



Application Number 006-MP-83

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>P.B.P.F. Plat</b>			
Plat/Site Number <b>006-MP-83</b>		Plat Book - Page (if recorded) <b>PB 139/Page 18</b>	
Owner/Applicant/Petitioner Name <b>City of Pompano Beach</b>			
Address <b>100 W Atlantic Boulevard</b>		City <b>Pompano Beach</b>	State <b>FL</b>
Phone <b>(954)786-5520</b>		Email <b>Tammy.Good@copbfl.com</b>	
Agent for Owner/Applicant/Petitioner <b>PlanW3st LLC</b>		Contact Person <b>Paola A. West</b>	
Address <b>16350 115th Avenue North</b>		City <b>Jupiter</b>	State <b>FL</b>
Phone <b>954-529-9417</b>		Email <b>pwest@planw3st.com</b>	
Folio(s) <b>4942 02 40 0010</b>			
Location <b>South</b> side of <b>3rd Street</b> at/between/and <b>S Dixie Highway E</b> and/of <b>S Cypress Road</b> <small>north side/corner north street name street name / side/corner street name</small>			

<p><b>Type of Application (this form required for all applications)</b></p> <p>Please check all that apply (use attached <b>Instructions</b> for this form).</p> <p><input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i>, use <i>Vacation Instructions</i>)</p> <p style="margin-left: 40px;"><input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)</p> <p style="margin-left: 40px;"><input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)</p> <p style="margin-left: 40px;"><input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)</p> <p><input type="checkbox"/> <b>Vacation</b> (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)</p>
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<b>Application Status</b>			
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 checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 006-MP-83	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name P.B.P.F. Plat		<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 is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat P.B.P.F. Plat Note	Project Number 006-MP-83
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat. NA	
Number and type of units proposed to be deleted by this replat. NA	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. NA	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 checked="" type="checkbox"/> No
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
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) CF (Community Facilities)	Land Use Plan Designation(s) CF (Community Facilities), no change
Zoning District(s) CF (Community Facilities)	Zoning District(s) CF (Community Facilities), no change

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Government Facilities	60,934	present	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Government	140,000 sq. ft.
		Facilities	

**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]* 5/16/2022  
 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 16th day of May, 20 22, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*PATRICIA A. GILBERT* *[Signature]*  
 Name of Notary Public Signature of Notary Public – State of Florida

 HH 201434  
 Notary Seal (or Title) Serial Number (if applicable)

**For Office Use Only**

Application Type  
NOTE AMENDMENT

Application Date <u>06/29/2022</u>	Acceptance Date <u>06/30/2022</u>	Fee <u>\$ 2,090.00</u>
Comments Due <u>07/20/2022</u>	Report Due <u>07/30/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities  
NONE

Plats     Surveys     Site Plans     Landscaping Plans     Lighting Plans  
 City Letter     Agreements

Other: NARRATIVE;

Distribute To  
 Full Review     Planning Council     School Board     Land Use & Permitting  
 Health Department     Zoning Code Services (BMSD only)     Administrative Review

Other:

Received By  
Maria Gabriela



Application Number 006-MP-83

## Development and Environmental Review Online Application Questionnaire Form

<b>Type of Application</b>		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Note Amendment

<b>Project Questionnaire</b>					
Please answer the questions marked for the type of application checked.					
	<p>1. Why is this property being platted? Attach an additional sheet(s) if necessary. Plat note amendment is for change of use area (sq. ft.).</p>				
	<p>2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
	<p>3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
X	<p>4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="border: 1px solid black; padding: 2px;">If YES, LUPA Number</p>				
X	<p>5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</p>				
X	<p>6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
	<p>10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas"? If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Pompano Beach		
	Address		
	100 W Atlantic Boulevard		
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Pompano Beach		
	Address		
	16350 115th Avenue North		

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	Solid Waste Collector
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	FPL – Name/Title
	AT&T – Name/Title
X	27. Estimate or state the total number of on-site parking spaces to be provided. <span style="float: right;">Spaces <b>338</b></span>
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. <span style="float: right;">Seating <b>NA</b></span>



May 26, 2022

Karina da Luz, Planning Section Supervisor  
Broward County, Urban Planning Division  
1 North University Drive, Suite 102-A  
Plantation, Florida 33324

Via Electronic Mail: [KDALUZ@broward.org](mailto:KDALUZ@broward.org)

RE: Application for Plat Note Amendment- 100 SW 3 ST (Pompano Beach Public Safety Complex, P.B.P.F. Plat, Parcel "A")

Dear County Reviewers,

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, approximately 562,156 sq. ft., and located on the southeast corner of the FEC Railway corridor and SW 3<sup>rd</sup> Avenue (Racetrack Road). The property is zoned CF Community Facilities, and is located within the city's CF (Community Facilities) Land Use designation. Please refer to location map (**Exhibit "A"**) for exact location. The subject parcel houses the city's existing Public Safety Complex, which includes police headquarters, police fleet maintenance, a fire station, and fire training. The new building will include fire administration and logistics, and a new emergency operations center for the City of Pompano Beach. The city obtained site plan on March 23, 2022, in order to centralize and improve their Fire/EOC and Public Safety services in anticipation of the City's continued growth in the coming years. To maintain consistency between the site plan and the plat, as well as to address a condition of approval, the plat note must be amendment from the current allowable 55,950 sq. ft. to the proposed 140,000 sq. ft. There are no previous plat note amendments recorded for this plat.

As this is an essential government facility, we will be requesting waiver of all impact fees at time of Broward County Commission approval.

The plat note currently states the following:

*"This plat is restricted to 55,950 sq. ft. of Gov't office (police facility)."*

We are requesting the plat note to state the following, as verified with the County's Resilient Environment Department, Urban Planning Division:

*"This plat is restricted to 140,000 square feet of government facility."*

We respectfully request you place the Plat Note Amendment request on the next available County Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,



Paola A. West, ISA-CA  
*CEO / Senior Land Planner*

Exhibit "A"



Parcel Id: [494202400010](#)  
Owner: CITY OF POMPANO BEACH  
Situs Address: 100 SW 3 ST POMPANO BEACH  
FL 33060  
Legal: P.B.P.F. PLAT 139-18 B PARCEL  
"A"