

EXHIBIT 2

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 21-2
(POMPANO BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

December 1, 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 the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and 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 BCLUP 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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Transmittal Recommendation

December 10, 2020

The December 10, 2020 Planning Council meeting was cancelled due to lack of a physical quorum.

III. Planning Council Transmittal Recommendation

January 28, 2021

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

IV. County Commission Transmittal Recommendation

March 9, 2021

Approval per Planning Council transmittal recommendation.

V. Summary of State of Florida Review Agency Comments

April 14, 2021

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

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-2

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 230.0 acres
- B. Location: In Section 3, Township 49 South, Range 42 East; generally located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive
- C. Existing Uses: Racetrack, casino, stables and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet commercial recreation use
2,000,000 square feet of office uses
- B. Proposed Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses
- C. Estimated Net Effect: **Addition** of 1,500,000 square feet of industrial uses
Reduction of 650,000 square feet of office use
No impact to residential, commercial or commercial recreation uses

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

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

- A. *Existing Uses:*
 - North: Retail and warehouses
 - East: Warehouses
 - South: Multi-family residential and retail
 - West: Multi-family residential, golf course and retail

- B. *Planned Uses:*
 - North: Activity Center (Pompano Beach Arvida/Pompano Park North)
 - East: Commerce
 - South: Irregular (16) Residential and Commerce within a Dashed-Line Area
 - West: Irregular (7) Residential and Commerce within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicants:* PPI, Inc., Pompano Park Holdings, LLC and Pompano Park JV Holdings, LLC

- B. *Agent:* Debbie Orshefsky, Esq., Holland & Knight

- C. *Property Owners:* PPI, Inc., Pompano Park Holdings, LLC and Pompano Park JV Holdings, LLC

VII. Recommendation of Local Governing Body:

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

VIII. Applicant’s Rationale

The applicant states: “LIVE! Resorts Pompano is an innovative redevelopment project located at the Pompano Park Racetrack/Isle Casino property which is designated as the Pompano Beach Park South Activity Center in the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan. The current amendment proposes to reduce the permitted office use from 2,000,000 square feet to 1,350,000 square feet and add 1,500,000 square feet of industrial use. The industrial use contemplated is intended to be primarily warehouse/distribution/logistics center use but may include uses typically found in an industrial park. The addition of industrial use will allow for a broader range of employment-generating uses to be developed within this Activity Center. The employment base that is expected to be generated by the industrial use will act as a catalyst for additional office, commercial and residential development within this mixed-use project and facilitate creating the live/work/play community envisioned for this 230-acre site.”

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-2

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 1,500,000 square feet of industrial uses, as well as a reduction of 650,000 square feet of office 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 300 p.m. peak hour trips. See Attachment 4.

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

- **Atlantic Boulevard**, between Powerline Road and Interstate 95, is currently operating at level of service (LOS) "C," and is projected to operate at LOS "F," with or without the subject amendment.
- **Southwest 3 Street/Race Track Road**, between Powerline Road and Andrews Avenue, is currently operating at and projected to continue operating at a LOS "C," with or without the subject amendment.
- **Powerline Road**, between Cypress Creek Road and Atlantic Boulevard, is currently operating at LOS "C," and is projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service, as well as community bus service, is provided to the proposed amendment site. The BCT report identifies planned Penny Surtax transit improvements to the county route serving the amendment site, including shorter headways and increased span of service. See Attachment 5.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

In addition, the BCT report notes that ADA improvements and shelter easements along Powerline Road will be requested as part of the future development or plat review process. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 5.

The Broward County Planning and Development Management Division (PDMD) report notes that Powerline Road and Race Track Road are the primary trafficways providing connectivity to the proposed amendment site. The Cypress Creek Greenway is also immediately adjacent to the amendment site. The PDMD staff recommends that the applicant consider increasing the widths of adjacent sidewalks and provide safe, dedicated bicycle facilities to reduce the level of traffic stress. The PDMD report also notes that redevelopment should be designed to include safe and convenient connections to the surrounding transportation network. In addition, the PDMD staff recommends that amenities such as pedestrian-scale lighting, shade trees, bicycle racks, lockers and bicycle repair stations be considered, as well as the provision of electric vehicle charging stations. See Attachment 6.

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. In addition, the amendment site is not located directly adjacent to existing public schools and as proposed will not have a direct physical impact on Broward County Public Schools. See Attachment 7.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-2

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 8.

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 excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, may require an Environmental Resource License. See Attachment 8.

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 8.

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. 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. See Attachment 8.

The EPGMD report also notes that all invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 8.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment site contains historical resources; however, the applicant has already recorded said resources with the Florida Master Site File. Therefore, the PDMD has no objections to the proposed amendment. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. The Broward County Planning and Development Management Division (PDMD) report notes that the existing Activity Center sets aside at least 615 (15%) of the permitted 4,100 multi-family dwelling units as affordable at the moderate-income level. See Attachment 6.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

Planning Council staff notes that a portion of the Pompano Park South Activity Center was initially adopted as part of the original 1989 Broward County Land Use Plan inclusion plan and process and was subsequently expanded to its current boundaries in 2010. At that time, the Activity Center was evaluated and determined to be consistent and in compliance with the requirements of the Broward County Land Use Plan regarding the Regional Activity Center (RAC) category. This proposed amendment to permit industrial uses within the existing Activity Center is intended to provide a broader range of employment opportunities and to create a more integrated live/work/play community which will include entertainment, hotel, retail and office uses, and medium- to high-density residential neighborhoods. Planning Council staff notes that the adoption of BrowardNext combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities. The proposal to amend the Pompano Park South Activity Center permitted uses is consistent with BrowardNext.

III. Other Pertinent Information

Regarding public notification, the applicant conducted virtual community outreach meetings to present the proposed development plan to the neighboring Cypress Bend and Palm Aire condominium associations. In addition, Broward County Planning Council staff sent approximately 668 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 21-2

PLANNING ANALYSIS

The applicant is proposing to revise the permitted uses within the existing Pompano Park South Activity Center. The amendment proposes an addition of 1,500,000 square feet of industrial uses and a reduction of 650,000 square feet of office uses, while maintaining the remaining residential, commercial recreation and commercial uses. The revision is intended to expand the range of employment opportunities including manufacturing, service and warehouse uses, as well as office uses. The mixed-use center includes entertainment venues such as an existing horse racetrack and casino, as well as proposed multi-family residential neighborhoods, a hotel, retail/restaurant establishments and office uses. This Activity Center will also encourage multiple modes of transportation including walking, biking, city shuttles, county mass transit and potentially rail, which runs along the eastern boundary of the amendment area.

Planning Council staff's review indicates that the amendment is generally in consistent with the BCLUP policies concerning the Activity Center land use designation, noting that the subject area will continue to facilitate an interconnected mix of land uses, encourage multi-modal transportation, provide integrated housing, entertainment, employment opportunities and promote tourism.

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 negatively impact the operating conditions of the **regional transportation network**. See Attachment 4. Further, no adverse impacts to **natural, historical or cultural resources** were identified.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. In addition, the amendment site is not located directly adjacent to existing public schools and as proposed will not have a direct physical impact on Broward County Public Schools. See Attachment 7.

Regarding **affordable housing**, the proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as no residential dwelling units are being specifically proposed by the applicant. The Broward County Planning and Development Management Division (PDMD) report notes that the existing Activity Center sets aside at least 615 (15%) of the permitted 4,100 multi-family dwelling units as affordable at the moderate-income level. See Attachment 6.

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 21-2

ATTACHMENTS

1. Broward County Planning Council Text Amendment
2. A. Aerial Photograph
B. BrowardNext – Broward County Land Use Plan Future Land Use Designations
3. Broward County Planning Council Supplemental Report of October 2020
4. Broward County Planning Council Traffic Analysis of September 18, 2020
5. Broward County Transit Division Report of November 3, 2020
6. Broward County Planning and Development Management Division Report of October 15, 2020
7. School Board of Broward County Consistency Review Report of August 24, 2020
8. Broward County Environmental Protection and Growth Management Department Report of October 14, 2020
9. Broward County Parks and Recreation Division Report of September 18, 2020
10. Broward County Water Management Division Report of September 23, 2020

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 21-2

Pompano Beach Pompano Park South Activity Center

Acres: Approximately 230.0 acres

General Location: Located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive.

The Pompano Park South Activity Center (AC) ~~consisting~~ consists of the Pompano Park racetrack, casino, and adjacent property. ~~The AC is located south of Race Track Road, between Powerline Road and the CSX Railroad, and comprises approximately 230 gross acres.~~ The area encompassed by the AC must be zoned in a mixed-use zoning district that limits the density and intensity of the land uses to the following:

Density and Intensity of Land Uses:*

Residential Land Uses: 4,100 multi-family dwelling units**

Commercial Recreation Land Uses: 1,000,000 square feet

Commercial Land Uses: 300,000 square feet

Industrial Land Uses: 1,500,000 square feet

Office Land Uses: ~~2,000,000~~ 1,350,000 square feet

Remarks:

*The Residential uses will consist of stand-alone residential as well as residential units as part of a mixed-use Commercial and Office development within the Commercial and Office designations. Within mixed use projects, square footages shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross square footage of the development parcel will be assigned to A).

**At least 615 (15%) of the multi-family dwelling units will be affordable at the “moderate-income” (i.e. up to 120% of the median income) level.

NOTES: Underlined words are proposed additions. ~~Struck through~~ words are proposed deletions.

ATTACHMENT 2.A.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PCT 21-2

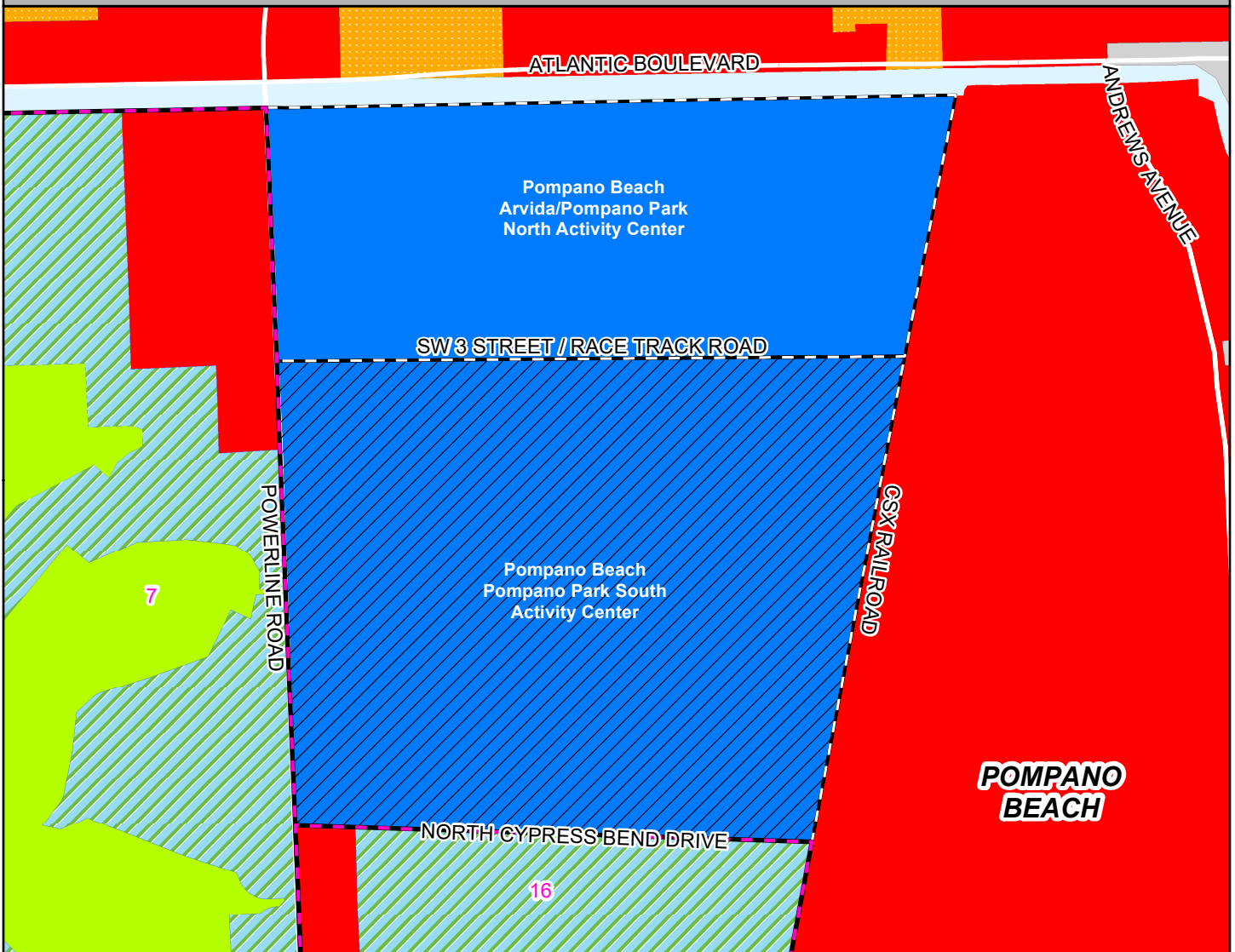











**ATTACHMENT 2.B.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PCT 21-2**

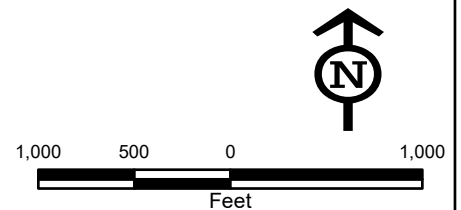
Current Land Use: Activity Center

Proposed Land Use: Activity Center - Addition of 1,500,000 square feet of industrial uses.
Reduction of 650,000 square feet of office use.

Gross Acres: Approximately 230 acres



- | | |
|---|--|
|  Site |  Commerce |
|  0.0 Dashed-Line Area |  Commercial Recreation |
|  Low-Medium (10) Residential |  Transportation |
|  Irregular Residential |  Water / Primary Drainage |
|  Activity Center | |



ATTACHMENT 3

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PCT 21-2

Prepared: October 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 0.02 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for industrial uses and 0.2 gpd per square foot for office 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 0.02 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for industrial uses and 0.2 gpd per square foot for office 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 41,096 tons per day (tpd) and a demand of 4,110 tpd, with 36,986 tpd available. The amendment will result in a net increase in demand of 11.75 tpd. Planning Council staff utilized a level of service of 2 pounds (lbs.) per 100 square feet per day for industrial uses and 1 lb. per 100 square feet per day for office 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 no net impact to 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 21-2

Prepared: September 18, 2020

INTRODUCTORY INFORMATION

Jurisdiction: City of Pompano Beach

Size: Approximately 230.0 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Activity Center

Potential Development: 4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation uses
2,000,000 square feet of office uses

Trip Generation Rates: "ITE Equation (221) Multifamily Housing (Mid-Rise)"
"ITE Equation (820) Shopping Center"
"ITE Equation (435) Multipurpose Recreational Facility"
"ITE Equation (710) General Office Building"

Total Trips: $1,678 + 1,175 + 3,329 + 2,641 = 8,823$ peak hour trips**

Potential Trips - Proposed Land Use Designation

Proposed Designation: Activity Center

Potential Development: 4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation uses
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses

Potential Trips - Proposed Land Use Designation (continued)

Trip Generation Rates:	“ITE Equation (221) Multifamily Housing (Mid-Rise)” “ITE Equation (820) Shopping Center” “ITE Equation (435) Multipurpose Recreational Facility” “ITE Equation (710) General Office Building” “ITE Equation (130) Industrial Park”
Total Trips:	1,678 + 1,175 + 3,329 + 1,783 + 558 = 8,523 peak hour trips**

Net P.M. Peak Hour Trips - 300 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to **decrease** traffic on the regional roadway network by approximately 300 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation - 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 the 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

November 3, 2020

Deanne D. Von Stetina, AICP
Assistant Executive Director
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment PCT 21-2

Dear Ms. Stetina:

Broward County Transit (BCT) has reviewed your correspondence dated September 18, 2020, regarding the proposed Land Use Plan Amendment (LUPA) PCT 21-2 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 fixed route 14 and the City of Pompano Beach Community Shuttle Red route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
14	Weekday Saturday Sunday	5:00a – 11:57p 5:36a – 11:05p 7:40a – 8:09p	20 minutes 45 minutes 45 minutes
Pompano Beach Community Shuttle Red Route (BCT 705)	Weekday	9:00a – 4:57p	65 - 78 minutes

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

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 14.

Please be advised of the following BCT bus stops that are adjacent to or within the amendment site:



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

- 1111
- 1112
- 1113
- 1114
- 1170
- 1171
- 1172
- 1173
- 1174
- 1175
- 4058

Specifically, BCT will request ADA improvements and shelter easements for bus stops 1112, 1113, and 4058 located along Powerline Road / SR 814. This request will be made separately as part of the future development or plat 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.

Please feel free to call me at 954-357-8381 or email me at tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP
Senior Planner
Service and Strategic 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: October 15, 2020

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division



J. Sesodia

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pompano Beach PCT 21-2

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PCT 21-2. The subject site is located in Pompano Beach involving approximately 230 acres. The amendment proposes:

Current Designations: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
2,000,000 square feet of office uses

Proposed Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses

Estimated Net Effect: **Addition** of 1,500,000 square feet of industrial uses
Reduction of 650,000 square feet of office use
No impact to residential, commercial, or commercial recreation uses

Item 7 – Analysis of Natural and Historic Resources

- A. Based upon a review of the the available information, including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF), Broward County's archaeological consultant determined that the proposed project location contains historical resources. The applicant has already recorded these

resources with the Florida Master Site File (FMSF), and the Broward County Historic Preservation Program has no objections to the proposed Land Use Plan Amendment.

1. The applicant has already recorded the Pompano Harness Track (BD6941) Resource Group and individual structures (BD06941-BD06971, BD06973-BD06988) with the FMSF.
2. The resource recorder recommended these resources as not eligible for the NRHP. The Broward County Historic Preservation Program concurs with this assessment based on current available knowledge.

B. The subject property is located within Pompano Beach outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard

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 reviewed this application and has determined that it is not subject to the requirements of BCLUP Policy 2.16.2 and Article 5, as no impact to the existing residential component will result from this request.

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. 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 4,100 residential units are currently**

permitted under the existing Land Use Plan and this request represents no increase/decrease in the number of dwelling units.

Further, this amendment is within the Pompano Beach South Regional Activity Center (SRAC) located at the Pompano Park Racetrack/Isle Casino property. According to the BCLUP, the existing text associated with the 4,100 dwelling units within the SRAC includes a voluntary commitment of “at least 615 (15%) of the multi-family dwelling units will be affordable at the “moderate income” (i.e. up to 120% of the median income) level.”

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

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 Broward County Transit (BCT) Routes 14, 42 and Community Shuttle. The 2019-2029 Vision Plan component of the BCT Transit Development Plan envisions route enhancements for services adjacent to the amendment site.

Powerline Road and Race Track Road are the primary trafficways providing connectivity to the amendment site. The Cypress Creek Greenway alignment is immediately adjacent to the amendment site. Broward County recommends that the applicant consider working with transportation partner agencies to increase the widths of adjacent sidewalks and provide safe dedicated bicycle facilities to reduce the level of traffic stress. Redevelopment within the site should be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the proposed redevelopment. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

cc: Leonard Vialpando, 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, Planning and Development Management Division

Barbara Blake-Boy, Broward County Planning Council

PCT 21-2

Page 4

October 15, 2020

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

JS/hec

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

**LAND USE NON-RESIDENTIAL
SBBC-859-2010
County No: TBD
LIVE! Resorts Pompano**

August 24, 2020

RECEIVED
8/24/2020



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

ATTACHMENT 7

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION						
Date: August 24, 2020	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Units Permitted 4,100</td> <td style="width: 50%;">Units Proposed 4,100</td> </tr> </table>	Units Permitted 4,100	Units Proposed 4,100	Existing Land Use: Activity Center				
Units Permitted 4,100	Units Proposed 4,100							
Name: LIVE! Resorts Pompano	NET CHANGE (UNITS):	Proposed Land Use: Activity Center						
SBBC Project Number: SBBC-859-2010	Students	Current Zoning: PCD						
County Project Number: TBD	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Perm</th> <th style="width: 15%;">Proposed</th> <th style="width: 15%;">NET CHANGE</th> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>	Perm	Proposed	NET CHANGE	0	0	0	Proposed Zoning: PCD
Perm	Proposed	NET CHANGE						
0	0	0						
Municipality Project Number:	Elem	Section: 03						
Owner/Developer: Pompano Park JV Holdings LLC	Mid	Township: 49 South						
Jurisdiction: City of Pompano Beach	High	Range: 42 East						
	Total							
	0							
	0							
	0							
	0							

Comments

This Land Use Plan Amendment (LUPA) does not include any changes to the existing permitted residential units in South Regional Activity Center. The LUPA as proposed is reducing office use from 2,000,000 square feet to 1,350,000 square feet and adding 1,500,000 square feet of Industrial use.

Therefore, the proposed LUPA is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools.

August 24, 2020

Date

Reviewed By:



Signature

Digitally signed by Mohammed Rasheduzzaman
DN: cn=Mohammed Rasheduzzaman, o=Broward
County Public Schools, ou=FP&RE,
email=mohammed,
rasheduzzaman@browardschools.com, c=US
Date: 2020.08.24 11:46:56 -04'00'

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 8

EP&GMD COMMENTS
PCT 21-2
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: PPI, Inc. and Pompano Park Holdings, LLC

Amendment No.: PCT 21 – 2

Jurisdiction: Pompano Beach **Size:** Approximately 230 acres

Existing Use: Race track, casino, restaurants, stables, and vacant

Current Land Use Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
2,000,000 square feet of office uses

Proposed Land Use Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses

Location: In Section 3, Township 49 South, Range 42 East; generally located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive

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]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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 300 PM peak hour** trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels 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.

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, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are **twenty (20) air permitted facilities** located within half a mile of the proposed amendment site. Only one air permitted facility has had an air quality complaint. After inspection, there was no observed violation. *(MO 10/6/2020)*

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. **Thirteen (13)** 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. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EEPD's Standard Operating Procedure for Dewatering, which can be found at:

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Because the proposed amendment location is a known contaminated site, please note that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's (EEPD) approval of an application for a building permit or approval to construct or alter shall not be granted until EEPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h), Broward County Code]. The interactive map of contaminated sites in Broward

County can be found at:

<https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>.

Any questions can be directed to (954) 519-1483 or EAR@broward.org. (MO 10/9/2020)

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 is **one active** solid waste facility located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site. (MO 10/6/2020)

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 not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 10/07/2020)

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 five (5) SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. These are: 1) Associated Grocers of Florida - 1141 SW 12TH AVE Pompano Beach 33069; 2) Florida Linen Services - 1407 SW 8TH ST Pompano Beach 33069; 3) Southern Specialties - 1430 SW 6TH CT Pompano Beach 33069; 4) Sun City Produce - 2230 SW 2ND ST Pompano Beach 33069; and 5) Verizon - MCI South FL Major Switch - 599 SW 16TH TER Pompano Beach 33069. (VM 10/07/2020)

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 forty-two (42) hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site (5 of which are SARA Title III facilities). Of the forty-two (42) facilities, ten (10) are storage tank facilities, twenty-four (24) are hazardous material facilities, and eight (8) are facilities that have both hazardous materials and storage tanks. (VM 10/07/2020)

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, nor is it adjacent to any site in the Protected Natural Lands 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, Policies 2.21.1, 2.21.2, 2.21.3, and 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 South Florida Water Management District. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful 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 may be required.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zones AE with a NAVD 88 elevation of 10, and 9 feet (waterbodies on site), and zone AH with a NAVD 88 of 11,10,9,8,and 7 feet, and zone X .

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.

See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL

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

I. Introductory Information

- A. *Amendment No.:*** PCT 21-2
- B. *Municipality:*** Pompano Beach
- C. *Project Name:*** Pompano Beach Pompano Park South Activity Center

II. Site Characteristics

- A. *Size:*** Approximately 230 acres
- B. *Location:*** Pompano Beach
- C. *Existing Use:*** Race track, casino, restaurants, stables, and vacant

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
2,000,000 square feet of office uses
- B. *Proposed Designation:*** Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses

Wetland Resource Questionnaire
PCT 21-2

IV. Wetland Review

- A. *Are wetlands present on subject property?* No**
- B. *Describe extent (i.e. percent) of wetlands present on subject property.* None**
- C. *Describe the characteristics and quality of wetlands present on subject property.* None**
- D. *Is the property under review for an Environmental Resource License?* No**
- 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?* Filling or creation of ponds on site will require a license.**

V. Comments:

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PCT 21-2
- B. Municipality:*** Pompano Beach
- C. Applicant:*** PPI, Inc. and Pompano Park Holdings, LLC

II. Site Characteristics

- A. Size:*** Approximately 230 acres
- B. Location:*** Pompano Beach
- C. Existing Use:*** Race track, casino, restaurants, stables and vacant

III. Broward County Land Use Plan Designation

Current Land Use Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
2,000,000 square feet of office uses

Proposed Land Use Designation: Activity Center consisting of:
4,100 multi-family dwelling units
300,000 square feet of commercial uses
1,000,000 square feet of commercial recreation use
1,350,000 square feet of office uses
1,500,000 square feet of industrial uses

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.

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.

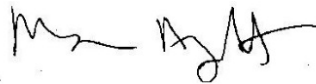
A typical value for an impervious area produced by this type of development is approximately 77 percent.

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 10/12/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

Active Contaminated Sites								
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-1835C	POMPANO HARNESS TRACK	1800 SW 3RD ST	Pompano Beach	33069	Arsenic	Fuel Facility		Y
SF-1835A	POMPANO HARNESS TRACK	1800 SW 3RD ST	Pompano Beach	33069	Gasoline; Petroleum		68502498	Y
SF-0821	THE COURT AT PALM AIRE	2701 N COURSE DR	Pompano Beach	33069	Diesel	Emergency Generator	69700139	Y
SF-0066	CYPRESS BEND III #9	2112 S CYPRESS BEND DR	Pompano Beach	33069	Diesel	Emergency Generator	69602541	Y
OT-3565	MERI CLEANERS	914 S POMPANO PKY	Pompano Beach	33069	Chlorinated	Dry Cleaner	69501811	Y
NF-3648	DANTZLER LUMBER ETAL	1500 SW 1ST CT	Pompano Beach	33069	Arsenic	Wood Preserving		Y
NF-1835B	POMPANO HARNESS TRACK	1800 SW 3RD ST	Pompano Beach	33069	Herbicides	Park		Y
NF-1871C	SHELL	2491 W ATLANTIC BLVD	Pompano Beach	33069	Chlorinated; Solvents	Other	68502506	Y
NF-2062	TriRail Derailment Spill	SW 8 Street and TriRail Tracks	Pompano Beach	33069	Diesel	Roadside Spill	69814963	Y
SF-1037	AMOCO STATION #10599	2511 W ATLANTIC BLVD	Pompano Beach	33069	Petroleum	Gas Station	68502406	Y
NF-2104	FIRST UNION OPERATION CEN	1410 SW 3RD ST	Pompano Beach	33069	Gasoline	Retail	69046681	Y
SF-1176	SUNSHINE CITGO #30010	301 S POMPANO PKY	Pompano Beach	33069	Petroleum	Gas Station	68501725	Y
SF-1274	WAYMORE CORP/ATLANTIC K	2701 W ATLANTIC BLVD	Pompano Beach	33069	Diesel; Gasoline	Gas Station	68945523	Y

Active Solid Waste Facilities					
Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Panzarella MRF LLC	1601 SW 3rd Street	Pompano Beach	33069	Waste Processing Facility	Active

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Air Shelters USA	650 SW 16TH TER Pompano Beach, 33069	3069 - Fabricated Rubber Products, Not Elsewhere Classified	Hazardous Materials
AMWARE Logistic Services	2203-23 SW 3RD ST Pompano Beach, 33069	5031 - Lumber, Plywood, Millwork, and Wood Panels	Hazardous Materials
Associated Grocers of Florida, Inc.	1141 SW 12TH AVE Pompano Beach, 33069	5141 - Groceries, General Line	Hazardous Materials and Storage Tank
Bam Marine of Florida, Inc.	315 SW 15TH AVE Pompano Beach, 33069	3732 - Boat Building and Repairing	Hazardous Materials
Curtiss Truck & Auto Repair, Inc.	313 SW 13TH AVE Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Cypress Bend Bldg #61	2221 CYPRESS ISLAND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Hazardous Materials
Cypress Bend Bldg #63	2215 CYPRESS ISLAND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Hazardous Materials
Cypress Bend Building #62	2217 CYPRESS ISLAND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Hazardous Materials
Cypress Bend Condo VII Building #24	2334 S CYPRESS BEND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Storage Tank
Cypress Bend Condo VII Bldg 20	2232 N CYPRESS BEND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Storage Tank
Cypress Bend Condo VII Bldg 22	2238 N CYPRESS BEND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Storage Tank
Cypress Bend Condo VII Bldg 23	2240 N CYPRESS BEND DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Storage Tank
European Paint & Body, Inc.	335 SW 15TH AVE Pompano Beach, 33069	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Florida Linen Services	1407 SW 8TH ST Pompano Beach, 33069	7213 - Linen Supply	Hazardous Materials and Storage Tank
Lowther Automotive, Inc.	327 SW 14TH AVE Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Man Engines & Components, Inc.	595 SW 13TH TER Pompano Beach, 33069	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials

LUA PCT 21-2

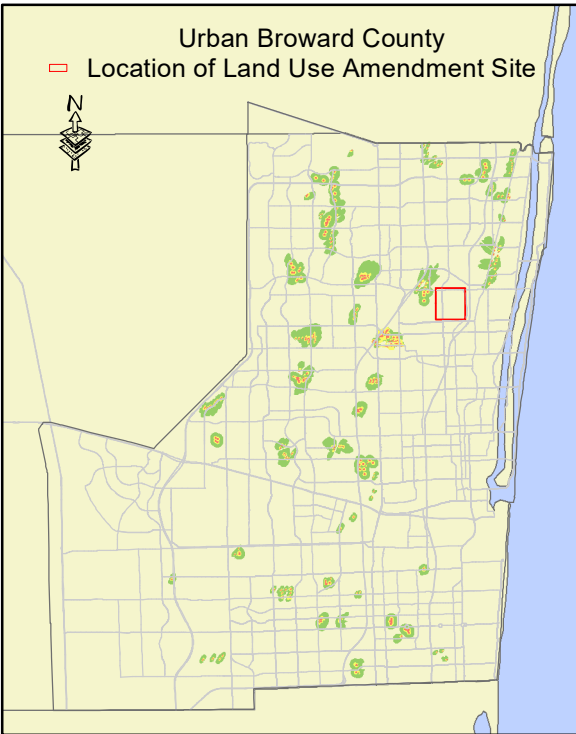
Merc Werks Corp	373 SW 14TH AVE Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Nice Cleaners, Inc.	1000 S POWERLINE RD Pompano Beach, 33069	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Materials
P. P. I., Inc. (The Isle Casino Racing at Pompano Park)	1800 SW 3RD ST Pompano Beach, 33069	7948 - Racing, Including Track Operation	Hazardous Materials and Storage Tank
Palm Aire Resort	2601 N PALM AIRE DR Pompano Beach, 33069	7011 - Hotels and Motels	Hazardous Materials
Palm Aire Resort & Spa	2650 N COURSE DR Pompano Beach, 33069	6512 - Operators of Nonresidential Buildings	Storage Tank
Palm Aire Resort & Spa	2640 N COURSE DR Pompano Beach, 33069	7011 - Hotels and Motels	Hazardous Materials and Storage Tank
Palm Aire Resort & Spa	2630 N COURSE DR Pompano Beach, 33069	6512 - Operators of Nonresidential Buildings	Storage Tank
Palm-Aire Resort Owners Association, Inc.	2700 N PALM AIRE DR Pompano Beach, 33069	6513 - Operators of Apartment Buildings	Storage Tank
Panzarella MRF LLC	1600 SW 2ND PL Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Point Blank Enterprises, Inc.	2102 SW 2ND ST Pompano Beach, 33069	5199 - Nondurable Goods, Not Elsewhere Classified	Hazardous Materials
PowerSecure - WM 2962	2300 W ATLANTIC BLVD Pompano Beach, 33069	6512 - Operators of Nonresidential Buildings	Storage Tank
Precision Metal Industries, Inc.	1408 SW 8TH ST Pompano Beach, 33069	3599 - Industrial and Commerical Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Southeastern Freight Lines, Inc.	933 SW 12TH AVE Pompano Beach, 33069	6512 - Operators of Nonresidential Buildings	Storage Tank
Southern Grouts & Mortars, Inc.	1502 SW 2ND PL Pompano Beach, 33069	3297 - Nonclay Refractories	Hazardous Materials and Storage Tank
Southern Specialties	1430 SW 6TH CT Pompano Beach, 33069	5141 - Groceries, General Line	Hazardous Materials
Sun City Produce, Inc.	2230 SW 2ND ST Pompano Beach, 33069	5148 - Fresh Fruits and Vegetables	Hazardous Materials and Storage Tank
Sunshine #10	301 S POMPANO PKY Pompano Beach, 33069	5541 - Gasoline Service Stations	Storage Tank

EPGMD
ECPD 10/7/2020

LUA PCT 21-2

T-Mobile USA, Inc - Palm Aire Condo #2, FB 1102	2661 S COURSE DR Pompano Beach, 33069	4812 - Radiotelephone Communications	Hazardous Materials
Trackside Automotive	343 SW 14TH AVE Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Tromtech	1480 SW 3RD ST Pompano Beach, 33069	3599 - Industrial and Commerical Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
U Do It	318 SW 14TH AVE Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Underground Specialist, Inc.	570 SW 16TH TER Pompano Beach, 33069	1623 - Water, Sewer, Pipeline, and Communications and Power Line Construction	Hazardous Materials
Verizon - MCI South FL Major Switch	599 SW 16TH TER Pompano Beach, 33069	4813 - Telephone Communications, Except Radiotelephone	Hazardous Materials and Storage Tank
VNB Designz	378 SW 14TH AVE, Pompano Beach, FL 33069	7538 - General Automotive Repair Shops	Hazardous Materials
Walgreens #6416	960 S POWERLINE RD Pompano Beach, 33069	5912 - Drug Stores and Proprietary Stores	Hazardous Materials
Wal-Mart Supercenter #2962	2300 W ATLANTIC BLVD Pompano Beach, 33069	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank

Land Use Amendment Site: LUA PCT 21-2



Land Use Amendment Map Legend

- ★ Sara Title III 302 Facility
- ▲ Hazardous Materials Facility
- - - 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

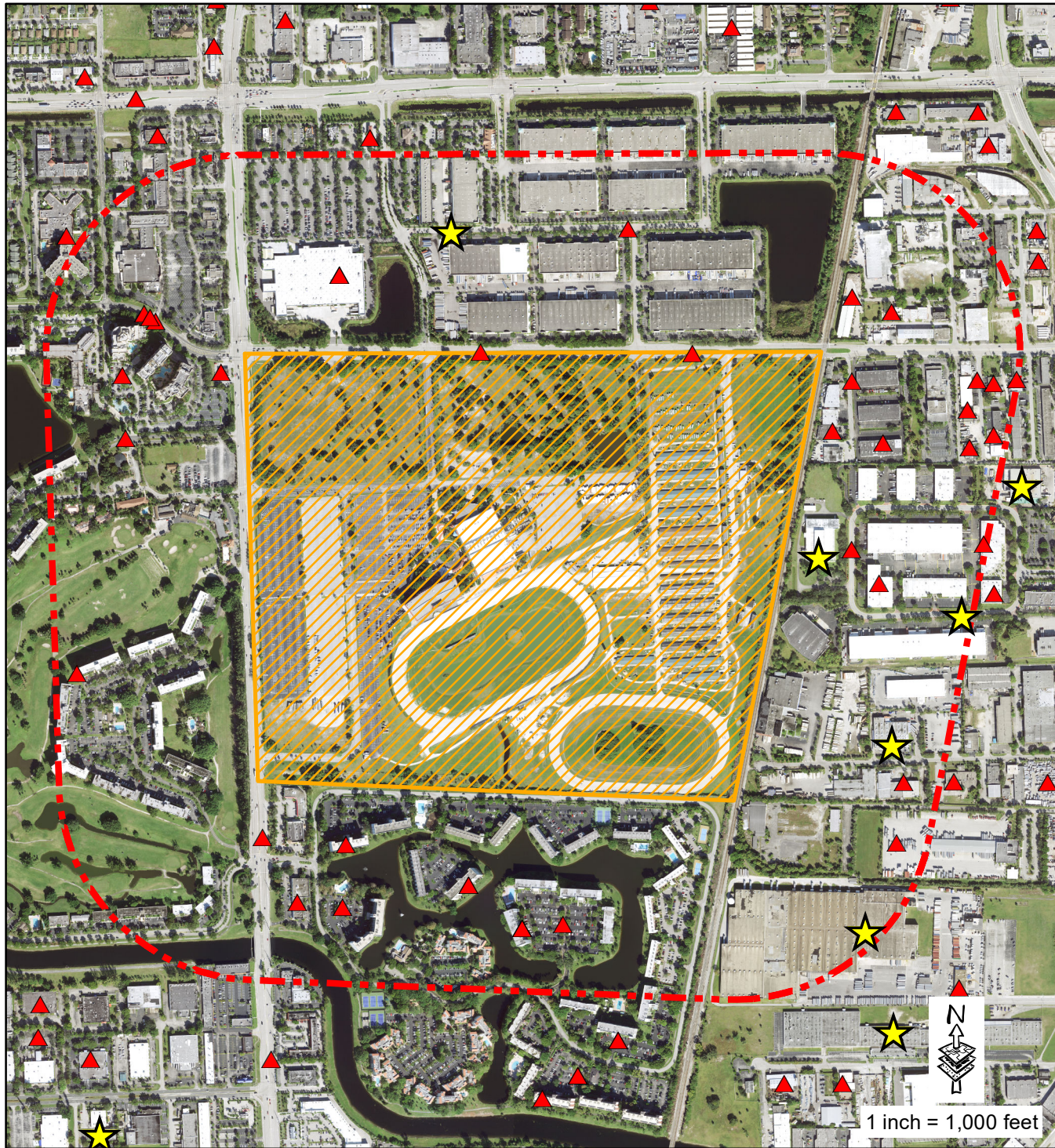
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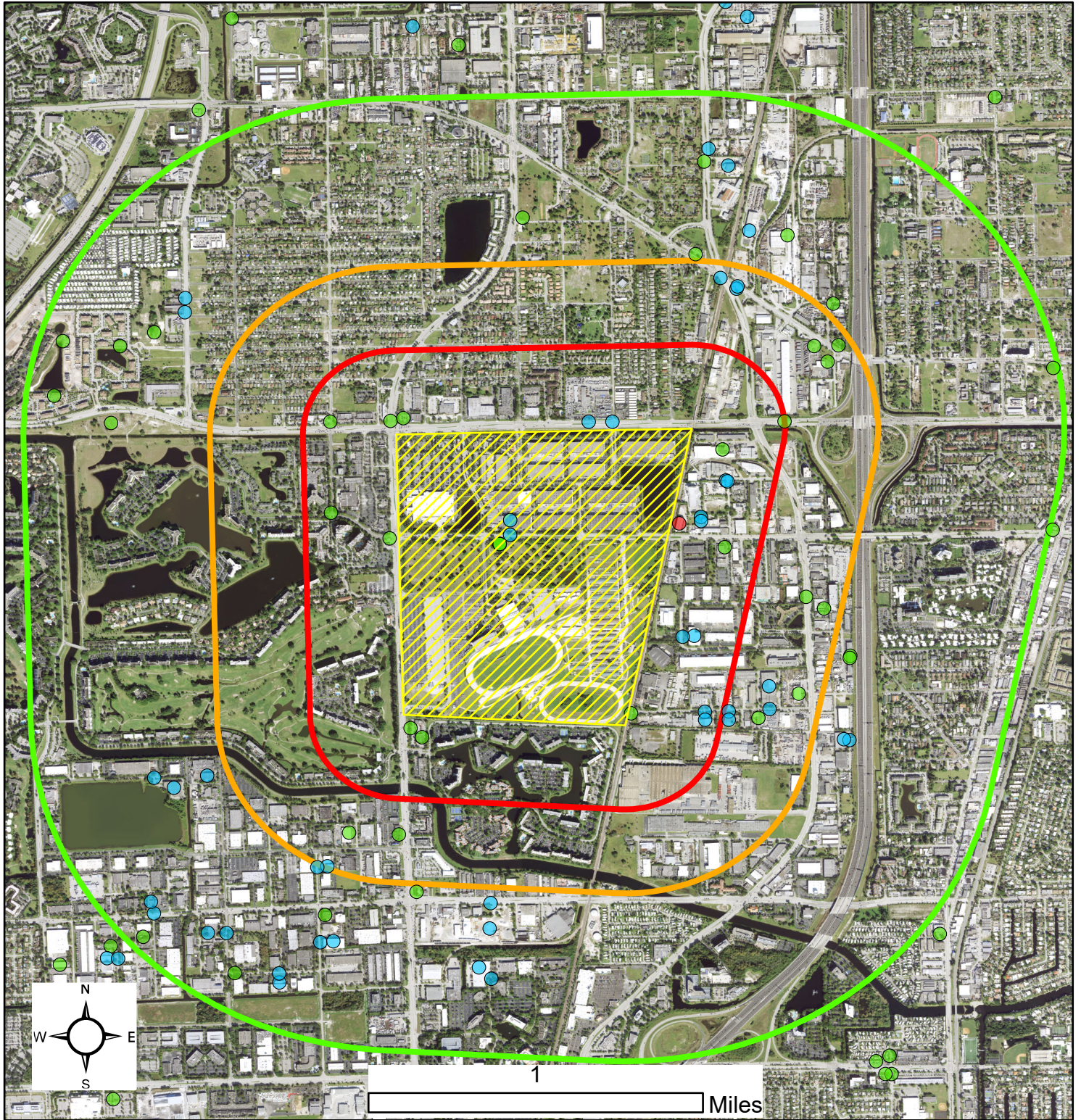
Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (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 - October 2020

Environmental and Consumer Protection Division





Legend

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

Generated for location purposes only.

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

Prepared by: MOSPINA 10/6/2020
Environmental Engineering and Permitting



ATTACHMENT 9

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th 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

September 18, 2020



To: Deanne D. Von Stetina, Assistant Executive Director
Broward County Planning Council

Thru: Dan West, Director *Dan West*
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PCT 21-2 Live! Resorts Pompano Park South Activity Center
(Pompano Beach)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for PCT 21-2 located in the City of Pompano Beach. Our comment is as follows:

PCT 21-12 No objections to the Land Use Plan Amendment

If you or your staff has any questions about our comments, please call me at 954-357-8120.

ATTACHMENT 10



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

September 23, 2020



Deanne D. Von Stetina, AICP
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PCT 21-2 “Live! Resorts Pompano Park South Activity Center”
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Von Stetina:

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