

City of Pompano Beach, Florida Downtown Pompano Transit Oriented Corridor



Application to Amend the City of Pompano Beach Land Use Plan and the Broward County Land Use Plan

July, 2019
Prepared by City of Pompano Beach
Department of Development Services
and Traf Tech Engineering, Inc.

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EXHIBITS

| Exhibit A | Legal Description |
|-----------|---|
| Exhibit B | Project Location and City Adopted Future Land Use Map of Amendment Area |
| Exhibit C | Adopted County Land Use Map of Amendment Area |
| Exhibit D | Potable Water Provider Letter |
| Exhibit E | Sanitary Sewer Provider Letter |
| Exhibit F | Solid Waste Provider Letter |
| Exhibit G | Drainage Provider Letter |
| Exhibit H | Inventory of Parks Related to BCPC Certification |
| Exhibit I | Mass Transit Route Information and Transit Provider Letter |
| Exhibit J | Local Historic Resources Map and Letter from Department of State |
| Exhibit K | Broward County Land Use Plan Policies |

1. TRANSMITTAL INFORMATION

A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

Response: To be provided.

B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

Jean E. Dolan, AICP, CFM Sustainability Coordinator City of Pompano Beach Development Services Department 100 W. Atlantic Blvd. Pompano Beach, Florida 33060 Phone (954)786-4045 jean.dolan@copbfl.com

C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

Response: To be provided.

D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

Response: The City provided several opportunities for public information including hearings and advisory board meetings. A 500' mailing radius was used to distribute public notice for the Planning and Zoning Board hearing as required by Chapter 154 of the City's Code of Ordinances. Newspaper advertisements were also provided in accordance with Chapter 154 of Pompano's Code of Ordinances and as required by Chapter 163.

- E. Whether the amendment is one of the following:
 - *Development of Regional Impact
 - *Small scale development activity (Per Florida Statutes)
 - *Emergency (please describe on separate page)

Response: The proposal is for a text amendment to increase the residential entitlements for the Downtown TOC while trading off some commercial space to reduce the potential trip impacts. Text amendments are reviewed under the large scale plan amendment process in

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

David Recor Development Services Director City of Pompano Beach 100 West Atlantic Boulevard Pompano Beach, Florida 33060 Email: david.recor@copbfl.com Phone (954)786-4634

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Jean E. Dolan, AICP, CFM Sustainability Coordinator City of Pompano Beach Development Services Department 100 W. Atlantic Blvd. Pompano Beach, Florida 33060 Phone (954)786-4045 jean.dolan@copbfl.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Response: The subject property has multiple owners. The municipal applicant will serve as the owner's representative.

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

Response: When the original land use plan amendment was approved for the DPTOC in 2012, the city did not increase the entitlements for the area. The original approval had only 1,368 dwelling units and most of those unit have been built. To create a true transit oriented corridor, there needs to be much more housing to balance the large amount of office and commercial space planned for ultimate buildout of the Downtown. This text amendment will provide additional residential units for the next phase of development within the Downtown.

A large portion of the Downtown TOC is being marketed to potential developers as an Innovation District. The intent of this concept is to attract a healthy mix of Class A office users, educational and commercial uses. The increase in hotel rooms proposed as part of this application is to support the potential hotel demand associated with the Innovation District concept.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

Response: The area is known as the Pompano Beach Downtown Activity Center in the Broward County Land Use Plan and has an Activity Center land use designation on the County Land Use Map. The Broward County Land Use Plan describes the general location as follows: Generally bound on the north by NW 6th Street/NW 6th Court, on the south by Atlantic Boulevard/SW 2nd Street, on the east by NE 5th Avenue and on the west by NW 10th Avenue.

B. Sealed survey, including legal description of the area proposed to be amended.

Response: The sketch and legal description is provided as *Exhibit A*.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

Response: The Map clearly indicating the amendment's location, boundaries and land use designation is provided as *Exhibit B*. There is no change in land use designation as this is a text amendment only.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.

Response: This amendment is for a text change only to primarily increase the number of residential units and hotel rooms in the district. Neither the City nor the County land use designation will be changed. The County's Land Use Plan showing the amendment area is attached as *Exhibit C*.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Response: Flexibility units have not been used in adjacent areas.

C. Existing use of amendment site and adjacent areas.

Response: The subject property is used as a mixed use area which still has significant vacant

land west of Dixie Highway for additional mixed use development. Since 2012, approximately 31,000 square feet of new nonresidential space and 504 residential units (223 of which are new affordable housing units) have been built or approved in the Downtown.

| Land Use Designations | North | South | East | West |
|------------------------------|-------------|-----------------|----------------|----------------|
| City Future Land Use Map | Residential | Transportation, | ETOC and | Transportation |
| | LM10, CF, | Commercial, | Residential L5 | (I-95) |
| | Commercial, | Residential MH | | ` , |
| | Residential | 25, M16, ETOC, | | |
| | M16 and L5 | Dashed Line | | |
| | | with 350 units | | |
| | | | | |
| County Land Use Plan | Residential | Transportation, | East AC and | Transportation |
| - | M10, L5, | Commerce, | Residential L5 | (I-95) |
| | Commerce | Residential MH | | ` ' |
| | | 25, M16, East | | |
| | | AC, Irr 38 | | |

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling unit count within the amendment area.

Response:

TABLE 1 - PROPOSED DEVELOPMENT

| Type of Use Current Entitlements | | Proposed | Net Change in |
|----------------------------------|------------------|---------------------|---------------------|
| | (from 2012 LUPA) | Entitlements | Entitlements |
| Residential | 1,368 units | 3,368 units | 2,000 units |
| Commercial/General | 4,387,220 SF | 4,051,220 SF | -336,000 SF |
| Business | | | |
| Office | 2,835,557 SF | 2,835,557 SF | |
| Hotel Rooms | 300 rooms | 420 rooms | 120 rooms |
| Community Facility | 1,459,260 SF | 1,459,260 SF | |
| Utilities | 95,832 SF | 95,832 SF | |
| Parks and Recreation | 2.1 acres | 2.1 acres | |

E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.

Response: The basket of rights in the ETOC with the amount built and the amount remaining is provided below in Table 2.

TABLE 2 – ADOPTED AND REMAINING ENTITLEMENTS

| Type of Use | Current Entitlements (from 2012 LUPA | Existing and Committed Development | Remaining Entitlements |
|-----------------------------|---|------------------------------------|---------------------------|
| Residential | 1,368 units | 926 | 442 |
| Commercial/General Business | 4,387,220 SF | 2,253,457 SF | 2,133,763 SF |
| Office | 2,835,557 SF | 0 | 2,835,557 SF |
| Hotel Rooms | 300 rooms | 0 | 300 rooms |
| Community Facility | 1,459,260 SF | 1,459,118 SF | 142 SF |
| Utilities | 95,832 SF | 85,159 SF | 10,673 SF |
| Parks and Recreation | 2.1 acres minimum | 6.1 acres* | N/A |

^{*}Parks in DPTOC: Annie Adderly (1 acre); Coleman (0.5 acres); Founders (1.7 acres) and E. Pat Larkins (2.9 acres)

TARLE 3 – AVAILARLE ENTITLEMENTS AFTER AMENDMENT

| TABLE 5 - A VAILABLE ENTITLEMENTS AFTER AMENDMENT | | | | |
|---|--------------|--------------|---------------------|--|
| Type of Land Use | Existing | Total | Net Remaining After | |
| | Development | Proposed | Amendment | |
| Residential | 926 | 3,368 units | 2,442 units | |
| Commercial/General Business | 2,253,457 SF | 4,051,220 SF | 1,797,763 SF | |
| Office | 0 | 2,835,557 SF | 2,835,557 SF | |
| Hotel Rooms | 0 | 420 rooms | 420 rooms | |
| Community Facility* | 1,459,118 SF | 1,459,260 SF | 142 SF | |
| Utilities* | 85,159 SF | 95,832 SF | 10,673 SF | |
| Parks and Recreation | 6.1 acres | 2.1 acres | N/A | |

^{*}Additional community facility and utility uses can be provided but will be subtracted from one of the commercial or office entitlements based on equivalency of public facility impacts.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Work Plan.

Response: The City's Water Supply Plan (adopted January 27, 2015 and being updated in 2019) allows for a level of service of 191 gpcpd or less. The Plan concludes that there will be sufficient supply of potable water through 2025 which is the term of the current SFWMD Consumptive Use Permit. The actual 2018 adjusted raw water demand was approximately 16.26 MGD (15.06 MGD of finished water times 1.08) and is projected in the City's Water Supply Plan to decrease to 15.43 MGD by 2025 through the expanded use of Pompano's reclaimed water system and continued

conservation efforts. The City's Consumptive Use Permit with the SFWMD provides for a withdrawal capacity of 17.75 MGD through 2025. Due to the Reuse Water Credit the City receives for operating the Reclaimed Water Facility, the Raw Water Reserve surplus for 2025 will increase to 3.15 MGD which results in a comfortable excess of capacity compared to adjusted projected demand.

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

Response: The majority of the City is provided with potable water from the City's water system. The City's Lime Softening Plant (40 MGD) and Membrane Plant (10 MGD) have a total design capacity of 50 MGD and a 2018 finished water demand of 15.06 MGD.

The western wellfield serves the amendment area site. The City's Water Use Permit with the SFWMD, valid through the year 2025, provides for 17.75 MGD withdrawal. The South Florida Water Management District issued a Use of Water Permit No. 06-00070-W on September 14, 2005 to the City of Pompano Beach. Permitted capacity for the City of Pompano Beach wellfield was 19.4 MGD through 2010. Permitted capacity after 2010 is 17.75 MGD. The permit expires in September of 2025. As of August 10, 2010, the annual allocation shall not exceed 6,748 million gallons. For the 12-months ending November 2018, the annual finished water was 5,498 million gallons.

The City began operating a Water Reuse Facility in 1989. The initial reuse capacity was 2.5 MGD utilizing effluent removed from the Broward County North Regional Wastewater Plant outfall pipe prior to discharge. The City completed an expansion of the Reuse Facility to 7.5 MGD capacity in 2002.

3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The following tables show the water demand based on what can be developed under the current land use designation and what is proposed to be developed under the proposed land use designation.

TABLE 4 - POTABLE WATER DEMAND - ADOPTED ENTITLEMENTS

| Land Use | Number of units/SF | Multiplier GPD* | Adopted Land Use GPD |
|----------------------|----------------------|--------------------|-----------------------------------|
| Residential | 1,368 units | 300 | 410,400 |
| Commercial/General | | | |
| Business | 4,387,220 SF | 0.1 | 438,772 |
| Office | 2,835,557 SF | 0.2 | 567,111 |
| Hotel Rooms | 300 rooms | 150 | 45,000 |
| Community Facility* | 1,459,260 SF | 0.2 | 291,852 |
| Utilities | 95,832 SF | 0.1 | 9,583 |
| Parks and Recreation | 31 existing fixtures | ** | 5,059 |
| | Total Adopted I | and Use Demand = 1 | .77 million gallons per day (mgd) |

^{*} GPD Multiplier Based On Broward County Environmental Protection Agency: <u>A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.</u>

TABLE 5 - POTABLE WATER DEMAND - PROPOSED ENTITLEMENTS

| Land Use | Number of units/SF | Multiplier GPD* | Proposed Land Use GPD | |
|--------------------------------|---|-----------------|--------------------------|--|
| Residential | 3,368 units | 300 | 1,010,400 | |
| Commercial/General Business | 4,051,220 SF | 0.1 | 405,122 | |
| Office | 2,835,557 SF | 0.2 | 567,111 | |
| Hotel Rooms | 420 rooms | 150 | 63,000 | |
| Community Facility | 1,459,260 SF | 0.2 | 291,852 | |
| Utilities | 95,832 SF | 0.1 | 9,583 | |
| Parks and Recreation | 31 existing fixtures | ** | 5,059 | |
| | Total Proposed Land Use Demand = 2.35 million gallons per day (mgd) | | | |
| | Net Increase in Water Demand: 0.58 million gallons per day (mgd) | | | |

^{*} GPD Multiplier Based On Broward County Environmental Protection Agency: <u>A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.</u>

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the potable water provider is included as *Exhibit D*.

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Response: The level of service in the adopted, certified land use element of Pompano's Comprehensive Plan is 15.71 million gallons per day in design capacity for the Pompano

^{**} Based on 0.68 gpm per unit and average 4 hrs per day usage.

^{**} Based on 0.68 gpm per unit and average 4 hrs per day usage.

collection and distribution system and 84 million gallons per day in Design Capacity for the Broward County North District Regional Wastewater Treatment Plant, of which Pompano has a large user agreement for 17 million gallons per day of treatment capacity.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

Response: The City of Pompano Beach provides for sanitary sewer collection only. The City's collection system consists of gravity lines, pump stations and force mains. Much of the sewer collection system is comprised of older clay tile pipe. Wastewater collection lines are continually being updated throughout the City as needed. There are no specific wastewater collection system improvements planned for the area at this time.

All wastewater collected is pumped to the Broward County North District Regional Wastewater Treatment Plant, which is located within the City. The County Plant receives wastewater from Pompano, as well as other County municipalities. The Plant has a licensed treatment capacity of 95 MGD, which has been reserved by large users, including the City of Pompano Beach. According to the Broward County Domestic Wastewater Program summary for 2016 (the latest annual report posted online), the reserved capacity at the NRWWTP was 87.015 MGD which is 91.6% of the total licensed capacity.

The City has a Large User Agreement with Broward County to provide treatment for 17 million gallons per day of sanitary sewer flow at the North Regional Wastewater Treatment Plant (NRWTP). This is equal to less than 18% of the NRWTP treatment capacity.

The City's average daily demand in 2018 was 14.7 million gallons per day, which is 86.5% of the WWTP Plant's capacity (note that Pompano is currently experiencing additional daily flow from the water plant concentrate line on average of just over 1 MGD. This will continue until the plant has the new deep well installed. Typical flow will normalize between 12.5 and 13.5 MGD). This leaves 2.3 MGD for future growth (which will increase to 3.5 MGD as soon as the deep well comes online).

The Sewer System is under capacity and funded from user fees, the City, therefore, will be able to maintain its sanitary sewer LOS standards with buildout of the Downtown TOC as proposed.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response:

TABLE 6 - WASTEWATER DEMAND - ADOPTED ENTITLEMENTS

| Land Use | Number of units/SF | Multiplier GPD* | Adopted Land Use GPD |
|--------------------------------|---|-----------------|----------------------|
| Residential | 1,368 units | 300 | 410,400 |
| Commercial/General Business | 4,387,220 SF | 0.1 | 438,772 |
| Office | 2,835,557 SF | 0.2 | 567,111 |
| Hotel Rooms | 300 rooms | 150 | 45,000 |
| Community Facility* | 1,459,260 SF | 0.2 | 291,852 |
| Utilities | 95,832 SF | 0.1 | 9,583 |
| Parks and Recreation | 31 existing fixtures | ** | 5,059 |
| | Total Adopted Land Use Demand = 1.77 million gallons per da | | |

^{*} GPD Multiplier Based On Broward County Environmental Protection Agency: <u>A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.</u>

TABLE 7 - WASTEWATER DEMAND - PROPOSED ENTITLEMENTS

| Land Use Number of units/SF | | Multiplier GPD* | Proposed Land Use GPD | |
|--------------------------------|---|-----------------|--------------------------|--|
| Residential | 3,368 units | 300 | 1,010,400 | |
| Commercial/General Business | 4,051,220 SF | 0.1 | 405,122 | |
| Office | 2,835,557 SF | 0.2 | 567,111 | |
| Hotel Rooms | 420 rooms | 150 | 63,000 | |
| Community Facility | 1,459,260 SF | 0.2 | 291,852 | |
| Utilities | 95,832 SF | 0.1 | 9,583 | |
| Parks and Recreation | 31 existing fixtures | ** | 5,059 | |
| | Total Adopted Land Use Demand = 2.35 million gallons per day (mgd) | | | |
| | Net Increase in Wastewater Demand: 0.58 million gallons per day (mgd) | | | |

^{*} GPD Multiplier Based On Broward County Environmental Protection Agency: <u>A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.</u>

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the sanitary sewer provider is included as *Exhibit E*.

^{**} Based on 0.68 gpm per unit and average 4 hrs per day usage.

^{**} Based on 0.68 gpm per unit and average 4 hrs per day usage.

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

Response: The following level of service standards are provided in the City of Pompano Solid Waste Element:

| Residential | 8.9 lbs. per unit per day |
|-----------------------|------------------------------|
| Industrial/Commercial | |
| Factory/Warehouse | 2 lbs per 100 sq.ft. per |
| day Office Building | 1 lbs per 100 sq.ft. per |
| day Department Store | 4 lbs per 100 sq.ft. per |
| day Supermarket | 9 lbs per 100 sq.ft. per |
| day | |
| Restaurant | 2 lbs per meal per day |
| Drug store | 5 lbs per 100 sq.ft. per day |
| Hotel | 8.9 lbs per room per day |
| Institution | |
| Grade School | 10 lbs per room per |
| | day plus 1/4 lb. per |
| | student per day |
| Middle/High School | 8 lbs per room per day plus |
| | 1/4 lb. per student per day |
| Hospital | 8 lbs per bed per day |
| Nursing Home | 3 lbs. per person per day |
| | |

Source: City of Pompano Beach Comprehensive Plan 2010 (Solid Waste Element) and Broward County Solid Waste Element.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

Response: The City contracts with Waste Management, Inc., to collect and dispose of solid waste material and garbage within the City. The City's contract with Waste Management guarantees 100% of all solid waste generated will be disposed of through 2022. The majority of material collected within the City is transported to the Monarch Hill Landfill. Waste Management claims it has another 13 years of useful life (2032) with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: As calculated in Tables 8 and 9, the proposed entitlements will decrease the solid waste demand by a net 11,372 pounds per day due to the reduction in commercial entitlements which reduces solid waste demand more than the residential and hotel rooms increase it.

Table 8 - Solid Waste Demand - Adopted Entitlements

* Multiplier Based On City of Comprehensive Plan 2010 Solid Waste LOS Standards.

| Land Use | Number of units/SF | Multiplier Lbs/Day* | Adopted Land Use Lbs/Day |
|----------------------|----------------------------|----------------------|------------------------------|
| | | Per Unit/100 SF/Room | |
| Residential | 1,368 units | 8.9 | 12,175 |
| Commercial/General | | | |
| Business | 4,387,220 SF | 9 | 394,850 |
| Office | 2,835,557 SF | 1 | 28,356 |
| Hotel Rooms | 300 rooms | 8.9 | 2,670 |
| Community Facility* | 1,459,260 SF | 1 | 14,593 |
| Utilities | 95,832 SF | 1 | 958 |
| Parks and Recreation | 91,476 SF | 1 | 915 |
| | Total Adopted Land Use Dem | | and = 454,516 pounds per day |

Table 9 - Solid Waste Demand - Proposed Entitlements

| Land Use | Number of units/SF | Multiplier Lbs/Day per Unit/Room/100 SF | |
|--------------------------------|--------------------|---|-------------------------------|
| Residential | 3,368 units | 8.9 | 29,975 |
| Commercial/General Business | 4,051,220 SF | 9 | 364,610 |
| Office | 2,835,557 SF | 1 | 28,356 |
| Hotel Rooms | 420 rooms | 8.9 | 3,738 |
| Community Facility | 1,459,260 SF | 1 | 14,593 |
| Utilities | 95,832 SF | 1 | 958 |
| Parks and Recreation | 91,476 SF | 1 | 915 |
| | Total Ac | lopted Land Use Der | mand = 443,144pounds per day |
| | Net Decre | ase in Solid Waste D | emand: -11,372 pounds per day |

^{*} Multiplier Based On City of Comprehensive Plan 2010 Solid Waste LOS Standards

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the solid waste service provider is included as *Exhibit F*.

D. <u>Drainage Analysis</u>

1. Provide the drainage level of service per the adopted and certified local land use plan.

Response: Broward County Environmental Protection and Growth Management Department reviews and approves all stormwater plans within the City to ensure that level of service standards are being met. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District requirements:

- <u>Building Structures</u> The flood level shall not exceed the finish floor elevation of all building structures within the study area during the 100-year, 3-day storm event.
- Roadways and Parking Lots Stormwater ponding shall not encroach onto any roadway centerlines during the 10-year, 1-day storm event. Stormwater ponding shall not encroach onto any roadway edge of pavement during the 5-year, 1-day storm event.
- Outfall Discharges The outfall discharge shall not exceed the allowable peak discharge during a 25-year, 3-day rainfall event as defined by the existing permit requirements. If the existing outfalls do not have a maximum discharge assigned by existing permits, the regulatory agencies will require "pre-development" versus "post-development" discharge analysis to ensure the stormwater discharge into adjacent surface waters does not increase after the proposed construction.

These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater.

2. Identify the drainage district and drainage systems serving the amendment area.

Response: The amendment area is located within the jurisdiction of the South Florida Water Management District. The primary drainage system that serves the City is comprised of drainage canals, water control facilities, and surface lakes. The primary drainage system is maintained and operated by the South Florida Water Management District. The primary drainage system discharges excess storm water from storm events into the Atlantic Ocean via the Intracoastal Waterway. The primary drainage system also provides recharge of the Biscayne Aquifer, the primary raw water source. The secondary drainage system that serves the City is comprised of drainage pipe, catch basin inlets, manholes, control structures, exfiltration trench, and retention areas. The secondary drainage system is maintained and operated by the City of Pompano Beach. The secondary drainage system discharges excess storm water from storm events into the primary drainage system.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Response: The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. The subject property was identified in Figure A-2 of that plan and capital improvements totally \$8.1 million were proposed for the future improvement of the DPTOC drainage basin in the SMMP. These improvements anticipated a traditional drainage system comprised of a collection system of inlets and pipes with surface retention/detention ponds. The

area being marketed as the Innovation District, which covers a significant portion of the DPTOC (north of Atlantic Blvd and west of Dixie Highway), includes a conceptual drainage system made up of a series of open canals to provide conveyance and storage for water quantity and quality. If the future master developer of the Innovation District area chooses to build this drainage scenario, the previous permitting and capital improvement projects will be revised accordingly to meet all drainage regulations based on this revised concept.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Response: There is a conceptual permit for the district. It is Permit #06-06828-P and License #SWM2014-001-0 issued on January 3, 2014.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Response: All of the projects in the DPTOC that have been approved and built since the DPTOC land use designation became effective in 2012 have met all drainage requirements and have been permitted through Broward County and the City of Pompano Beach. No development will be permitted in the area unless it meets drainage standards.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the local drainage district is included as Exhibit G.

E. Recreation and Open Space Analysis

1. Provide the recreation level of service per the adopted and certified local land use plan.

Response: The City's level of service standard for parks is 5 acres per 1,000 residents (2-acres per 1,000 for neighborhood parks; 1 acre per 1,000 for community parks and 2 acre per 1,000 for urban

open spaces). Pompano only mitigates, through impact fees, the neighborhood and community park impacts because the current LOS for urban open spaces is sufficient to serve more than the buildout population. In accordance with the City's Parks Master Plan, the City had 775 acres of qualified park properties which could accommodate a total of 155,000 people. Since the parks master plan was adopted, the property associated with the Elks Club (10.4 acres) and the Palm Aire Lakes Park (97 acres) have been added to the parks inventory for a total of 882 acres of park property. At the 5-acre per 1,000 LOS, the 882 acres will accommodate a population of 176,400 people and the total buildout population of the City is currently estimated to be 160,326 at buildout (including the population increase from this amendment as well as the LIVE! Resorts Pompano amendment which is being considered for approval at this time).

The County requires every city to maintain a minimum level of service of 3 acres of parks per 1,000 residents. The park and recreation levels of service for the City of Pompano Beach per the County's qualified park acreage (see Exhibit H for details) is 3.8 acres/1000 based on a build-out population estimate of 160,326.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Response: This inventory is provided in Exhibit H.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Response: The net impact on parks is summarized in Section E.1 above. The City has adequate existing park space to accommodate the additional population in the DPTOC.

4. Identify the projected "community parks" acreage needs based on the local government's projected buildout population.

Response: The City's buildout population is 160,326 which requires 481 acres of parks per the County's 3-acre per 1,000 standard and 802 acres per the City's 5-acre per 1,000 standard. Both standards are being met based on the qualifying park acreage of the County and City respectively.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

Response: No designated open space is being lost as a result of this land use plan text amendment.

F. TRAFFIC CIRCULATION ANALYSIS

1) Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service for each roadway.

The roadway network that will be most impacted by the proposed amendment include three (3) east-west facility and three (3) north-south roadways. These six roadways include Pompano Park Place, Atlantic Boulevard, Martin Luther King, Jr., NW 6th Avenue, Dixie Highway and Cypress Road.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable levels of services with the exception of Atlantic Boulevard.

2) Identify the projected level of service for the roadways impacted by the proposed amendment for the short (2025) and long term (2040) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short-term horizon year was assumed to be the year 2025 while the long term planning horizon was assumed to be the year 2040. The 2025 and 2040 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2017 and 2040.

3) Planning council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long-range planning horizons.

A trip generation comparison analysis was undertaken between the current entitlements and the proposed entitlements. The trip generation comparison analysis was based on the following changes in intensities:

Existing Entitlements to Proposed Entitlements

- *Hotel rooms from 300 to 420 (+120 rooms)*
- o Residential units from 1,368 to 3,368 (+2000 units)
- o Commercial square footage from 4,387,220 to 4,051,220 (-336,000 square feet)

| TABLE 1a Pompano Beach LUPA Existing Traffic Conditions (Daily Volumes) | | | | | | | | | | |
|---|-----------------|---------------|---|--------|--------|---|---|--|--|--|
| Roadway From To Service Roadway Current Level of Service AADT Adopted Current | | | | | | | | | | |
| Pompano Park Place | Powerline Road | Andrews Ave | 4 | 35,820 | 13,600 | D | С | | | |
| | Andrews Ave | Dixie Hwy | 6 | 53,910 | 13,500 | D | C | | | |
| | Dixie Hwy | Cypress Road | 4 | 29,160 | 8,000 | D | С | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6 | 59,900 | 56,000 | D | С | | | |
| | I-95 | Dixie Hwy | 6 | 59,900 | 62,500 | D | F | | | |
| | Dixie Hwy | NE 18th Ave | 6 | 50,000 | 44,500 | D | D | | | |
| | NE 18th Avenue | US 1 | 4 | 32,400 | 35,500 | D | F | | | |
| MLK | Powerline Road | I-95 | 4 | 32,400 | 23,000 | D | D | | | |
| | I-95 | Dixie Hwy | 4 | 32,400 | 32,000 | D | D | | | |
| | | | | | | | | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2 | 13,320 | 7,500 | D | D | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4 | 32,400 | 26,500 | D | D | | | |
| | Atlantic Blvd | NE 15 St | 4 | 32,400 | 24,000 | D | D | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4 | 29,160 | 22,000 | D | D | | | |

Source: Broward County Metropolitan Planning Organization

| TABLE 1b Pompano Beach LUPA Existing Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | | | | | |
|--|--|-------------------|---|-------|-------|---------|---------|--|--|--|--|--|
| Roadway | Number Roadway Current Peak Level of Service Roadway From To of Lanes Capacity Hour Volume Adopted Current | | | | | | | | | | | |
| Pompano Park Place | Powerline Road | To Andrews Ave | 4 | 3,222 | 1,292 | Adopted | Current | | | | | |
| Pollipalio Park Place | Andrews Ave | Dixie Hwy | 6 | 4,851 | 1,283 | D | C | | | | | |
| | Dixie Hwy | Cypress Road | 4 | 2,628 | 760 | D | С | | | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6 | 5,390 | 5,320 | D | D | | | | | |
| | I-95 | Dixie Hwy | 6 | 5,390 | 5,938 | D | F | | | | | |
| | Dixie Hwy | NE 18th Ave | 6 | 4,500 | 4,228 | D | D | | | | | |
| | NE 18th Avenue | US 1 | 4 | 2,920 | 3,373 | D | F | | | | | |
| MLK | Powerline Road | I-95 | 4 | 2,920 | 2,185 | D | D | | | | | |
| | I-95 | Dixie Hwy | 4 | 2,920 | 3,040 | D | Е | | | | | |
| | | | | | | | | | | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2 | 1,197 | 713 | D | D | | | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4 | 2,920 | 2,518 | D | D | | | | | |
| | Atlantic Blvd | NE 15 St | 4 | 2,920 | 2,280 | D | D | | | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4 | 2,628 | 2,090 | D | D | | | | | |

Source: Broward County Metropolitan Planning Organization



| TABLE 2a Pompano Beach LUPA Future Traffic Conditions (Daily Volumes) | | | | | | | | | | | |
|--|-----------------|---------------|-----|--------|---|--------|---|--|--|--|--|
| # of Lanes Short Term (2025) Long Term (2040) Roadway From To 2025/2040 AADT LOS AADT LOS | | | | | | | | | | | |
| Roadway | | | | | | | | | | | |
| Pompano Park Place | Powerline Road | Andrews Ave | 4/4 | 16,100 | С | 26,100 | С | | | | |
| | Andrews Ave | Dixie Hwy | 6/6 | 18,900 | С | 40,500 | С | | | | |
| | Dixie Hwy | Cypress Road | 4/4 | 13,220 | С | 34,100 | F | | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6/6 | 60,160 | F | 76,800 | F | | | | |
| | I-95 | Dixie Hwy | 6/6 | 63,240 | F | 66,200 | F | | | | |
| | Dixie Hwy | NE 18th Ave | 6/6 | 47,000 | D | 57,000 | F | | | | |
| | NE 18th Avenue | US 1 | 4/6 | 37,800 | D | 47,000 | D | | | | |
| MLK | Powerline Road | I-95 | 4/4 | 26,780 | D | 41,900 | F | | | | |
| | I-95 | Dixie Hwy | 4/4 | 30,540 | D | 24,700 | D | | | | |
| | | r | | | • | т | | | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2/2 | 8,160 | D | 10,800 | D | | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4/4 | 32,960 | Е | 58,800 | F | | | | |
| | Atlantic Blvd | NE 15 St | 4/4 | 27,300 | D | 40,500 | F | | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4/4 | 26,600 | D | 45,000 | F | | | | |

Source: Broward County Metropolitan Planning Organization

Year 2025/Year 2040

| TABLE 2b Pompano Beach LUPA Future Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | | | | |
|--|-----------------|---------------|-------------------------|------------|-----------------|-----------|-----------------|--|--|--|--|
| Roadway | From | То | # of Lanes 2025/2040 | Short Terr | n (2025) LOS | Long Tern | 1 (2040) LOS | | | | |
| • | | 1 | | | | | | | | | |
| Pompano Park Place | Powerline Road | Andrews Ave | 4/4 | 1,530 | С | 2,480 | С | | | | |
| | Andrews Ave | Dixie Hwy | 6/6 | 1,796 | С | 3,848 | С | | | | |
| | Dixie Hwy | Cypress Road | 4/4 | 1,256 | С | 3,240 | F | | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6/6 | 5,715 | F | 7,296 | F | | | | |
| | I-95 | Dixie Hwy | 6/6 | 6,008 | F | 6,289 | F | | | | |
| | Dixie Hwy | NE 18th Ave | 6/6 | 4,465 | D | 5,415 | F | | | | |
| | NE 18th Avenue | US 1 | 4/6 | 3,591 | D | 4,465 | D | | | | |
| MLK | Powerline Road | I-95 | 4/4 | 2,544 | D | 3,981 | F | | | | |
| | I-95 | Dixie Hwy | 4/4 | 2,901 | D | 2,347 | D | | | | |
| | | | | | | | | | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2/2 | 776 | D | 1,026 | D | | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4/4 | 3,132 | F | 5,586 | F | | | | |
| - • | Atlantic Blvd | NE 15 St | 4/4 | 2,594 | D | 3,848 | F | | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4/4 | 2,527 | D | 4,275 | F | | | | |

Year 2025/Year 2040



Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that during the critical PM peak hour, there is no additional traffic impacts associated with this Land Use Plan Amendment.

4) Provide any transportation studies relating to this amendment, as desired.

A transportation analysis is presented herein (refer to Tables 1a through 4b).

TABLE 3a Trip Generation Summary (Current Entitlements) City of Pompano Beach LUPA **AM Peak Hour** PM Peak Hour Land Use Size **Daily Trips Total Trips** Outbound **Total Trips** Inbound Outbound Inbound Retail LUC 820 2,345 4,387,220 78,652 1454 8,919 4281 4638 891 Hotel LUC 310 300 2,508 141 83 58 180 92 88 High Rise LUC 222 1,368 6,088 424 102 322 492 300 192 Subtotal 87,248 2,910 1639 1271 9,591 4673 4918 Internal (1%/6%) -267 -267 -3,054 -534 -27 -13 -13 **Driveway Volumes** 84,194 2883 1625 1258 9,057 4406 4651 Pass-by (Retail-25%) -19,091 -2165 -1047 -1118 **External Trips** 65,103 2,883 1,625 1,258 6,892 3,359 3,533

Source: ITE Trip Generation Manual (10th Edition)

| TABLE 3b Trip Generation Summary (Proposed Entitlements) City of Pompano Beach LUPA | | | | | | | | | | |
|---|-----------|-------------|-------------|---------------------|----------|-------------|-------------|----------|--|--|
| | | | | AM Peak Hour | | | PM Peak Hou | • | | |
| Land Use | Size | Daily Trips | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound | | |
| Retail LUC 820 | 4,051,220 | 74,504 | 2,177 | 1350 | 827 | 8,409 | 4036 | 4372 | | |
| Hotel LUC 310 | 420 | 3,511 | 197 | 116 | 81 | 252 | 129 | 123 | | |
| High Rise LUC 222 | 3,368 | 14,988 | 1,044 | 251 | 793 | 1,212 | 739 | 473 | | |
| Subtotal | | 93,003 | 3,418 | 1717 | 1701 | 9,873 | 4904 | 4969 | | |
| Internal (1%/12%) | | -3,255 | -49 | -24 | -24 | -1225 | -612 | -612 | | |
| Driveway Volumes | | 89,748 | 3,369 | 1,692 | 1,677 | 8,648 | 4,292 | 4,356 | | |
| Pass-by (Retail-25%) | | -17,301 | 0 | 0 | 0 | -1953 | -954 | -998 | | |
| External Trips | | 72,447 | 3,369 | 1,692 | 1,677 | 6,695 | 3,337 | 3,358 | | |

Source: ITE Trip Generation Manual (10th Edition)

| Difference in Trips | 7,344 | 486 | 67 | 419 | -197 | -22 | -175 |
|---------------------|-------|-----|----|-----|------|-----|------|
| | - | | | | | | |



| TABLE 4a Pompano Beach LUPA Project Impacts (Daily Volumes) | | | | | | | | | | | |
|---|-----------------|---------------|----------|----------|---------|--------------|-----------|-------------|--|--|--|
| . | _ | _ | Number | Roadway | _ | ffic = 7,344 | | Impacts | | | |
| Roadway | From | То | of Lanes | Capacity | Percent | Trips | % of Cap. | Significant | | | |
| Pompano Park Place | Powerline Road | Andrews Ave | 4/4 | 35,820 | 5% | 367 | 1.0% | No | | | |
| | Andrews Ave | Dixie Hwy | 6/6 | 53,910 | 5% | 367 | 0.7% | No | | | |
| | Dixie Hwy | Cypress Road | 4/4 | 29,160 | 5% | 367 | 1.3% | No | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6/6 | 59,900 | 20% | 1469 | 2.5% | No | | | |
| | I-95 | Dixie Hwy | 6/6 | 59,900 | 50% | 3672 | 6.1% | Yes | | | |
| | Dixie Hwy | NE 18th Ave | 6/6 | 50,000 | 15% | 1102 | 2.2% | No | | | |
| | NE 18th Avenue | US 1 | 4/6 | 32,400 | 15% | 1102 | 3.4% | Yes | | | |
| MLK | Powerline Road | I-95 | 4/4 | 32,400 | 5% | 367 | 1.1% | No | | | |
| | I-95 | Dixie Hwy | 4/4 | 32,400 | 5% | 367 | 1.1% | No | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2/2 | 13,320 | 3% | 220 | 1.7% | No | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4/4 | 32,400 | 20% | 1469 | 4.5% | Yes | | | |
| , | Atlantic Blvd | NE 15 St | 4/4 | 32,400 | 10% | 734 | 2.3% | No | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4/4 | 29,160 | 3% | 220 | 0.8% | No | | | |

Source: Broward County Metropolitan Planning Organization

| TABLE 4b Pompano Beach LUPA Project Impacts (PM Peak Hour Volumes) | | | | | | | | | | | |
|--|-----------------|---------------|----------|----------|-------------|-------|-----------|-------------|--|--|--|
| Deadway | F==== | T- | Number | Roadway | Project Tra | | | Impacts | | | |
| Roadway | From | То | of Lanes | Capacity | Percent | Trips | % of Cap. | Significant | | | |
| Pompano Park Place | Powerline Road | Andrews Ave | 4/4 | 3,222 | 5% | -10 | -0.3% | No | | | |
| | Andrews Ave | Dixie Hwy | 6/6 | 4,851 | 5% | -10 | -0.2% | No | | | |
| | Dixie Hwy | Cypress Road | 4/4 | 2,628 | 5% | -10 | -0.4% | No | | | |
| Atlantic Boulevard | Powerline Road | I-95 | 6/6 | 5,390 | 20% | -39 | -0.7% | No | | | |
| | I-95 | Dixie Hwy | 6/6 | 5,390 | 50% | -99 | -1.8% | No | | | |
| | Dixie Hwy | NE 18th Ave | 6/6 | 4,500 | 15% | -30 | -0.7% | No | | | |
| | NE 18th Avenue | US 1 | 4/6 | 2,920 | 15% | -30 | -1.0% | No | | | |
| MLK | Powerline Road | I-95 | 4/4 | 2,920 | 5% | -10 | -0.3% | No | | | |
| | I-95 | Dixie Hwy | 4/4 | 2,920 | 5% | -10 | -0.3% | No | | | |
| | | | | | | | | | | | |
| NW 6th Avenue | Atlantic Blvd | MLK | 2/2 | 1,197 | 3% | -6 | -0.5% | No | | | |
| Dixie Highway | Pompano Park Pl | Atlantic Blvd | 4/4 | 2,920 | 20% | -39 | -1.3% | No | | | |
| | Atlantic Blvd | NE 15 St | 4/4 | 2,920 | 10% | -20 | -0.7% | No | | | |
| Cypress Road | Pompano Park Pl | Atlantic Blvd | 4/4 | 2,628 | 3% | -6 | -0.2% | No | | | |

Source: Broward County Metropolitan Planning Organization

NOTE: Significant is defined as project impacts equal or greater than 3% of the roadways Capacity.



G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Response: The Northeast Transit Center is within the DPTOC and thus there is excellent access to bus routes in all directions as shown on the mass transit route map below. Routes serving the DPTOC include the following:

- Broward County Transit Route 42 (E/W)
- Broward County Transit Route 20 (N/S)
- Broward County Transit Route 50 (N/S)
- Broward County Transit Route 60 (N/S)
- City of Pompano Beach Community Green Transit Route
- City of Pompano Beach Community Blue Transit Route
- City of Pompano Beach Community Red Transit Route
- City of Pompano Beach Community Orange Transit Route



Planned Mass Transit Improvements

- According to the Broward County Transit (BCT) Penny Surtax Plan, the improvements that may affect the DPTOC include: addition of a Rapid Bus Route on Dixie Highway in 2039; Adaptive Signal Control along the entire length of Atlantic Boulevard; installation of Fiber Optics on MLK Boulevard; Future Technology Adaptation County-wide in 2020; Video Detection Predictive Maintenance County-wide in 2020.
- The City of Pompano Beach is in the process of adopting a ride-share ordinance to facilitate various ride-share programs including services similar to the familiar Zip Car concept, the use of shuttles and multi-passenger electric carts such as those offered by "Freebee".

The route information described above is provided in **Exhibit I.**

2. Describe how the proposed amendment furthers or supports mass transit use.

Response: The project will help balance land uses in the DPTOC by providing the additional residential units necessary to accommodate a truly transit oriented district for the next 15 year planning horizon. Having the appropriate mix of uses to create a transit oriented place, will, in and of itself, support mass transit by creating a community where people can both live and work thus enabling them to own either no car or only one car per family due to the ability to bike or walk to work and to meet typical daily needs. Mass transit may then be used instead of a personal car for trips outside the district.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The mass transit verification letter from Broward County Transit is provided in *Exhibit I*.

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

Response: The City accepts the School Boards evaluation of school impacts associated with the additional 2,000 units being requested for the DPTOC.

1. The associated fee in the form of a check made payable to the SBBC.

Response: Payment for the SBBC analysis will be provided when this application is submitted to the BCPC for review.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

Response: The DPTOC is the epicenter of historic resources in the City of Pompano Beach. A map of the sites on the local historic register within the study area is provided in *Exhibit J*. Since the DPTOC was approved in 2012, the City and the NWCRA have invested in the improvement of the historic Ali Building (357 Dr. Martin Luther King Jr., Boulevard) which is being used as a Cultural Arts Center as well as the Bailey Hotel (41 NE 1st Street). Historic preservation will continue to be a priority of the community, the City and the NWCRA within this area. The proposed text amendment to increase the residential and hotel entitlements in the DPTOC will not have any negative impact on these important historical resources.

As required, a search of the State and National records of historic properties within the area was requested from the Department of State and their response is also provided in *Exhibit J*.

B. Archaeological sites listed on the Florida Master Site File.

Response: Not applicable.

C. Wetlands.

Response: No wetlands are located within the subject property.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

Response: The subject property is *not* within an area designated as a Local Area of Particular Concern by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

Response: The subject property is not within a Priority Planning Area for sea level rise.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

Response: There has been no evidence to date of any endangered, threatened or species of special concern associated with the Downtown Pompano area.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Response: There has been no evidence to date of any plant species listed on the index being located in the Downtown.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

Response: The amendment site *is not* located within a Wellfield Protection Zone

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

Response: The subject property has been previously developed so no significant alteration of sub-surface soil conditions or topography is envisioned as the area redevelops. All site alterations will be conducted in accordance with the City of Pompano Beach, Broward County and SFWMD issued permits.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

Response: The DPTOC does not front the beach.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.

Response: The City will require a minimum of 15% of the total residential entitlements $(3,368 \times 0.15 = 506 \text{ units})$ in the DPTOC to be affordable unless the Developer pays the adopted in lieu of fee at the time of building permit. To date, there have been 223 new affordable housing units (City Vista and Heritage at Pompano Station, both tax credit projects) built within the DPTOC since 2012. This is 81 units more than the 15% required by the original amendment creating the DPTOC. The affordable housing requirement, therefore, will require an additional minimum of 283 affordable housing units (506-223 = 283) for the proposed residential entitlements in the district.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Response: The zoning ensures the placement of the entitlements within the DPTOC will be compatible with adjacent land uses. The zoning is not being amended as part of this text amendment process.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

Response: The DPTOC is not within a hurricane evacuation area. The hotel rooms planned within the District can provide shelter alternatives to people evacuating during hurricane events. The Downtown hotel rooms will be primarily for business travelers who are expected to leave when a hurricane is imminent thus vacating those rooms for people that may need temporary shelter and have the means to avoid a public shelter experience.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

Response: The Downtown TOC is located within the Northwest Community Redevelopment Area (ECRA) in Pompano Beach and this land use plan amendment is being requested on behalf of the NWCRA to help accommodate the Innovation District concept being marketed through the RLI process to attract a potential master developer. The requested additional hotel rooms and residential units will help balance the significant number of jobs intended to be created by the office, educational and retail/service uses that are necessary to create the intended Innovation District.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Response: The amendment area is *not* adjacent to any other local government.

12. DECRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

Response: The highlighted regional issues of the County's Plan are discussed in context of the proposed amendment below. A listing of policies in the County's land use plan which apply to the subject application is provided in *Exhibit K*.

Climate Change Resilience – Climate change will bring higher sea levels and more intense hurricanes to South Florida. The Downtown is not in an area projected to flood from 3-feet of sea level rise per the modelling done for the City's Stormwater Management Master Plan. It also is not within a hurricane evacuation zone. Given that most of the development in the Downtown will be new, it will meet modern hurricane-resistant building codes and base flood elevations thus making it more resilient to hurricane wind damage than older buildings. It also is a transit oriented area which, by definition, will have lower greenhouse gas emissions than traditional suburban development and as such, will not be contributing as much to the increasing carbon levels in our atmosphere which is causing climate change. The proposed text amendment for the DPTOC specifically implements the following County strategies:

- STRATEGY CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.
- STRATEGY CCR-2: Increase the resilience of our community to the effects of climate change.

Targeted Redevelopment – The requested text amendment for the DPTOC specifically implements the County's strategies under this highlighted regional issue. The property is both a Downtown and is in a major corridor and is also within a Community Redevelopment Area.

- STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.
- STRATEGY TR-2: Support incentives to remove blight within Community Redevelopment Areas (CRA's) and similar areas.

Multi-Modal – The Downtown TOC has the best access to transit in the entire City with the location of the NE Transit Center for bus service and the proximity to the FEC Railroad which may someday provide commuter rail service. Dr. Martin Luther King Jr. Boulevard was the first Context Sensitive Corridor ever established on the County's Trafficways Plan which enabled the complete street cross-section to be built on that corridor in the Downtown. That streetscape

improvement project was completed in 2014. The City is also in the process of preparing a ride-share ordinance which is anticipated to open doors for various ride-share programs to locate in the City and provide additional modes of transportation such as "Zip Car" and "Freebee". This text amendment also recognizes the transportation and housing connection by attempting to add sufficient residential units to support the desired level of nonresidential development in the DPTOC, and specifically within the area being branded and marketed as an Innovation District, within the next 15 year planning horizon. This amendment also provides the County with context for development of a multi-modal level of service standard to promote transit oriented redevelopment. This amendment, therefore, specifically implements the following County strategies:

- STRATEGY MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.
- STRATEGY MM-2: Recognize and address the transportation and housing connection.
- STRATEGY MM-4: Identify and implement a multi-modal level of service standard for redevelopment proposals.

World-Class Natural Resource Protection and Enhancement – This amendment contributes to natural resource protection by directing growth away from the beach and other environmentally sensitive and vulnerable areas to an urban downtown with first class access to mass transit and existing infrastructure systems. The Downtown Pompano TOC is also home to a treasure trove of historic properties that are being actively recognized, preserved, enhanced and repurposed to provide the bridge between the past and the future for all users of this historically important area.

- STRATEGY EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.
- STRATEGY EP-5: Protect Broward County's historical, archaeological and paleontological resources.

Affordable Housing – The proposed text amendment includes the requirement that 15% of the total residential entitlements approved within the DPTOC will be required to be affordable housing. Since the original land use plan amendment for the DPTOC was approved in 2012, a total of 223 affordable housing units (tax credit projects) have been built within the DPTOC. The City will continue to require affordable housing construction or the payment of in-lieu-of fees if a Developer intends to build market rate units in-lieu-of providing required affordable units. The in-lieu-of fees collected by the City will continue to be used to develop and/or rehabilitate affordable housing. This amendment, therefore, supports the following County strategies:

- STRATEGY AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.
- STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

Disaster Planning and Post-Disaster Redevelopment – The proposed text amendment for the DPTOC will assist in directing growth away from the hurricane evacuation areas and will also provide for development of additional hotel uses which can be used to house evacuees that choose the hotel option for riding out a storm. This amendment, therefore, implements the following County strategy:

STRATEGY DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.

Renewed Intergovernmental Partnership – The subject amendment is not applicable to this highlighted regional issue.

13. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

Response: No additional support documents are provided at this time.

B. Any proposed voluntary mitigation or draft agreements.

Response: No voluntary mitigation or draft agreements have been prepared at this time.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

EXHIBITS

Exhibit A: Legal Description of Amendment Site

EXHIBIT A LEGAL DESCRIPTION OF DPTOC

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND ALSO BEING A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST;

THENCE NORTH 01°25'33" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 35, SAID EAST LINE BEING COINCIDENT WITH THE CENTERLINE OF N.E. 5th AVENUE, A DISTANCE OF 1977.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35, SAID NORTH LINE BEING COINCIDENT WITH THE CENTERLINE OF N.E. 6th STREET;

THENCE SOUTH 88°12'52" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1920.44 FEET TO A POINT ON THE CENTERLINE OF CONSTRUCTION OF NORTH DIXIE HIGHWAY (STATE ROAD 811), BROWARD COUNTY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508;

THENCE NORTH 13°59'07" EAST, ALONG SAID CENTERLINE OF CONSTRUCTION, A DISTANCE OF 168.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35:

THENCE SOUTH 88°08'56" WEST ALONG SAID NORTH LINE, A DISTANCE OF 788.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35; SAID WEST LINE BEING COINCIDENT WITH THE CENTERLINE OF N.W. 3rd AVENUE;

THENCE SOUTH 88°09'11" WEST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35, (SAID NORTH LINE BEING COINCIDENT WITH THE CENTERLINE OF N.W. 6th COURT) A DISTANCE OF 666.45 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35; SAID WEST LINE BEING COINCIDENT WITH THE CENTERLINE OF N.W. 4th AVENUE;

THENCE NORTH 01°26'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 10.94 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK 1, PINEWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 88°05'11" WEST, ALONG SAID EASTERLY EXTENSION, ALONG THE NORTH LINE OF LOTS 8 AND 13, OF SAID BLOCK 1, AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 250.85 FEET TO A POINT ON THE CENTERLINE OF N.W. 5th AVENUE;

THENCE NORTH 01°27'04" WEST, ALONG SAID CENTERLINE OF N.W. 5th AVENUE, A DISTANCE OF 3.71 FEET TO POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10, BLOCK 2, PINEWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 88°13'12" WEST, ALONG SAID EASTERLY EXTENSION, ALONG THE NORTH LINE OF LOTS 10 AND 15, OF SAID BLOCK 2, AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 249.00 FEET TO A POINT ON THE CENTERLINE OF N.W. 6th AVENUE;

THENCE SOUTH 01°27'01" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 175.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35, SAID NORTH LINE BEING COINCIDENT WITH THE CENTERLINE OF N.W. 6th STREET;

THENCE SOUTH 88°13'12" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1499.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE SOUTH 89°19'42" WEST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 34, A DISTANCE OF 270.46 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9), BROWARD COUNTY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86070-2413;

THE FOLLOWING SIX (6) COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95:

THENCE SOUTH 03°31'58" EAST, A DISTANCE OF 421.66 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, SCOTTS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 89°23'49" EAST, ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 69.34 FEET TO A POINT ON A LINE 185.98 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35:

THENCE SOUTH 01°28'42" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 490.00 FEET TO A POINT ON THE CENTERLINE OF HAMMONDVILLE ROAD;

THENCE NORTH 89°23'48" EAST, ALONG SAID CENTERLINE OF HAMMONDVILLE ROAD, A DISTANCE OF 3.48 FEET, TO A POINT ON A LINE 182.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE SOUTH 01°28'42" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 624.19 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST:

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°17'42" AND A RADIUS OF 145.23 FEET FOR AN ARC DISTANCE OF 236.47 FEET TO A POINT OF TANGENCY AND TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD 814), BROWARD COUNTY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520:

THE FOLLOWING SIX (6) COURSES BEING COINCIDENT WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD;

THENCE NORTH 89°01'24" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 236.77 FEET; SAID TANGENT LINE BEING 219.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE SOUTH 00°59'16" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE 199.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE NORTH 89°01'24" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 129.96 FEET;

THENCE SOUTH 89°52'02" EAST, A DISTANCE OF 309.87 FEET;

THENCE SOUTH 00°58'36" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON A LINE 101.35 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE NORTH 89°01'24" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 245.01 FEET;

THENCE SOUTH 01°27'52" EAST, A DISTANCE OF 100.44 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-OUARTER (S.W. 1/4) OF SAID SECTION 35:

THENCE NORTH 89°01'24" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 153.78 FEET TO THE NORTH ONE-QUARTER CORNER (N. 1/4) OF SAID SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST;

THENCE CONTINUE NORTH 89°01'24" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1623.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 35;

THENCE NORTH 89°00'03" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35, A DISTANCE OF 236.24 FEET TO A POINT ON THE BASELINE OF SURVEY OF SOUTH DIXIE HIGHWAY (STATE ROAD 811), AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF ATLANTIC BOULEVARD (STATE ROAD 814) SECTION 86130-2512;

THENCE SOUTH 13°57'49" WEST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 830.89 FEET TO A POINT ON THE CENTERLINE OF S.W. 2nd STREET;

THENCE NORTH 88°24'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1161.32 FEET TO A POINT ON THE CENTERLINE OF SOUTH CYPRESS ROAD;

THE FOLLOWING TWO (2) COURSES BEING COINCIDENT WITH SAID CENTERLINE OF SOUTH CYPRESS ROAD;

THENCE NORTH 00°37'59" EAST, A DISTANCE OF 349.83 FEET;

THENCE NORTH $18^{\circ}17'16"$ EAST, A DISTANCE OF 467.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35;

THENCE NORTH 89°00'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 269.06 ACRES, MORE OR LESS.

Exhibit B. City Adopted Future Land Use Map of Amendment Area



Legend L- Low 1-5 DU/AC LM- LOW-MEDIUM 5-10 DU/AC M- MEDIUM 10-16 DU/AC MH- MEDIUM-HIGH 16-25 DU/AC IRREGULAR C- Commercial

T- TRANSPORTATION

CF- Community Facilities

DPTOC

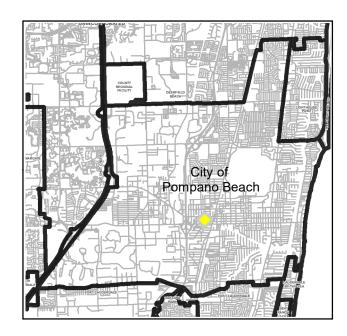
OR- Recreation Open Space

W- Water

CRA Boundaries

Amendment Area

ETOC



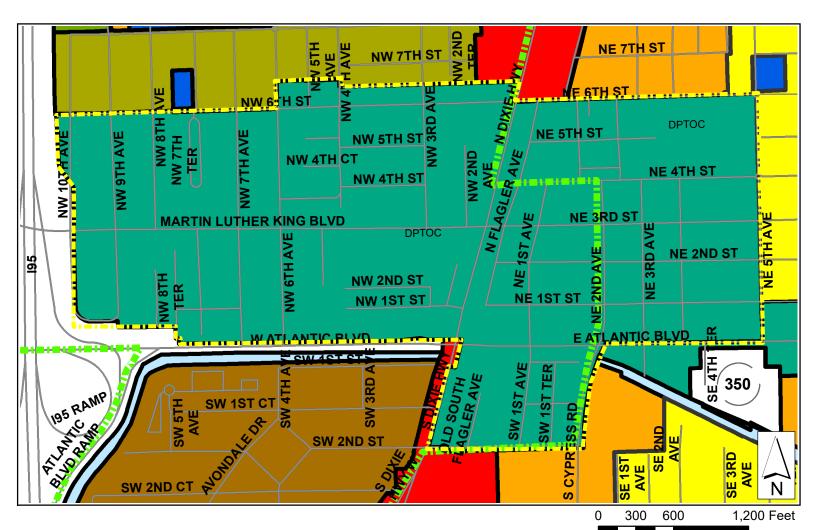


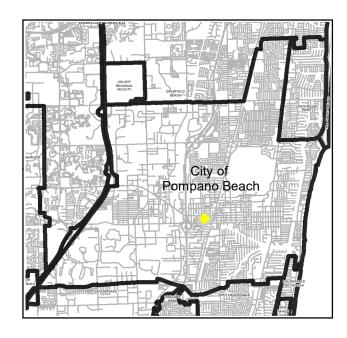
Exhibit C. County Adopted Land Use Map of Amendment Area



Map Updated: February 20, 2019

Legend





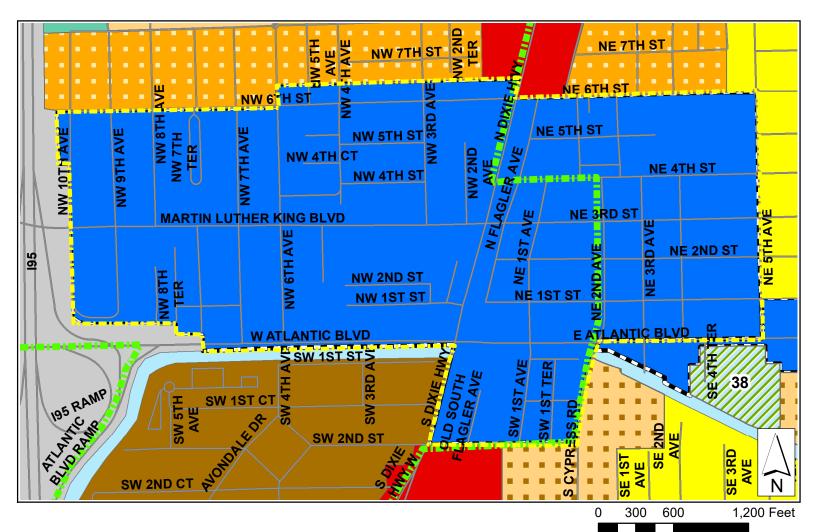


Exhibit D: Potable Water Provider Letter



City of Pompano Beach UTILITIES ADMINISTRATION

Phone: (954) 545-7044 Fax: (954) 545-7046

MEMORANDUM NO. 19-36

DATE:

June 14, 2019

TO:

 ${\sf David}\, \underset{-}{\sf Recor},\, {\sf Development}\, {\sf Services}\, {\sf Director}$

Jean E. Dolan, Sustainability Coordinator

C:

John Sfiropoulos, City Engineer

FROM:

A Randolph Brown, Utilities Director

SUBJECT:

DPTOC LUPA Application, Sanitary Sewer, Potable Water Land Use Plan

Amendment Application

I have reviewed the Analysis of Public Facilities and Services in Section 5, including Section 5.A, potable water analysis. I have verified the plant and permit information shown. The current plant demands and flows are correct. Water system demands are offset by the annual expansion of our reuse utility.

My review of Section 5.B, items 1 through 4 of the sanitary sewer analysis for the referenced application shows the correct plant and permit capacity information. The current wastewater system demands and flows are correct. The City can accommodate the projected flows based on current capacity in the sewer treatment system. Each project will be required to determine the adequacy of the sanitary sewer collection system at the time of site plan approval, which is the City's current practice. It does not appear that irrigation was removed from the wastewater calculation.

Engineering approves the drainage analysis in the DPTOC LUPA Application.

Please advise if you need any further verification from the City of Pompano Beach Utility Department.

Exhibit E: Sanitary Sewer Provider Letter



City of Pompano Beach UTILITIES ADMINISTRATION

Phone: (954) 545-7044 Fax: (954) 545-7046

MEMORANDUM NO. 19-36

DATE:

June 14, 2019

TO:

 ${\sf David}\, \underset{-}{\sf Recor},\, {\sf Development}\, {\sf Services}\, {\sf Director}$

Jean E. Dolan, Sustainability Coordinator

C:

John Sfiropoulos, City Engineer

FROM:

A Randolph Brown, Utilities Director

SUBJECT:

DPTOC LUPA Application, Sanitary Sewer, Potable Water Land Use Plan

Amendment Application

I have reviewed the Analysis of Public Facilities and Services in Section 5, including Section 5.A, potable water analysis. I have verified the plant and permit information shown. The current plant demands and flows are correct. Water system demands are offset by the annual expansion of our reuse utility.

My review of Section 5.B, items 1 through 4 of the sanitary sewer analysis for the referenced application shows the correct plant and permit capacity information. The current wastewater system demands and flows are correct. The City can accommodate the projected flows based on current capacity in the sewer treatment system. Each project will be required to determine the adequacy of the sanitary sewer collection system at the time of site plan approval, which is the City's current practice. It does not appear that irrigation was removed from the wastewater calculation.

Engineering approves the drainage analysis in the DPTOC LUPA Application.

Please advise if you need any further verification from the City of Pompano Beach Utility Department.

Exhibit F: Solid Waste Provider Letter

From: Pace, Luigi <LPace@wm.com>
Sent: Friday, March 29, 2019 3:33 PM
To: Jean Dolan <Jean.Dolan@copbfl.com>
Cc: Roccapriore, Jeff <JRoccapr@wm.com>

Subject: RE: City of Pompano Beach Land Use Plan Amendment for the Downtown Pompano Transit Oriented

Corridor

Jean, Jeff confirmed that the numbers from February 2019 are still good.

Thanks Luigi

From: Jean Dolan < <u>Jean.Dolan@copbfl.com</u>>
Sent: Friday, March 29, 2019 10:15 AM
To: Pace, Luigi < <u>LPace@wm.com</u>>

Cc: Roccapriore, Jeff < <u>JRoccapr@wm.com</u>>

Subject: RE: City of Pompano Beach Land Use Plan Amendment for the Downtown Pompano Transit Oriented

Corridor

Hi Luigi and Jeff – as promised, attached is an excerpt from our Land Use Plan Amendment Application to add more residential units to the Downtown Pompano Transit Oriented Corridor (TOC). We are "trading off" some commercial square footage so, in this case, our projected demand for solid waste disposal capacity actually goes down. We still need you to review what we have stated in this section and that the information provided for Solid Waste capacity is still correct (we used the same numbers you provided below on February 14, 2019).

An email back confirming the 2-14-19 numbers are still accurate is all we need. As always, we appreciate your help with this.

Jean



From: Roccapriore, Jeff

Sent: Thursday, February 14, 2019 1:07 PM

To: Pace, Luigi <LPace@wm.com>

Subject: RE: City of Pompano Beach Land Use Plan Amendment

As of 2019 our projections are as follows:

Remaining capacity: 19,000,000 cubic yards

Average Annual Consumption: 1,500,000 cubic yards

Estimate Closure Year: 2032

Exhibit G: Drainage Utility Provider Letter



City of Pompano Beach UTILITIES ADMINISTRATION

Phone: (954) 545-7044 Fax: (954) 545-7046

MEMORANDUM NO. 19-36

DATE:

June 14, 2019

TO:

 ${\sf David}\, \underset{-}{\sf Recor},\, {\sf Development}\, {\sf Services}\, {\sf Director}$

Jean E. Dolan, Sustainability Coordinator

C:

John Sfiropoulos, City Engineer

FROM:

A Randolph Brown, Utilities Director

SUBJECT:

DPTOC LUPA Application, Sanitary Sewer, Potable Water Land Use Plan

Amendment Application

I have reviewed the Analysis of Public Facilities and Services in Section 5, including Section 5.A, potable water analysis. I have verified the plant and permit information shown. The current plant demands and flows are correct. Water system demands are offset by the annual expansion of our reuse utility.

My review of Section 5.B, items 1 through 4 of the sanitary sewer analysis for the referenced application shows the correct plant and permit capacity information. The current wastewater system demands and flows are correct. The City can accommodate the projected flows based on current capacity in the sewer treatment system. Each project will be required to determine the adequacy of the sanitary sewer collection system at the time of site plan approval, which is the City's current practice. It does not appear that irrigation was removed from the wastewater calculation.

Engineering approves the drainage analysis in the DPTOC LUPA Application.

Please advise if you need any further verification from the City of Pompano Beach Utility Department.

Exhibit H: Inventory of Parks Related to BCPC Recertification

EXHIBIT H

Inventory of Neighborhood Parks

Updated June, 2019

(This summary assumes the Oceanside Parking Lot land use plan amendment is approved prior to the Downtown TOC text amendment. The strike-through-and-underline changes were made for the Oceanside LUPA.)

City owned properties

Inventory of Mini-Parks

| Name of Facility | Park District | Size (In acres) |
|---------------------------------------|---------------|-----------------|
| 1. McNab Park | 4 | 2.5 |
| 2. Founders Park | 6 | 1.7 |
| 3. Blanche Ely Tot Lot | 11 | 0.3 |
| 4. Kendall Lakes | 11 | 0.2 |
| 5. Apollo Park | 11 | 4.4 |
| 6. Coleman Park | 12 | 0.5 |
| 7. Novelty Park | 12 | 1.0 |
| 8. E. Pat Larkins Community Center | 12 | 2.9 |
| 9. Avondale Park | 13 | 2.6 |
| 10. Fairview Park | 14 | 2.3 |
| 11. Skolnik Community Ctr. | 21 | 3.5 |
| 12. Cresthaven Park | 24 | 1.4 |
| 13. Highland Park & Recreation Ctr. | 25 | 3.3 |
| 14. Sandspur Park (Pompano Highlands) | 25 | 2.3 |
| 15. Canine Corner (Dog Park) | 6 | 1.8 |
| 16. Annie Adderly Gillis Park | 12 | 0.8 |
| 17. Sanders Park | 11 | 0.6 |
| 18. Lovely Park | 11 | 0.2 |
| Total acres | | 32.3 |

Inventory of Neighborhood Parks

| Name of Facility | Park District | Size (In.acres) |
|-----------------------------|---------------|-----------------|
| 1. Alsdorf Boat Launch Park | 2 | 10.0 |
| 2. Exchange Club Park | 2 | 7.5 |
| 3. Harbor's Edge Park | 3 | 8.1 |
| 4. Kester Park | 6 | 8.4 |

| 5. Norwood Pines Park | 8 | 5.4 |
|---|-----|------|
| 6. Weaver (Canal Pointe) Park | 11 | 12.4 |
| 7. Hunter's Manor Park | 18 | 8.3 |
| 8. McNair Park | 19 | 6.4 |
| 9. Palm-Aire property | 21 | 4.9 |
| | | |
| 10. Oceanside Park | 1 | 3.2 |
| 10. Brummer Park | 21 | 5.0 |
| 11. Airpark Jogging Path | N/A | 8.4 |
| 12. Elks Club Property | 6 | 10.4 |
| 13. Centennial Park (Sample McDougal House) | 6 | 4.2 |
| | | |
| Total acres | | 94.5 |

Inventory of Small Urban Open Spaces

| Name of Facility | Park District | Size (In acres) |
|--|---------------|-----------------|
| 1. N.E. 16th Street Park | 1 | 0.6 |
| 2. Marine Drive Park | 1 | 0.1 |
| 3. Scott Winters (Sunset) Park | 1 | 1.0 |
| 4. N.E. 10th Street.Park | 1 | 0.1 |
| 5. North Riverside Dr. Park | 1 | 0.4 |
| 6. Indian Mound Park | 1 | 1.0 |
| 7. Hillsboro Inlet Park | 1 | 2.3 |
| 8. Lake Santa Barbara Park | 4 | 0.2 |
| 9. S.E. 13th Street Park | 5 | 0.1 |
| 10. S.E. 15th Street Park | 5 | 0.1 |
| 11. Downtown Park | 6 | 0.1 |
| 12. Pompano Canal Park | 7 | 0.2 |
| 13. S.E.11 Ave. Park | 7 | 0.2 |
| 14. 220 East Atlantic Park | 7 | 0.9 |
| 15. Lyons Park | 10 | 0.3 |
| 16. Old Water Tower Site | 10 | 0.2 |
| 17. Jackson Park | 11 | 1.8 |
| 18. Dr. MLK Blvd. Park | 12 | 0.8 |
| 19. Cresthaven Open Space @ NE 5 th | 24 | 0.4 |
| 20. NE 16 th Street Park | 1 | 0.2 |
| Total acres | | 11.0 |

Inventory of Recreational Areas at Public School Sites

| Name of Facility | Park District | Size (In acres) |
|------------------------------------|---------------|-----------------|
| 1. Pompano Beach Elementary School | 6 | 3.4 |
| 2. Pompano Beach Middle School | 6 | 2.0 |
| 3. Pompano Beach High School** | 6 | 7.5 |

| 4. McNab Elementary School | 9 | 2.0 |
|------------------------------------|----|-------|
| 5. Cypress Elementary School | 10 | 5.2 |
| 6. Sanders Park Elementary School | 11 | 3.2 |
| 7. Blanche Ely High School ** | 12 | 6.5 |
| 8. Markham Elementary School | 16 | 2.9 |
| 9. Charles Drew Elementary School | 19 | 4.6 |
| 10. Cross Creek SED Center | 19 | 7.2 |
| 11. Cypress Run Alternative School | 19 | 2.0 |
| 12. Cresthaven Elementary School | 24 | 2.3 |
| 13. Crystal Lake Middle School | 23 | 3.2 |
| 14. Palm View Elementary School | 23 | 2.2 |
| 15. Norcrest Elementary School** | 25 | 6.2 |
| Total acres | | 60.4 |
| Neighborhood Parks Analysis | | |
| Privately Owned Facilities | | |
| 1. John Knox Village | 14 | 1.8 |
| 2. Cypress Bend | 20 | 10.1 |
| 3. Palm Aire | 21 | 48.6 |
| City owned properties | | |
| Mini parks | | 32.3 |
| Neighborhood Parks | | 102.6 |
| Small Open Spaces | | 11.0 |
| School Sites** | | 40.2 |
| **does not include schools with ** | | |
| Grand Total | | 238.5 |

Inventory of Community Parks

| Name of Facility | Size (In acres) |
|---|-----------------|
| 1. Pompano (Jaycee) Community Park | 71.1 |
| 2. Mitchell/Moore (Westside) Community Parl | k 15.8 |
| 3. Public Beach | 32.4 |
| 4. North Pompano Park | 20.4 |
| 5. Palm Aire Lakes Park | 97.0 |

Total 236.7

Other Large Open Spaces and Parks

| Name of Facility | size (ii | n acres) |
|------------------------------|----------|----------------------------------|
| 1. Boys & Girls Club | 9.5 | |
| 2. Sand & Spurs Stables | 11.5 | |
| 3. Arboretum | 33.0 | |
| 4. Pompano Beach Cemetery | 17.0 | |
| 5. Pompano Beach Golf Course | 67.94 | (15% of the total Community Park |
| | | Requirement of 452.9 acres) |
| Total | | 138.94 |
| Grand Total | | 614.14 |

Broward County owned lands (*The City can use 10%* (*up to 10 acres*) *of the County-owned park land in the City's total park acreage* (62.95*10% = 6.295 acres)

| Broward County Environmental Land | 24.25 |
|---|-------|
| Crystal Lake Sand Pine Scrub Natural Preserve 3110 block of NE 3 rd Avenue | |
| | |

Broward County Environmental Land
Pompano Highlands Natural Preserve

38.70

4200 Block east of FEC RR

Notes:

- a. Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry
 @ \$75,000 for 0.813 acres.
- b. Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- c. Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.
- d. Cresthaven Park acquired by annexation effective September 2000 for 1.43 acres
- e. Cresthaven Elementary School acquired by annexation effective September 2000 for 2.3 acres.
- f. Removed CRA Plat Park 2.3 acres.
- g. Added Canal Pointe Park of 10.744 acres, acquired
- h. Added Hunters Manor, 8.26 acres, acquired July 21, 2000 from Hunter-8 & Landco IV for \$423,915.14
- i. Removed Carver Homes Park of 17.2 acres after Land Use Plan amendment, passed July 24, 2001, Ordinance 2001-77.
- j. Added Cresthaven Park (1.4 acres) and Cresthaven Elementary School (2.3 acres) after Land Use Plan amendment passed January 22, 2002 Ordinance 2002-31.
- k. Added 8.3 acres Hunter's Manor Park purchased through Broward County Safe Parks and Land Preservation Bond Program and removed old Hunters Manor Park (8.3 acres).
- 1. Northwest Multi-Purpose Center 13,526 sq.ft on 2.92 acres, southwest corner of NW 6th Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36th Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8th Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50th Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42nd Court & NE 15th Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18th Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16th Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3rd Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1st Avenue, , added after annexation of Leisurevile, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres
- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16th Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.
- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park (Sample-McDougal House) was added to this inventory.

- hh. Removed the Oceanside parking lot 3.2 acres and added the 97 acre Palm Aire Lakes Park which includes approimately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed "Palm Aire property" which is the same as Brummer Park and was being double counted.

Item 6.b.-d. Methodology of 2019 Population Figure for Park Requirement

| | 2019 est. | Buildout |
|---|-----------|-----------|
| Population | 112,055 | 160,326 |
| Broward County Parks Requirements 336.17 acres (3 acres per 1,000 population) | | 481 acres |

Total Parks supplied 614.14 acres 614.14 acres

(If the City adds 10% of the County-owned lands to this total, it becomes 625.3 acres)

Buildout population calculations

| 82,126 | Maximum number of dwelling units allowed by future land use map* |
|----------|---|
| - 11,498 | 14% of dwelling units held for seasonal use |
| 70,628 | Total dwelling units for permanent residents |
| x 2.27 | Persons per occupied dwelling unit from 2010 Census (up from 2.11 in 2000 |
| | Census) |
| 160,326 | Buildout population projection |

^{*} Includes: the 2,000 additional units for the DPTOC; the 2,800 additional units in the LIVE! Resorts Pompano RAC; the 235 additional units for Hidden Harbor; the 2,399 additional units in the ETOC; the increase of 122 units for Hillsboro Shores; the net reduction of 207 units from the Jefferson Amendment (even though those are anticipated to be eventually built as flex units) and net addition of 24 dwelling units from the 1600 Corporation Amendment; the net addition of 64 dwelling units by 2 Habitat projects and John Knox Village; the net addition of 303 dwelling units by the WH Pompano LUPA; the net addition of 1,300 dwelling units by the Isle of Capri RAC LUPA; the net additional of 88 units created by the D.R. Horton land use plan amendment in 2013; the 190 units created by the KOI land use plan amendment in 2012; the 187 units created by the St. Joseph land use plan amendment in 2012 and the additional 907 units created by the Palm-Air North amendment adopted in July 2010 and the net additional of 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

Exhibit I: Mass Transit Route Information and Transit Provider Letter



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

April 24, 2019

Jean E. Dolan, AICP, CFM Sustainability Coordinator City of Pompano Beach 100 West Atlantic Boulevard Pompano Beach, FL 33060

RE: Transit Verification Letter - Downtown Pompano Transit Oriented Corridor LUPA

Dear Ms. Dolan:

Broward County Transit (BCT) has reviewed your correspondence dated March 29, 2019, regarding the Downtown Pompano Transit Oriented Corridor Land Use Plan Amendment (LUPA) located in the City of Pompano Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed routes 20, 42, 50, and 60 and the City of Pompano Beach Community Shuttle Blue, Green, Orange, and Red routes. Please refer to the following table for detailed information.

| BUS | DAYS OF | SERVICE SPAN | SERVICE |
|--|----------|----------------|--------------------|
| ROUTE | SERVICE | A.M. – P.M | FREQUENCY |
| 20 | Weekday | 5:40a - 9:52p | 50 minutes |
| | Saturday | 6:00a - 8:50p | 60 minutes |
| | Sunday | 10:00a - 7:45p | 60 minutes |
| 42 | Weekday | 5:20a – 10:55p | 33 minutes |
| | Saturday | 5:40a – 10:19p | 60 minutes |
| | Sunday | 8:45a – 8:24p | 60 minutes |
| 50 | Weekday | 5:20a – 12:06a | 20 minutes |
| | Saturday | 5:30a – 11:10p | 30 minutes |
| | Sunday | 7:47a – 8:50p | 45 minutes |
| 60 | Weekday | 5:10a – 11:34p | 23 minutes |
| | Saturday | 5:20a – 11:23p | 33 minutes |
| | Sunday | 9:05a – 8:28p | 50 minutes |
| Pompano Beach Community Shuttle Red Route (BCT 705) | Weekday | 9:00a – 4:57p | 67 - 78 minutes |



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M | SERVICE FREQUENCY |
|---|--------------------|----------------------------|----------------------|
| Pompano Beach Community Shuttle Orange Route (BCT 706) | Weekday | 9:00a – 4:57p | 67 - 70 minutes |
| Pompano Beach Community Shuttle Blue Route (BCT 707) | Weekday | 9:05a – 5:02p | 65 - 75 minutes |
| Pompano Beach Community Shuttle Green Route (BCT 708) | Weekday | 9:00a – 4:52p | 67 - 70 minutes |

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the sidewalk on the site, the existing sidewalk at the street, the existing bicycle network, and bus stops. Also, the permitting process will require improvements to the existing BCT bus stop on the east side of Dixie Highway just north of Atlantic Boulevard to ensure ADA compliance.

Please feel free to call me at 954-357-8554 or email me at rhatch@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Ryan Statch

Ryan Hatch, Service Planner, Service and Capital Planning

Exhibit J: Local Historic Resources Map and Department of State Division of Historic Resources Letter



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical

Resources at 850-245-6333 for project review information.

April 2, 2019

Jean Dolan

City of Pompano Beach 100 West Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4045

Email: Jean.Dolan@copbfl.com



In response to your inquiry of March 29, 2019 the Florida Master Site File lists no archaeological sites, three resource groups and 130 historic structures found in the following sections of Broward County:

T 48S, R 42E, Sections 34, 35 & 36 and T 49S, R 42E, Sections 1 & 2 with a 500 foot buffer as shown on the corresponding map.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

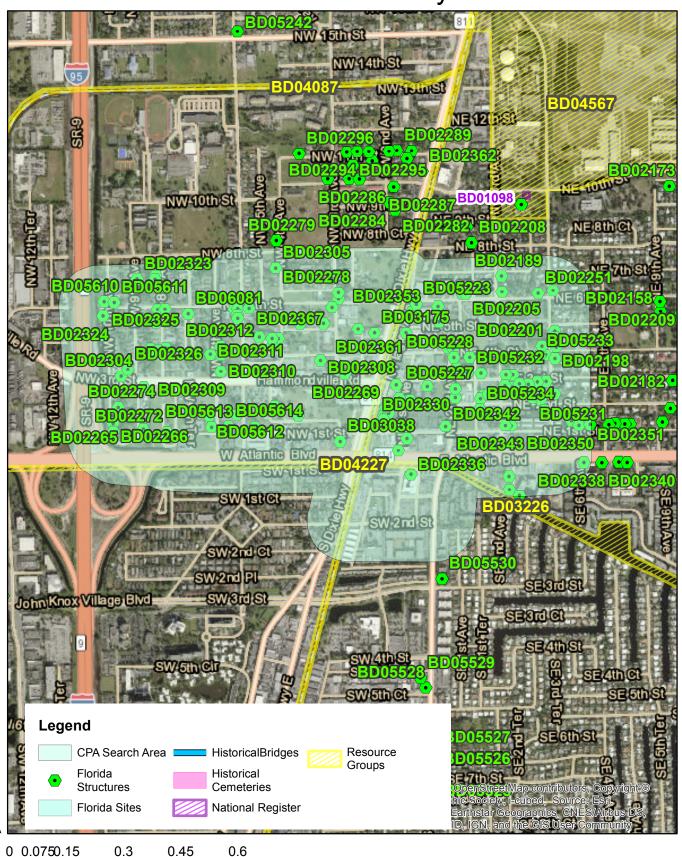
Cody VanderPloeg

Archaeological Data Analyst

Florida Master Site File

Cody. Vander Ploeg@dos.myflorida.com

Cultural Resource Search 500 Foot Buffer **Broward County**



Miles

Cultural Resource Roster

| SiteID | Type | Site Name | Address | Additional Info | SHPO Eval | NR Status |
|---------|------|-------------------------------------|----------------------------------|--|-------------------|-----------|
| D00110 | SS | BLOUNT, GOERGE L HOUSE | 507 NE 6 ST, Pompano Beach | 1921 Prairie | Insufficient Info | |
| D00111 | SS | MCCLELLAN, DR GEORGE HOUSE | 103 NE 2 ST, Pompano Beach | c1921 Frame Vernacular | Insufficient Info | |
| D00113 | SS | OLD KNEELAND HOME | 4 NE 1ST AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1898 Frame Vernacular | | |
| D00115 | SS | AUSTIN, LAVADA AND FRANK HOME | 410 NE 5 AVE, Pompano Beach | c1924 Bungalow | Eligible | |
| D00135 | SS | WRIGHT, GEORGE A HOUSE | 517 NE 1 ST, Pompano Beach | c1930 Neo-Classical Revival | Insufficient Info | |
| D00136 | SS | FIRST UNITED METHODIST CHURCH | 210 NE 3 ST, Pompano Beach | c1939 Gothic Revival | Insufficient Info | |
| D00195 | SS | ROBINSON, WALLACE HOUSE | 400 NE 5 AVE, Pompano Beach | 1923 Moorish Revival | Insufficient Info | |
| D02178 | SS | VELSOR, K N & NANCY E HOUSE | 435 NE 2 ST, Pompano Beach | c1930 Frame Vernacular | Insufficient Info | |
| D02179 | SS | BEVILL HOUSE | 501 NE 2 ST, Pompano Beach | c1925 Mission | Insufficient Info | |
| D02183 | SS | RAMEY, MARJORIE HOUSE | 440 NE 3 ST, Pompano Beach | c1926 Frame Vernacular | Insufficient Info | |
| D02184 | SS | BLANC, GREGORY & CHRISTY HOUSE | 410 NE 3 ST, Pompano Beach | c1936 Frame Vernacular | Insufficient Info | |
| D02186 | SS | PINTELLO, HELEN A HOUSE | 428 NE 3 ST, Pompano Beach | c1939 Masonry Vernacular | Insufficient Info | |
| D02187 | SS | KRAHOLIK, JOHN J & PATRICE W HOUSE | 409 NE 3 ST, Pompano Beach | c1926 Frame Vernacular | Insufficient Info | |
| D02189 | SS | CAVOLINA, CHARLES & LEONORA T HOUSE | 626 NE 3RD AVE, POMPANO BEACH | c1940 Frame Vernacular | | |
| D02190 | SS | ALLISON, VIRGINIA ANN HOUSE | 205 NE 4TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1938 Frame Vernacular | | |
| D02195 | SS | KATRA, ALLEN J & JULIE R HOUSE | 215 NE 4TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| D02196 | SS | SMITH, RUTH E HOUSE | 238 NE 4 ST, Pompano Beach | c1937 Frame Vernacular | Insufficient Info | |
| D02197 | SS | TURNER, BEN HOUSE | 438 NE 4 ST, Pompano Beach | c1910 Frame Vernacular | Insufficient Info | |
| D02198 | SS | BAILEY HOUSE | 500 NE 4 ST, Pompano Beach | c1924 Mission | Insufficient Info | |
| D02199 | SS | 400 NE 4TH ST | 400 NE 4 ST, Pompano Beach | 1925 Frame Vernacular | Insufficient Info | |
| D02201 | SS | ROBINSON HOUSE | 405 NE 5 AVE, Pompano Beach | c1924 Frame Vernacular | Insufficient Info | |
| D02202 | SS | GOSSARD, FRANCES HOUSE | 301 NE 6 ST, Pompano Beach | c1935 Masonry Vernacular | Insufficient Info | |
| D02203 | SS | MCCLELLAN, DR GEORGE S OFFICE | 101 NE 2 ST, Pompano Beach | c1926 Mission | Insufficient Info | |
| D02204 | SS | MARINO, SAMUEL ARTHUR HOUSE | 115 NE 6 ST, Pompano Beach | c1930 Frame Vernacular | Insufficient Info | |
| D02205 | SS | JONES HOUSE | 109 NE 6 ST, Pompano Beach | c1928 Frame Vernacular | Insufficient Info | |
| D02210 | SS | HARMON, J COY & JOSEPHINE HOUSE | 100 NE 6 ST, Pompano Beach | c1940 Frame Vernacular | Insufficient Info | |
| 3D02219 | SS | GRIFFIN, MARVIN & KATHLEEN HOUSE | 100 SE 4TH TERR, POMPANO BEACH | -RESOURCE DESTROYED- c1941 Masonry Vernacular | | |
| 3D02222 | SS | 25 SE 4TH TERR | 25 SE 4TH TERR, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 3D02223 | SS | 15 SE 4TH TERR | 15 SE 4TH TERR, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| D02232 | SS | 601 NW 6TH ST | 601 NW 6TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1938 Frame Vernacular | | |
| D02233 | SS | WALTON HOTEL | 100 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1925 Mission | | |
| D02234 | SS | BANK OF POMPANO | 61 NE 1 ST, Pompano Beach | c1922 Commercial | Insufficient Info | |
| D02235 | SS | BAILEY HOTEL | 45-51 NE 1 ST, Pompano Beach | c1923 Commercial | Insufficient Info | |
| D02236 | SS | KILGORE SEED | | Commercial | | |
| D02237 | SS | HAMILTON'S PHARMACY | 126 N Flagler AVE, Pompano Beach | c1925 Art Deco | Insufficient Info | |
| D02239 | SS | 122 N FLAGLER AVE | 120 N Flagler AVE, Pompano Beach | c1924 Mission | Insufficient Info | |
| 3D02240 | SS | BAMBI, BONNIE DOG GROOMING | 124 N Flagler AVE, Pompano Beach | c1925 Mission | Insufficient Info | |

Florida Master Site File Created: 4/2/2019

| SiteID | Type | Site Name | Address | Additional Info | SHPO Eval | NR Status |
|---------|------|---|------------------------------------|--|-------------------|-----------|
| BD02241 | SS | BEVILL BLDG | 128 N Flagler AVE, Pompano Beach | c1934 Commercial | Insufficient Info | |
| 3D02242 | SS | POMPANO BEACH FIREHOUSE | 217 NE 4 AVE, Pompano Beach | 1925 Mission | Eligible | |
| BD02243 | SS | CAMPBELL, CAPTAIN HOUSE | 300 NE 4 AVE, Pompano Beach | -RESOURCE DESTROYED- c1910 Frame Vernacular | Insufficient Info | |
| 3D02244 | SS | ROBINSON, A E HOUSE | 406 NE 5 AVE, Pompano Beach | c1920 Mission | Insufficient Info | |
| 3D02251 | SS | BLOUNT, J DEVOTIE HOUSE | 435 NE 6 ST, Pompano Beach | c1923 Bungalow | Insufficient Info | |
| 3D02252 | SS | POMPANO BEACH HISTORICAL SOCIETY MUSEUM | 217 NE 4 AVE, Pompano Beach | 1937 Frame Vernacular | Eligible | |
| 3D02253 | SS | UMM WORKSHOP | 210 NE 3RD ST, POMPANO BEACH | c1920 Frame Vernacular | | |
| 3D02254 | SS | CURLEW WELL PUMP HOUSE | NE 2 ST, Pompano Beach | -RESOURCE DESTROYED- c1922 Frame Vernacular | Insufficient Info | |
| 3D02255 | SS | CITY PUMP HOUSE | 217 NE 4 AVE, Pompano Beach | 1926 Mission | Eligible | |
| 3D02256 | SS | MICKLER HOUSE | 310 NE 2 ST, Pompano Beach | c1920 Frame Vernacular | Insufficient Info | |
| D02257 | SS | POMPANO BEACH HISTORICAL SOCIETY MUSEUM | | 1937 Frame Vernacular | Eligible | |
| 3D02258 | SS | POMPANO MERCANTILE CO | 114 N Flagler AVE, Pompano Beach | c1924 Mission | Insufficient Info | |
| BD02260 | SS | 212 NW 5TH AVE | 212 NW 5TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame | | |
| | | | | Vernacular | | |
| BD02262 | SS | SWAIN, WILLIE HOUSE | 299 NW 6TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1936 Frame Vernacular | | |
| 3D02263 | SS | JONES QUARTERS | 199 NW 8TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| 3D02264 | SS | 25 NW 9TH AVE | 25 NW 9TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| 3D02265 | SS | BIRK, ALLIE M HOUSE | 204 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1936 Frame Vernacular | | |
| BD02266 | SS | 200 NW 10TH AVE | 200 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| BD02267 | SS | 200 NW 6TH AVE | 200 NW 6TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 3D02268 | SS | ROLLE, CORNELIUS & ERNESTINE | 621 NW 3RD AVE, POMPANO BEACH | c1931 Frame Vernacular | | |
| BD02269 | SS | HAITIAN CATHOLIC CHURCH | 219 HAMMONDVILLE RD, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| 3D02270 | SS | 208 NW 10TH AVE | 208 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 3D02271 | SS | FARMERS MANUFACTURING CO INC | 814 HAMMONDVILLE RD, POMPANO BEACH | c1930 Commercial | | |
| 3D02272 | SS | 128 NW 10TH AVE | 128 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| D02274 | SS | ERVIN, MAUD B HOUSE | 216 NW 10TH AVE, POMPANO BEACH | c1924 Frame Vernacular | | |
| D02274 | SS | 521 NW 3RD AVE | 521 NW 3RD AVE, POMPANO BEACH | c1930 Frame Vernacular | | |
| 3D02277 | SS | WALLACE, EDNA HOUSE | 227 NW 6TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1927 Frame Vernacular | | |
| 3D02278 | SS | 612 NW 3RD AVE | 612 NW 3RD AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| 3D02280 | SS | HASKINS, LILA HOUSE | 513 NW 6TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1926 Frame Vernacular | | |
| 3D02281 | SS | 507 NW 6TH AVE | 507 NW 6TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| BD02283 | SS | 509 NW 6TH AVE | 509 NW 6TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| BD02299 | SS | LANE, THOMAS HOUSE | 337 NW 2ND ST, POMPANO BEACH | -RESOURCE DESTROYED- c1936 Masonry Vernacular | | |

Florida Master Site File Created: 4/2/2019

| SiteID | Type | Site Name | Address | Additional Info | SHPO Eval | NR Status |
|---------|------|---------------------------------------|------------------------------------|--|-------------------|-----------|
| 3D02300 | SS | RUSSELL, ELIJAH HOUSE | 425 NW 4TH CT, POMPANO BEACH | -RESOURCE DESTROYED- c1941 Frame Vernacular | | |
| D02301 | SS | 401 NW 4TH CT | 401 NW 4TH CT, POMPANO BEACH | c1930 Frame Vernacular | | |
| 002302 | SS | 408 NW 4TH CT | 408 NW 4TH CT, POMPANO BEACH | c1930 Frame Vernacular | | |
| 002303 | SS | 409 NW 4TH CT | 409 NW 4TH CT, POMPANO BEACH | c1930 Frame Vernacular | | |
| 002304 | SS | WRIGHT, CARY BELLE HOUSE | 901 HAMMONDVILLE RD, POMPANO BEACH | c1930 Frame Vernacular | | |
| 002305 | SS | EMORY, ANNIE HOUSE | 709 NW 4TH AVE, POMPANO BEACH | c1936 Frame Vernacular | | |
| 002306 | SS | 317 NW 5TH ST | 317 NW 5TH ST, POMPANO BEACH | c1920 Frame Vernacular | | |
| D02307 | SS | ADAMS, FRANKIE HOUSE | 337 NW 5TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 002308 | SS | 350 NW 4TH ST | 350 NW 4TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Mission | | |
| D02309 | SS | THORTNON, GEORGE HOUSE | 308 NW 7TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| D02310 | SS | SANDS, CHARLES HOUSE | 402 NW 7TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1927 Frame Vernacular | | |
| D02311 | SS | MARCH HOUSE | 405 NW 7TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1933 Frame Vernacular | | |
| D02312 | SS | FOLSOLM, J & EVELYN HOUSE | 416 NW 7TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |
| D02313 | SS | JOHNSON, ALBERT HOUSE | | Frame Vernacular | | |
| 002314 | SS | 633 NW 8TH AVE | 633 NW 8TH AVE, POMPANO BEACH | c1930 Frame Vernacular | | |
| 002315 | SS | GRANT HOUSE | 527 NW 8TH AVE, POMPANO BEACH | c1936 Frame Vernacular | | |
| D02316 | SS | BRYANT, LOUISE HOUSE | 525 NW 4TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1933 Frame Vernacular | | |
| D02317 | SS | 528 NW 8TH AVE | | Frame Vernacular | | |
| D02318 | SS | 421 NW 8TH AVE | 421 NW 8TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 002319 | SS | 412 NW 8TH AVE | 412 NW 8TH AVE, POMPANO BEACH | c1930 Frame Vernacular | | |
| D02320 | SS | RAWLS, MABEL HOUSE | 413 NW 8TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1941 Frame Vernacular | | |
| D02321 | SS | GASSETT, CHARLIE & BEATRICE ,JR HOUSE | 409 NW 8TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1931 Frame Vernacular | | |
| D02322 | SS | CARTER, ANNA J HOUSE | 617 NW 9TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 002323 | SS | ATKINS HOUSE | 700 NW 9TH AVE, POMPANO BEACH | c1930 Frame Vernacular | | |
| D02324 | SS | 517 NW 10TH AVE | 517 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| D02325 | SS | COHEN, W C & NETTIE HOUSE | 425 NW 10TH AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1932 Frame Vernacular | | |
| D02326 | SS | SHELTON HOUSE | 905 NW 3RD ST, POMPANO BEACH | -RESOURCE DESTROYED- c1940 Frame Vernacular | | |
| 002330 | SS | JONES, R V HOUSE | 122 NE 3 ST, Pompano Beach | 1940 Mediterranean Revival | Insufficient Info | |
| D02332 | SS | BANKS, HADDIE HOUSE | 417 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1941 Frame Vernacular | | |
| D02333 | SS | TARBET, EAGLETON E HOUSE | 423 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1937 Frame Vernacular | | |
| D02336 | SS | MASONIC LODGE 263 | 100 SW 1ST AVE, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Masonry Vernacular | | |
| 3D02337 | SS | BROWN, ROBERT S, D D S HOUSE | 600 E ATLANTIC BLVD, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Frame Vernacular | | |

Florida Master Site File Created: 4/2/2019

| SiteID | Type | Site Name | Address | Additional Info | SHPO Eval | NR Status |
|---------|------|--|----------------------------------|---|-------------------|-----------|
| BD02342 | SS | HOGAN HOUSE | 137 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1920 Mediterranean Revival | | |
| 3D02343 | SS | 407 NE 1ST ST | 407 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| 3D02350 | SS | 609 NE 1ST ST | 609 NE 1ST ST, POMPANO BEACH | -RESOURCE DESTROYED- c1930 Frame Vernacular | | |
| BD02351 | SS | 607 NE 1ST ST | 607 NE 1ST ST, POMPANO BEACH | c1930 Frame Vernacular | | |
| BD02352 | SS | POMPANO LUMBER CO, OLD | 33 NE 4th ST, Pompano Beach | -RESOURCE DESTROYED- 1924 Masonry Vernacular | | |
| BD02353 | SS | WARREN BROTHERS FERTILIZER | 550 N Flagler AVE, Pompano Beach | -RESOURCE DESTROYED- c1930 Industrial Vernacular | Insufficient Info | |
| BD02354 | SS | 500 NE 1ST AVE | 500 NE 1 AVE, Pompano Beach | c1920 Frame Vernacular | | |
| BD02361 | SS | HARDIN, CLIFFORD HOUSE | 429 N DIXIE HWY, POMPANO BEACH | c1918 Frame Vernacular | | |
| BD02367 | SS | CHRISTIAN PALLBEARERS SOCIETY #3 | 602 NW 6TH ST, POMPANO BEACH | -RESOURCE DESTROYED- c1932 Frame Vernacular | | |
| 3D03038 | SS | SELDON PROPERTY | 35 N DIXIE HWY, POMPANO BEACH | c1941 Masonry Vernacular | | |
| 3D03175 | SS | LEUNGS TRADING, INC. PROPERTY | 429 N DIXIE HWY, POMPANO BEACH | c1918 Frame Vernacular | | |
| 3D03226 | RG | POMPANO CANAL | Coconut Creek | Linear Resource - 1 Contrib Resources | Not Eligible | |
| 3D04087 | RG | Railroad Tracks | Pompano Beach | Linear Resource - 1 Contrib Resources | Eligible | |
| 3D04227 | RG | Dixie Highway | Fort Lauderdale | Linear Resource - 1 Contrib Resources | Eligible | |
| 3D05223 | SS | 6 NE 6th Street | 6 NE 6 ST, Pompano Beach | c1935 Commercial | Not Eligible | |
| 3D05224 | SS | 424 NE 3rd Street | 424 NE 3 ST, Pompano Beach | c1920 Frame Vernacular | Not Eligible | |
| 3D05225 | SS | 438 NE 2nd Street | 438 NE 2 ST, Pompano Beach | c1955 Ranch | Not Eligible | |
| 3D05226 | SS | 432 NE 4th Street | 432 NE 4 ST, Pompano Beach | c1920 Mission | Not Eligible | |
| 3D05227 | SS | First United Methodist Church - Addition | 210 NE 3 ST, Pompano Beach | c1958 Mid-Century Modern | Insufficient Info | |
| 3D05228 | SS | 200 NE 4th Street | 200 NE 4 ST, Pompano Beach | c1940 Frame Vernacular | Insufficient Info | |
| 3D05229 | SS | 412 NE 3rd Street | 412 NE 3 ST, Pompano Beach | c1920 Mediterranean Revival | Not Eligible | |
| 3D05230 | SS | 400 NE 3rd Street | 400 NE 3 ST, Pompano Beach | c1953 Frame Vernacular | Not Eligible | |
| 3D05231 | SS | 325 NE 2nd Street | 425 NE 2 ST, Pompano Beach | c1925 Frame Vernacular | Not Eligible | |
| 3D05232 | SS | 305 NE 3rd Street | 305 NE 3 ST, Pompano Beach | c1937 Frame Vernacular | Insufficient Info | |
| 3D05233 | SS | 426 NE 4th Street | 436 NE 4 ST, Pompano Beach | c1925 Frame Vernacular | Not Eligible | |
| 3D05234 | SS | 300 NE 2nd Street | 300 NE 2 ST, Pompano Beach | c1939 Frame Vernacular | Insufficient Info | |
| 3D05610 | SS | Hopewell Baptist Church | 1001 NW 6TH ST, Pompano Beach | 1948 Masonry Vernacular | | |
| BD05611 | SS | Pompano Masonic Lodge 409 | 927 NW 6TH ST, Pompano Beach | 1955 Masonry Vernacular | | |
| 3D05612 | SS | 103 NW 7th Avenue | 103 NW 7th AVE, Pompano Beach | 1951 Masonry Vernacular | | |
| 3D05613 | SS | Earl Jones Apartments | 101 NW 7th AVE, Pompano Beach | 1960 Masonry Vernacular | | |
| BD05614 | SS | Lincoln Arms Apartments | 110 NW 7th AVE, Pompano Beach | 1961 Masonry Vernacular | | |
| BD06081 | SS | Coleman School | | 1928 Masonry Vernacular | | |

Exhibit K: Broward County Land Use Plan Policies

EXHIBIT K BROWARD COUNTY LAND USE PLAN POLICIES SUPPORTED BY THE DPTOC LAND USE PLAN TEXT AMENDMENT

ACTIVITY CENTERS

POLICY 2.4.1 Permitted residential densities and hotel rooms within areas designated "Activity Center" on the Broward County Land Use Plan (except for any "Activity Center" located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated "Activity Center" on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. "Every five (5) years" means starting from the date the 2017 Broward County Land Use Plan is effective for "Activity Centers" included in that Plan, or when a new or revised "Activity Center" is adopted by the County Commission and is effective.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for "Activity Center" proposals which would exceed the above referenced residential and non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of "Activity Centers."
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

POLICY 2.4.5 Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

POLICY 2.4.6 For proposed new or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include "low income" housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g.

trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

POLICY 2.4.12 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

POLICY 2.4.13 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that
 minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide
 opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 2.4.17 The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking the Activity Center land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

PUBLIC FACILITIES AND SERVICES

Potable Water and Sanitary Sewer

POLICY 2.11.1 Broward County shall maintain regulations requiring new development to be serviced by centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

POLICY 2.11.3 Broward County, in coordination with its municipalities, shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.1 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

POLICY 2.14.5 For those portions of the regional roadway network within their respective jurisdictions, local governments within Broward County shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element.

POLICY 2.14.6 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

POLICY 2.14.9 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments.

POLICY 2.14.10 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE

POLICY 2.18.1 For Land Use Plan amendments, transportation impacts from development within designated or proposed and eligible "Activity Centers," or municipal and county approved community redevelopment areas, may be analyzed utilizing an Institute of Transportation Engineers (ITE) "urban infill area – person trip methodology."

POLICY 2.18.2 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible "Activity Centers," or municipal and county

approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

PUBLIC SCHOOL CONCURRENCY

POLICY 2.15.1 Local governments shall implement development review procedures to assure that facilities and services meet established countywide and municipal level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993).

POLICY 2.15.2 Broward County and its local governments shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools. No municipal government shall accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County.

POLICY 2.15.4 Broward County, its local governments and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.

AFFORDABLE HOUSING

POLICY 2.16.1 Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Administrative Rules Document: Broward County Land Use Plan." For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

COMPLETE STREETS

POLICY 2.19.3 To identify multi-modal transportation systems consistent with the *Broward Complete Streets Guidelines*, Broward County and its local governments should utilize the "Context Sensitive Corridor" Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way

necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.

SMART GROWTH

POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY 2.20.2 Provide a range of housing opportunities and choices, including those in the "medium" to "high" densities where compatible with the physical location and services needs of residents in all age and income groups.

POLICY 2.20.8 Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a "smart growth" vision and to attract high quality development.

POLICY 2.20.13 Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 2.30.1 The Broward County Land Use Plan and local land use plans shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

POLICY 2.30.2 Broward County and its local governments shall consider the impacts of land use plan amendments on historic, archeological and paleontological resources.

COMMUNITY REDEVELOPMENT AREAS

POLICY 2.31.1 Broward County will continue to fund the Broward Redevelopment Program (BRP) to provide funding for economic development, affordable housing, and job creation projects in defined redevelopment areas which have demonstrated blighting conditions, higher unemployment rates and lower property value growth than those of the municipality which the project is located or the County. The evaluation of BRP applications will award extra points to projects which demonstrate furtherance of one or more of the Broward County Land Use Plan's "Highlighted Regional Issues and Strategies," including targeted redevelopment, multi-modal transportation, affordable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.