PROJECT DESCRIPTION

Name: FIRE STATION 61
Number: 002-MP-16
Applicant: City of Pompano Beach
Comm. Dist.: 2
Agent: Keith and Associates, Inc.
Sec/Twp/Rng: 26-48-42
Location: West Side of N.W. 3 Avenue, South of Copans Road
Platted Area: 9.287 Acres
City: Pompano Beach
Gross Area: N/A
Replat: N/A

LAND USE

Existing Use: 8,400 Sq. Ft. Fire Station
Effective Plan: Pompano Beach
Proposed Use: 20,000 Sq. Ft. Fire Station & 10,000 Sq. Ft. Police Station
Plan Designation: Community Facilities & Commercial. See attached comments from the Planning Council.

Adjacent Uses:
North: Auto Dealership
North: Commercial
South: Medical Offices (Broward Health)
South: Community Facilities
East: Single Family Residential, Funeral Home / Cemetery
East: Community Facilities & Low (1-5 DU/Ac) Res.
West: Auto Dealership
West: Commercial

Existing Zoning: CF
Proposed Zoning: Same

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 02/14/17
Action Deadline: 03/14/17
Deferral Dates:
Prepared: HWC
Reviewed:
Approved:
## SERVICES

<table>
<thead>
<tr>
<th>Wastewater Plant:</th>
<th>BCUD 4 (11/16)</th>
<th>Potable Water Plant:</th>
<th>Pompano Beach (08/05)</th>
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<tbody>
<tr>
<td>Design Capacity:</td>
<td>95.0000 MGD</td>
<td>Design Capacity:</td>
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<tr>
<td>Est. Project Flow:</td>
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<td>Est. Project Flow:</td>
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Comments: Sufficient capacity exists at this time.

## PARKS

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>Impact Fee</th>
<th>Local:</th>
<th>Regional:</th>
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<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>County conducts no local review within municipalities</td>
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<table>
<thead>
<tr>
<th></th>
<th>Land Dedication</th>
<th>Impact Fee</th>
<th>Admin. Fee</th>
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<tr>
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## SCHOOLS

<table>
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## TRANSPORTATION

<table>
<thead>
<tr>
<th>Concurrency Zone:</th>
<th>Trips/Peak Hr</th>
<th>Transit Concurrency Fee</th>
<th>Road/Admin. Fee</th>
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<tr>
<td>Northeast</td>
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<tr>
<td>Res. Uses:</td>
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<td>N/A</td>
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<tr>
<td>Non-res. uses:</td>
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<td>N/A</td>
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<tr>
<td>Total:</td>
<td>15 *</td>
<td></td>
<td>N/A</td>
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</tbody>
</table>

* See Staff Comment No. 3
* See Finding No. 1
* See Staff Recommendation No. 7

30-DM-17B
(Rev. 04/08)
1) Staff findings and recommendations pertaining to this plat are based on the uses being a 20,000 square foot fire station and 10,000 square foot police station. The new fire station will replace an existing 8,400 square foot fire station on this site that will be demolished. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat is more than five (5) acres in size and the plat boundaries are not specifically delineated on a recorded plat.

2) Trafficways approval is valid for 10 months. Approval was received on March 24, 2016. A two month extension has been granted and approval will expire on March 24, 2017.

3) This plat, located within a Transportation Concurrency Management Area, qualifies for a total waiver of transportation concurrency fees under Section 5-182(a)(5)a)3) of the Land Development Code. However, based on staffing and shift data provided by the City of Pompano Beach, it has been determined that the proposed new 20,000 square foot fire station will not generate any additional P.M. peak hour trips. Therefore, no transportation concurrency fees will be assessed for the proposed fire station, and no fee waiver is required.

4) Based on staffing and shift data provided by the Broward Sheriff’s Office, the proposed 10,000 square foot police station will generate 15 P.M. peak hour trips, resulting in a transportation concurrency fee of $14,345. This plat qualifies for a total waiver of transportation concurrency fees under Section 5-182(a)(5)a)3) of the Land Development Code. Staff recommends, if the waiver is approved, that the alternate source of funding for the transportation concurrency fees be the waiver fund set aside in accordance with Section 5-182(a)(5)a)4) of the Land Development Code.

5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of Water Control District No. 3. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.

7) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.
8) Review of available information by staff of the Aquatic and Wetland Resources Section of the Broward County Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

9) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.

10) This site is not included in the Protected Natural Lands Inventory; however, the southwest corner of the plat is diagonally adjacent to Walmart Mitigation Area Pompano Beach, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website: http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c.

11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Pompano Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.

13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge. Any
vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.

14) A demolition notice of the existing use will be required from the Broward County Pollution Prevention Division.

15) A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system. Contact the Pollution Prevention Division at 954-519-1260 for specific license requirements.

16) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention Division must approve any dewatering activities at this site.

17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

18) This property is within 20,000 feet of Pompano Beach Municipal Airport. Any proposed construction on this property 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. Based on the location of the proposed project, the FAA may need to 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/oeaaa/external/portal.jsp. For additional information, contact the Broward County Aviation Department at 954-359-6170.

19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County’s consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist further notes that this property is located in the City of Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Pompano Beach, Development Services Department, 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 of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

20) This site is currently serviced on Northwest 3 Avenue by BCT Route #20.

21) The attached comments regarding the permitted used and densities for this plat have been received from the Broward County Planning Council.

22) 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.

23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division’s web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

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(a)(5)a) of the Land Development Code.

2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

1) SURVEY DATA

   A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.

   1) The bearing on the east line of the northwest 1/4 of Section 26-48-41 appears to be incorrect, based on the angles between said section line and a south line of the northerly abutting plat, as well as the angle between the section line and the north line of the southerly abutting plat.
2) Reverse the direction on the radial bearing on the 960 foot radius curve on the east plat boundary to match the description.

B) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.

C) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.

D) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.

E) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.

B) All proposed easements must be clearly labeled and dimensioned.

C) Review the sources of the 80' Ingress/Egress Easement abutting and north of the north plat boundary. The easement created by the instrument recorded in O.R.B. 9534, PG. 118, B.C.R. was eliminated by the Corrective Easement Deed recorded in O.R.B. 10278, PG. 341, B.C.R. Revise the Opinion of Title as necessary.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

4) DRAFTING AND MISCELLANEOUS DATA

A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that
do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

5) SIGNATURE BLOCKS

A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pompano Beach’s conditions of approval, as included in an agenda report or Resolution listing all conditions of municipal plat approval.

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

A) Planning Council Executive Director Signature.
B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
C) County Surveyor sign-off.
D) P.R.M.s verified.
E) Development Order, Planning and Development Management Director Signature.
F) Highway Construction and Engineering Director Signature.
G) City of Pompano Beach – Transmit scanned copy of mylar for review:
   Alessandra Delfico   Alessandra.Delfico@copbfl.com   954-786-4144
   Susana Serrano   Susana.Serrano@copbfl.com   954-786-4144

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

7) Staff recommends waiving the transportation concurrency fees for the proposed police station during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division. This plat qualifies for a total waiver of transportation concurrency fees under Section 5-182(a)(5)a3) of the Land Development Code based on its public safety use.

8) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
9) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

10) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by February 14, 2022, then the County’s finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by February 14, 2022, then the County’s finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

11) Place a note on the face of the plat reading:

This plat is restricted to a 20,000 square foot fire station and 10,000 square foot police station.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

12) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.
TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director

RE: Fire Station 61
(002-MP-16) City of Pompano Beach

DATE: February 17, 2016

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the “Community Facilities” (i.e. the northeastern approximate 2.5 acres) and “Commercial” (i.e. the remainder of the plat) land use categories. This plat is generally located on the west side of Northwest 3 Avenue, between Copans Road and Northwest 19 Court.

The proposed fire station and police station uses are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Commercial
South: Community Facilities
East: Community Facilities and Low (1-5 du/ac) Residential
West: Commercial

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:IJC

cc: Dennis Beach, City Manager
City of Pompano Beach

Robin Bird, Director, Development Services Department
City of Pompano Beach