



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	Regions Atlantic Plat	Number:	055-MP-07
Application Type:	Note Amendment	Legistar Number:	21-815
Applicant:	City of Pompano Beach	Commission District:	2
Agent:	KEITH	Section/Twn./Range:	04/49/42
Location:	East side of Southwest 27 Avenue, between Atlantic Boulevard and North Course Drive	Platted Area:	0.74 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	June 15, 2021		

A location map showing this Plat and parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division (PDMD) 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:	September 9, 2008	Plat Book and Page Number:	178-39
Date Recorded:	October 16, 2008	Current Instrument Number:	BK 51115 PG 766
Plat Note Restriction			
Original Plat:	This plat is restricted to 6,000 square feet of bank use		
Proposed Note:	This plat is restricted to 4,000 square feet of Fire Station use		
Extensions:	Not Applicable		

**1. Land Use**

Planning Council staff has reviewed the proposed note, and the Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Commercial within a Dashed-Line Area” land use category. The proposed fire station use is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

**2. Municipal Review**

The City of Pompano has submitted a letter of no objections dated March 2, 2021 supporting the application, see **Exhibit 4**.

**3. 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.

This project is located within the proximities of Atlantic Boulevard, which is a State Roadway. FDOT has issued a pre-approval letter, approving this request with conditions, shown in **Exhibit 5**.

**4. Concurrency – Transportation**

This plat is located within the Northeast Concurrency Management Area. The proposed development qualifies for a waiver of transportation concurrency fees under Section 5-182.1.(a)(5)a)3) of the Land Development Code. However, the proposed new fire station will not generate any additional P.M. peak hours trips.

Proposed Use	Trips per Peak Hour (PM)
Residential	N/A
Non-residential	0
Total	0

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

**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	City of Pompano Beach
Plant name:	Pompano Beach (03/20)	Broward County North Regional (12/20)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	18.96 MGD	74.00 MGD
Estimated Project Flow:	0.0008 MGD	0.0001 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**

Section 5-182.1.(5)a)3) of the Land Development Code states that construction of public buildings that will directly serve the health and/or safety needs of the public may receive a waiver of Transportation Concurrency Assessment by the Planning and Development Management Director. However, because the proposed new fire station will not generate any additional P.M. peak hours trips, no transportation concurrency fees will be assessed for this plat.

## **7. Environmental Review**

This plat has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 6** provides recommendations to the developer regarding environmental permitting for the future development.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

## **8. Historic Resources**

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Pompano Beach outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact David Recor, Director of Development Services, the City of Pompano Beach Park at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

## **9. Aviation**

This property is within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Municipal Airport. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. 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 the City of Pompano Beach directly. For additional information, contact the BCAD at 954-359-6170.

## **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 Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://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)(5)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 **June 15, 2022**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. 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.

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