

EXHIBIT 3



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT, P.E.
SECRETARY

December 20, 2019

Ms. Barbara Blake Boy
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Dear Ms. Blake Boy:

**RE: Broward County Comprehensive Plan Proposed Amendment
DEO Reference Number Broward 19-7ESR Letter Resubmittal**

The Florida Department of Transportation (FDOT) reviewed proposed Broward County amendment 19-7ESR, which proposes a future land use change for approximately 232 acres in the City of Pompano Beach located on the east side of Powerline Road and south of Atlantic Boulevard between Race Track Road and North Cypress Bend Drive in Broward County.

The Department's concerns relate to potential impacts to both the Strategic Intermodal System (SIS), specifically I-95 interchanges at Atlantic Boulevard and Cypress Creek Road) and Florida Turnpike interchanges at Atlantic Boulevard and Coconut Creek Parkway), and to significant regional facilities of state importance, such as facilities on the State Highway System.

Representatives from the developer associated with the amendment reached out to the Department to coordinate preparation of a comprehensive traffic study for the Department to review. Technical details regarding the study methodology are being coordinated with the Department. The most recent meeting occurred on December 19, 2019. The results of the study will be reviewed by multiple offices within the Department to assess impacts to the facilities mentioned above. Any potential mitigation options will be discussed with the City, Broward County and the applicant.

FDOT will participate in additional consultation and coordination with the developer, the City, and other agency partners as appropriate, prior to adoption of the amendment, to identify transportation needs and coordinate effective transportation solutions.

Ms. Barbara Blake Boy
December 20, 2019
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If you have any questions, please do not hesitate to contact Mr. Larry Hymowitz, Planning Specialist, at (954) 777-4663 or via email at larry.hymowitz@dot.state.fl.us.

Sincerely,



Steven C. Braun, P.E.
Director of Transportation Development

SB:lh

cc: Isabel Cosio Carballo, Executive Director - South Florida Regional Planning Council
William Cross, Planning & Programming Deputy Executive Director – Broward MPO
Ray Eubanks, Plan Processing Administrator – DEO
Jennifer Carver, Statewide Community Planning Coordinator – FDOT Central Office
Larry Hymowitz, Planning Specialist – FDOT D4



January 5, 2020

Ms. Barbara Blake Boy
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



***RE: Broward County Comprehensive Plan Proposed Amendment
DEO Reference #19-7ESR
Response to 12/20/19 FDOT Review Letter***

Dear Ms. Blake Boy:

We are in receipt of the subject letter prepared by the Florida Department of Transportation (FDOT) dated December 20, 2019 regarding the pending land use plan amendment associated with Pompano Park in Pompano Beach, Florida. The correspondence states that FDOT has specific concerns related to potential impacts to both the Strategic Intermodal System (SIS) and other significant regional transportation facilities. We offer the following in response to those concerns as well as a brief summary of the additional required coordination with FDOT as part of the redevelopment of this subject site.

Land Use Plan Amendment Transportation Analyses

As part of the pending land use plan amendment, trip generation analyses were conducted by both the applicant and Broward County Planning Council staff to determine the potential transportation impacts associated with the changes in the Regional Activity Center (RAC) land use designation. The analyses examined the change in trip generation potential by comparing the current development allowed in the RAC to the proposed development permitted in the RAC. Both the applicant and staff analyses concluded that the proposed changes are expected to result in a decrease of over 1,200 p.m. peak hour trips. Therefore, from a land use perspective, the proposed changes to the RAC are expected to have a significant positive impact on both SIS and SHS facilities in the area.

Zoning Application Transportation Analysis

In addition to proposed changes to the current RAC land use designation, the property owners rezoned the subject site to "Planned Commercial District" (PCD) zoning designation. At the request of the City of Pompano Beach, a comprehensive traffic impact analysis was conducted as part of this rezoning application. The analysis identified traffic mitigation improvements along major roadways near the site including both SR 845/Powerline Road and SR 814/Atlantic Boulevard. These improvements are required to be completed as part of the phased development of the site and will require further coordination with FDOT for implementation.

As part of that coordination, the applicant's consultant team has met with FDOT staff multiple times to review the project, the anticipated impacts, and the proposed mitigation improvements. This coordination will continue as part of future platting and permitting phases of the project.

Platting and Permitting Traffic Impact Analysis

Furthermore, the proposed development program will require amendments to existing plats as well as FDOT access connection permitting. Additional traffic impact analysis, as requested by FDOT, is

currently underway which includes the analysis of nearby interchanges along Interstate 95 and Florida's Turnpike.

Summary

In summary, multiple transportation analyses concluded that the proposed land use plan changes are expected to significantly reduce the number of p.m. peak hour trips on the regional roadway network. Therefore, additional FDOT coordination regarding traffic impacts associated with the land use plan amendment is not warranted. However, the applicant team will continue to coordinate with FDOT on the other required rezoning, platting, and permitting approvals needed prior to the redevelopment of the site to identify the appropriate transportation improvements in the vicinity of the site.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John J. McWilliams, P.E.

Vice President

Cc: Abraham Rosenthal, The Cordish Companies
Debbie Orshefsky, Holland & Knight LLP

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