

# **31<sup>st</sup> Avenue Industrial**

## **Application For Amendment to City of Pompano Beach Land Use Plan**

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## Exhibits

Exhibit A	Legal Description/Survey
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Exhibit D	Potable Water Provider Letter
Exhibit E	Sanitary Sewer Provider Letter
Exhibit F	Solid Waste Provider Letter
Exhibit G	Drainage Provider Letter
Exhibit H	Inventory of Parks
Exhibit I	Mass Transit Verification letter

## 1. APPLICANT INFORMATION

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

Aldo Disorbo  
AJV Properties, LLC  
Pompano Beach, FL 33069  
954-849-8575  
al@movingcost.com

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

KEITH  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060  
954-788-3400  
jkahn@keithteam.com

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

Rajiv Parmar, registered agent  
Pompano Beach Hospitality LLC  
7235 NW 60 Lane  
Parkland, FL 33067  
Rajivparmar@gmail.com

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

**Response:** The area of this site has needed development and redevelopment for some time. With the access to the Florida Turnpike the site is prime for business/industrial development. The site is underutilized with vacant property and the expansion or modernization of the existing motel is not viable. The vacant parcel along with the motel site creates an opportunity for economic development. Uses on the west side of the street are compatible, and services are available to support redevelopment.

## 2. AMENDMENT SITE DESCRIPTION

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

**Response:** The site is located South of DR. Martin Luther King Blvd on the west side of NW 31 Avenue. The site is approximately 5.19 net acres and gross acreage is approximately 5.76 acres.

- B. Sealed Survey, including legal description of the proposed to be amended.

**Response:** The sealed survey which includes a legal description is provided as **Exhibit A**.

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

**Response:** A map clearly indicating the amendment’s location, boundaries is provided as **Exhibit B**.

## 3. EXISTING AND PROPOSED USES

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

	<u>Broward County</u>	<u>City of Pompano Beach</u>
Current	Commerce	Commercial
Proposed	Commerce	Industrial

**Response:** The property has a commercial land use in the City of Pompano Beach and the proposed designation is Industrial (**Exhibit C**).

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

**Response:** No Broward County flexibility provisions have been used.

C. Existing use of amendment site and adjacent areas.

**Response:** Amendment site is Motel and vacant property.

Adjacent Properties: North: Motel on east and vacant FDOT property on west  
 South: Gas station/ truck stop & Warehouse  
 East: Vacant  
 West: Vacant (FDOT)

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

**PROPOSED USES**

Type of Use	Square footage
Industrial	652,355 GSF

Based on Future Land Use Element Policy 01.07.17

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

**Response:**

**POMPNO ADOPTED ENTITLEMENTS**

Land Use Category	Lot Coverage	Height
Commercial	60%	105 Ft

Based on Future Land Use Element Policy 01.07.17

**NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY**

Type of Land Use	Allowed	Proposed	Net Change
Commercial	1,505,434 SF	0 SF	-1,505,433 SF
Industrial	652,355 SF	652,355 SF	+352,355 SF
		<b>Net Change</b>	<b>-853,078 SF</b>

#### 4. ANALYSIS OF PUBLIC FACILITIES

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


##### A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Plan.  
**Response:** The current 10 Year Water Supply Facilities Work Plan was adopted in October 2020. The adopted level of service for potable water service is 161 gallons per person per day.

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


**Response:** The subject site is served by City of Pompano Beach Water Treatment Plant #4061129. The current plant capacity is 50 MGD. There are no planned expansions at this time. The plant is served by the east and west wellfields. The SFWMD Permitted withdrawal annual average is 18.39 MFG with a maximum month of 21.70 MGD. The expiration date is December 27, 2065.

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

**Response:** The potable water demand as illustrated the existing Commercial Land Use to the proposed Industrial amendment. The net estimated demand decrease is 45,515 gallons/day. However, 150,000 proposed Industrial with a mixed use rate would generate 4,950 GPD with a decrease of 51,956 GPD. 

## Potable Water Demand

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
150,543 SF Commercial	37 GPD/1,000 SF	5,570 GPD
1,354,890 SF Office	42 GPD/1,000 SF	56,906 GPD
Proposed Land Use Designation: Industrial		
Development Intensity	Generation Rate	Demand
652,355 SF Industrial	26 GPD/1,000 SF	16,961 GPD
<b>Net Change:</b>		<b>-45,515 GPD</b>

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

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


### B. Sanitary Sewer Analysis

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

**Response:** : The level of service in the adopted, certified land use element of Pompano’s Comprehensive Plan is 15.71 million gallons per day in design capacity for the Pompano collection and distribution system and 84 million gallons per day in Design Capacity for the Broward County North District Regional Wastewater Treatment Plant, of which Pompano has a large user agreement for 17 million gallons per day of treatment capacity.

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

**Response:** The City of Pompano Beach provides for sanitary sewer collection only. The City’s collection system consists of gravity lines, pump stations and force mains.

All wastewater collected is pumped to the Broward County North District Regional Wastewater Treatment Plant, which is located within the City. The County Plant receives wastewater from Pompano, as well as other County municipalities. The Plant has a licensed treatment capacity of 95 MGD, which has been reserved by large users, including the City of Pompano Beach. According to the Broward County Domestic Wastewater Program summary for 2016 



(the latest annual report posted online), the reserved capacity at the NRWTP was 87.015 MGD which is 91.6% of the total licensed capacity.

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

The City's average daily demand in 2018 was 14.7 million gallons per day, which is 86.5% of the WWTP Plant's capacity (note that Pompano is currently experiencing additional daily flow from the water plant concentrate line on average of just over 1 MGD. This will continue until the plant has the new deep well installed. Typical flow will normalize between 12.5 and 13.5 MGD). This leaves 2.3 MGD for future growth (which will increase to 3.5 MGD as soon as the deep well comes online) and full buildout of the project will require less than 0.045 MGD of net new wastewater treatment capacity for the hotel only and less than 0.05 MGD for all of the retail and hotel uses currently proposed to be built on the current parking lot.



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



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

**Response:** The sanitary sewer demand as illustrated in Table 6 compares the Commercial land use to the Industrial amendment. The net estimated demand decrease is 36,884 gallons/day. However, 150,000 proposed Industrial with a mixed use rate would generate 4,050 GPD with a decrease of 42,017 GPD.



## Sanitary Sewer Demand

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
150,543 SF Commercial	30 GPD/1,000 SF	4,516 GPD
1,354,890 SF Office	34 GPD/1,000 SF	46,067 GPD
Proposed Land Use Designation: Industrial		
Development Intensity	Generation Rate	Demand
652,355 SF Industrial	21 GPD/1,000 SF	13,699 GPD
<b>Net Change:</b>		<b>-36,884 GPD</b>



## Projected Sanitary Sewer Demand & Projected Plant Capacity

	2018 (actual)	2020	2030
<b>Projected Pompano Demand*</b>	13.7 MGD	13.9 MGD	14.66 MGD
<b>Projected NRWTP Plant Capacity Reserved for Pompano</b>	17 MGD	17 MGD	17 MGD

Source: Projected demand provided in adopted 2016 Wastewater Master Plan and Capacity based on current large user agreement. \*Less the 1 MGD from the water plant concentrate line which will cease once the deep well is operational.

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

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

C. **Solid Waste Analysis**

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

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


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

Source: City of Pompano Beach Comprehensive Plan 2010, Solid Waste Element

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

**Response:** The City contracts with Waste Management, Inc., to collect and dispose of solid waste material and garbage within the City. The majority of material collected within the City is transported to the Monarch Hill Landfill. The facility is projected to have capacity through 2030 with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.

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

**Response:** Analysis indicates that there will decrease the solid waste demand by 6,524 pounds per day. However, 150,000 proposed Industrial would generate 300 pound per day with a decrease of 13,249 pounds per day. 

## Solid Waste Demand

<b>Current Land Use Plan Designation: Commercial</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
150,543 SF Commercial	4 Lbs/100SF/day	6,022 Lbs/Day
1,354,890 SF Office	1 Lbs//100 SF/Day	13,549 Lbs/Day
<b>Proposed Land Use Designation: Industrial</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
652,355 SF Industrial	2 LBS/100SF/Day	13,047Lbs/Day
<b>Net Change:</b>		<b>-6,524 Lbs/Day</b>

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

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

### D. Drainage Analysis

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

The City has adopted the following LOS standards for Drainage:

- 10-year 24 hour storm for minimum crown of road
  - 25-year 72 hour for allowable discharge
  - 100-year 72 hour for minimum finish floor
- Identify the drainage district and drainage systems serving the amendment area.

**Response:** The amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (BCEPGMD) and the South Florida Water Management District (SFWMD). The primary drainage system that serves the City is comprised of drainage canals, water control facilities, and surface lakes. The primary drainage system is maintained and operated by Broward County. The primary drainage system discharges excess storm water from storm events into the Pompano Canal. The

secondary drainage system is comprised of drainage pipes, catch basin inlets, manholes, control structures, exfiltration trenches, lakes, and dry retention areas. The secondary drainage system is maintained and operated by the property owner. The secondary drainage system discharges excess storm water from storm events into the primary drainage system.

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

**Response:** The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in the SMMP.

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

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

**Response:** Record research did not find any permits.

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

**Response:** No drainage issues have been identified on the site. The property will be designed to meet all applicable governmental drainage standards.

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

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

**E. Recreation and Open Space Analysis**

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

**Response:** The City's level of service standard for parks is 5 acres per 1,000 residents (2-acres per 1,000 for neighborhood parks; 1 acre per 1,000 for community parks and 2 acres per 1,000 for urban open spaces). Pompano only mitigates, through impact fees, the neighborhood and community park impact because the current LOS for urban open spaces is sufficient to serve more than the buildout population.

The County requires every city to maintain a minimum level of service of 3 acres of parks per 1,000 residents.

Since the proposed site is commercial and proposed use to be industrial the level of service analysis is not applicable.

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

**Response:** Both existing Commercial and proposed Industrial Land use do not impact park demand.

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

**Response** Both existing Commercial and proposed Industrial Land use do not impact park demand.

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

**Response:** Amendment site has no impact on parks, See **Exhibit H** for projections.

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

**Response:** Not applicable.

#### F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

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

**Response:** Major roadways serving the amendment site include:

- Copans Rd (E. of SR-7)
- Copans Rd (E. of Lyons Rd)
- Copans Rd (E. of Blount Rd)
- Copans Rd (E. of Powerline Rd)
- Copans Rd (E. of Military)
- Coconut Creek Pkwy (E. of SR-7)
- Coconut Creek Pkwy (E. of Lyons Rd)
- Hammondville Rd (E. of NW 31st Ave – FTPK)
- Hammondville Rd (E. of Powerline Rd)
- Atlantic Blvd (E. of SR-7)
- Atlantic Blvd (E. of Lyons Rd)
- Atlantic Blvd (E. of Florida Turnpike)
- Atlantic Blvd (E. of Powerline Rd)
- Banks Rd (N. of Atlantic Blvd)
- Lyons Rd (N. of Atlantic Blvd)
- Lyons Rd (N. of Coconut Creek Pkwy)
- Lyons Rd (N. of Copans Rd)

- Florida's Turnpike (N. of Atlantic Blvd)
- Florida's Turnpike (N. of Coconut Creek Pkwy)
- NW 31st Ave – FTPK (N. of Atlantic Blvd)
- Blount Rd (N. of Coconut Creek Pkwy)
- Blount Rd (N. of Copans Rd)
- Powerline Rd (N. of Atlantic Blvd)
- Powerline Rd (N. of Copans Rd)
- Andrews Ave (N. of Atlantic Blvd)
- Andrews Ave (N. NW 15<sup>th</sup> St)
- I-95 (N. of Atlantic Blvd)
- I-95 (N. of Copans Rd)

The level of service standards maintained by Broward County and the City of Pompano Beach are summarized below in Table 1.

#### *Broward County*

The amendment site is located within the Northeast Transportation Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System (TOCS). Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

#### *City of Pompano Beach*

The City of Pompano Beach recognizes the County's level of service (LOS) D standards in its adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2019) peak hour volume and existing (2019) level of service for the surrounding roadway network are summarized in Table 1.



**Table 1: Existing 2019 Conditions LOS Analysis**

Roadway	Segment	Facility Type	Maximum Service Volume	2019 Peak Hour Volume	2019 LOS
Copans Rd	E. of SR-7	4 Lanes	3401	3183	C
Copans Rd	E. of Lyons Rd	4 Lanes	3401	3515	F
Copans Rd	E. of Blount Rd	6 Lanes	5121	3563	C
Copans Rd	E. of Powerline Rd	6 Lanes	5121	4560	C
Copans Rd	E. of Military	6 Lanes	5121	5178	F
Coconut Creek Pkwy	E. of SR-7	4 Lanes	2920	2565	D
Coconut Creek Pkwy	E. of Lyons Rd	4 Lanes	2920	2518	D
Hammondville Rd	E. of NW 31st Ave - FTPK	4 Lanes	2920	1159	C
Hammondville Rd	E. of Powerline Rd	4 Lanes	2920	2185	D
Atlantic Blvd	E. of SR-7	6 Lanes	5390	5320	D
Atlantic Blvd	E. of Lyons Rd	6 Lanes	5390	5273	D
Atlantic Blvd	E. of Florida Turnpike	6 Lanes	5390	4893	C
Atlantic Blvd	E. of Powerline Rd	6 Lanes	5390	4940	C
Banks Rd	N. of Atlantic Blvd	4 Lanes	2628	1454	D
Lyons Rd	N. of Atlantic Blvd	4 Lanes	4851	2945	C
Lyons Rd	N. of Coconut Creek Pkwy	4 Lanes	3222	3040	C
Lyons Rd	N. of Copans Rd	4 Lanes	3222	3563	F
Florida's Turnpike	N. of Atlantic Blvd	6 Lanes	10060	9757	D
Florida's Turnpike	N. of Coconut Creek Pkwy	6 Lanes	10060	10194	E
NW 31st Ave - FTPK	N. of Atlantic Blvd	4 Lanes	3580	1672	C
Blount Rd	N. of Coconut Creek Pkwy	2 Lanes	1197	884	D
Blount Rd	N. of Copans Rd	4 Lanes	2628	846	C
Powerline Rd	N. of Atlantic Blvd	6 Lanes	5390	3753	C
Powerline Rd	N. of Copans Rd	6 Lanes	5390	3468	C
Andrews Ave	N. of Atlantic Blvd	4 Lanes	3401	1511	C
Andrews Ave	N. NW 15th St	4 Lanes	3401	1511	C
I-95	N. of Atlantic Blvd	10 Lanes	13390	21375	F
I-95	N. of Copans Rd	10 Lanes	13390	21375	F

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

**Response:** The projected level of service for the short-term (i.e., 2024) planning horizon was determined using linear interpolation of the currently available 2019 peak hour volumes and the long-term (2040) currently available peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2020 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in Table 2.

Long-term (2040) projected level of service was determined using 2040 traffic volume forecasts obtained from the Broward Country Metropolitan Planning Organization (MPO). The level of service for the long-term planning horizon is summarized in Table 3.

**Table 2: Short-Term 2024 Conditions LOS Analysis**

Roadway	Segment	Facility Type	Maximum Service Volume	Growth Rate	2024 Peak Hour Volume	2024 LOS
Copans Rd	E. of SR-7	4 Lanes	3401	0.88%	3326	D
Copans Rd	E. of Lyons Rd	4 Lanes	3401	1.70%	3827	F
Copans Rd	E. of Blount Rd	6 Lanes	5121	1.78%	3895	C
Copans Rd	E. of Powerline Rd	6 Lanes	5121	1.69%	4961	C
Copans Rd	E. of Military	6 Lanes	5121	1.77%	5656	F
Coconut Creek Pkwy	E. of SR-7	4 Lanes	2920	1.06%	2704	D
Coconut Creek Pkwy	E. of Lyons Rd	4 Lanes	2920	0.68%	2606	D
Hammondville Rd	E. of NW 31st Ave - FTPK	4 Lanes	2920	6.59%	1611	C
Hammondville Rd	E. of Powerline Rd	4 Lanes	2920	2.86%	2520	D
Atlantic Blvd	E. of SR-7	6 Lanes	5390	0.61%	5486	D
Atlantic Blvd	E. of Lyons Rd	6 Lanes	5390	0.54%	5416	D
Atlantic Blvd	E. of Florida Turnpike	6 Lanes	5390	1.43%	5255	C
Atlantic Blvd	E. of Powerline Rd	6 Lanes	5390	1.86%	5421	D
Banks Rd	N. of Atlantic Blvd	4 Lanes	2628	1.46%	1564	D
Lyons Rd	N. of Atlantic Blvd	4 Lanes	4851	1.03%	3101	C
Lyons Rd	N. of Coconut Creek Pkwy	4 Lanes	3222	0.56%	3126	C
Lyons Rd	N. of Copans Rd	4 Lanes	3222	0.00%	3563	F
Florida's Turnpike	N. of Atlantic Blvd	6 Lanes	10060	1.30%	10412	F
Florida's Turnpike	N. of Coconut Creek Pkwy	6 Lanes	10060	1.30%	10881	E
NW 31st Ave - FTPK	N. of Atlantic Blvd	4 Lanes	3580	0.84%	1744	C
Blount Rd	N. of Coconut Creek Pkwy	2 Lanes	1197	2.84%	1019	D
Blount Rd	N. of Copans Rd	4 Lanes	2628	0.79%	880	C
Powerline Rd	N. of Atlantic Blvd	6 Lanes	5390	1.22%	3988	C
Powerline Rd	N. of Copans Rd	6 Lanes	5390	1.70%	3776	C
Andrews Ave	N. of Atlantic Blvd	4 Lanes	3401	5.45%	1984	C
Andrews Ave	N. NW 15th St	4 Lanes	3401	5.45%	1984	C
I-95	N. of Atlantic Blvd	10 Lanes	13390	1.86%	23453	F
I-95	N. of Copans Rd	10 Lanes	13390	1.34%	22856	F

**Table 3: Long-Term 2040 Conditions LOS Analysis**

Roadway	Segment	Facility Type	Maximum Service Volume	2040 Peak Hour Volume	2040 LOS
Copans Rd	E. of SR-7	4 Lanes	3401	3829	F
Copans Rd	E. of Lyons Rd	4 Lanes	3401	5026	F
Copans Rd	E. of Blount Rd	6 Lanes	5121	5178	F
Copans Rd	E. of Powerline Rd	6 Lanes	5121	6498	F
Copans Rd	E. of Military	6 Lanes	5121	7505	F
Coconut Creek Pkwy	E. of SR-7	4 Lanes	2920	3202	F
Coconut Creek Pkwy	E. of Lyons Rd	4 Lanes	2920	2907	D
Hammondville Rd	E. of NW 31st Ave - FTPK	4 Lanes	2920	4627	F
Hammondville Rd	E. of Powerline Rd	4 Lanes	2920	3981	F
Atlantic Blvd	E. of SR-7	6 Lanes	5390	6052	F
Atlantic Blvd	E. of Lyons Rd	6 Lanes	5390	5900	F
Atlantic Blvd	E. of Florida Turnpike	6 Lanes	5390	6603	F
Atlantic Blvd	E. of Powerline Rd	6 Lanes	5390	7296	F
Banks Rd	N. of Atlantic Blvd	4 Lanes	2628	1976	D
Lyons Rd	N. of Atlantic Blvd	4 Lanes	4851	3658	C
Lyons Rd	N. of Coconut Creek Pkwy	4 Lanes	3222	3420	F
Lyons Rd	N. of Copans Rd	4 Lanes	3222	3563	F
Florida's Turnpike	N. of Atlantic Blvd	6 Lanes	10060	12816	F
Florida's Turnpike	N. of Coconut Creek Pkwy	6 Lanes	10060	13405	F
NW 31st Ave - FTPK	N. of Atlantic Blvd	4 Lanes	3580	1995	C
Blount Rd	N. of Coconut Creek Pkwy	2 Lanes	3222	1606	C
Blount Rd	N. of Copans Rd	4 Lanes	2628	998	C
Powerline Rd	N. of Atlantic Blvd	6 Lanes	5390	4845	C
Powerline Rd	N. of Copans Rd	6 Lanes	5390	4959	C
Andrews Ave	N. of Atlantic Blvd	4 Lanes	3401	4741	F
Andrews Ave	N. NW 15th St	4 Lanes	3401	4741	F
I-95	N. of Atlantic Blvd	10 Lanes	16840	31559	F
I-95	N. of Copans Rd	10 Lanes	16840	28320	F

- Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

**Response:** The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. The existing land use allows for a maximum of 150,543 square feet of retail use, and 1,354,890 square feet of office use. The proposed development includes 652,355 square feet of industrial use.

The existing and proposed development’s peak hour trips were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11<sup>th</sup> Edition. The following ITE Land Use Codes (LUCs) were used for P.M. peak hour periods:

- LUC 130 (Industrial Park)
- LUC 710 (General Office Building)
- LUC 820 (Shopping Center >150K)

The trip generation results of the existing and proposed land use trip generation calculations are summarized in Tables 4 and 5. Detailed trip generation calculations and supporting documentation are included in **Appendix A**.

**Table 4 – Trip Generation - Adopted Regional Activity Center Land Use Designation**



Land Use	ITE Code	PM Rate	PM Trips
General Office Building (150,543 SF)	710	1.44/1,000 SF	217
Shopping Center (1,354,890 SF)	820	3.40/1,000 SF	4,607
<b>Total</b>			<b>4,824</b>

Source: ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

**Table 5 – Trip Generation - Proposed Amendment Land Use Designation**

Land Use	ITE Code	PM Rate	PM Trips
Industrial Park (652,355 SF)	130	0.34/1,000 SF	222
<b>Total</b>			<b>222</b>

Source: ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

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

**Response:** Supplemental transportation studies relating to this amendment are not provided.

G. **Mass Transit Analysis**

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

**Response:**

*Existing Broward County Bus Transit Service*

- **Broward County Transit Route 60** operates on NW 31 Ave. linking the site to Atlantic Blvd. and points west on Coconut Creek Parkway and east on MLK to the NE Transit Terminal. Route 60 operates on half hour headways.
2. Describe how the proposed amendment furthers or supports mass transit use.

**Response:** There are existing route stops on both sides of NW 31 Avenue which will provide employees access to the site from many points in the community.

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

H. **Public Education Analysis**

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

1. Public School Impact Application

**Response:** There are no impacts from the proposed Industrial Land Use.

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

**Response:** Public School Impact Application and fee is not necessary since the site is proposed to be Industrial.

## **5 ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

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


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

**Response:** There are no listed historic sites or districts associated with the site.

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

**Response:** Site is not listed on the Florida Master Site File See **Exhibit J**.

- C. Wetlands.

**Response:** No wetlands are located within the subject property. 


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

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


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

**Response:** The site is not within a Priority Planning Area for sea level rise.


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

**Response:** The subject property is developed, as well as surrounding areas. There has been no evidence to date of any endangered, threatened or species of special concern associated with the subject parcel. 


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

**Response:** The subject property is partially developed as well as surrounding areas. There has been no evidence to date of any plant species listed on the index being located on the subject property. 

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

**Response:** The amendment site is located within Zone 3 Wellfield Protection Zone. Hazardous materials listed by Broward County will be regulated according to county policies for the zone. 

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

**Response:** Soil is suitable for development. On-site cut and fill will utilize best management practices required by the water management design engineering standards. 

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

**Response:** Not Applicable



## **6. AFFORDABLE HOUSING**

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

**Response:** Amendment site does not contain any housing units.

## **7. LAND USE COMPATABILITY**

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

**Response:** The site has direct access to the Florida Turnpike Interchange at Dr. Martin Luther King Blvd. which provides excellent location for industrial uses. The surrounding area is perfect for increase in Industrial/warehouse business uses. The industrial uses will be able to provide local area jobs which is critical to stabilization of the area. There is industrial land use designated to the north of the site and future FDOT plans for the turnpike will bring the proposed ramps adjacent to the site making industrial a natural use for the site. The Turnpike will provide a buffer to the west and to the east is vacant commercial land.



## **8. HURRICANE EVACUATION ANALYSIS**

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

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

**Response:** Site is not within a Hurricane Evaluation Zone


## **9. REDEVELOPMENT ANALYSIS**

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

**Response:** Site is not part of a redevelopment area.

## **10. INTERGOVERNMENTAL COORDINATION**

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

**Response:** Site is not adjacent to another local government. 

## **11. PUBLIC OUTREACH**


Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master association, homeowner associations etc.

**Response:** 


## **12. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES WITH THE CITY OF POMPANO BEACH LAND USE PLAN**

The subject property is located on the west side of NW 31<sup>st</sup> Avenue south of MLK and is partially developed with motel. The amendment site will provide for a redevelopment opportunity to better meet the needs of the area and city. The existing facilities have adequate capacity to accommodate water, sewer drainage and solid waste demands of the proposed use. The amendment supports the Goals, Objectives and Policies of the City's Comprehensive Plan listed below.


### **GOAL 01.00.00**

The attainment of a living environment which provides the maximum physical, economic and social wellbeing for the city and its residents through the thoughtful and planned use and control of the natural and man-made environments the discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions. 

**POLICY 01.01.02**

Review all proposals for development or redevelopment and base approval of same on the continued maintenance of all adopted Level of Service Standards. 


**POLICY 01.03.11**

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings. 

**POLICY 01.03.13**

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroad, and seaports.

**POLICY 01.16.01**

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural man-made resources 

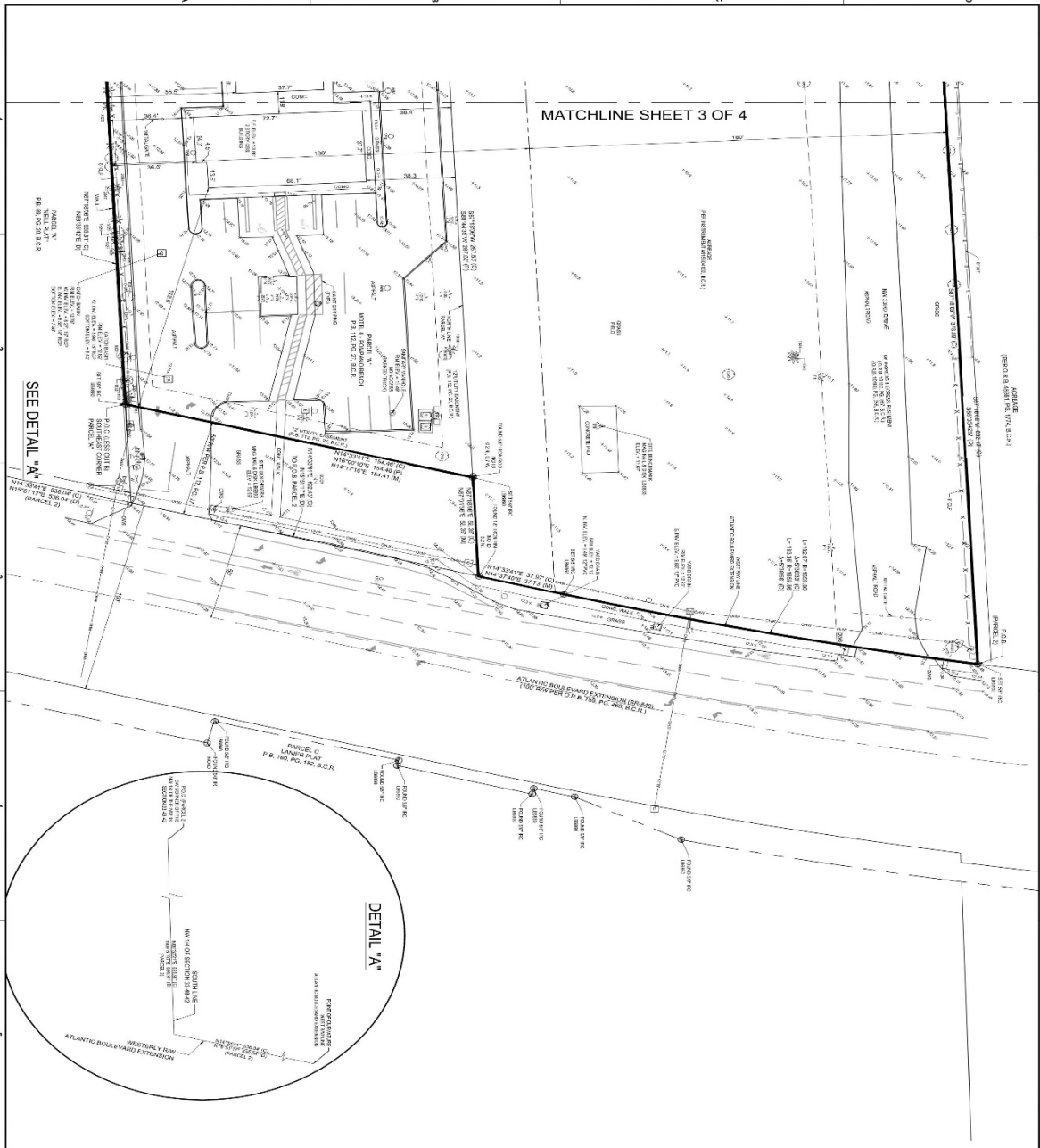
**13. ADDITIONAL SUPPORTING DOCUMENTS**

**14. PLAN AMENDMENT COPIES**

# EXHIBIT A

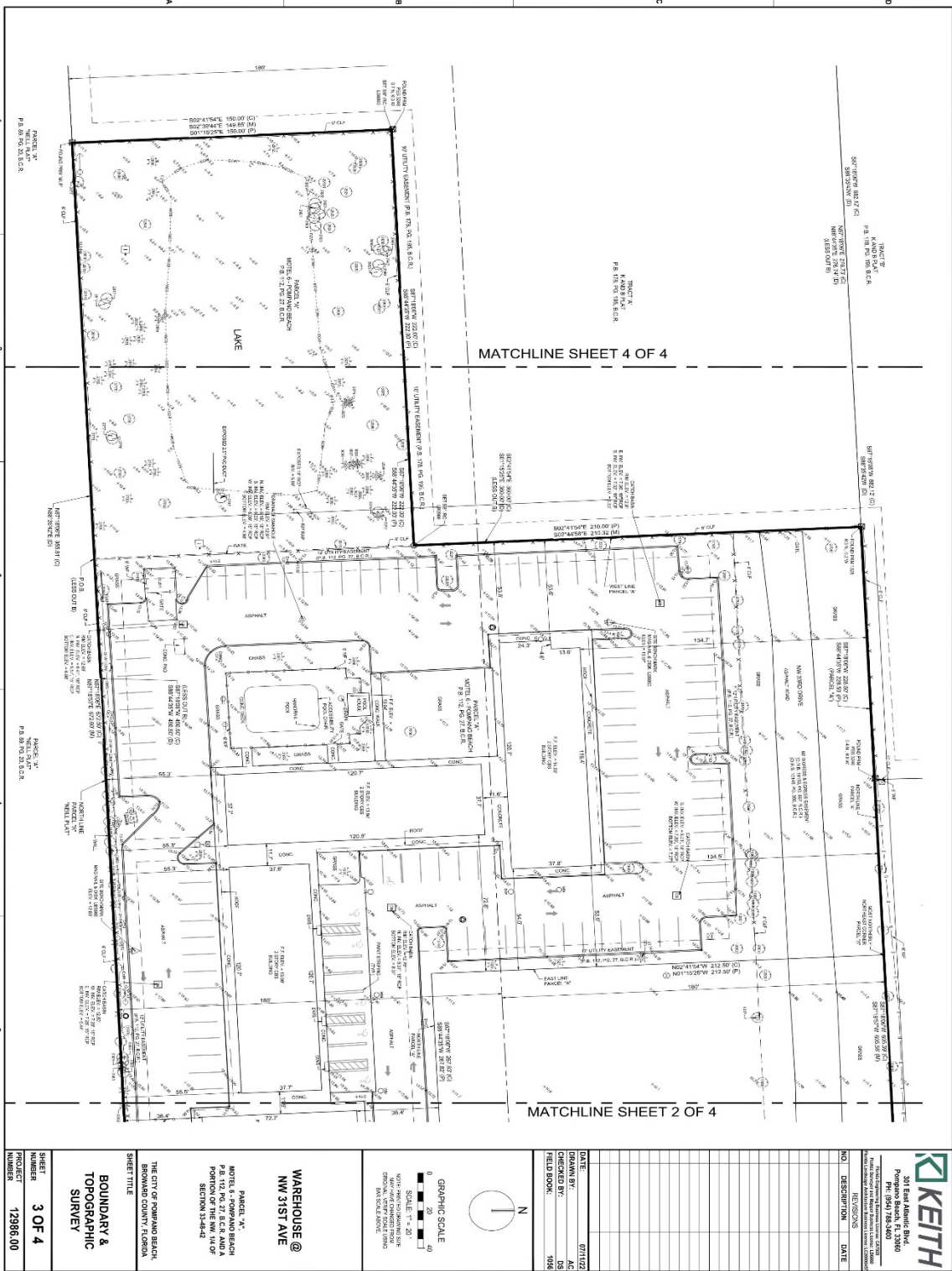
Legal Description/ Survey





	301 East Atlantic Blvd. Pompano Beach, FL 33069 Phone: (954) 788-4000 Fax: (954) 788-4001	DATE: 07/12/22 DRAWN BY: DS CHECKED BY: DS FIELD BOOK: 1044	NO. REVISIONS DATE		
GRAPHIC SCALE 0 20 40 FEET SCALE: 1" = 20' ALL DIMENSIONS UNLESS OTHERWISE NOTED DIMENSIONS SHOWN ON THIS PLAN SHALL PREVAIL OVER ANY DIMENSIONS SHOWN ON ANY OTHER PLAN.			<b>WAREHOUSE @ NW 31ST AVE</b> PARCEL 'A' MOTTLE FORDMAN BEACH P.B. 112, 70, 27, E.C. AND A PORTION OF THE NW 1/4 OF SECTION 15-44-42		
THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA SHEET TITLE <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>		SHEET <b>2 OF 4</b> PROJECT NUMBER <b>12986.00</b>			





**KEITH**  
 301 East Atlantic Blvd  
 Pompano Beach, FL 33069  
 Phone: (954) 786-3400  
 Fax: (954) 786-3400  
 Surveying & Engineering, Inc.  
 License No. BA 12767  
 Professional Seal of Surveyor & Engineer

NO.	DESCRIPTION	DATE

DATE:	07/11/22
DRAWN BY:	AKS
CHECKED BY:	AKS
FIELD BOOK:	1458

**GRAPHIC SCALE**  
 0 20 40  
 SCALE: 1" = 20'  
 NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF THE STATE OF FLORIDA, CHAPTER 62, PART 15, F.S.  
 DATE: 07/11/22  
 DRAWN BY: AKS

**WAREHOUSE @ NW 31ST AVE**  
**MOTEL @ -FORDAND BEACH**  
 P.B. 112, P.C. 27.75, C.A. AND A  
 POWERLINE, THE NW 1/4 OF  
 SECTION 18, T13N, R18E, S18W

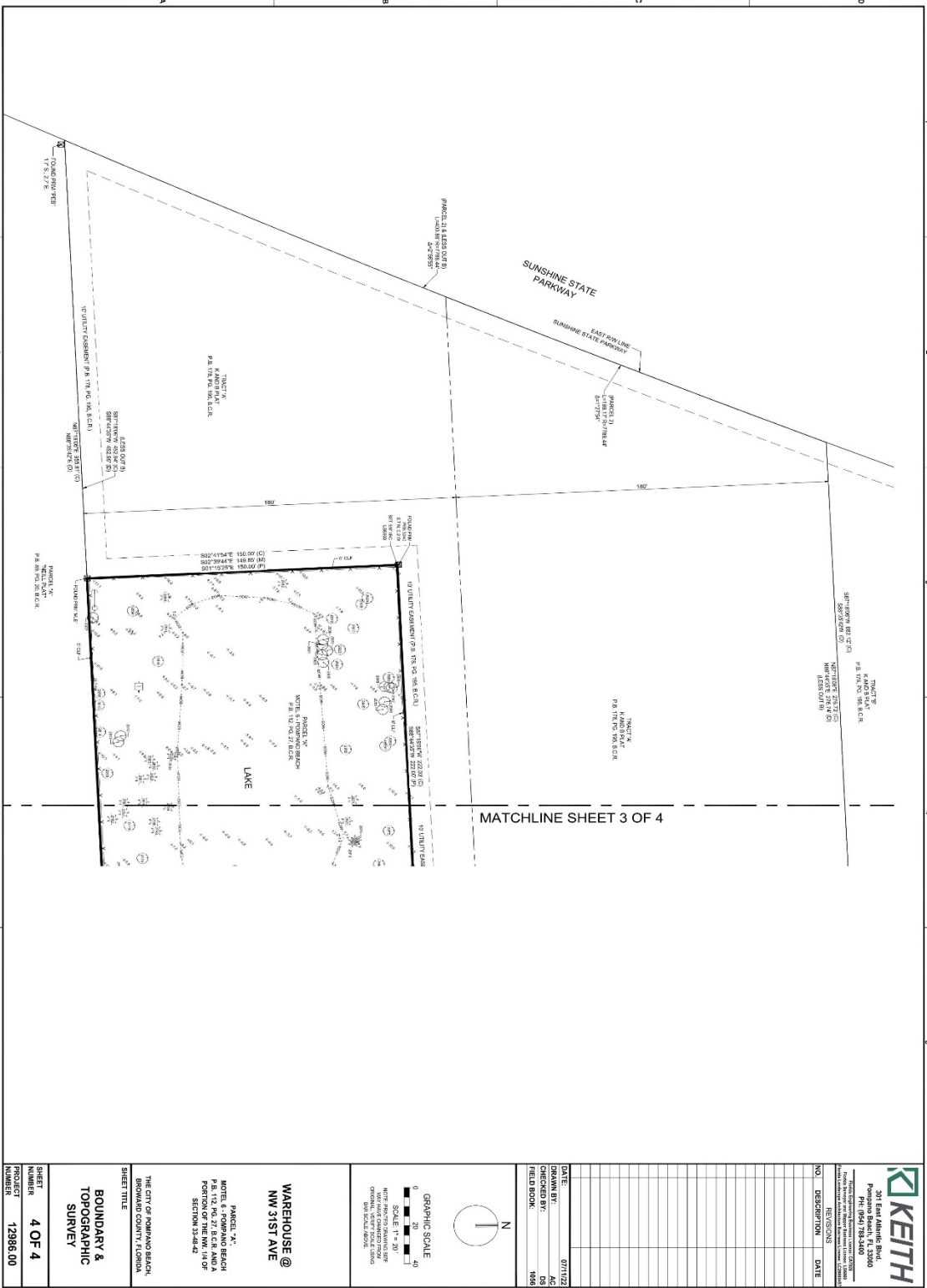
**PARCEL "A"**  
**MOTEL @ -FORDAND BEACH**  
 P.B. 112, P.C. 27.75, C.A. AND A  
 POWERLINE, THE NW 1/4 OF  
 SECTION 18, T13N, R18E, S18W

THE CITY OF POMPANO BEACH,  
 BROWARD COUNTY, FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY**

**SHEET NUMBER 3 OF 4**  
**PROJECT NUMBER 12986.00**

Surveyed by: Keith  
 Plotted by: depler On: 6/17/2022 4:48 PM  
 Drawing Title: Warehouse - NW 31st Ave - AVI Properties LLC/Survey/DWG12986.00/W0301-WAREHOUSE\_S075.dwg



**KEITH**  
 3171 E. Atlantic Blvd.  
 Pompano Beach, FL 33069  
 Phone: 954.785.3400  
 Fax: 954.785.3400  
 www.keithsurvey.com

NO.	DESCRIPTION	DATE

DATE: 07/11/22  
 DRAWN BY: ACS  
 CHECKED BY: JCS  
 FIELD BOOK: 1188



**GRAPHIC SCALE**  
 0 20 40  
 FEET  
**SCALE 1" = 20'**  
 ALL DIMENSIONS  
 UNLESS OTHERWISE  
 SPECIFIED ARE IN  
 FEET AND DECIMALS  
 THEREOF.

**WAREHOUSE @  
 NW 31ST AVE**

PARCEL 'A',  
 WATERS DIVISION BEACH  
 PORTION OF THE NW 1/4 OF  
 SECTION 31-48-42

THE CITY OF POMPAHO BEACH,  
 BROWARD COUNTY, FLORIDA

SHEET TITLE  
**BOUNDARY &  
 TOPOGRAPHIC  
 SURVEY**

SHEET NUMBER: 4 OF 4  
 PROJECT NUMBER: 12986.00

Plotted by: duplex On 01/7/2022 4:48 PM

Drawing name: T:\2022-01-Waterhouses - NW 31st Ave - AZ Properties LLC\Survey\QDW\QDNL06\_NW191\_WAREHOUSE\_B013.dwg



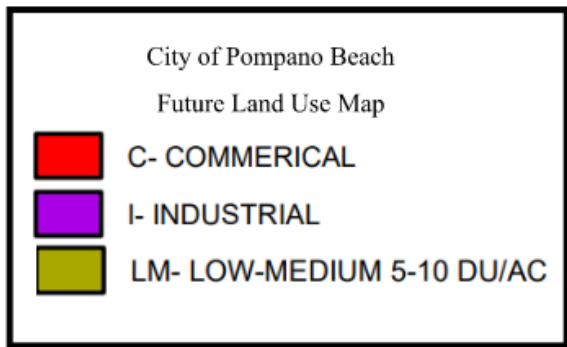
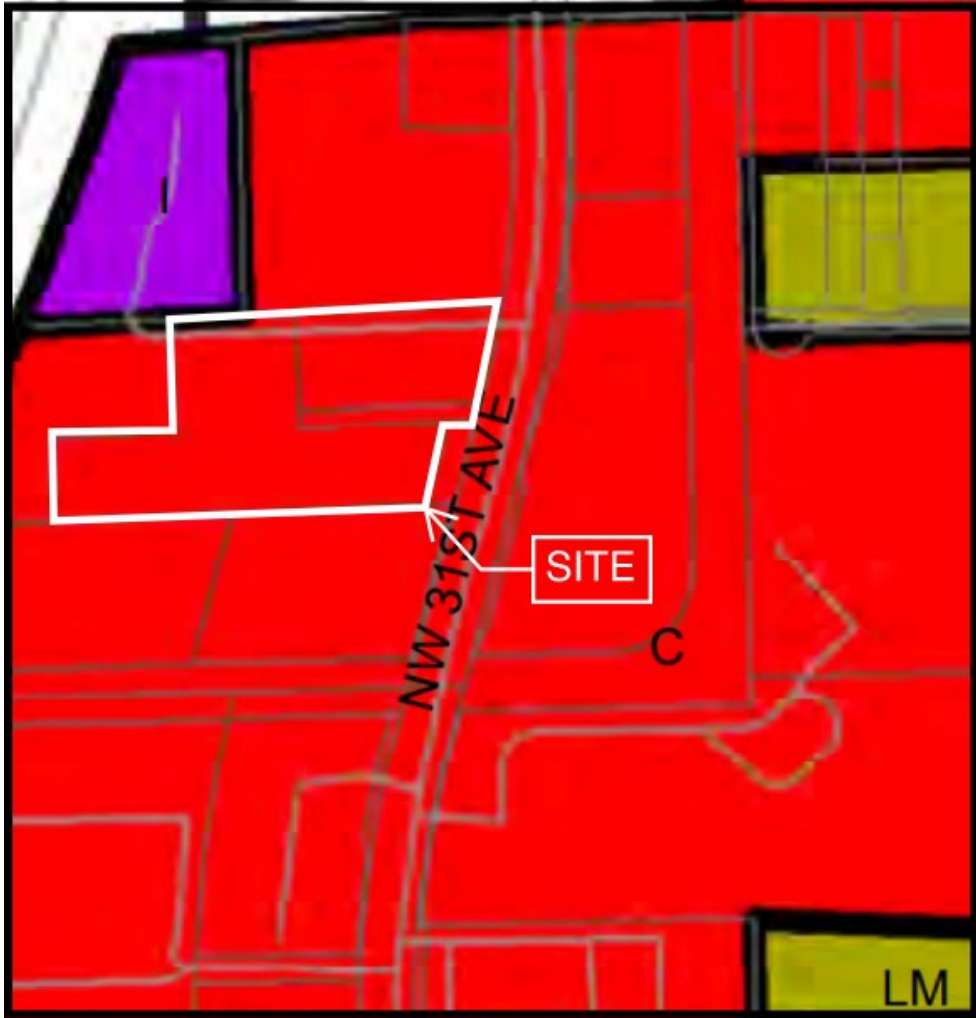
# EXHIBIT B

Project Location Map



# EXHIBIT C

Existing City of Pompano Beach Future Land Use Plan



## **EXHIBIT D**

Potable Water Provider Letter

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

# **EXHIBIT E**

Sanitary Sewer Provider Letter

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

# EXHIBIT F

Solid waste Provider Letter



Luigi Pace  
GOVERNMENT AFFAIRS  
Lpace@wm.com  
WASTE MANAGEMENT

August 4, 2022

Mr. Juan Chapa  
Keith  
301 E Atlantic Blvd.  
Pompano Beach, FL 33060

RE: Solid Waste Capacity 1201 NW 31<sup>st</sup> Ave. Pompano Beach

Dear Mr. Chapa,

I have reviewed the information you sent me regarding the land use amendment for the proposed project in Pompano Beach. Waste Management owns and operates Monarch Hill landfill located at 2700 Wiles Road, Pompano Beach, FL 33073. The landfill has estimated capacity of 8 years at current demand.

Accordingly, we believe that there is adequate volume space to safely accommodate the anticipated waste generated by the proposed project.

If you should have any additional, questions please do not hesitate in giving me a call.

Thank you,

A handwritten signature in blue ink, appearing to read 'Luigi Pace'. The signature is stylized with loops and a long horizontal stroke.

Luigi Pace  
Government Affairs Manager



# **EXHIBIT G**

Drainage Provider Letter

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

# EXHIBIT H

## Inventory of Parks

## Inventory of Neighborhood Parks

Updated November, 2021

### Inventory of Mini-Parks

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

### Inventory of Neighborhood Parks

Name of Facility	Size (In.acres)
1. Alsdorf Boat Launch Park	10.0
2. Exchange Club Park	7.5
3. Harbor's Edge Park	8.1
4. Kester Park	8.4
5. Norwood Pines Park	5.4
6. Weaver (Canal Pointe) Park	12.4
7. Hunter's Manor Park	8.3
8. McNair Park	6.4
9. Brummer Park	5.0
10. Airpark Jogging Path	8.4
11. Elks Club Property	10.4
12. Centennial Park	4.2
Total acres	<b>94.5</b>

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**Inventory of Small Urban Open Spaces**

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

**Inventory of Recreational Areas at Public School Sites**

Name of Facility	Size (In acres)
1. Pompano Beach Elementary School	3.4
2. Pompano Beach Middle School	2.0
3. Pompano Beach High School**	7.5
4. McNab Elementary School	2.0
5. Cypress Elementary School	5.2
6. Sanders Park Elementary School	3.2
7. Blanche Ely High School **	6.5
8. Markham Elementary School	2.9
9. Charles Drew Elementary School	4.6
10. Cross Creek SED Center	7.2
11. Cypress Run Alternative School	2.0
12. Cresthaven Elementary School	2.3
13. Crystal Lake Middle School	3.2
14. Palm View Elementary School	2.2
15. Norcrest Elementary School**	<u>6.2</u>
Total acres	<b>60.4</b>

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**Neighborhood Parks**

**Privately Owned Facilities**

1. John Knox Village	1.8
2. Cypress Bend	10.1
3. Palm Aire	<u>48.6</u>
Total acres	60.5
<b>Grand Total</b>	<b>258.7</b>

**Inventory of Community Parks**

Name of Facility	Size (In acres)
1. Pompano (Jaycee) Community Park	71.1
2. Mitchell/Moore (Westside) Community Park	15.8
3. Public Beach	32.4
4. North Pompano Park	20.4
5. Palm Aire Lakes Park	97.0
<b>Total</b>	<b>236.7</b>

**Other Large Open Spaces and Parks**

Name of Facility	size (in acres)
1. Boys & Girls Club	9.5
2. Sand & Spurs Stables	11.5
3. Arboretum	33.0
4. Pompano Beach Cemetery	17.0
5. Pompano Beach Golf Course	76.6 (15% of the total Community Park Requirement of 510.7 acres)
<b>Total</b>	<b>147.6</b>
<b>Grand Total</b>	<b>643</b>

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

Broward County Environmental Land Crystal Lake Sand Pine Scrub Natural Preserve 3110 block of NE 3 <sup>rd</sup> Avenue	24.25
Broward County Environmental Land Pompano Highlands Natural Preserve 4200 Block east of FEC RR	38.70

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## Notes:

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

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- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park was added to this inventory
- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre “Palm Aire Property” as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial

Item 6.b.-d. Methodology of 2020 and Buildout Population Figure for Park Requirement (note: the current Pompano Comp Plan has a 2040 planning horizon with a population projection of 135,553 by 2040 which is a park requirement of 406.7 acres.)

	2020 (Census)	2040 Planning Horizon	Buildout
Population	112,046	135,553	176,710
Broward County Parks Requirements (3 acres per 1,000 population)	338.4 acres	406.7 acres	530.1 acres
<b>Total Parks supplied</b>	<b>643 acres</b>	<b>643 acres</b>	<b>643 acres</b>

*(If the City adds 10% of the County-owned lands to this total, it becomes 649.3 acres)*

Buildout population calculations

82,521	Maximum number of dwelling units allowed by future land use map*
- 11,553	14% of dwelling units held for seasonal use
70,968	Total dwelling units for permanent residents
x 2.49	Persons per occupied dwelling unit from 2017 Census estimate (up from 2.27 in 2010 Census)
176,710	Buildout population projection

\* Includes: the 626 units in The Claridge (198), Hillsboro Light Towers (72) and the Citi Center irregular density area (356); the increase of 2,000 units in the Downtown TOC, the additional 2,800 units in the LIVE! RAC, the additional 4 units on the former site of FS 103, the increase of 122 units for Hillsboro Shores; the net increase of 2,399 units in the East Transit Oriented Corridor; the net reduction of 207 units from the Jefferson Amendment (even though those are anticipated to be eventually built as flex units) and net addition of 24 dwelling units from the 1600 Corporation Amendment; the net addition 64 dwelling units by 2 Habitats and John Knox Village; the net addition 303 dwelling units by the WH Pompano LUPA; the net addition 1,300 dwelling units by the Isle of Capri RAC LUPA; the net additional 88 units created by the D.R. Horton land use plan amendment in 2013; the 190 units created by the KOI land use plan amendment in 2012; the 187 units created by the St. Joseph land use plan amendment in 2012 and the additional 907 units created by the Palm-Air North amendment adopted in July 2010 and the net additional 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

G:\Zoning 2009\Flexibility Tables & Parks Inventory\Flex Tables - Current, Past Years and Drafts\2021 Tables and Recertification\Tables for 2021 Recertification of Citi Centre HLT and The Claridge\Park Inventory Post Citi Center The Claridge and HLT.doc

# EXHIBIT I

Mass Transit Verification letter





Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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

**VIA EMAIL**

July 01, 2022

Juan Chapa  
 Planning Intern  
 KEITH  
 301 E Atlantic Boulevard  
 Pompano Beach, FL 33060

RE: City of Pompano NW 31 AVE Land Use Plan Amendment LUPA

Dear Mr. Chapa:

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2022, regarding the City of Pompano Beach NW 31 AVE Land Use Plan Amendment (Industrial 146,950 GSF Facility). Land Use Plan Amendment (LUPA) of the property located in the City of Pompano Beach for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 60. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
60	Weekday	5:16a-11:28p	33 minutes
	Saturday	5:20a-11:16p	36 minutes
	Sunday	9:05a-8:46p	55 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 fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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.

Broward County Board of County Commissioners  
 Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)



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Please feel free to call me at 954-357-8387 or email me at [Lurodriguez@broward.org](mailto:Lurodriguez@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis F. Rodriguez", written over a horizontal line.

Luis F. Rodriguez  
Service Planner  
Service and Strategic Planning – Broward County Transit