 trips per PM peak hours.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Non-Residential	81	203
Difference	An increase of 122 Trips per PM Peak Hour	

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	Broward County
Plant name:	Pompano Beach (05/19)	BC North Regional/BCUD 4 (06/22)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	1.82 MGD	70.18 MGD
Estimated Project Flow:	0.566 MGD	0.056 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

Transportation Concurrency and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance. A waiver may be granted by the Urban Planning Division Director, for building permits by a governmental agency for the construction of public buildings that will directly serve the health and/or safety needs of the public according to Section 5-182.1(a)(5)a)3) of the Broward County Land Development Code.

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 5**.

8. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information includes archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The property is located in the City of Pompano Beach which is outside of the jurisdiction of the Broward County's historic preservation ordinance 2014-32. The property owner or agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations. Attached are the historic and archaeological comments, see **Exhibit 6**.

9. Aviation

The Broward County Aviation Department has no objections to this plat. However, this property may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and/or the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

10. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

11. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 11, 2023**.
2. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

MGA