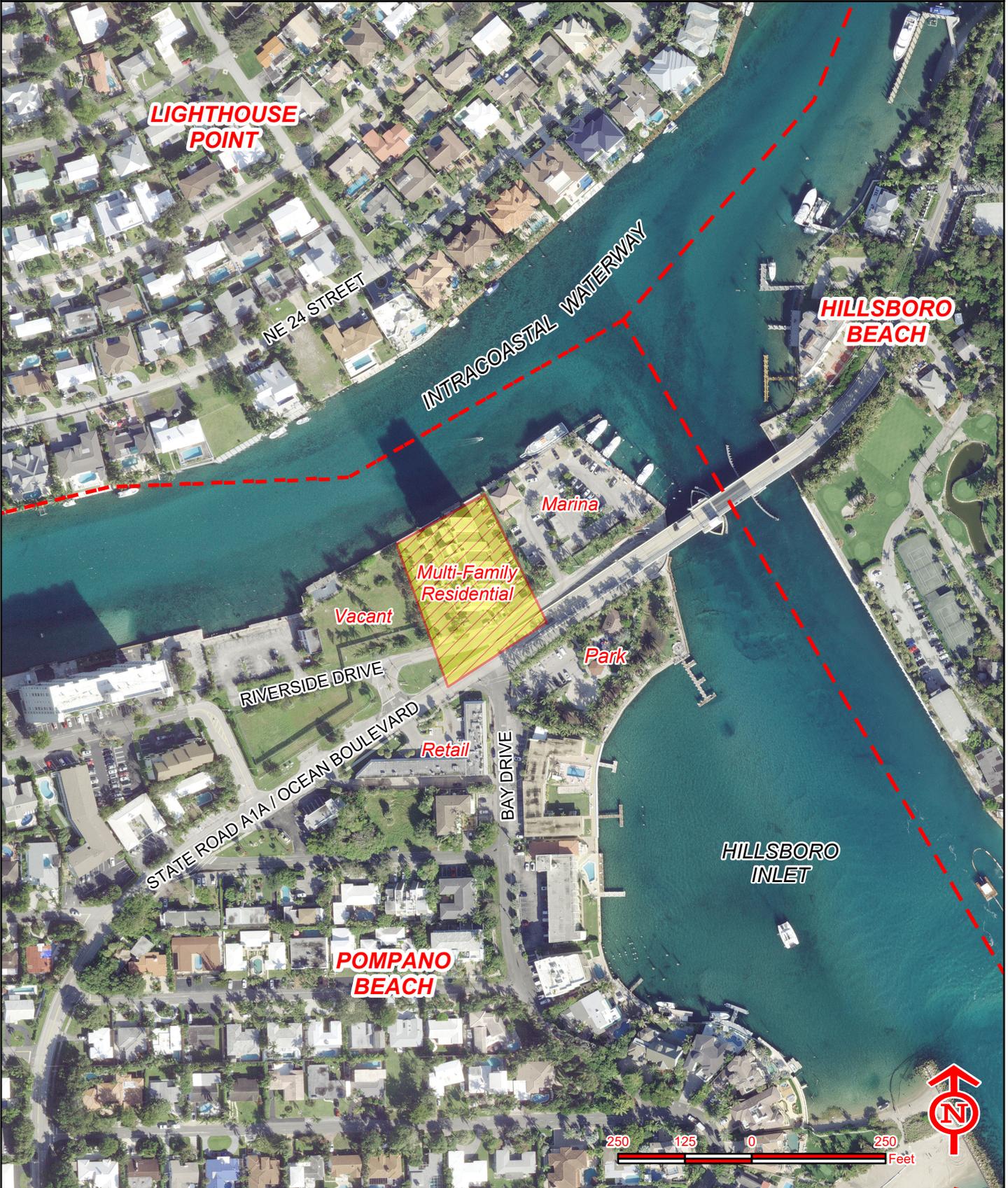


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-11



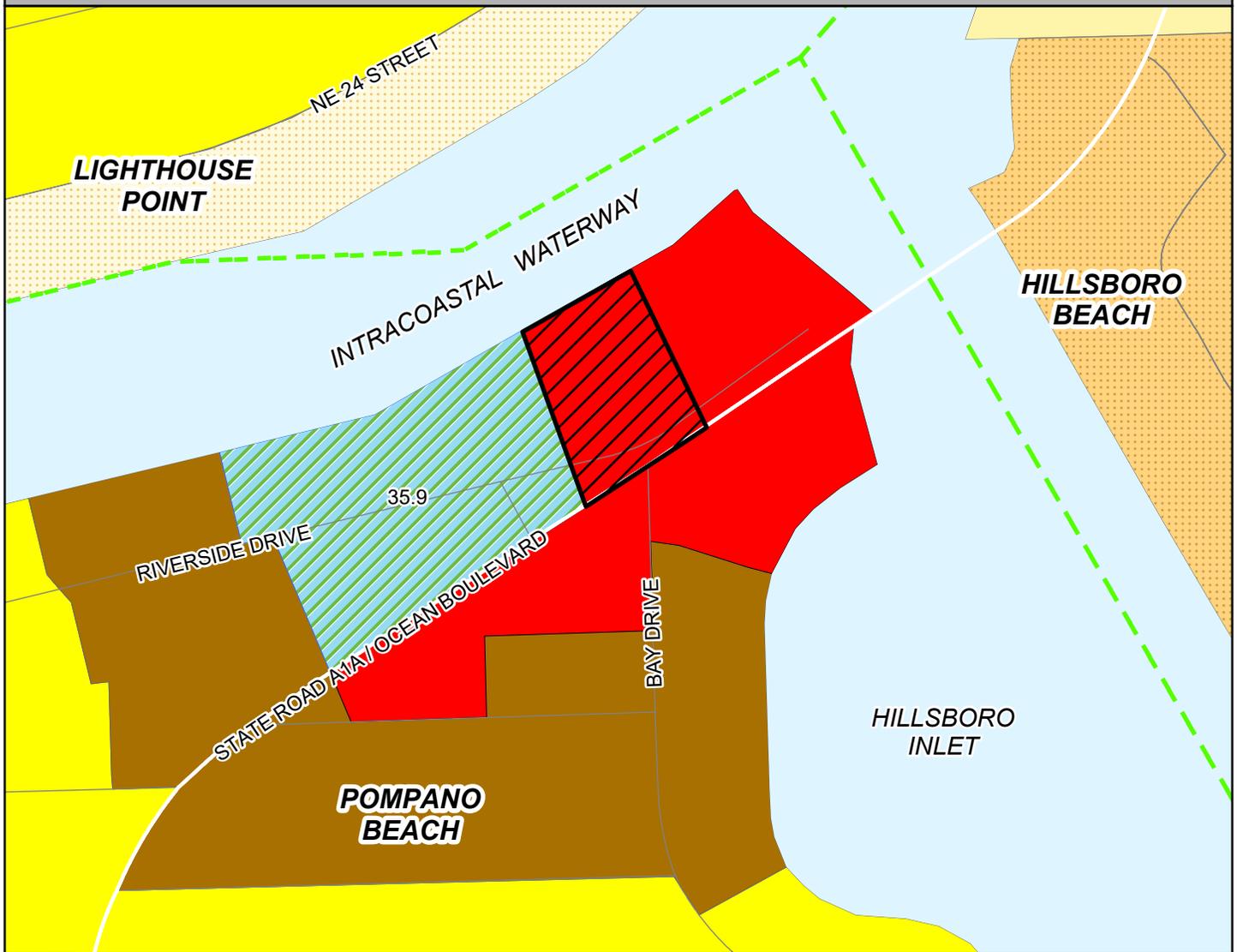
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 21-11



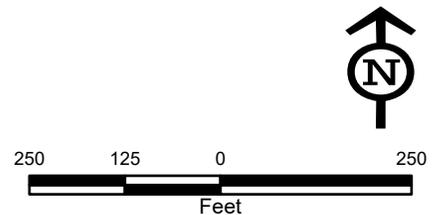
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-11

Current Land Use: Commerce

Gross Acres: Approximately 1.3 acres



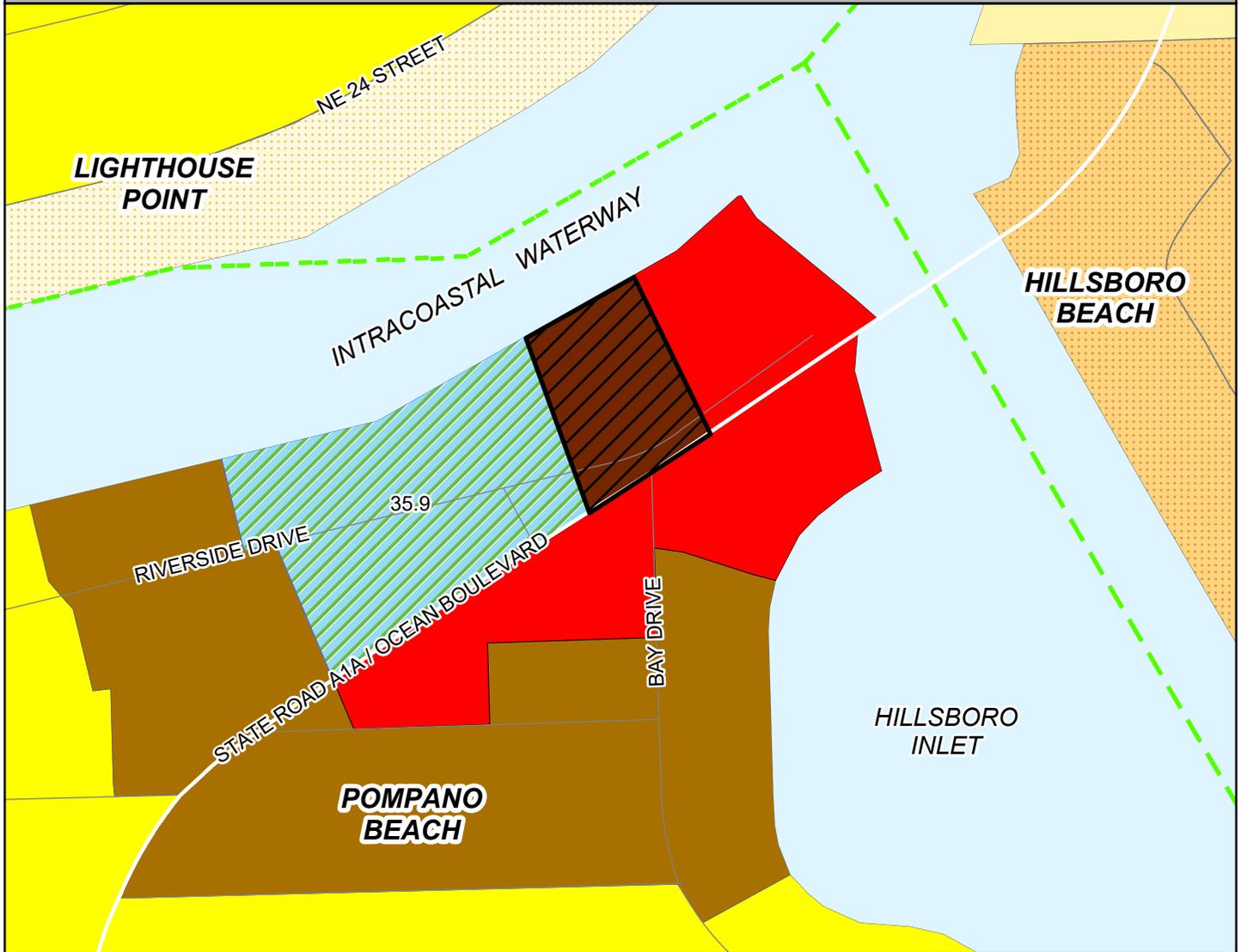
- | | |
|---|--|
|  Site |  Medium (16) Residential |
|  Municipal Boundary |  Medium-High (25) Residential |
|  Low (2) Residential |  Irregular Residential |
|  Low (3) Residential |  Commerce |
|  Low (5) Residential |  Water / Primary Drainage |



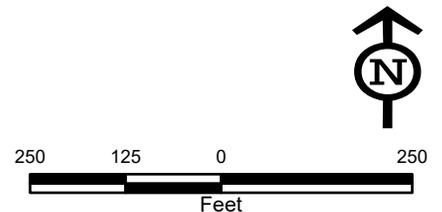
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-11

Proposed Land Use: **High (50) Residential**
 (This ordinance shall not preclude the reconstruction of the existing 72 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations.)

Gross Acres: **Approximately 1.3 acres**



- | | |
|---|--|
|  Site |  Medium-High (25) Residential |
|  Municipal Boundary |  High (50) Residential |
|  Low (2) Residential |  Irregular Residential |
|  Low (3) Residential |  Commerce |
|  Low (5) Residential |  Water / Primary Drainage |
|  Medium (16) Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-11
(POMPANO BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation August 17, 2021

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

If adopted, this ordinance shall not preclude the reconstruction of the existing 72 dwelling units, subject to the City of Pompano Beach’s effective land development code and regulations.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete.

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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

August 17, 2021

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.

II. Planning Council Public Hearing Recommendation

August 26, 2021

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 16-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Grosso, Hardin, Maxey, Parness, Rich, Romaner, Rosenof, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-11

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 1.3 acres
- B. Location: In Section 29, Township 48 South, Range 43 East; generally located at the northern terminus of Bay Drive, between State Road A1A/Ocean Boulevard and the Intracoastal Waterway.
- C. Existing Use: Multi-family residential
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commerce
- B. Proposed Designation: High (50) Residential
The existing residential development is built at a density of 55.4 dwelling units per acre. If adopted, this ordinance shall not preclude the reconstruction of the existing 72 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations.
- C. Estimated Net Effect: Reduction of 1.3 acres of commerce use
Addition of 1.3 acres of residential use
No additional dwelling units proposed to the BCLUP as the proposed amendment is corrective in nature to reflect the existing residential development as constructed prior to the adoption of the 1977 BCLUP. There are currently 72 dwelling units existing. The current Commerce land use designation does not allow residential development.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

- A. *Existing Uses:*
 - North:* Intracoastal Waterway
 - East:* Marina
 - South:* Park and retail
 - West:* Vacant

- B. *Planned Uses:*
 - North:* Water (Primary Drainage)
 - East:* Commerce
 - South:* Commerce
 - West:* Irregular (35.9) Residential

VI. Applicant/Petitioner

- A. *Applicant/Agent:* City of Pompano Beach

- B. *Property Owner:* There are multiple 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: "The City of Pompano Beach is using the small-scale amendment process to correct the underlying land use for these two condominiums built in 1972-73 in an underlying commercial land use category. Hillsboro Light Towers is located at 2639 North Riverside Drive and The Claridge Condominium is located at 1340 South Ocean Boulevard. Neither the City nor County have been able to identify how these residential buildings were built in the commercial land use category which has been these properties' designation for as far back as the records are available (1977). Since this incorrect land use designation is causing problems for the property owners when transferring and insuring their condo units, the City is moving forward to correct the erroneous land use designation on both the City and County Land Use Plans.

The Claridge has 198 units on approximately 3.2 gross acres for a gross density of 62 du/acre and Hillsboro Light Towers has 72 units on approximately 1.1 gross acres for a gross density of 71 du/acre. The City intends to propose a fixed number of units in a dashed line to allow only the number of units that exist to be entitled via the corrected residential land use designation."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-11

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 1.

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 October 27, 2020.

II. Transportation & Mobility

The proposed amendment is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 92 p.m. peak hour trips. See Attachment 2.A.

Planning Council staff prepared an alternative traffic analysis, as this is a corrective amendment to reflect the existing 72 dwelling units. Therefore, the proposed amendment will have **no net impact** on the operating conditions of the regional transportation network. See Attachment 2.B.

The Broward County Transit Division (BCT) report states that current and planned county transit service to the proposed amendment site is limited to two (2) community shuttle routes. In addition, the BCT Mobility Advancement Program (MAP) identifies planned transit improvements to the shuttle routes serving the amendment site, including shorter headways, increased span of service and route realignment. Further, 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 3.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment does not add any new dwelling units to the Broward County Land Use Plan (BCLUP), and therefore, will not generate any additional students for Broward County Public Schools. See Attachment 4.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-11

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 5.

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 EPGMD report also identifies that surface disturbing activities may require an Environmental Resource License. See Attachment 5.

III. Sea Level Rise

The EPGMD report states that the amendment site falls entirely within an area designated on the Priority Planning Areas (PPA) for Sea Level Rise Map and thus is subject to Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.5. See Attachment 5. The City of Pompano Beach has stated that reconstruction of this property would require said development to meet all applicable public safety codes in effect at the time, including the building code, flood elevation, natural resource protection and any other provisions related to sea level rise. In addition, the City adopted a Climate Change Element into the Comprehensive Plan in 2020. Further, the City continues to install backflow prevention valves primarily east of the Intracoastal Waterway to reduce tidal flooding. See Attachment 6.A. The EPGMD has reviewed the additional information submitted by the City, and has no additional comments regarding the proposed amendment, recognizing the corrective nature. See Attachment 6.B.

IV. Other Natural Resources

The EPGMD report 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

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. The EPGMD report also notes that 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 5.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 7.

VI. Emergency Management

The Broward County Emergency Management Division (EMD) staff report indicates that the proposed amendment is located within a Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. In addition, the report indicates that since the amendment is corrective in nature without adding additional residential units, it is not anticipated that the amendment would significantly diminish the level of service for the designated hurricane evacuation routes nor the shelter capacity at this time. Further, the EMD strongly recommend that a suitable hurricane evacuation and reentry plan for the possible guests, and tenants of this property be developed. See Attachment 8.A. The City of Pompano Beach has stated that the condominium association develops and maintains its own hurricane evacuation plan for the private property. In addition, the City follows all County policies and procedures regarding hurricane evacuation and reentry. See Attachment 8.B.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-11

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 dwelling units proposed under the corrective residential designation have been in existence since circa 1972. See Attachment 7.

II. BrowardNext - Broward County Land Use Plan Policies

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

III. Other Pertinent Information

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

The City of Pompano Beach is proposing an amendment from the Commerce land use designation to the High (50) Residential land use designation to reflect an existing multi-family residential development constructed in 1972. The City has indicated that the condominium owners are having issues selling, refinancing and insuring their property due to the incorrect land use designation. There are currently 72 dwelling units existing on 1.3 gross acres of land for a density of 55.4 dwelling units per acre. The current Commerce designation does not allow residential development. High (50) Residential is the maximum residential density permitted by the BCLUP. The existing building pre-dated the adoption of the 1977 Countywide Plan. The adoption of the High (50) Residential designation will not preclude or inhibit the existing density of 55.4 dwelling units per acre.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to the amendment site property owners and surrounding property owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent courtesy notices to all property owners and/or registered condominium associations within the land use plan amendment boundaries, as well as within 300 feet of the boundaries. It is noted that notice to a registered condominium association is considered notice to all individual unit owners of that condominium.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

The proposed amendment is located adjacent to the City of Lighthouse Point. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-11

PLANNING ANALYSIS

Planning Council staff notes that this is a corrective amendment to reflect the existing multi-family residential development. The proposed High (50) Residential designation is generally compatible with the surrounding existing land uses, including proposed multi-family residential as well as existing marina, park and retail.

The existing multi-family residential development was constructed at a density of 55.4 dwelling units per acre in 1972, prior to the adoption of the 1977 Broward County Land Use Plan (BCLUP). The maximum residential density permitted by the BCLUP is High (50) Residential (i.e. 50 dwelling units per acre). The adoption of the High (50) Residential designation will not preclude or inhibit the existing density of the residential development (i.e. 55.4 dwelling units per acre).

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating condition of the **regional transportation network**. See Attachments 2.A. and 2.B. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would not generate any additional students into Broward County Public Schools. See Attachment 4.

Regarding impacts to **natural resources**, the proposed amendment site falls entirely within an area designated on the Priority Planning Areas for Sea Level Rise Map and thus is subject to BCLUP Policy 2.21.1 and Policy 2.21.5. See Attachment 5. The City of Pompano Beach has stated that reconstruction of the property would be required to meet all applicable public safety codes in effect at the time, including the building code, flood elevation, natural resource protection and any other provisions related to sea level rise. See Attachment 6.A. The Broward County Environmental Protection and Growth Management Department (EPGMD) has reviewed the additional information submitted by the City, and has no additional comments regarding the proposed amendment. See Attachment 6.B.

Concerning **hurricane evacuation**, the Emergency Management Division (EMD) staff has stated that the proposed amendment site is located within a Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. Since the amendment is corrective in nature without adding additional residential units, it is not anticipated that the amendment would significantly diminish the level of service for the designated hurricane evacuation routes nor the shelter capacity at this time. Further, the EMD strongly recommend that a suitable hurricane evacuation

PLANNING ANALYSIS (continued)

and reentry plan for the possible guests, and tenants of this property be developed. See Attachment 8.A. The City of Pompano Beach has stated that the condominium association maintains its own hurricane evacuation plan for the private property. In addition, the City follows all County policies and procedures regarding hurricane evacuation and reentry. See Attachment 8.B.

Regarding **affordable housing**, the proposed land use plan amendment would not be subject to BCLUP Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. The additional number of dwelling units under the corrective residential designation are already existing. See Attachment 7.

In conclusion, Planning Council staff finds that the proposed amendment is corrective in nature and 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 PC 21-11

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of July 2021
2. A. Broward County Planning Council Traffic Analysis of June 17, 2021
B. Broward County Planning Council Alternative Traffic Analysis of June 17, 2021
3. Broward County Transit Division Report of June 30, 2021
4. School Board of Broward County Correspondence dated June 29, 2021
5. Broward County Environmental Protection and Growth Management Department Report of July 9, 2021
6. A. City of Pompano Beach's "Response to County Comment Regarding Sea Level Rise" dated July 14, 2021
B. Email correspondence from Sara Forelle, AICP, NatureScape Water Resources Program Manager, Environmental Protection and Growth Management Department, to Christina Evans, Planner, Broward County Planning Council, dated August 9, 2021
7. Broward County Planning and Development Management Division Report of July 8, 2021
8. A. Broward County Emergency Management Division Report of August 3, 2021
B. City of Pompano Beach's "Response to comments from the Broward County Emergency Management Division regarding PC 21-10 and PC 21-11 (Land Use Map Correction for Hillsboro Light Towers and The Claridge Condominium)" dated August 11, 2021
9. Broward County Parks and Recreation Division Report of June 29, 2021
10. Broward County Water Management Division Report of June 23, 2021

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-11

Prepared: July 2021

POTABLE WATER

The proposed amendment site 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 13.4 mgd, with 36.6 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 18.39 mgd, with 4.99 mgd available for water withdrawal, which expires on December 8, 2040. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 161 gpd per capita (2.27 persons per household) for residential uses. The amendment will result in a net increase in demand of 0.02 mgd. However, since the dwelling units are already existing, there will be no net impact on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site 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 15.33 mgd, with 1.67 mgd available. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 300 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.02 mgd. However, since the dwelling units are already existing, there will be no net impact on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site 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. Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commerce uses and 8.9 lbs. per dwelling unit per day for residential uses. The amendment will result in a net increase in demand of 0.03 tpd. However, since the dwelling units are already existing, there will be no net impact on the projected demand the projected for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD).

PARKS AND OPEN SPACE

The City of Pompano Beach has 643 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 amendment will result in a net increase of 0.44 acres. However, since the dwelling units are already existing, there will be no net impact 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 2.A.

TRAFFIC ANALYSIS PC 21-11

Prepared: June 17, 2021

INTRODUCTORY INFORMATION

Jurisdiction: City of Pompano Beach

Size: Approximately 1.3 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commerce
Potential Development:	13,000 square feet of commerce use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"*
Total P.M. Peak Hour Trips:	130 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	High (50) Residential
Potential Development:	65 dwelling units
Trip Generation Rate:	"ITE Equation (222) Multifamily Housing (High-Rise)"
Total P.M. Peak Hour Trips:	38 peak hour trips

Net P.M. Peak Hour Trips - 92 peak hour trips

PLANNING COMMENTS

This traffic analysis is based on the change in peak hour trips between the maximum allowable dwelling units under the current land designation, Commerce, and under the proposed land use designation of High (50) Residential. Therefore, the proposed amendment is projected to decrease traffic on the regional transportation network by approximately 92 p.m. peak hour trips at the long-range planning horizon.

The amendment is needed to reflect the existing residential development. There are currently 72 dwelling units existing. The current Commerce designation does not allow residential development.

*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.

ATTACHMENT 3



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482



VIA EMAIL

June 30, 2021

Christina Evans
Planner
Broward County Planning Council
115 South Andrews, Room 307
Fort Lauderdale, FL 33301

RE: Transit Verification Letter – PC 21-11 (Hillsboro Light Towers)

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated June 17, 2021, regarding The Hillsboro Light Towers Land Use Plan Amendment (LUPA) located at 2639 North Riverside Drive 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 Hillsboro Beach and Lighthouse Point Community Shuttle Routes. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Hillsboro Beach Community Shuttle Route (BCT 721)	Monday Wednesday Friday	9:00a – 5:50p	60 minutes
Lighthouse Point Community Shuttle Route (BCT 745)	Weekday	9:00a – 11:56a 12:30p – 3:26p	60 minutes

As part of the 30 year [Mobility Advancement Program](#), BCT plans to implement several fixed route bus improvements, including shorter headways, increased span of service, and route realignment to better meet passenger needs.



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

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

BCT has adequate capacity for current and planned services to meet additional service demand as described in this proposed LUPA. BCT recommends that any proposed (re)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 proposed future bus stops.

Please feel free to call me at 954-357-8387 or email me at Dimunoz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Diego B. Munoz

Diego B. Munoz
Planner
Service and Strategic Planning

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

ATTACHMENT 4



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SE 3rd Avenue • Fort Lauderdale, Florida 33301 • Office: 754-321-2177 • Fax: 754-321-2179



Facility Planning and Real Estate Department
Chris Akagbosu, Director
754-321-2177
chris.akagbosu@browardschools.com
www.browardschools.com

June 29, 2021

The School Board of
Broward County, Florida

Dr. Rosalind Osgood, Chair
Laurie Rich Levinson, Vice Chair

Lori Alhadeff
Patricia Good
Debra Hixon
Donna P. Korn
Sarah Leonardi
Ann Murray
Nora Rupert

Robert W. Runcie
Superintendent of Schools

Jean E. Dolan, AICP, CFM
Principal Planner, City of Pompano Beach
100 West Atlantic Boulevard
Pompano, FL 33301

Re: Opinion Letter – SBBC-3099-2021 – The Claridge (1340 S. Ocean Blvd.) and Hillsboro Light Towers (2639 N. Riverside Drive) Condominiums.

Dear Ms. Dolan,

This correspondence is in response to your letter dated June 7, 2021, regarding the issuance of an "Opinion Letter" by the School District on the above-referenced project. Based on the information you provided, the current land use designations for the subject condominium parcels are Commercial. Additionally, you indicated that both the City and the County are unable to verify how these two residential buildings were built on Commercial Land Use category. As such, the City is moving forward with correcting these errors by keeping the two existing condominiums as is, which will designate the Claridge parcel (3.2-acre with 198 existing high-rise residential units) 62 du/acre residential within dashed line and Hillsborough Light Towers parcel (1.1-acre with 72 existing high-rise residential units) 71 du/acre residential within dashed line. Therefore, these corrective land use changes as proposed will not result in any additional students into Broward County Public Schools and current students (if any) from these two condominiums are already accounted for in the District's enrollment count.

Schools serving the Claridge Condominium in the 2020-21 school year are McNab Elementary, Pompano Beach Middle, and Blanche Ely High. Schools serving Hillsboro Light Towers Condominium in the 2020-21 school year are Cresthaven Elementary, Crystal Lake Middle, and Deerfield Beach High. All cited schools serving both condominiums are operating within the Level of Service Standard (LOS) and are anticipated to remain so for the next five years. Please be advised that the LOS is established as the higher of: 100% gross capacity or 110% permanent capacity. Detailed information regarding the school capacity for schools serving this corrective land use change can be obtained from the District's Planning Tool, which can be accessed via the following link:

<https://webapp.browardschools.com/schoolenrollment/splash1.aspx>

Additionally, the subject parcels are within School District Long Range Planning Areas 3 and 7, which currently have sufficient excess capacity. It should be noted that the information contained herein regarding the available capacity for impacted schools for the subject parcels does not anticipate the impact of future development not yet reviewed by District staff. Please be advised that this correspondence does not constitute a concurrency determination. A public school concurrency determination shall be required if there are any future plans by the City to develop the subject parcels at a higher density than cited herein.

Sincerely,

Mohammed Rasheduzzaman

Mohammed Rasheduzzaman, AICP
Planner - GMM

MR: mr

Cc: Chris Akagbosu, Director, Facility Planning and Real Estate Department

ATTACHMENT 5

EPGMD Environmental Comments
PC 21-11
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; multiple property owners
Amendment No.: PC 21-11
Jurisdiction: Pompano Beach
Size: Approximately 1.3 acres
Existing Use: Multi-family residential
Current Land Use Designation: Commerce
Proposed Land Use Designation: High (50) Residential

The existing residential development is built at a density of 55.4 dwelling units per acre.

Estimated Net Effect: **Reduction of 1.3 acres of commerce use**
Addition of 1.3 acres of residential use

No additional dwelling units proposed to the Broward County Land Use Plan as the proposed amendment is corrective in nature to reflect the existing residential development. There are currently 72 dwelling units existing. The current Commerce land use designation does not allow residential development.

Location: In Section 29, Township 48 South, Range 43 East; generally located at the northern terminus of Bay Drive, between State Road A1A/Ocean Boulevard and the Intracoastal Waterway.

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: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

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.

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 Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

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.

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are two (2)** listed contaminated sites were found within one-quarter mile of the proposed amendment location.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EEPD. 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>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

(MO 7/2/2021)

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There **are no** active or inactive solid waste facilities located within one mile of the proposed amendment location.

(MO 6/29/2021)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(SC 07/01/2021)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(SC 07/01/2021)*

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

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 four (4) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. All four (4) facilities are hazardous material facilities. *(SC 07/01/2021)*

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in **0 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. There **are no** air permitted facilities located within half a mile of the proposed amendment site. (MO 6/29/2021)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

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 Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12] 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 CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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 falls entirely within an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1 and 2.21.5 apply to the review of this project. The County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels (2.21.1). Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding (2.21.5).

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

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 BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD), 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 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 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 zone AE, flood insurance rate zone that

corresponds with flood depths greater than 3 feet. Mandatory flood insurance purchase requirements apply.

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 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 could potentially result in a net increase in the volume of water available for recharge. Based solely on land use designations, the change in recharge capacity resulting from development under the proposed designation is expected to be the equivalent of 0.2 acres, which is considered minor. The aerial of the property shows that the property is currently almost entirely built on/impervious. Therefore, based on current development, the change in recharge capacity would be insignificant on the subject site.

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.

We suggest that if there are any significant improvements of the residential project that the design seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas, and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT
DEPARTMENT

I. Description of the Site and Proposed Amendment

Applicant: City of Pompano Beach; multiple property owners

Amendment No.: PC 21-11

Jurisdiction: Pompano Beach

Size: Approximately 1.3 acres

Existing Use: Multi-family residential

Current Land Use Designation: Commerce

Proposed Land Use Designation: High (50) Residential

The existing residential development is built at a density of 55.4 dwelling units per acre.

Estimated Net Effect: Reduction of 1.3 acres of commerce use

Addition of 1.3 acres of residential use

No additional dwelling units proposed to the Broward County Land Use Plan as the proposed amendment is corrective in nature to reflect the existing residential development. There are currently 72 dwelling units existing. The current Commerce land use designation does not allow residential development.

Location: In Section 29, Township 48 South, Range 43 East; generally located at the northern terminus of Bay Drive, between State Road A1A/Ocean Boulevard and the Intracoastal Waterway.

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

II. 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.

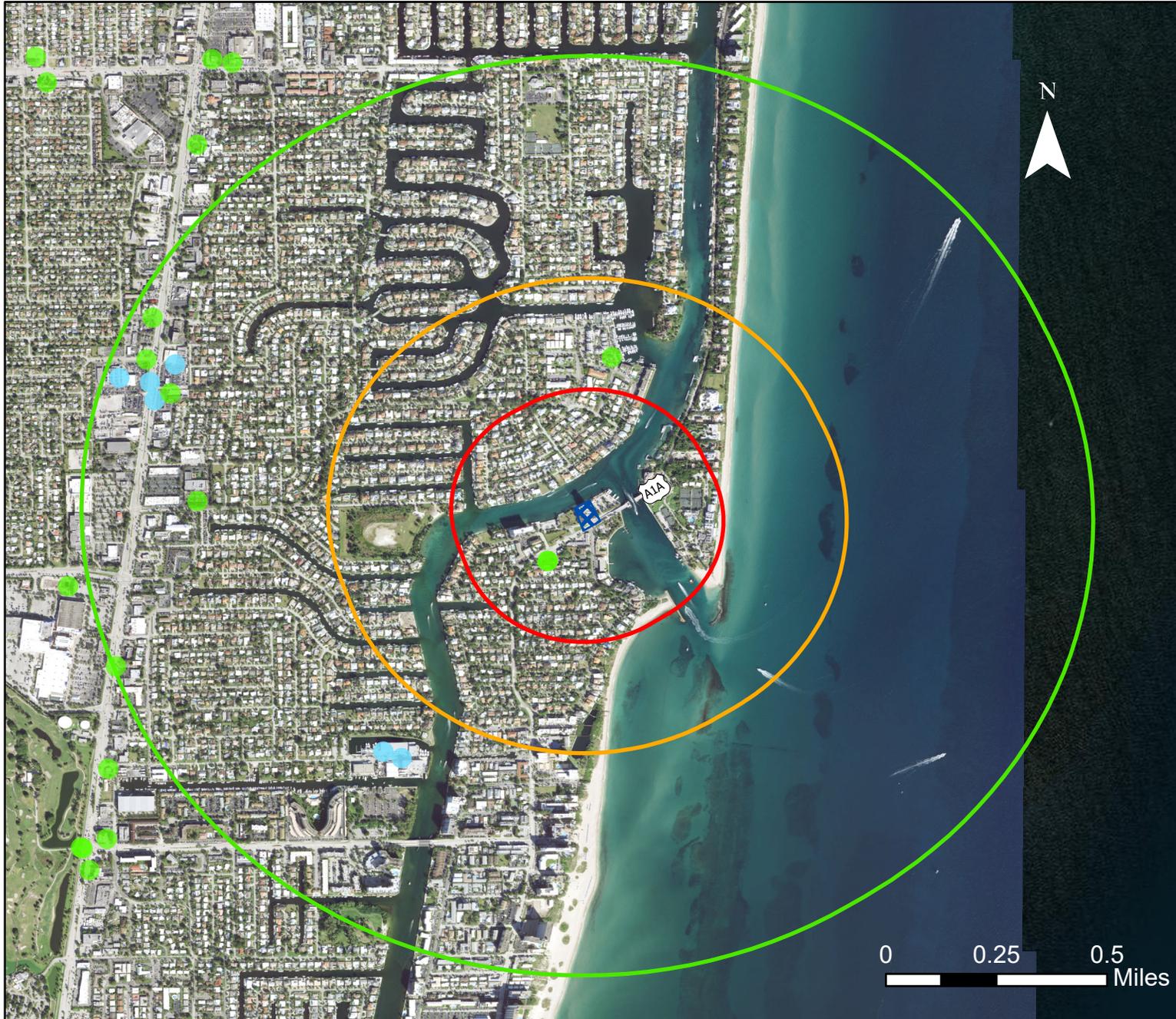
D. Is the property under review for an Environmental Resource License? No

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?

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.

III. Comments:

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor



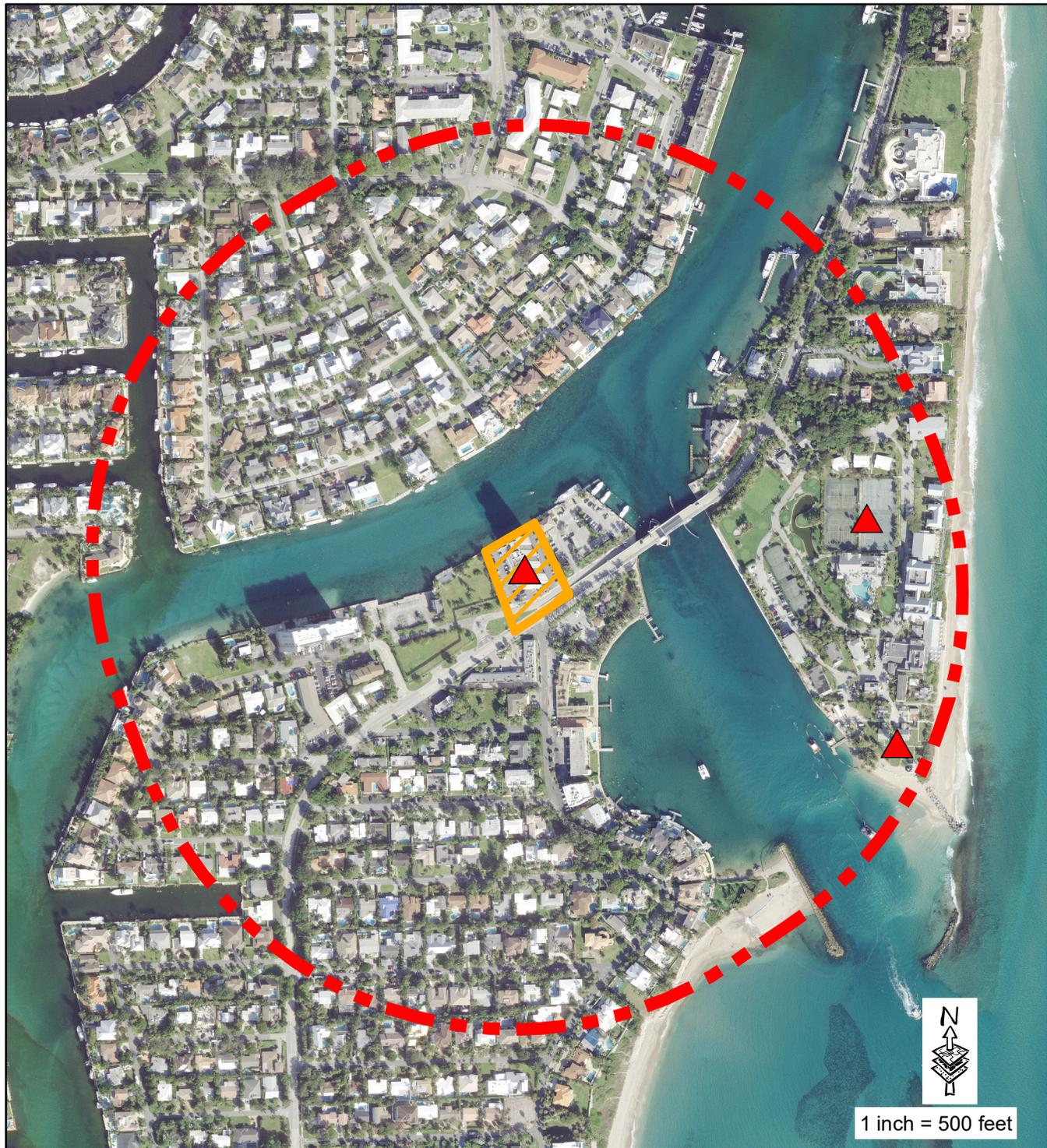
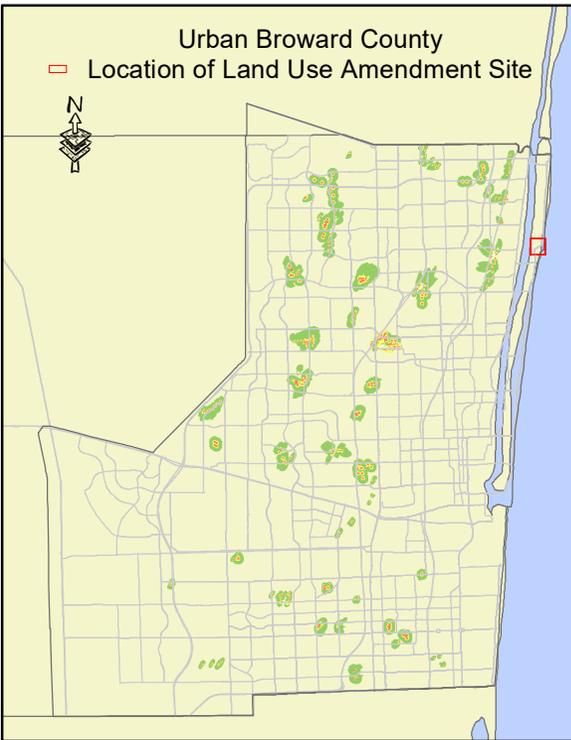
Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: LAKinci 6/29/2021
Environmental Engineering and Permitting Division

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
SF-1633	A1A CLEANERS	2608 N OCEAN BLVD	Pompano Beach	33062	Petroleum	Dry Cleaner	69101766	Y
OT-3531	A1A CLEANERS	2608 N OCEAN BLVD	Pompano Beach	33062	Chlorinated	Dry Cleaner	69500521	Y

Land Use Amendment Site: LUA PC 21-11



Land Use Amendment Map Legend

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

Miles 0 0.05 0.1

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 - June 2021

Environmental and Consumer Protection Division

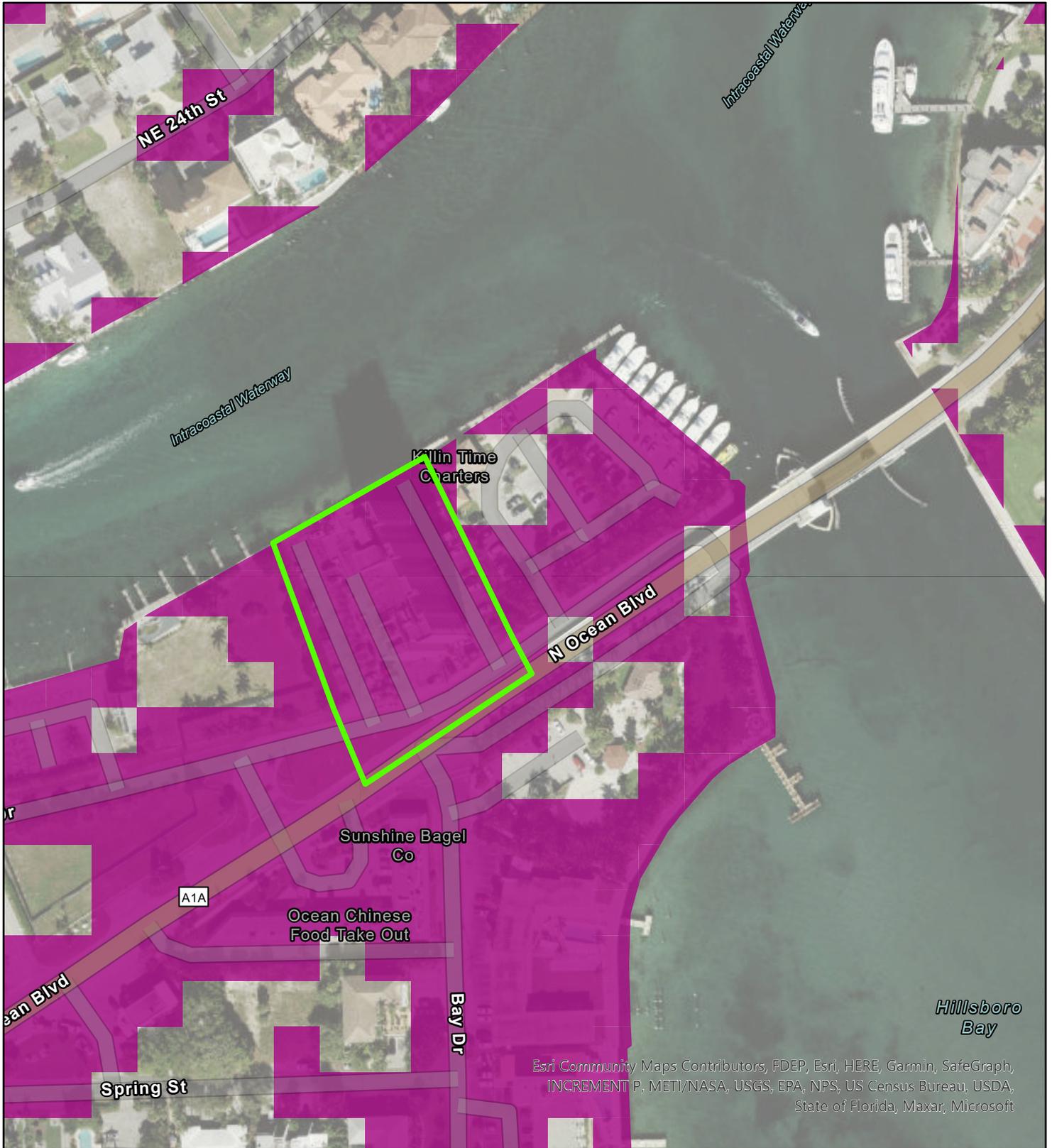
1 inch = 500 feet

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
Hillsboro Club	901 HILLSBORO MILE, Pompano Beach, FL 33062	6513 - Operators of Apartment Buildings	Hazardous Materials
Hillsboro Inlet District	907 HILLSBORO MILE, Hillsboro Beach, FL 33062	9199 - General Government, Not Elsewhere Classified	Hazardous Materials
New Cingular Wireless CDHL	2639 N RIVERSIDE DR, Pompano Beach, FL 33062	4812 - Radiotelephone Communications	Hazardous Materials
Sprint MI13XC142-Hillsboro Light Towers	2639 N RIVERSIDE DR, Pompano Beach, FL 33062	4812 - Radiotelephone Communications	Hazardous Materials

Broward County Land Use Plan

Proposed Amendment

PC 21-11



0 75 150 300 Feet

-  Proposed Land Use Plan Amendment
-  Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 21-11
- B. *Municipality:*** City of Pompano Beach, FL
- C. *Applicant:*** City of Pompano Beach; multiple property owners

II. Site Characteristics

- A. *Size:*** Approximately 1.3 acres
- B. *Location:*** In Section 29, Township 48 South, Range 43 East; generally located at the northern terminus of Bay Drive, between State Road A1A/Ocean Boulevard and the Intracoastal Waterway.
- C. *Existing Use:*** Multi-family residential

III. Water Recharge Review based on Broward County Land Use Plan Designations

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

Current Land Use Designation: Commerce

A typical value for an impervious area produced by this type of development is approximately 70.0 percent.

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

Proposed Land Use Designation: High (50) Residential

A typical value for an impervious area produced by this type of development is potentially 85.0 percent.

- C. *Describe the general impacts of the proposed land use change on water recharge:***

Estimated Net Effect:

Reduction of 1.3 acres of commerce use

Addition of 1.3 acres of residential use

No additional dwelling units proposed to the Broward County Land Use Plan as the proposed amendment is corrective in nature to reflect the existing residential development. There are currently 72 dwelling units existing. The current Commerce land use designation does not allow residential development.

V. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation could potentially result in a net increase in the volume of water available for recharge. Based solely on land use designations, the change in recharge capacity resulting from development under the proposed designation is expected to be the equivalent of 0.2 acres, which is considered minor. The aerial of the property shows that the property is currently almost entirely built on/impervious. Therefore, based on current development, the change in recharge capacity would be insignificant on the subject site.

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

We suggest that if there are any significant improvements of the residential project that the design seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas, and other pervious areas fulfilling the goal of water recharge into the aquifer.

ATTACHMENT 6.A.



**City of Pompano Beach
Hillsboro Light Towers Land Use Map Correction
Response to County Comment Regarding Sea Level Rise**

County Comment: 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 falls entirely within an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1 and 2.21.5 apply to the review of this project.

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

Response: The request associated with Hillsboro Light Towers, which is shown on the Priority Planning Areas for Sea Level Rise Map, is corrective in nature and will not result in any new units being developed. The existing building has been operating since the 1972-73 time frame in a commercial land use category and its nonconforming status is causing some issues with condo owners when selling their units, refinancing, or when seeking to buy property insurance. As noted in the impact analysis, if this site was redeveloped under its current commercial land use category, it would likely be developed as condo-hotel and could (and likely would) include more units than currently exist or could be rebuilt in the corrected residential land use category being proposed.

It must also be noted that the zoning for this building is also a commercial category (B-2) which would have continued to render the building nonconforming regardless of the

corrected land use designation if action was not taken by the City to solve this problem. The City could not easily change the property's zoning because a Planned Development (PD) type zoning district would be required to accomplish the existing density and building height and the PD districts require a detailed Master Plan for reconstruction that staff could not produce for the owners of this building. To accomplish the goal of removing the nonconforming structure replacement limitation if damaged over 50% of value, therefore, the City recently adopted a change to the nonconforming code section to allow this building to be rebuilt at its current height and density. This code amendment requires compliance with all regulations in place at the time of permitting related to beaches, marine resources and sea level rise (among other things). The code amendment is as follows:

§ 155.7304. RECONSTRUCTION OR REPAIR AFTER DAMAGE

Except as otherwise provided in Section 155.7305, Exceptions for Nonconforming Structures in Transit Oriented District, the reconstruction or repair of a damaged nonconforming structure shall be subject to the following provisions.

...

B. DAMAGE GREATER THAN 50 PERCENT OF VALUE

1. Except as otherwise provided in subsection 2 below, if a nonconforming structure is damaged by any means to an extent whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the structure's fair market value before the damage, the structure shall not be reconstructed or repaired except in conformity with the provisions of this Code.

2. Exceptions

a. A multifamily residential development that exceeds the allowed density of a nonresidential zoning district but is in compliance with the underlying residential land use category, shall be permitted to be restored to the condition it was in if such structure(s) located on the development site is damaged by any means by more than fifty percent (50%) of its replacement value or more than fifty percent (50%) of the gross floor area of the existing structure(s), in accordance with the following:

i. The total number of dwelling units to be provided in the rebuilt structure(s) shall not exceed the total number of dwelling units previously existing in the same structure prior to the destruction.

ii. The dimensions of the rebuilt structure(s) on the development site shall be permitted based on what previously existed in the same structure(s) prior to the destruction and shall not result in an increase in nonconformity as it relates to all other provisions of the city's zoning regulations.

iii. Such redevelopment shall meet all applicable public safety codes in effect at the time of redevelopment including the building code, aviation-related height limitations, flood elevation, hurricane evacuation, natural resource protection including those related to beaches, marine resources and sea level rise.

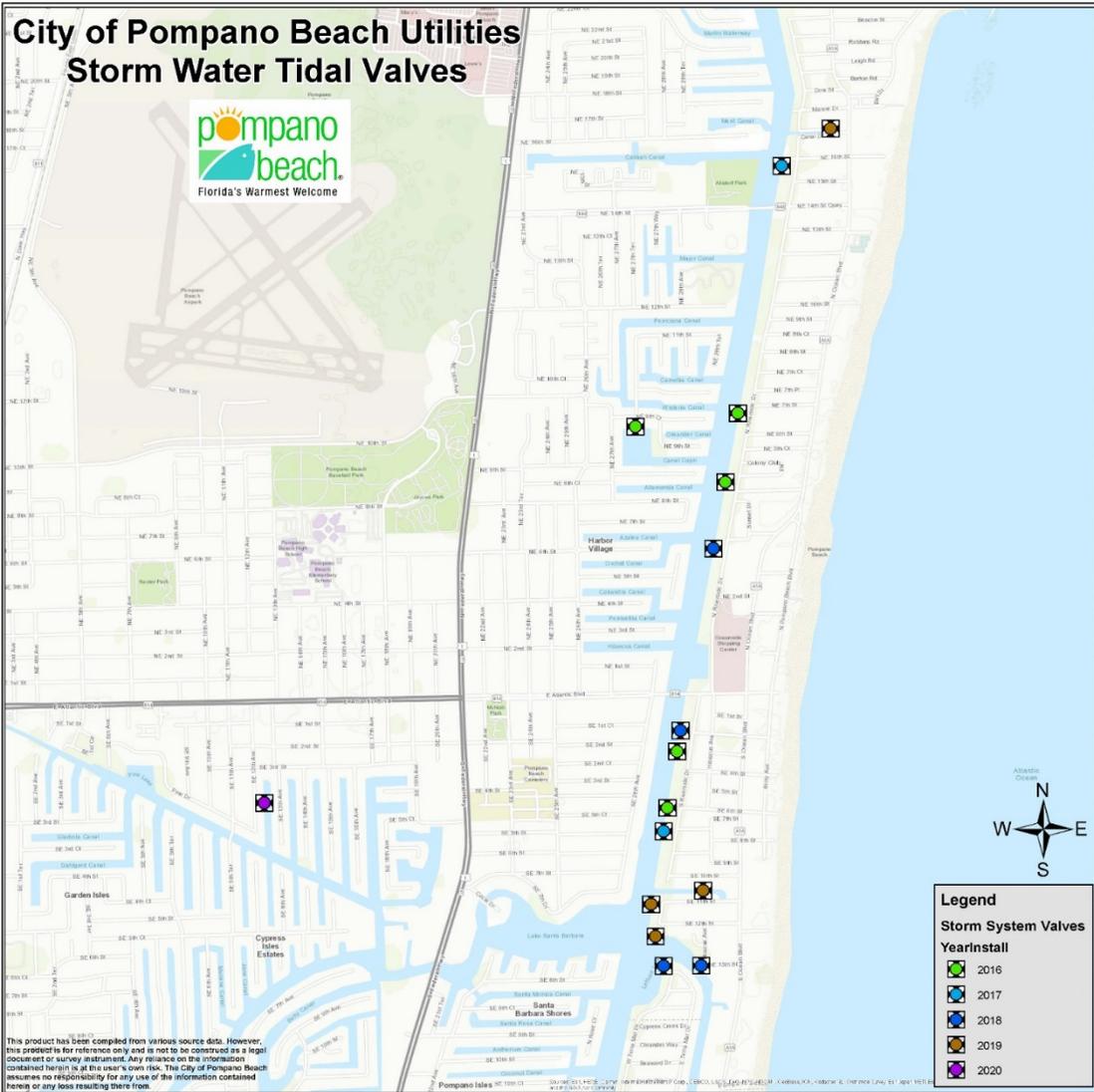
This regulation ensures that the intent of County Policy 2.21.1 and 2.21.5 will be accomplished should the building ever be rebuilt.

In October 2020, the City of Pompano adopted a Climate Change Element into the Comprehensive Plan which includes an 8-Phase Sustainability Strategy. Since that date, the City has received two State grants in the total sum of \$120,000 to implement the first two phases of that 8-phase program. In addition, the City has been actively adapting to sea level rise since 2016 by installing backflow prevention valves primarily along the east side of the Intracoastal to reduce tidal flooding that backs up through the drainage system (map attached). The City currently has \$51,000 per year budgeted for installation of more tidal backflow valves for the 2021-2026 fiscal years.

Though we could provide additional details about our climate change and sea level rise planning and adaptation activities, the above noted nonconforming code amendment is specific to Hillsboro Light Towers and ensures that if this building is ever rebuilt, the new building will meet all sea level rise regulations in place at the time of permitting. It is likely (depending on the timing for the next big storm that hits this building) those regulations and design standards will be far more extensive and specific than anything currently in place.

Adaptation Strategy: Tidal Backflow Valves

City of Pompano Beach Utilities Storm Water Tidal Valves



CIP 2022-26: Budgeted \$51,000 annually for additional tidal backflow (check) valves

ATTACHMENT 6.B.

From: [Forelle, Sara](#)
To: [Evans, Christina](#)
Subject: RE: LUAs PC 21-10 & 11 EPGMD Environmental Comments
Date: Monday, August 9, 2021 2:46:00 PM
Attachments: [image008.png](#)
[image003.jpg](#)

Hi, Christina,

We have no additional comments. Thank you, Sara

SARA L. FORELLE, AICP, NATURESCAPE WATER RESOURCES PROGRAM MANAGER

Environmental Protection and Growth Management Department

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION

115 S. Andrews Ave., Room 329 H Fort Lauderdale, FL 33301

SForelle@Broward.Org 954-519-0328 (o) 954-914-0157 (cell)

From: Evans, Christina <CHEVANS@broward.org>
Sent: Thursday, July 15, 2021 9:30 AM
To: Forelle, Sara <SFORELLE@broward.org>
Subject: RE: LUAs PC 21-10 & 11 EPGMD Environmental Comments

Good Morning Sara,

The City of Pompano Beach has submitted a response to EPGMD's comment on PC 21-11 regarding the Priority Planning Area.

Regards,
Christina

Christina Evans, Planner

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6687 (direct) www.Broward.org/PlanningCouncil

From: Forelle, Sara <SFORELLE@broward.org>
Sent: Friday, July 9, 2021 5:21 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Cc: Huaman, Leny <LHUAMAN@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>; Molloy, Stephanie <SMOLLOY@broward.org>; Jurado, Jennifer <JJURADO@broward.org>; Mount, Gregory <GMOUNT@broward.org>
Subject: LUAs PC 21-10 & 11 EPGMD Environmental Comments

Good afternoon, Barbara,

Please find attached our comments for PC 21-10 & 11. Please note that PC 21-11 falls entirely in the PPA area, therefore it is subject to LUP Policies 2.21.1 and 2.21.5 as indicated in our comments. Please let us know if you have any questions.

Sara



SARA L. FORELLE, AICP, **NATURESCAPE WATER RESOURCES PROGRAM MANAGER**

Environmental Protection and Growth Management Department

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION

115 S. Andrews Ave., Room 329 H Fort Lauderdale, FL 33301

SForelle@Broward.Org 954-519-0328 (o) 954-914-0157 (cell)

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[|ConservationPays.com](#)



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Recognized for National Excellence in Sustainability

ATTACHMENT 7



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: July 8, 2021

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

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

JOSIE

Digitally signed by JOSIE
SESODIA
Date: 2021.07.08
14:49:54 -04'00'

SESODIA

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pompano Beach PC 21-11

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-11. The subject site is located in Pompano Beach involving approximately 1.3 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designation: High (50) Residential

Estimated Net Effect: Reduction of 1.3 acres of commerce use
Addition of 1.3 acres of residential use

Item 7 – Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application, and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
 1. The subject property is located within the City of Pompano Beach, outside the 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 W. Atlantic Boulevard, #3

Pompano Beach, Florida 33060
Telephone: (954) 786-7921

2. If, 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 reviewed this application and determined that it is not subject to BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that 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 Administrative Rules Document. The site includes existing residential units that were constructed in the 1970s, prior to initial adoption of the BCLUP and its affordable housing policies. The City of Pompano Beach (Applicant) proposes to restrict the site to its current density through a residential future land use designation. The proposed amendment is corrective in nature and does not propose or allow additional residential units.

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within an identified 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. The site is adjacent to the City of Lighthouse Point, separated by a portion of the Intracoastal Waterway. It is also located less than ¼ mile from the limits of the Town of Hillsboro Beach, across the Intracoastal Waterway.

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

Barbara Blake-Boy, Broward County Planning Council

PC 21-11

Page 3

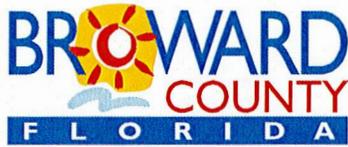
July 8, 2021

Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Planning Section Supervisor, Planning and Development
Management Division

Richard Ferrer, Historic Preservation Officer, Planning and Development
Management Division

JS/smc

ATTACHMENT 8.A.



Regional Emergency Services and Communications
Emergency Management Division
201 NW 84th Avenue • Plantation, Florida 33324 • 954-831-3900 • FAX 954-382-5805

August 3, 2021

21.021

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Ave., Room 307
Fort Lauderdale, FL 33301

RE: PC 21-11 Pompano Beach

Dear Ms. Blake Boy:

We are in receipt of the proposal for the amendment as a corrective action to reflect existing residential development in the City of Pompano Beach. It is our understanding that the current designated land use is Commerce and the proposed designation is to High (50) Residential. No additional dwelling units are proposed to the Broward County Land Use Plan. There are currently 72 dwelling units existing.

Hurricane Evacuation Analysis

Policy 2.12.8 of the BCLUP states that "Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities".

We recognize that the proposed designation is corrective in nature without adding additional residential units. The proposed Project is located in a designated Broward County Hurricane Evacuation Zone for typically a Category 1 or higher storm. Currently, it is not anticipated that the project would significantly diminish the level of service for the designated hurricane evacuation routes nor the shelter capacity at this time. However, it is strongly recommended that a suitable hurricane evacuation and reentry plan for the possible guests, and tenants of this property be developed.

Sincerely,


Tracy L. Jackson for Tracy L. Jackson
Director



City of Pompano Beach response to comments from the Broward County Emergency Management Division regarding PC 21-10 and PC 21-11 (Land Use Map Correction for Hillsboro Light Towers and The Claridge Condominium).

BCEMD Comment: "...It is strongly recommended that a suitable hurricane evacuation and reentry plan for the possible guests, and tenants of this property be developed."

Response: The condominium associations for these two buildings develop and maintain the hurricane evacuation plans for their private properties. The City follows County policies and procedures for hurricane evacuation and reentry as summarized on the County's website as follows:

EVACUATION INFORMATION

What You Need to Know

Hurricane evacuations are ordered by the County Administrator to protect coastal residents from the dangerous storm surge. Broward County has two types of evacuation plans. The type of evacuation ordered will be based upon the severity of the storm.

EVACUATION PLAN A - for Hurricane Category 1 or 2

- Storm surge is 4-7 feet above sea level with winds from 74-110 miles per hour.
- All mobile home residents, residents beside tidal bodies of water and in low-lying areas, and residents east of the Intracoastal Waterway should evacuate.

EVACUATION PLAN B - for Hurricane 3 or higher

- Storm surge is 7-11 feet above sea level with winds of 111 miles per hour or greater.
- In addition to those required to evacuate under Plan A, all residents east of U.S. 1 (Federal Highway) should evacuate.

What You Should Do

Check the [Evacuation Map](#) to determine if you are in an Evacuation Zone. If you are NOT told to evacuate, it does not mean you are safe in your home. While the sea may not flood your home, hurricane winds can be very destructive.

If you plan on evacuating to a shelter, listen to local radio and television stations for shelter openings, or call the Broward County Emergency Hotline at 311 (954-831-4000). Shelters open approximately four hours after an evacuation is ordered. For a list of

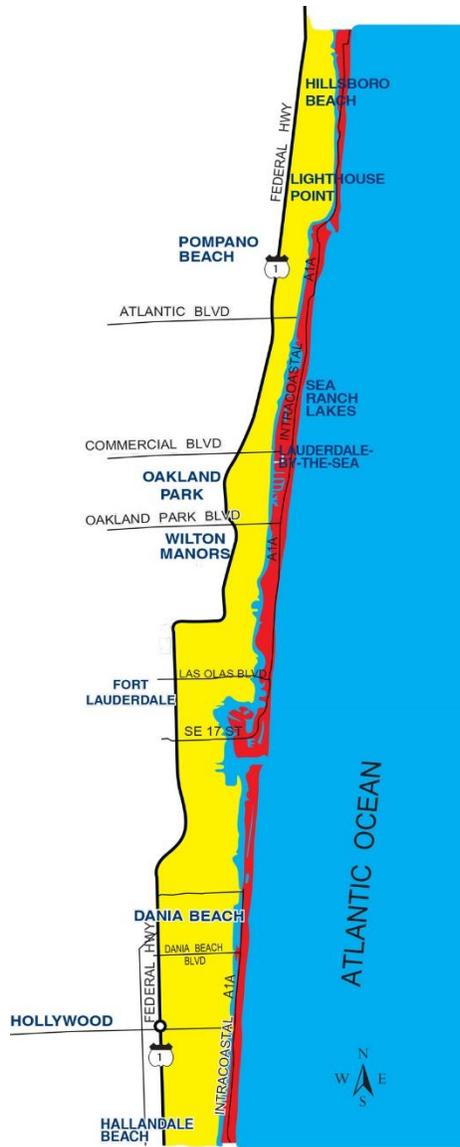
items you should take with you to a General Population Shelter, view the [Emergency Checklist](#).

If you evacuate outside Broward County:

- Plan your evacuation route and make necessary hotel reservations in advance. Avoid routes along the seashore, lakes and canals.
- Get gas at least one or two days before an approaching storm. As the storm gets closer, lines at the gas station will get longer.
- Gather your important papers, including homeowner's and car insurance documents.
- Leave early, while the weather is still nice.
- Make sure the vehicle you plan to take is in good mechanical condition. Keep oil changes up to date and make sure the fluid levels are topped off. Check your tires, as excessively worn tires could make driving conditions even more treacherous.
- Have cash on you when you travel.
- Be aware that Florida Department of Transportation (FDOT) may announce [Emergency Shoulder Use](#) to increase traffic capacity during hurricane evacuations.

Returning Home

If you are attempting to return to an area impacted by an emergency, listen to media reports for information that lets you know that roads are passable and that it is safe to return. If Broward County experiences high winds or a storm surge, bridge re-openings may be delayed while the Florida Department of Transportation or the Army Corps of Engineers (depending on bridge location) conducts a mandatory structural survey to determine safety of the bridges.



- PLAN A Evacuation - Areas east of Intracoastal Waterway Typically a Category 1-2 hurricane
- PLAN B Evacuation - Areas east of U.S. 1 (Federal Highway) Typically a Category 3 or higher hurricane

[View Emergency Evacuation Map](#)

Persons located in low lying areas or beside tidal bodies of water should seek shelter elsewhere if conditions warrant. ALL mobile home residents must evacuate in PLAN A and PLAN B and may be ordered to evacuate if tropical storm conditions warrant.

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

June 29, 2021

To: Barbara Blake Boy, 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 PC 21-10 and PC 21-11, Hillsboro Light Towers & Claridge
Condominium LUPA (Pompano Beach)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Hillsboro Light Towers and Claridge Condominium (Pompano Beach). Our comment is as follows:

PC 21-10 & PC 21-11 No objections to the Land Use Plan Amendments that are corrective in nature, reconciling the Land Use Plan with existing conditions (residential condos).

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

June 23, 2021

Christina Evans, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PC 21-10 and PC 21-11
The Claridge of Pompano and Hillsboro Light Towers
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Evans:

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