

## EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 20-2**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation February 18, 2020*

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As there are no outstanding policy concerns or issues, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

*II. Planning Council Transmittal Recommendation February 27, 2020*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 18-0; Blattner, Breslau, Brunson, Castillo, DiGiorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer)

*III. County Commission Transmittal Recommendation April 21, 2020*

Approval per Planning Council transmittal recommendation.

*IV. Summary of State of Florida Review Agency Comments May 14, 2020*

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission Districts: Districts 2 and 4
- III. Site Characteristics
  - A. Size: Approximately 272.8 acres
  - B. Location: In Sections 1 and 2, Township 49 South, Range 42 East; and Sections 34 and 35, Township 48 South, Range 42 East; generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.
  - C. Existing Uses: Retail, single-family and multi-family residential, religious institution, utilities, educational facility, parks, municipal complex and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Activity Center consisting of:
    - 1,368 dwelling units consisting of:**
      - 989 multi-family units**
      - 236 townhouse units
      - 143 single-family units
    - 4,387,220 square feet commercial use**
    - 2,835,557 square feet of office use
    - 1,459,260 square feet of community facilities use
    - 95,832 square feet of utilities use
    - 300 hotel rooms**
    - 2.1 acres minimum of recreation and open space use

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**IV. Broward County Land Use Plan (BCLUP) Designations (continued)**

- B. Proposed Designation:** Activity Center consisting of:  
**3,368 dwelling units consisting of:**  
**2,989 multi-family units**  
236 townhouse units  
143 single-family units  
**4,051,220 square feet of commercial use**  
2,835,557 square feet of office use  
**420 hotel rooms**  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
2.1 acres minimum of recreation and open space use
- C. Estimated Net Effect:** **Addition** of 2,000 dwelling units  
**Addition** of 120 hotel rooms  
Reduction of 336,000 square feet of commercial use

**V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site**

- A. Existing Uses:**
- North:* Single-family and multi-family residential, retail and vacant  
*East:* Single-family residential and retail  
*South:* Multi-family residential  
*West:* Interstate 95
- B. Planned Uses:**
- North:* Low-Medium (10) Residential, Commerce and Low (5) Residential  
*East:* Low (5) Residential, Activity Center and Medium (16) Residential  
*South:* Activity Center, Medium (16) Residential, Commerce, Water, Transportation and Medium-High (25) Residential  
*West:* Medium-High (25) Residential, Transportation and Low-Medium (10) Residential

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

VI. Applicant/Petitioner

- A. *Applicant:* City of Pompano Beach
- B. *Agent:* City of Pompano Beach
- C. *Property Owners:* There are numerous property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "When the original land use plan amendment was approved for the Downtown Pompano Transit Oriented Corridor (TOC) 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 units 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."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services and park and open space acreage will be available to serve the proposed land use. See Attachment 3.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pompano Beach adopted its 10-year Water Supply Facilities Work Plan on March 24, 2015.

*II. Transportation & Mobility*

The text amendment proposes an addition of 2,000 dwelling units and 120 hotel rooms, as well as a reduction of 336,000 square feet of commercial use, with no net change in the square footage of office, community facilities, utilities and recreation and open space uses.

Planning Council staff's standard traffic analysis, which includes a 7% internal capture trip reduction (standard for all mixed-use designations) indicates that the proposed amendment is projected to **decrease** the net number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 413 p.m. peak hour trips. See Attachment 4. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Atlantic Boulevard**, between Interstate 95 and Dixie Highway, is currently operating at and projected to continue operating at level of service (LOS) "F," with or without the subject amendment.
- **Atlantic Boulevard**, between Dixie Highway and Northeast 18 Avenue, is currently operating at and projected to continue operating at LOS "F," with or without the subject amendment.
- **Dixie Highway**, between Atlantic Boulevard and Northwest 15 Street, is currently operating at LOS "D," and is projected to operate at LOS "F," with or without the subject amendment.
- **Northwest 6 Avenue**, north of Atlantic Boulevard, is currently operating at and projected to continue operating at LOS "D," with or without the subject amendment.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

- **Interstate 95**, between Atlantic Boulevard and Copans Road, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.
- **Dr. Martin Luther King Jr. Boulevard**, between Interstate 95 and Dixie Highway, is currently operating at LOS “E,” and is projected to operate at LOS “D,” with or without the subject amendment.

The Broward County Transit Division (BCT) staff report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided within a quarter mile of the proposed amendment area. In addition, the BCT report identifies planned Penny Surtax transit improvements to the county routes serving the amendment area. The BCT staff also recommends that any proposed development be designed in a manner to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. Further, the BCT staff recommends that the current width of the thru lanes be maintained to ensure safe operation of county transit vehicles. See Attachment 5.

The Broward County Planning and Development Management Division (PDMD) report identifies that Dixie Highway and Atlantic Boulevard are the primary corridors providing connectivity to the amendment site. The PDMD report also notes that the existing bicycle infrastructure adjacent to the amendment site appears to need improvement. The PDMD staff recommends that the City consider additional bicycle lanes, and ensures ADA compliance for sidewalks, crossings and bus stops. The PDMD report also notes that the 30-year Penny-for-Transportation Surtax Plan includes multiple transportation projects within the amendment area and that future development needs to be coordinated with said plan to ensure adequate bicycle and pedestrian facilities are constructed. See Attachment 6.

Further, the PDMD staff recommends that future development be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, amenities such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations should be incorporated within and around the amendment area. The provision of electric vehicle charging stations should also be considered. See Attachment 6.

The City of Pompano Beach has submitted information that it has adopted complete street cross sections for all roads within the amendment area which specifically focus on pedestrian and transit amenities as a fundamental requirement of a transit-oriented corridor, as well as a Broward County Trafficways Plan Context Sensitive Corridor designation for Dr. Martin Luther King Jr. Boulevard.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

The City is also actively participating with the Broward Metropolitan Planning Organization Committee to determine which projects will be funded with surtax proceeds. See Attachment 7.

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 858 additional students into Broward County Public Schools, consisting of 386 elementary school students, 226 middle school students and 246 high school students. Planning Council staff notes that although the intent of the Activity Center is to develop a variety of multi-family residential products (i.e. mid-rise, high-rise and garden apartments), the School Board staff utilized the garden apartment student generation rate to reflect the highest multi-family generation rate. The report further states that Pompano Beach and Sanders Park Elementary, Pompano Beach Middle and Blanche Ely High schools are all under-enrolled in the 2018-2019 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2020-2021 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment site. See Attachment 8.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 8.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "B," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 8.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 9.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The report notes that any activities regulated by the National Resource Protection Code will require an Environmental Resource License. See Attachment 9.

*III. Sea Level Rise*

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 9.

*IV. Other Natural Resources*

The EPGMD report states that the subject area contains mature tree canopy. Development of any site must comply with the Tree Preservation regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 9.

The EPGMD report indicates that the proposed amendment area is currently within wellfield zones of influence 1, 2 and 3. Special restrictions apply under Broward County's

## **REVIEW OF NATURAL RESOURCES (continued)**

### **IV. Other Natural Resources (continued)**

Wellfield Protection regulations to Zones 1 and 2 regarding handling, storing, using or generating any materials with regulated substances; however, no special restrictions apply to Zone 3. See Attachment 9.

### **V. Historical/Cultural Resources**

The Broward County Planning and Development Management Division (PDMD) initial report states that the proposed amendment area contains many historical resources recorded with the Florida Master Site File (FMSF). The PDMD report recommends that the City of Pompano Beach update its 1992 historical sites survey to guide its future development of the area. In addition, the PDMD staff notes that the amendment area is located within the City of Pompano Beach and outside the jurisdiction of the Broward County Historic Preservation Ordinance. Future projects in the area should consult with the City to ensure compliance with its historic preservation regulations. See Attachment 6.

The City of Pompano Beach has indicated that the Historic Sites Survey for the amendment area was updated in 2014 and a copy is on file at the Planning Council. See Attachment 7. The PDMD staff recommends that the City's updated Survey be used to guide its future land use. See Attachment 10. Planning Council staff notes that the City has obtained the State of Florida's Certified Local Government Status for the management and protection of historic and archaeological resources. The program links three levels of government, federal, state and local, into a preservation partnership for the identification, evaluation and protection of historic properties.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 2,000 additional residential units to be permitted by the BCLUP. Since the proposed amendment is modifying an existing Activity Center, BCLUP Policy 2.4.6 is also applicable.

The Broward County Planning and Development Management Division (PDMD) report indicates that the City of Pompano Beach Land Development Code (LDC) provides options for meeting the affordable housing requirements by either incorporating affordable housing units into the development or by paying an “in lieu of fee” of \$2,333 per market-rate dwelling unit into the City’s Affordable Housing Trust Fund. The PDMD report also indicates that the proposed amendment area was the subject of BCLUP amendments PC 12-1/PCT 12-1, which established an Activity Center consisting of 1,386 dwelling units, including restricting 15% of the units to affordable housing units or paying an in lieu of fee per unit into the City’s affordable housing programs. The PDMD staff finds that the City’s LDC and Activity Center affordable housing programs and policies are generally consistent with BCLUP Policies 2.16.2 and 2.4.6. See Attachment 6. Planning Council staff notes that said municipal affordable housing requirements remain incorporated into the proposed amendment. See Attachment 1.

Planning Council notes that 223 of the 504 dwelling units that have been constructed or authorized since the 2012 amendment are designated as affordable, including 116 age-restricted units.

*II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment is found to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan (BCLUP). Planning Council staff notes that the Pompano Beach Downtown Activity Center was previously evaluated and determined to be consistent and compliant with the objective, policies and implementation criteria of the BCLUP regarding the Transit Oriented Corridor (TOC) category, as part of the initial 2012 amendment from various land use designations to TOC. Planning Council staff notes that the adoption of BrowardNext – Broward County Land Use Plan combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

*III. Other Pertinent Information*

The City of Pompano Beach has provided a summary of its community outreach efforts. See Attachment 11. In addition, the City engaged in extensive public outreach prior to the initial adoption of the Activity Center in 2012.

It is noted that the Broward County Planning Council staff sent approximately 939 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**PLANNING ANALYSIS**

The City of Pompano Beach is proposing to revise the uses within the existing Pompano Beach Downtown Activity Center. The revision to the Downtown Activity Center is intended to help accommodate the City's Innovation District concept. Innovation Districts are economic development tools that utilize partnerships with educational institutions, businesses and government to fuel job growth and redevelopment opportunities. 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 will invigorate the redevelopment corridor. The amendment proposes 3,368 dwelling units, 2,835,557 square feet of office uses, 4,051,220 square feet of commercial uses, 420 hotel rooms, 1,459,260 square feet of community facility uses, 95,832 square feet of utilities use and a minimum of 2.1 acres of recreation and open space. This is an **addition** of 2,000 dwelling units and 120 hotel rooms and a **reduction** of 336,000 square feet of commercial uses.

Planning Council staff's review indicates that the amendment is generally in compliance with the BrowardNext - Broward County Land Use Plan policies concerning the Activity Center land use designation, noting that the subject area will facilitate an interconnected mix of land uses, encouraging multi-modal transportation opportunities and integrating housing.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 3.

In addition, our analysis finds that the proposed amendment is not projected to impact the operating condition of the **regional transportation network** as it will result in a decrease in the net number of p.m. peak hour trips. See Attachment 4.

Regarding the **natural resources**, the EPGMD report notes that any activities regulated by the National Resource Protection Code will require an Environmental Resource License. Further, the proposed amendment area is currently within wellfield zones of influence 1, 2 and 3. Special restrictions apply under Broward County's Wellfield Protection regulations to Zones 1 and 2; however, no special restrictions apply to Zone 3. See Attachment 9.

Regarding **historical and cultural resources**, the proposed amendment area contains many historical resources recorded with the Florida Master Site File (FMSF). The PDMD staff recommends that the City's updated Historical Sites Survey be used to guide its future land use. See Attachment 10.

**PLANNING ANALYSIS (continued)**

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 858 additional students into Broward County Public Schools, consisting of 386 elementary school students, 226 middle school students and 246 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "B," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 8.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 2,000 additional residential units to be permitted by the BCLUP. The amendment also proposes changes to an existing Activity Center; consequently, BCLUP Policy 2.4.6 also applies. The PDMD staff finds that the City's Land Development Code and Activity Center affordable housing programs and policies are generally consistent with BCLUP Policies 2.16.2 and 2.4.6. See Attachment 6. Planning Council staff notes that said municipal affordable housing requirements remain incorporated into the proposed amendment which require a minimum of 15% of the units be restricted to affordable housing units or payment of an in lieu of fee per unit into the City's affordable housing programs. See Attachment 1.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-2**

**ATTACHMENTS**

1. Broward County Land Use Plan Text Amendment PCT 20-2
2.
  - A. Aerial Photograph
  - B. BrowardNext – Broward County Land Use Plan Future Land Use Designations
3. Broward County Planning Council Supplemental Report of February 2020
4. Broward County Planning Council Traffic Analysis of November 7, 2019
5. Broward County Transit Division Report of October 17, 2019
6. Broward County Planning and Development Management Division Report of December 12, 2019
7. Correspondence from Jean E. Dolan, AICP, CFM, Principal Planner, City of Pompano Beach, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 21, 2020
8. School Board of Broward County Consistency Review Report of November 1, 2019, Revised November 4, 2019
9. Broward County Environmental Protection and Growth Management Department Report of November 13, 2019
10. Updated Broward County Planning and Development Management Division Report of January 23, 2020
11. Email correspondence from Jean E. Dolan, AICP, CFM, Principal Planner, City of Pompano Beach, to Diego Munoz, Planner, Broward County Planning Council, dated January 22, 2020
12. Broward County Parks and Recreation Division Report of December 13, 2019
13. Broward County Water Management Division Report of October 23, 2019

# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 20-2

### Pompano Beach Downtown Activity Center

*Acreage:* Approximately 272.8 acres

*General Location:* Generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.

*Density and Intensity of Land Uses:*

Residential Land Uses: ~~1,368~~ 3,368 dwelling units\*  
Commercial Land Uses: ~~4,387,220~~ 4,051,220 square feet  
Office Land Uses: 2,835,557 square feet  
Community Facilities: 1,459,260 square feet  
Utilities: 95,832 square feet  
Hotel: ~~300~~ 420 rooms  
Recreation and Open Space: 2.1 acres (minimum)\*\*

Remarks:

\*Consisting of 143 single-family dwelling units, 236 townhomes and ~~989~~ 2,989 multi-family dwelling units.

\*\*If any existing park acreage in the ~~TOC~~ Activity Center (AC) is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ~~DP-TOC-AC~~, as follows:

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ~~DP-TOC~~ AC will be required to attend a mandatory pre-design workshop with the CRA and City Urban Designers prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

(1) Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.

- (2) Building setbacks that increase compatibility between proposed and existing development.
- (3) Service areas that do not impact adjacent residential development.
- (4) All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- (5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- (6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- (7) Protection of designated historic resources including buildings and historic and specimen trees.

Affordable Housing:

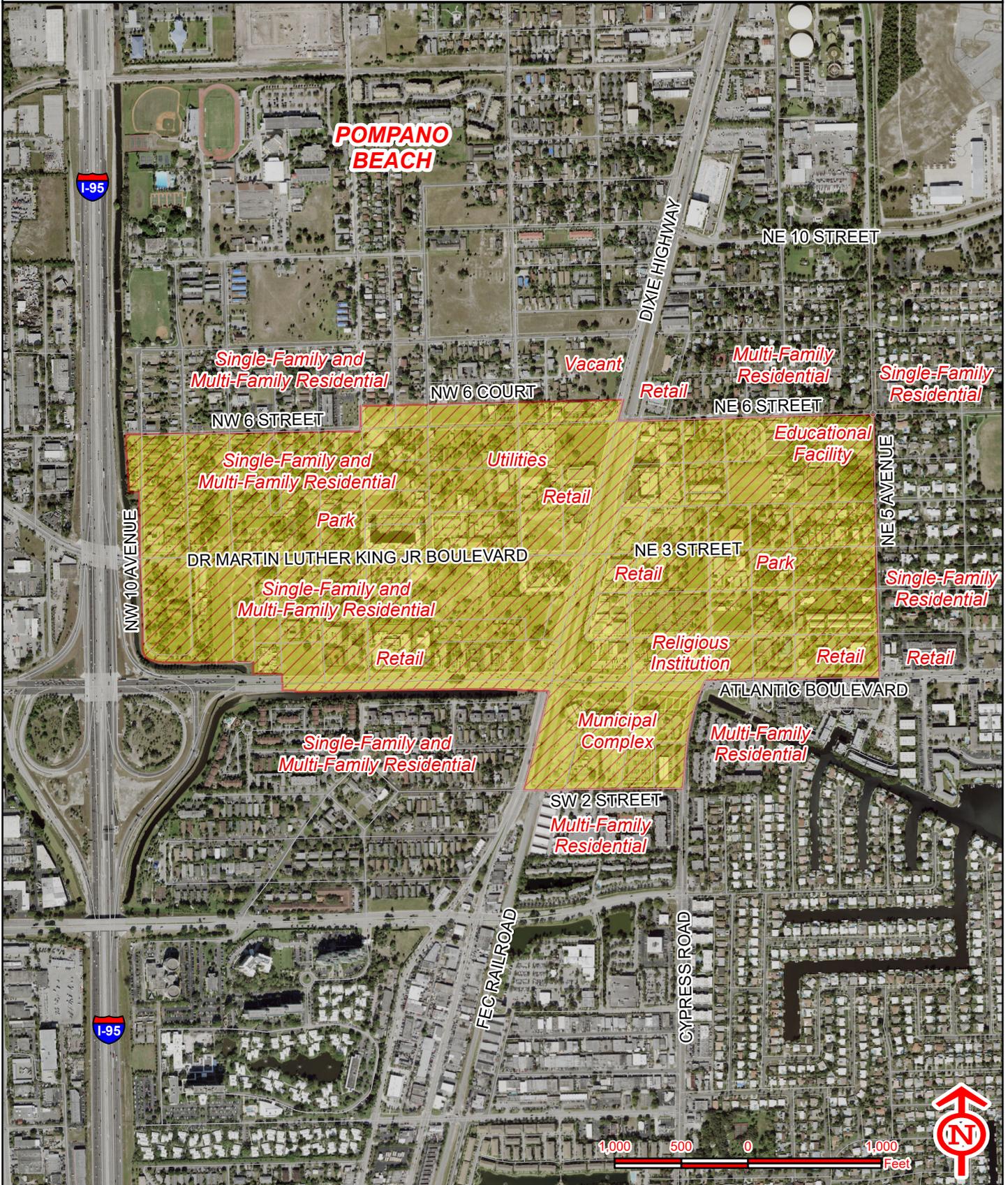
- (8) All new residential construction in the ~~DP-TOC~~ AC will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the ~~DP-TOC~~ AC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.

The City may apply to new housing projects, without limitation, one or a combination of the following affordable housing strategies:

- a. a specific set-aside of all or a portion of the 15% base units as vertically integrated affordable housing;
- b. contribute, through in-lieu-of fees multiplied by the number of base units (15% of total units proposed in the project):
  - to programs that facilitate the purchase or renting of the existing affordable housing stock;
  - to programs which facilitate the maintenance of the existing supply of affordable housing;
  - to programs which facilitate the use of existing public lands, or public land banking, to facilitate an affordable housing supply;
  - to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the ~~DP-TOC~~ AC that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; and promote transit amongst low income populations.

NOTES: Underlined words are proposed additions. ~~Strike-through~~ words are proposed deletions.

ATTACHMENT 2.A.  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
AERIAL PHOTOGRAPH  
AMENDMENT PCT 20-2

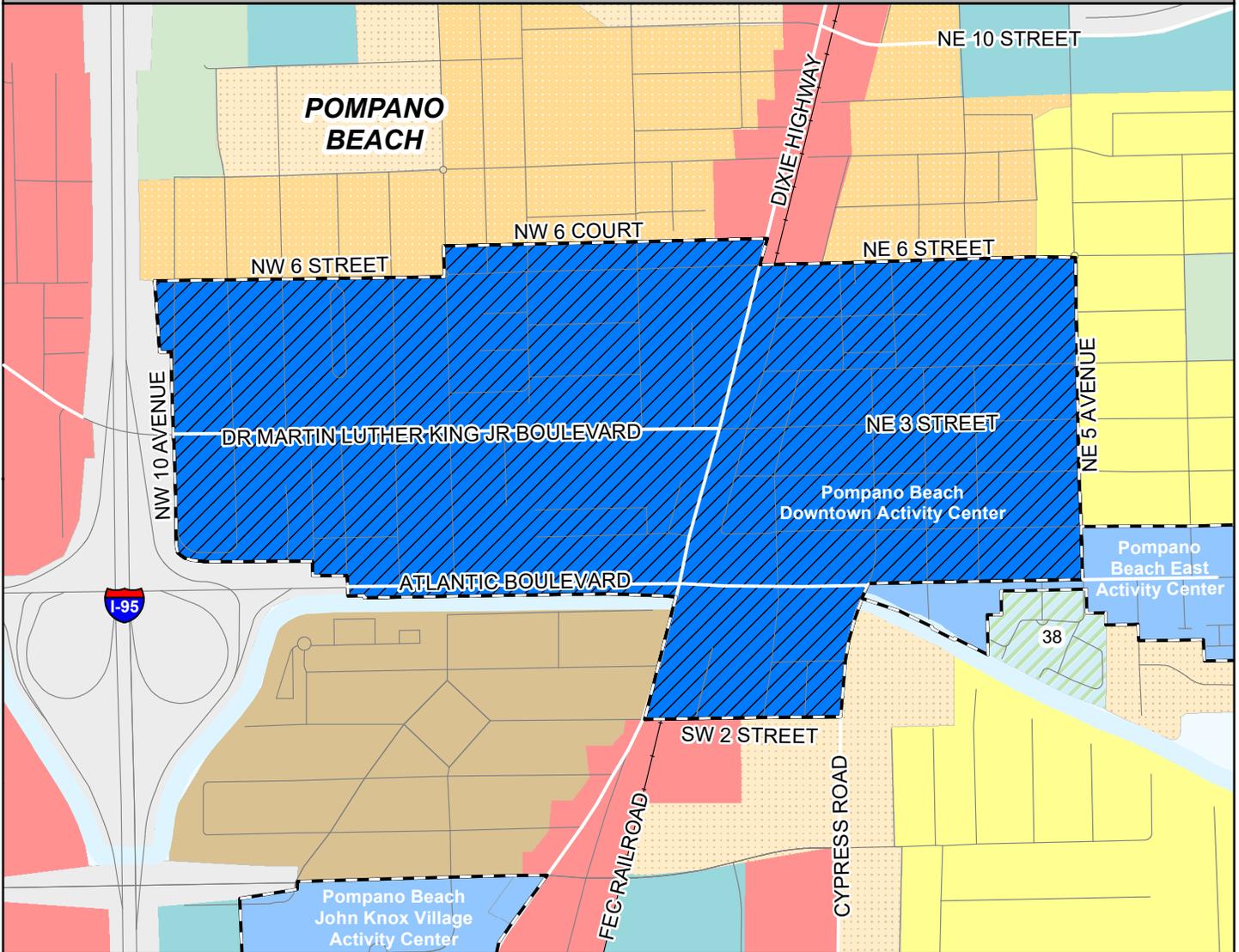


**ATTACHMENT 2.B.  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
FUTURE LAND USE DESIGNATIONS  
AMENDMENT PCT 20-2**

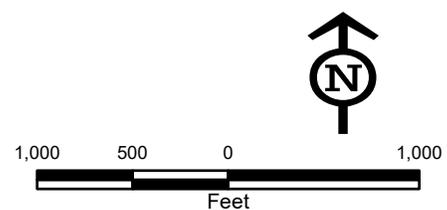
**Current Land Use:** Activity Center

**Proposed Land Use:** Activity Center - Addition of 2,000 dwelling units and 120 hotel rooms. Reduction of 336,000 square feet of commercial uses.

**Gross Acres:** Approximately 272.8 acres



- |  |   |
|--|---|
|  Site                         |  Activity Center           |
|  Low (5) Residential          |  Commerce                  |
|  Low-Medium (10) Residential  |  Recreation and Open Space |
|  Medium (16) Residential      |  Community                 |
|  Medium-High (25) Residential |  Transportation            |
|  Irregular Residential        |  Water / Primary Drainage  |



# ATTACHMENT 3

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PCT 20-2

Prepared: February 2020

#### **POTABLE WATER**

The proposed amendment area will be served by the Pompano Beach Water Treatment Plants, which have a current combined capacity of 50 million gallons per day (mgd). The current and committed demand on the treatment plants is 15.06 mgd, with 34.94 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 17.75 mgd, with 2.69 mgd available for water withdrawal, which expires on September 14, 2025. The amendment will result in a net increase in demand of 0.69 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commercial and utility uses, 0.2 gpd per square foot for community facilities and office uses, 350 gpd per dwelling unit for residential uses and 175 gpd for hotel room uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### **SANITARY SEWER**

The proposed amendment area will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The City of Pompano Beach has an allocated capacity of 17 mgd. The current and committed demand on Pompano Beach's portion of the treatment plant is 14.7 mgd, with 2.3 mgd available. The amendment will result in a net increase in demand of 0.59 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commercial and utility uses, 0.2 gpd per square foot for community facilities and office uses, 300 gpd per dwelling unit for residential uses and 175 gpd for hotel room uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

#### **SOLID WASTE**

The proposed amendment area will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 10,000 tons per day (tpd) and a demand of 3,500 tpd, with 6,500 tpd available. The amendment will result in a net increase in demand of 9.84 tpd. Planning Council staff utilized a level of service of 5 pounds (lbs.) per 100 square feet per day for commercial uses, 1 lb. per 100 square feet per day for community facility, office and utility uses, 7.78 lbs per capita (2.27 persons per household) per day for residential uses and 8.9 lbs. per day for hotel room uses. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### **DRAINAGE**

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Pompano Beach has 621.7 acres in its parks and open space inventory. The projected 2045 population (139,760) requires approximately 419.28 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 13.62 acres on the projected demand for local parks. The City of Pompano Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 4

## TRAFFIC ANALYSIS

### PCT 20-2

Prepared: November 7, 2019

#### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Pompano Beach

Size: Approximately 272.8 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips - Current Land Use Designation**

Current Designation: Activity Center

Potential Development: 1,368 dwelling units consisting of:  
989 multi-family dwelling units  
236 townhouse dwelling units  
143 single-family dwelling units  
4,387,220 square feet of commercial use  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
300 hotel rooms  
2.1 acres minimum of recreation and open space use

Trip Generation Rates: "ITE Equation (220) Multi-Family Housing (Low Rise)"\*  
"ITE Equation (210) Single Family Detached Housing"  
"ITE Equation (820) Shopping Center"  
"ITE Equation (710) General Office Building"  
"ITE Equation (730) Government Office Building"  
"ITE Equation (170) Utility"  
"ITE Equation (310) Hotel"  
"ITE Equation (411) Public Park"

Total P.M. Peak Hour Trips:  $763 + 139 + 17,177 + 3,745 + 4,329 + 214 + 185 + 21 = 26,573$  peak hour trips\*\*

**Potential Trips - Proposed Land Use Designation**

Proposed Designation:	Activity Center
Potential Development:	3,368 dwelling units consisting of: 2,989 multi-family dwelling units 236 townhouse dwelling units 143 single-family dwelling units 4,051,220 square feet of commercial use 2,835,557 square feet of office use 1,459,260 square feet of community facilities use 95,832 square feet of utilities use 420 hotel rooms 2.1 acres minimum of recreation and open space use
Trip Generation Rates:	“ITE Equation (221) Multi-Family Housing (Mid-Rise)” “ITE Equation (220) Multi-Family Housing (Low Rise)” “ITE Equation (210) Single Family Detached Housing” “ITE Equation (820) Shopping Center” “ITE Equation (710) General Office Building” “ITE Equation (730) Government Office Building” “ITE Equation (170) Utility” “ITE Equation (310) Hotel” “ITE Equation (411) Public Park”
Total P.M. Peak Hour Trips:	$818 + 763 + 139 + 15,862 + 3,745 + 4,329 + 214 + 269 + 21 =$ 26,160 peak hour trips**

**Net P.M. Peak Hour Trips**      - 413 peak hour trips

**PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 413 p.m. peak hour trips at the long-range planning horizon.

\*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation Manual - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\* Reflects an internal capture rate of 7% consistent with professionally accepted ITE guidelines.

## ATTACHMENT 5



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

October 17, 2019



Diego B. Munoz  
Planner  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PCT 20-2

Dear Mr. Munoz:

Broward County Transit (BCT) has reviewed your correspondence dated October 10, 2019, regarding the proposed Land Use Plan Amendment (LUPA) PCT 20-2 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 Route 20, 42, 50, and 60 and the City of Pompano Beach Community Shuttle Route Blue, Green, Orange, and Red. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
20	Weekday Saturday Sunday	5:40a – 9:52p 6:00a – 8:50p 10:00a – 7:45p	50 minutes 60 minutes 60 minutes
42	Weekday Saturday Sunday	5:20a – 10:55p 5:40a – 10:19p 8:45a – 8:24p	33 minutes 60 minutes 60 minutes
50	Weekday Saturday Sunday	5:20a – 12:06a 5:30a – 11:10p 7:47a – 8:50p	20 minutes 30 minutes 45 minutes
60	Weekday Saturday Sunday	5:10a – 11:34p 5:20a – 11:23p 9:05a – 8:28p	23 minutes 33 minutes 50 minutes
Pompano Beach Community Shuttle Red Route (BCT 705)	Weekday	9:00a – 4:57p	65 - 77 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)



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	63 - 70 minutes

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 20, 42, 50, and 60. Planned improvements for 2020, include the extension of the western segment of Route 42 to Lakeview Dr and Coral Ridge Drive via Atlantic Blvd. Planned improvements for FY2023, include the realignment of service on Route 20 to serve the Sample Rd Tri-Rail Station and the extension of the northern segment of the route to Hillsboro Blvd and Martin Luther King Jr Ave. Planned FY2039, improvements include the implementation of a new rapid bus service between Broward Central Terminal and Hillsboro Blvd via Dixie Hwy.

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

Please be advised that the future needs of the bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.

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 existing sidewalk / bicycle network and bus stops. In addition, BCT recommends that, as part of the development of the Downtown Transit Oriented Corridor, the current width of the thru lanes be maintained to ensure the safe operation of our transit vehicles.

Please feel free to call me at 954-357-6543 or email me at [luortiz@broward.org](mailto:luortiz@broward.org) if you require any additional information or clarification on this matter.



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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

Sincerely,

A handwritten signature in black ink, appearing to read "LRS", is positioned below the word "Sincerely,".

Luis R. Ortíz Sánchez  
Service Planner  
Service and Capital Planning



ATTACHMENT 6

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: December 12, 2019
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pompano Beach PCT 20-2



J. Sesodia (handwritten signature)

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PCT 20-2. The subject site is located in Pompano Beach involving approximately 272.8 acres. The amendment proposes:

Current Designations: Activity Center consisting of:
1,368 dwelling units consisting of:
989 multi-family units
236 townhouse units
143 single-family units
4,387,220 square feet commercial use
2,835,557 square feet of office use
1,459,260 square feet of community facilities use
95,832 square feet of utilities use
300 hotel rooms use
2.1 acres minimum of recreation and open space

Proposed Designation: Activity Center consisting of:
3,368 dwelling units consisting of:
2,989 multi-family units
236 townhouse units
143 single-family units
4,051,220 square feet of commercial use
2,835,557 square feet of office use
420 hotel rooms
1,459,260 square feet of community facilities use
95,832 square feet of utilities use
2.1 acres minimum of recreation and open space use

Estimated Net Effect: Addition of 2,000 dwelling units
Addition of 120 hotel rooms
Reduction of 336,000 square feet of commercial use

Item 7 – Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant reviewed the available information, including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The area under consideration contains many historical resources recorded with the FMSF.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The previous historical sites survey conducted in this area of the City of Pompano Beach was completed in 1992 (*City of Pompano Beach, Florida Historic Sites Survey*, Day and Norman). It is recommended an updated survey be completed for the area to guide the City’s future land use.
  2. The area under consideration is located within the City of Pompano Beach outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Future projects in the area should consult the municipality to ensure compliance with municipal historic preservation regulations.

Contact: Attn: Maggie Barszewski, Historic Preservation  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard, #3  
Pompano Beach, Florida 33060  
Maggie.barszewski@copbfl.com  
Tel.: (954) 786-7921

- C. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has determined that this application satisfies the requirements of BCLUP Policies 2.16.2 and 2.4.6.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 1,368 residential units (consisting

of 143 single family dwelling units, 236 townhomes and 989 multi-family dwelling units), are currently permitted under the existing Land Use Plan and *this request represents an increase of 2,000 dwelling units; therefore, Policy 2.16.2 applies to this amendment.* The amendment also proposes changes to an existing Activity Center; *consequently, BCLUP Policy 2.4.6 also applies.*

An affordable housing supply/demand analysis for Pompano Beach was not provided with this application. PDMD staff reviewed the Broward County Planning Council supply and demand numbers that are based on 2017 ACS data and the County's adopted methodology. The data shows deficits in Pompano Beach of 428 affordable owner units (252 very low and 165 moderate income) and 4,975 very low-income renter units. According to the Broward County Affordable Housing Needs Assessment update, the shortfall of renter units includes 1,760 very low and 2,704 low income units. Since the forecasted supply/demand is not addressed by either of these sources, and the forecasts were not provided by the applicant, PDMD staff is unable to comment on future surplus or deficiencies.

However, staff reviewed the City of Pompano Beach Land Development Code and found that Chapter 154.80, Policy 2.26.2(a) provides options for meeting the affordable housing requirements, by either incorporating affordable housing units into the development or paying into the Affordable Housing Trust Fund, as follows:

- A. *In lieu of providing affordable housing units on-site or off-site...pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund.*
- B. *The fee to be paid to the city shall be \$2,333 per market-rate unit.*
- C. *The fee shall be paid to the city at the time of building permit.*
- D. *The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.*

Also, the amendment applies to an existing Activity Center (f.k.a. Downtown Pompano TOC [DP-TOC]) to which BCLUP Policy 2.4.6 applies. The policy states that *"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."*

According to the application, the City of Pompano Beach *will require a minimum of 15% of the total residential entitlements (3,368 total dwelling units x 0.15 = 506 affordable units) in the Activity Center to be designated affordable*, unless the developer chooses to pay the City's adopted in-lieu of fee at the time of building permit. This voluntary 15% set aside/fee commitment is consistent with the existing BCLUP text for the Pompano Beach Downtown Activity Center and LUP Policy 2.4.6.

The PDMD staff finds this application to be generally consistent with Broward County Land Use Plan Policies 2.16.2 and 2.4.6, since the City of Pompano Beach has adopted affordable housing requirements in both its Land Development Code and as part of the Activity Center designation.

Item 11 – Redevelopment Analysis

The amendment site is located within and is being requested on behalf of the City’s Northwest Community Redevelopment Area. It is intended to support a proposed Innovation District concept that would involve a master developer.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by the Broward County Transit (BCT) Northeast Transit Center including Routes 20, 42, 50, and 60, as well as the City of Pompano Beach Community Shuttle. The 2019-2028 Vision Plan component of BCT’s Transit Development Plan includes significant increases in service within the amendment site.

The primary corridors providing connectivity to the amendment site are SR 811 and SR 814. Existing bicycle infrastructure adjacent to amendment site appears to need improvement. PDMD staff recommends the City consider additional bicycle lanes, and ensure ADA compliance for sidewalks, crossings and bus stops. The 30-year Penny-for-Transportation Surtax Plan includes multiple transportation projects within the amendment site. Future development needs to be coordinated with the Surtax Plan to ensure adequate bicycle and pedestrian facilities are constructed. A complete list of projects is found at [www.pennyfortransportation.com](http://www.pennyfortransportation.com). The PDMD recommends that site development includes safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, also consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the amendment site. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider siting electric vehicle charging stations.

- cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division  
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management Division

# ATTACHMENT 7



## DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director  
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

January 21, 2020

Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

VIA: Email: bblakeboy@broward.org

Dear Ms. Blake Boy:



### RESPONSE TO COUNTY PDMP COMMENTS ON THE DOWNTOWN POMPANO BEACH LAND USE PLAN TEXT AMENDMENT

Please find the City's responses to two comments made by the Planning and Growth Management Division (PDMP) in a letter dated December 19, 2019 regarding the text amendment to the City of Pompano Beach Downtown Transit Oriented Corridor (aka Downtown Activity Center) land use district.

- (1) The previous historical sites survey conducted in this area of the City of Pompano Beach was completed in 1992 (*City of Pompano Beach, Florida Historic Sites Survey, Day and Norman*). It is recommended an updated survey be completed for the area to guide the City's future land use.

**Response:** The Historic Site Survey for the Downtown Pompano TOC was updated in 2014. A copy of that 2014 survey has been provided to the Broward County Planning Council.

- (2) PDMD staff recommends the City consider additional bicycle lanes, and ensure ADA compliance for sidewalks, crossings and bus stops. Future development needs to be coordinated with the Surtax Plan to ensure adequate bicycle and pedestrian facilities are constructed. To further enhance the pedestrian and bicycle quality of service, also consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the amendment site. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider siting electric vehicle charging stations.

**Response:** Pompano Beach has adopted complete street cross sections for all roads within the Downtown TOC in the Downtown Pompano zoning overlay district. These cross-sections specifically focus on pedestrian and transit amenities as a fundamental requirement of a transit oriented corridor. Pompano was the first city in Broward County to utilize the Context Sensitive Corridor designation for Dr Martin Luther King, Jr. Boulevard so we are clearly dedicated to and in the forefront of complete street design. The city is fully aware and is actively participating on the MPO to coordinate with the committee determining which projects will be funded with surtax proceeds.

Sincerely,

Jean E. Dolan, AICP, CFM  
Principal Planner

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**REVISED**  
11-4-19

LAND USE  
SBBC-1054-2011  
County No: PCT 20-2  
Downtown Pompano Transit Oriented Corridor

November 1, 2019

**RECEIVED**  
11/4/2019



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																			
<b>Date:</b> November 1, 2019	Units Permitted: 1,368      Units Proposed: 3,368	Existing Land Use: DPTOC (Activity)																			
<b>Name:</b> Downtown Pompano Transit Oriented Corridor	NET CHANGE (UNITS): 2,000	Proposed Land Use: DPTOC (Activity)																			
<b>SBBC Project Number:</b> SBBC-1054-2011	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Students Permitted</th> <th style="text-align: left;">Proposed</th> <th style="text-align: left;">NET CHANGE</th> </tr> </thead> <tbody> <tr> <td>Elem</td> <td>79</td> <td>465</td> <td>386</td> </tr> <tr> <td>Mid</td> <td>38</td> <td>264</td> <td>226</td> </tr> <tr> <td>High</td> <td>49</td> <td>295</td> <td>246</td> </tr> <tr> <td><b>Total</b></td> <td><b>166</b></td> <td><b>1,024</b></td> <td><b>858</b></td> </tr> </tbody> </table>	Students Permitted	Proposed	NET CHANGE	Elem	79	465	386	Mid	38	264	226	High	49	295	246	<b>Total</b>	<b>166</b>	<b>1,024</b>	<b>858</b>	Current Zoning: TO/DPOD
Students Permitted		Proposed	NET CHANGE																		
Elem		79	465	386																	
Mid		38	264	226																	
High		49	295	246																	
<b>Total</b>	<b>166</b>	<b>1,024</b>	<b>858</b>																		
<b>County Project Number:</b> PCT 20-2		Proposed Zoning: TO/DPOD																			
<b>Municipality Project Number:</b> 19-92000003		Section: 1,2,3,4,35																			
<b>Owner/Developer:</b> City of Pompano Beach		Township: 48,49																			
<b>Jurisdiction:</b> Pompano Beach		Range: 42																			

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Pompano Beach Elementary	615	628	502	-126	-7	79.9%
Sanders Park Elementary	755	755	510	-245	-13	67.5%
Pompano Beach Middle	1,227	1,227	1,106	-121	-5	90.1%
Ely, Blanche High	2,786	3,065	2,063	-1,002	-40	67.3%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Pompano Beach Elementary	502	-126	79.9%	495	493	509	508	515
Sanders Park Elementary	528	-227	69.9%	511	516	521	526	531
Pompano Beach Middle	1,118	-109	91.1%	1,133	1,125	1,111	1,097	1,081
Ely, Blanche High	2,094	-971	68.3%	2,047	2,005	2,043	2,031	2,099

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	23/24	24/25	25/26	26/27	27/28
Area B - Elementary	20,187	16,141	-4,046	19,169	19,530	19,892	20,253	20,615
Area B - Middle	7,580	6,844	-736	7,820	7,911	8,002	8,092	8,183
Area B - High	12,673	10,378	-2,295	8,821	8,854	8,887	8,920	8,953

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Innovation Charter School	580	474	-106	474	474	474

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Pompano Beach Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Sanders Park Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Pompano Beach Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Ely, Blanche High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

Capacity Additions for Planning Area B	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 269-acre site is generally located on both the east and west side of I-95 between NW 6th Street and Atlantic Boulevard in the City of Pompano Beach. The current land use designations for the site is Activity Center which permit a total of 1,368 residential units consisting of 143 three or less bedroom single family, 236 two-bedroom townhouse, and 989 mid-rise residential units. The applicant proposes to add 2,000 additional garden apartment (all three or more bedroom) residential units by keeping the same land use designation. Therefore, the application as proposed is anticipated to generate 858 additional students (386 elementary, 226 middle, and 246 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2018-19 school year data because the current school year (2019-20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2018-19 school year are Pompano Beach and Sanders Park Elementary, Pompano Beach Middle, and Blanche Ely High. The same schools are serving the area in the 2019-20 school year. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2020-21 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2018-19 – 2022-23. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. The charter school located within a two-mile radius of the site in the 2018-19 school year is depicted above.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2018-19 – 2022-23 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "B" and the elementary, middle, and high schools currently serving Planning Area "B" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "B" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-1054-2011

November 1, 2019

---

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

---

Name

Planner

---

Title

# ATTACHMENT 9

EP&GMD COMMENTS  
PCT 20-2  
Page 1

## ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Pompano Beach

**Amendment No.:** PCT 20-2

**Jurisdiction:** Pompano Beach

**Size:** Approximately 272.8 acres

**Existing Use:** Retail, single-family and multi-family residential, office, religious institutions, utilities, education facilities, parks, municipal complex, community facilities, warehouses and vacant



**Current Land Use Designation:** Activity Center consisting of:  
**1,368 dwelling units consisting of:**  
989 multi-family units  
236 townhouse units  
143 single-family units  
**4,387,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**300 hotel rooms**  
2.1 acres minimum of recreation and open space use

**Proposed Land Use Designation:** Activity Center consisting of:  
**3,368 dwelling units consisting of:**  
2,989 multi-family units  
236 townhouse units  
143 single-family units  
**4,051,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**420 hotel rooms**  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
2.1 acres minimum of recreation and open space use

**Location:** In Sections 1 and 2, Township 49 South, Range 42 East; and Sections 34 and 35, Township 48 South, Range 42 East; generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

## ANALYSIS AND FINDINGS:

### ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2] There are no wetlands present on property. Activities, e.g., lake or canal excavation and/or filling are regulated under Article XI of the Natural Resource Protection Code and require an Environmental Resource License from this Department.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Pompano Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease by **-413 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected level of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

Based on the Broward County Roadway Capacity and Level of Service Analysis 2017 and 2040, the current level of service rating on all roadways is currently degraded and the long-term traffic impact on the level of service rating will continue to decline in 20 years.

Additionally, the proposed site is situated along heavily trafficked intersections; therefore, the Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are **eight** Air State Permitted facilities within half a mile of the amendment site, however none of which have any odor or noise complaints, notices, or citations. Therefore, there are no existing or potential odor or noise concerns.  
(MO 11/13/2019)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **twenty-six** listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site.  
(MO 11/4/2019)

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are **two** active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one mile of the site. See attached map and database for further information as it relates to the land use amendment site. (MO 11/04/2019)

**ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is currently within wellfield zones of influence one (1), two (2) and three (3). Additionally, Zones one (1), two (2) and three (3) are in close proximity (0.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

**For Zone 1:** Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is prohibited.

**For Zone 2:** Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is allowed provided the applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or

several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substance onsite.

**For Zone 3:** No special restrictions apply. (VM 11/4/2019)

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (VM 11/4/2019)

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are thirty-six (36) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the thirty-six (36) facilities, twenty-nine (29) are hazardous material facilities, five (5) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (VM 11/4/2019)

### **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:  
<http://www.broward.org/NatureScape/Pages/Default.aspx>

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District, the City of Pompano Beach and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful coordination and compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit is needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zones; AE NAVD88 elevation N/A, AE NAVD88 elevation 11, zone AH NAVD88 elevation of 7,8,10, and 13 feet, and zone X.

EP&GMD COMMENTS

PCT 20-2

Page 6

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in no net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Please see attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**  
**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PCT 20-2
- B. *Municipality:*** Pompano Beach
- C. *Applicant:*** City of Pompano Beach

***II. Site Characteristics***

- A. *Size:*** Approximately 272.8 acres
- B. *Location:*** In Sections In Sections 1 and 2, Township 49 South, Range 42 East; and Sections 34 and 35, Township 48 South, Range 42 East; generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue
- C. *Existing Use:*** Retail, single-family and multi-family residential, office, religious institutions, utilities, education facilities, parks, municipal complex, community facilities, warehouses and vacant

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** Activity Center consisting of:  
**1,368 dwelling units consisting of:**  
989 multi-family units  
236 townhouse units  
143 single-family units  
**4,387,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**300 hotel rooms**

2.1 acres minimum of recreation and open space use

**Proposed Land Use Designation:** Activity Center consisting of:  
**3,368 dwelling units consisting of:**  
2,989 multi-family units  
236 townhouse units  
143 single-family units  
**4,051,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**420 hotel rooms**  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
2.1 acres minimum of recreation and open space use

**IV. Water Recharge Review**

**A. Describe the general impacts of the current land use designation on water recharge:**

The current land use designation is Activity Center consisting of:  
**1,368 dwelling units consisting of:**  
989 multi-family units  
236 townhouse units  
143 single-family units  
**4,387,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**300 hotel rooms**  
2.1 acres minimum of recreation and open space use

A typical value for an impervious area produced by this type of development is approximately 77 percent.

**B. Describe the general impacts of the proposed land use designation on water recharge:**

The proposed land use designation is Activity Center consisting of:

**3,368 dwelling units consisting of:**

2,989 multi-family units

236 townhouse units

143 single-family units

**4,051,220 square feet commercial use**

2,835,557 square feet of office use

1,459,260 square feet of community facilities use

95,832 square feet of utilities use

**420 hotel rooms**

1,459,260 square feet of community facilities use

95,832 square feet of utilities use

2.1 acres minimum of recreation and open space use

A typical value for an impervious area produced by this type of development is approximately 77 percent.

**V. Impact of Change in Land Use Designation**

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in no net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

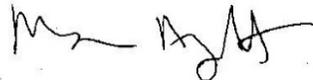
**VI. Comments**

By: \_\_\_\_\_

Date 11/7/2019

Maena Angelotti

Environmental Planning and Community Resilience Division



**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

**I. Introductory Information**

- A. **Amendment No.:** PCT 20-2
- B. **Municipality:** Pompano Beach
- C. **Project Name:** Downtown Pompano Transit Oriented Corridor

**II. Site Characteristics**

- A. **Size:** Approximately 272.8 acres
- B. **Location:** In Sections 1 and 2, Township 49 South, Range 42 East; and Sections 34 and 35, Township 48 South, Range 42 East; generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue
- C. **Existing Use:** Retail, single-family and multi-family residential, office, religious institutions, utilities, education facilities, parks, municipal complex, community facilities, warehouses and vacant

**III. Broward County Land Use Plan Designation**

- A. **Current Designation:** Activity Center consisting of:  
**1,368 dwelling units consisting of:**  
989 multi-family units  
236 townhouse units  
143 single-family units  
**4,387,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**300 hotel rooms**  
2.1 acres minimum of recreation and open space use

Wetland Resource Questionnaire  
PCT 20-2

- B. ***Proposed Designation:*** Activity Center consisting of:  
**3,368 dwelling units consisting of:**  
2,989 multi-family units  
236 townhouse units  
143 single-family units  
**4,051,220 square feet commercial use**  
2,835,557 square feet of office use  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
**420 hotel rooms**  
1,459,260 square feet of community facilities use  
95,832 square feet of utilities use  
2.1 acres minimum of recreation and open space use

IV. **Wetland Review**

- A. *Are wetlands present on subject property?* No.
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?*
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

V. **Comments:**

Activities, e.g., lake or canal excavation and/or filling are regulated under Article XI of the Natural Resource Protection Code and require an Environmental Resource License from this Department.

Completed by: Linda Sunderland, NRS  
Natural Resources Manager

### Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-2897	City of Pompano 142-150	142 -150 SW 1ST AVE	Pompano Beach	33060	Arsenic	Vacant Lot		Y
NF-2896	City of Pompano - Former Kreitz Property	128 -140 SW 1ST AVE	Pompano Beach	33060	Petroleum	Vacant Lot	69805718	N
NF-2573	CITY OF PB LFT ST #16	341 NW 1ST ST	Pompano Beach	33060	Organic Metals	Emergency Generator	69300448	N
NF-2620	CASON TRANSPORT	I-95 S OF ATLANTIC BLVD	Pompano Beach	33069	Diesel	Roadside Spill	69803722	N
SF-1314A	HARDY BROTHERS STATION S	1126 HAMMONDVILLE RD	Pompano Beach	33069	Petroleum	Gas Station	68502084	Y
NF-0006B	BROTHRS BDY & PAINT	308 S DIXIE HWY E	Pompano Beach	33060	Hydraulic Oil	Auto Repair	69811329	N
NF-2686	TM WINDOW & DOOR	601 NW 12TH AVE	Pompano Beach	33069	Unknown			Y
NF-2744	J & S Garage / Pompano Beach CRA	324 NW 2ND AVE	Pompano Beach	33060	Petroleum	Auto Repair	69807181	Y
NF-0858	EAST COAST RAILWAY	TRACKS BTWN NW 6-10 ST	Pompano Beach	33069	Diesel	Roadside Spill	69801682	Y
NF-2937	Racetrac #469	599 W ATLANTIC BLVD	Pompano Beach	33060	Gasoline	Gas Station	69601859	N
NF-1304B	GULF STATION TRIANGLE	220 S DIXIE HWY	Pompano Beach	33060			68502380	N
SF-1304A	GULF STATION TRIANGLE	220 S DIXIE HWY	Pompano Beach	33060	Gasoline	Gas Station	68502380	Y
SF-1027	MARTIN PETROLEUM	1201 HAMMONDVILLE RD	Pompano Beach	33069	Petroleum	Gas Station	68838140	N
SF-1062	CYPRESS 66	290 S CYPRESS RD	Pompano Beach	33060	Gasoline	Gas Station	68501840	Y
SF-1205	LIND-RICH SERVICE STATION	1199 HAMMONDVILLE RD	Pompano Beach	33069	Petroleum	Gas Station	68502237	Y
SF-1313	HARDY BROTHERS STATION	220 E ATLANTIC BLVD	Pompano Beach	33060	Diesel; Gasoline; Used Oil	Gas Station	68502085	N
SF-1477	DIXIE HIGHWAY TIRES	601 S DIXIE HWY	Pompano Beach	33060	Petroleum	Auto Repair	68841993	N
SF-1289A	SOUTHERN SANITATION SOUTH	201 NW 12TH AVE	Pompano Beach	33069	Petroleum	Fuel Facility	68501638	Y
SF-1701	A WESLEY PARRISH APPLIANC	598 E ATLANTIC BLVD	Pompano Beach	33060	Mixed Product	Electrical	68627751	N
SF-1714	ABEL SHAMROCK SERVICE STA	408 HAMMONDVILLE RD	Pompano Beach	33060	Gasoline	Vacant Lot	68622724	Y
SF-1715A	HANNER'S CLEANERS	209 W ATLANTIC BLVD	Pompano Beach	33060	Petroleum	Dry Cleaner	69063877	N
SF-1784	EXXON	501 E ATLANTIC BLVD	Pompano Beach	33060	Gasoline	Gas Station	68502493	Y
SF-1683	United Rentals	280 NW 12TH AVE	Pompano Beach	33069	Petroleum	Fuel Facility	68837800	N
OT-1715B	HANNER'S CLEANERS	209 W ATLANTIC BLVD	Pompano Beach	33060	Chlorinated	Dry Cleaner	69601962	Y
OT-3571	Ward's City Discount	6 NE 3RD ST	Pompano Beach	33060	Chlorinated	Dry Cleaner	69501456	Y
NF-1289B	SOUTHERN SANITATION SOUTH	201 NW 12TH AVE	Pompano Beach	33069	Used Oil	Fuel Facility	68501638	N

### Active Solid Waste Facilities

Facility Name	Nature of Facility	Address	City	Zip Code	Status Description
Pompano Beach Transfer S	Waste Processing Facility	1400 NE 3RD AVE	Pompano Beach	33060	Active
Panzarella MRF LLC	Waste Processing Facility	1601 SW 3RD ST	Pompano Beach	33069	Active

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Auto Maia Corp.	601 NW 12TH AVE, #140 Pompano Beach 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Auto Tech & Body	429 N DIXIE HWY Pompano Beach 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Autozone, Inc. Store #1259	437 E ATLANTIC BLVD Pompano Beach 33060	5531 - Auto and Home Supply Stores	Hazardous Materials
Bobcat of Broward	1108 HAMMONDVILLE RD Pompano Beach 33069	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
Boots Auto Repair	1185 NW 5TH CT Pompano Beach 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Brothers Auto Care, Inc.	425 N DIXIE HWY Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Broward Transmission Inc.	240 S DIXIE HWY E Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Chak90 Exxon	220 S DIXIE HWY Pompano Beach 33060	5541 - Gasoline Service Stations	Storage Tank
City of Pompano Beach Lift Station #86	341 NW 1ST ST Pompano Beach 33060	4952 - Sewerage Systems	Hazardous Materials and Storage Tank
City of Pompano Beach, City Hall	101 SW 1ST AVE Pompano Beach 33060	6512 - Operators of Nonresidential Buildings	Storage Tank
Dixie Tire Techs, LLC	230 S DIXIE HWY E Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Ferrari of Fort Lauderdale	209 NW 12TH AVE Pompano Beach 33069	7538 - General Automotive Repair Shops	Hazardous Materials
FinishMaster, Inc.	427 N DIXIE HWY Pompano Beach 33060	5231 - Paint, Glass, and Wallpaper Stores	Hazardous Materials
FPI Pumps	814 NW 3RD ST Pompano Beach 33060	3561 - Pumps and Pumping Equipment	Hazardous Materials
Gray Taxidermy	712 NW 12TH AVE Pompano Beach 33069	7389 - Business Services, Not Elsewhere Classified	Hazardous Materials
Hanner The Cleaner	317 N DIXIE HWY Pompano Beach 33060	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Materials

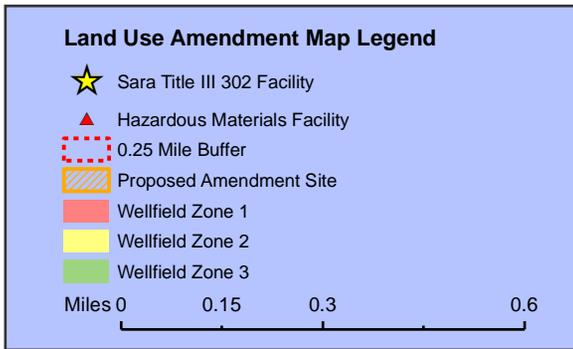
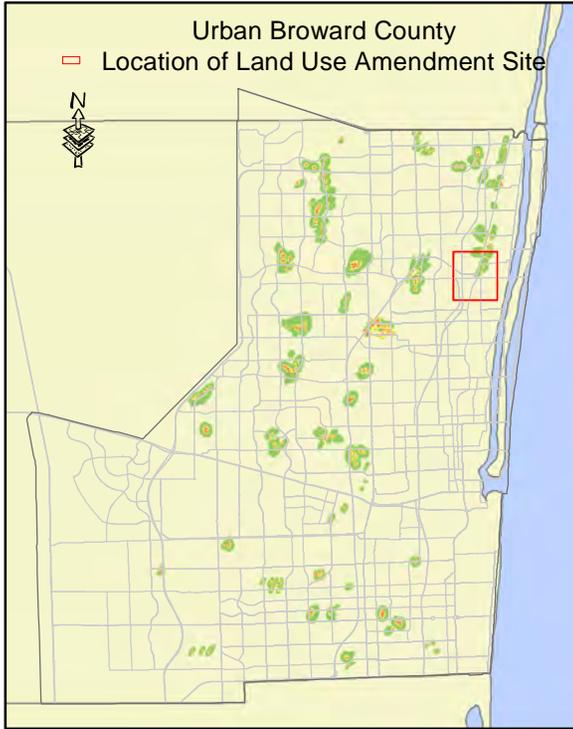
## LUA

Hardy Brother's Oil Co., Inc.	1126 HAMMONDVILLE RD Pompano Beach 33069	5541 - Gasoline Service Stations	Hazardous Materials and Storage Tank
Liberty Bell dba Catskill Express	1249 HAMMONDVILLE RD Pompano Beach 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Liberty Gas Station	101 E ATLANTIC BLVD Pompano Beach 33060	5541 - Gasoline Service Stations	Storage Tank
M3 Autohouse	201 NW 6TH ST Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Mag Realty, Inc.	501 E ATLANTIC BLVD Pompano Beach 33060	5541 - Gasoline Service Stations	Storage Tank
Maximum Outboards Corp	308 S DIXIE HWY E Pompano Beach 33060	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
National Performance Warehouse	239 S DIXIE HWY W Pompano Beach 33060	5531 - Auto and Home Supply Stores	Hazardous Materials
New Cingular Wireless CDXW	180 SW 3RD ST Pompano Beach 33060	4812 - Radiotelephone Communications	Hazardous Materials
Paul B Hughes Health Center	205 NW 6TH AVE Pompano Beach 33060	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Pompano Beach Middle	310 NE 6TH ST Pompano Beach 33060	8211 - Elementary and Secondary Schools	Hazardous Materials
Pompano Beach Petroleum Laboratory	1150 MARTIN LUTHER KING BLVD Pompano Beach 33069	8734 - Testing Laboratories	Hazardous Materials
Pompano Radiators Unlimited, Inc.	327 N DIXIE HWY Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Racetrac #469	599 W ATLANTIC BLVD Pompano Beach 33060	5541 - Gasoline Service Stations	Storage Tank
Scrap Metal Recycling, Inc.	840 NW 12TH TER Pompano Beach 33069	5093 - Scrap and Waste Materials	Hazardous Materials
Terry Martin Repair Service	6 NE 6TH ST Pompano Beach 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Thermo King of Pompano	1201 HAMMONDVILLE RD Pompano Beach 33069	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Materials
T-Mobile USA, Inc. 6FB1232A	100 SW 3RD ST Pompano Beach 33060	4812 - Radiotelephone Communications	Hazardous Materials

LUA

Trojan Architectural Coaters	601 NW 12TH AVE Pompano Beach 33069	2431 - Millwork	Hazardous Materials
Truly Nolen of America, Inc.	876 NW 12TH AVE Pompano Beach 33060	7342 - Disinfecting and Pest Control Services	Hazardous Materials
Verizon Wireless - Pom Beach Police Tower	100 SW 3RD ST Pompano Beach 33060	4812 - Radiotelephone Communications	Hazardous Materials

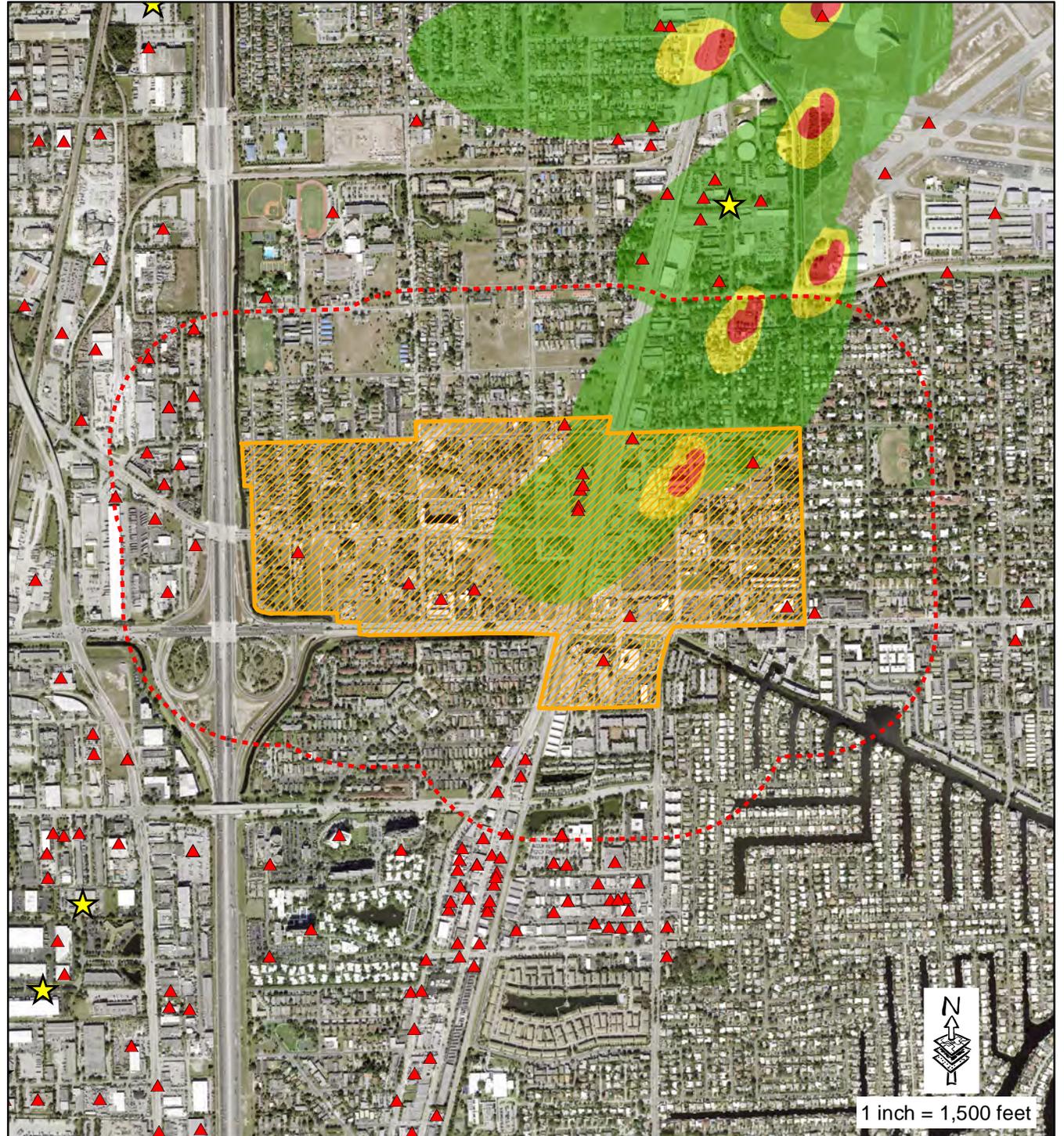
# Land Use Amendment Site: LUA PCT 20-2

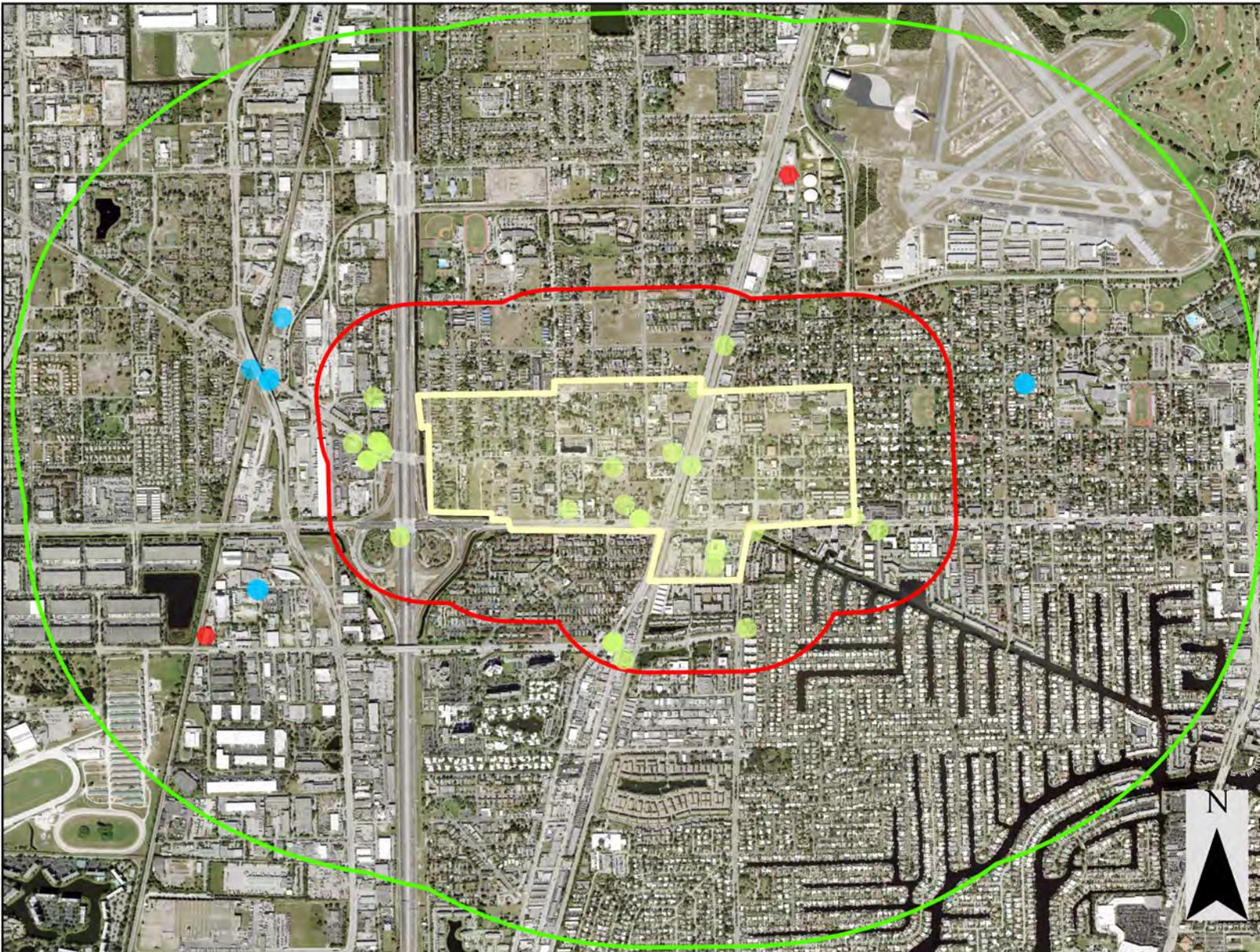


Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - November 2019  
 Environmental and Consumer Protection Division





**Legend**

-  Proposed Site
-  Solid Waste Facilities
-  Air State Permitted Facilities
-  Contaminated Sites
-  One Mile Buffer
-  Quarter Mile Buffer

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by:  
MOSPINA- November 2019  
Environmental Engineering and Permitting Division



ATTACHMENT 10



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: January 23, 2020

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council



FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division (with signature)

SUBJECT: Broward County Land Use Plan
Updated Review of Proposed Amendment – Pompano Beach PCT 20-2

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PCT 20-2. The subject site is located in Pompano Beach involving approximately 272.8 acres. The amendment proposes:

Current Designations: Activity Center consisting of:
1,368 dwelling units consisting of:
989 multi-family units
236 townhouse units
143 single-family units
4,387,220 square feet commercial use
2,835,557 square feet of office use
1,459,260 square feet of community facilities use
95,832 square feet of utilities use
300 hotel rooms use
2.1 acres minimum of recreation and open space

Proposed Designation: Activity Center consisting of:
3,368 dwelling units consisting of:
2,989 multi-family units
236 townhouse units
143 single-family units
4,051,220 square feet of commercial use
2,835,557 square feet of office use
420 hotel rooms
1,459,260 square feet of community facilities use
95,832 square feet of utilities use
2.1 acres minimum of recreation and open space use

Estimated Net Effect:
Addition of 2,000 dwelling units
Addition of 120 hotel rooms
Reduction of 336,000 square feet of commercial use

Item 7 – Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant reviewed the available information, including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The area under consideration contains many historical resources recorded with the FMSF.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The previous historical sites survey in this area of the City of Pompano Beach was completed in 2014 (City of Pompano Beach, Broward County, Florida; ‘Pompano Beach Historic Sites Survey’ - June 2013 rev. January 2014). It is recommended that the City’s 2014 historic sites survey be used to guide the City’s future land use.
  2. The area under consideration is located within the City of Pompano Beach outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Future projects in the area should consult the municipality to ensure compliance with municipal historic preservation regulations.

Contact: Attn: Maggie Barszewski, Historic Preservation  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard, #3  
Pompano Beach, Florida 33060  
Maggie.barszewski@copbfl.com  
Tel.: (954) 786-7921

- C. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has determined that this application satisfies the requirements of BCLUP Policies 2.16.2 and 2.4.6.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable

housing needs and solutions within the municipality. A total of 1,368 residential units (consisting of 143 single family dwelling units, 236 townhomes and 989 multi-family dwelling units), are currently permitted under the existing Land Use Plan and *this request represents an increase of 2,000 dwelling units; therefore, Policy 2.16.2 applies to this amendment.* The amendment also proposes changes to an existing Activity Center; *consequently, BCLUP Policy 2.4.6 also applies.*

An affordable housing supply/demand analysis for Pompano Beach was not provided with this application. PDMD staff reviewed the Broward County Planning Council supply and demand numbers that are based on 2017 ACS data and the County's adopted methodology. The data shows deficits in Pompano Beach of 428 affordable owner units (252 very low and 165 moderate income) and 4,975 very low-income renter units. According to the Broward County Affordable Housing Needs Assessment update, the shortfall of renter units includes 1,760 very low and 2,704 low income units. Since the forecasted supply/demand is not addressed by either of these sources, and the forecasts were not provided by the applicant, PDMD staff is unable to comment on future surplus or deficiencies.

However, staff reviewed the City of Pompano Beach Land Development Code and found that Chapter 154.80, Policy 2.26.2(a) provides options for meeting the affordable housing requirements, by either incorporating affordable housing units into the development or paying into the Affordable Housing Trust Fund, as follows:

- A. *In lieu of providing affordable housing units on-site or off-site...pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund.*
- B. *The fee to be paid to the city shall be \$2,333 per market-rate unit.*
- C. *The fee shall be paid to the city at the time of building permit.*
- D. *The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.*

Also, the amendment applies to an existing Activity Center (f.k.a. Downtown Pompano TOC [DP-TOC]) to which BCLUP Policy 2.4.6 applies. The policy states that *"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."*

According to the application, the City of Pompano Beach *will require a minimum of 15% of the total residential entitlements (3,368 total dwelling units x 0.15 = 506 affordable units) in the Activity Center to be designated affordable*, unless the developer chooses to pay the City's adopted in-lieu of fee at the time of building permit. This voluntary 15% set aside/fee commitment is consistent with the existing BCLUP text for the Pompano Beach Downtown Activity Center and LUP Policy 2.4.6.

The PDMD staff finds this application to be generally consistent with Broward County Land Use Plan Policies 2.16.2 and 2.4.6, since the City of Pompano Beach has adopted affordable housing requirements in both its Land Development Code and as part of the Activity Center designation.

Item 11 – Redevelopment Analysis

The amendment site is located within and is being requested on behalf of the City’s Northwest Community Redevelopment Area. It is intended to support a proposed Innovation District concept that would involve a master developer.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by the Broward County Transit (BCT) Northeast Transit Center including Routes 20, 42, 50, and 60, as well as the City of Pompano Beach Community Shuttle. The 2019-2028 Vision Plan component of BCT’s Transit Development Plan includes significant increases in service within the amendment site.

The primary corridors providing connectivity to the amendment site are SR 811 and SR 814. Existing bicycle infrastructure adjacent to amendment site appears to need improvement. PDMD staff recommends the City consider additional bicycle lanes, and ensure ADA compliance for sidewalks, crossings and bus stops. The 30-year Penny-for-Transportation Surtax Plan includes multiple transportation projects within the amendment site. Future development needs to be coordinated with the Surtax Plan to ensure adequate bicycle and pedestrian facilities are constructed. A complete list of projects is found at [www.pennyfortransportation.com](http://www.pennyfortransportation.com). The PDMD recommends that site development includes safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, also consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the amendment site. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider siting electric vehicle charging stations.

- cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Nicholas Sofoul, AICP, Planning Section Supervisor – Mobility, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

# ATTACHMENT 11

**From:** [Jean Dolan](#)  
**To:** [Munoz, Diego](#)  
**Cc:** [Jennifer Gomez](#); [Nguyen Tran](#)  
**Subject:** Outreach for Downtown LUPA  
**Date:** Wednesday, January 22, 2020 7:45:45 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Diego – per your question yesterday, the Downtown LUPA is one of the action items in the 2019-2020 Strategic Plan. An all day workshop was held on February 18, 2019 to discuss those action items and quarterly reports have been issued since adoption of the Strategic Plan including this action item. Those quarterly reports are presented at City Commission hearings and are posted online. This is in addition to the regular updates given at the NWCRA Advisory Board meetings, the Planning and Zoning Board hearing and the first reading of the ordinance by City Commission. Please advise if you need any further information.

Thanks,

Jean

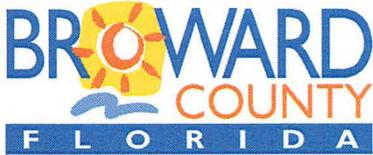
Outlook\_Signature\_JeanDolan



POMPANO-BEACH



## ATTACHMENT 12



PARKS AND RECREATION DIVISION • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

### MEMORANDUM

December 13, 2019



To: Dawn B. Teetsel, Director  
Broward County Planning Council

Thru: ~~Dawn~~ Dan West, Director  
Parks and Recreation Division

From: Edgar J. Ruiz, Senior Program/Project Coordinator *E.J.R.*  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PCT-20-2 (Downtown Pompano)**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan (Downtown Pompano). Our comment is as follows:

**PCT 20-2** No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 2,442 residential dwelling units and 420 hotel rooms which will be permitted with this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-7084

ATTACHMENT 13



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

October 23, 2019

Diego B. Munoz, Planner  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



SUBJECT: PCT 20-2 “Downtown Pompano T.O.C.”  
Land Use Plan Amendment – Drainage Analysis

Dear Mr. Munoz:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)