

# **Broward Partnership For The Homeless INC.**

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

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**Exhibits**

- Exhibit A      Legal Description/Survey
- Exhibit B      Location Map
- Exhibit C      City of Pompano Beach Land Use Map
- 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      Municipal Park Inventory Summary
- Exhibit I      Mass Transit Verification letter
- Exhibit J      School Capacity
- Exhibit K      Florida Master Site File review

## 1. APPLICANT INFORMATION

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

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


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

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- 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 Broward Partnership for the Homeless, Inc. ("BPHI") is planning to develop 138 affordable residential units on the area in which the currently green space abutting the north homeless assistance center (HAC) at 1700 Blount Road. Affordable housing supply and homelessness continue to be issues in the City of Pompano Beach and throughout the country. BPHI proposes to develop this 138 unit residential apartment building which will

provide individuals and families with affordable housing for very low and low income individuals. This project provides permanent housing targeted for those who were homeless or at risk of becoming homeless and can work with a dedicated case manager to stabilize their unique situations. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments at this location would be a natural location providing the next level of assistance. The project will be managed by an experienced professional management company with extensive in operating similar affordable housing developments. 

The request is to change the City of Pompano Beach Land Use from Industrial to Commercial. Once the land use designation becomes commercial, the property would be available for affordable flex units under the City's comprehensive plan and Broward County policy.2.16. The ultimate intent of the local land use plan amendment is to allow for the 138 unit affordable residential development. 

The proposed use of affordable residential apartments is suitable to the use of the area. The site will provide within a short travel distance many potential employers. Current trends in land use is to provide housing in proximity to employment base. Providing affordable housing opportunities furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

The Land Use Plan Amendment is the first step in the process. Rezoning, flex allocation and plat note delegation will all be necessary prior to the final site plan approval.

## **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 North of Dr. Martin Luther King Jr. Blvd on the east side of Blount Road. The site has 500 feet of road frontage and is 583 feet deep. The site is approximately 6.7 net acres and gross acreage is approximately 7.0 acres.

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

**Response:** The entire amendment site is Parcel E of Broward County Plat NO.2 as recorded in Plat Book 159 Page 16. See Exhibit **A** for survey and legal description.

- 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.

**Response:** See **Exhibit C** for Current Land use Plan Designation.

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

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

**Response:** No flex has been used by adjacent areas.

- C. Existing use of amendment site and adjacent areas.

**Response:** Amendment site is developed with Broward County Homeless Assistance Center in the front portion of the parcel.

Adjacent Properties:	North:	Distribution Center
	South:	Broward County Bridge & Highway Building/yard
	East:	Distribution Center
	West:	Distribution Center

- 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.

**Response:** The amendment site currently has 49,073 square feet of Homeless Assistance Center which will remain. The proposed amendment is to allow development of 138 residential affordable units on the rear of the site utilizing the Commercial land use and allocation of flexibility units.

**PROPOSED USES**

Type of Use	Square footage
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Commercial 7 acres	1,829,520 SF*
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\*Based on City of Pompano Future Land Use Element Policy 01.7.17.

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.

#### EXISTING POMPNO ADOPTED ENTITLEMENTS

Land Use Category	Lot Coverage	Height
Industrial	65%	45 Ft
Commercial	60%	105 Ft

\*Based on City of Pompano Future Land Use Element Policy 01.7.17.

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

Type of Land Use	Allowed	Proposed	Net Change
Commercial	1,829,520 SF	1,829,520 SF	+1,829,520 SF
Industrial	792,792 SF	0 SF	-792,792 SF
			+1,036,728 SF

## 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 level of service for potable water service is 112 gallons per person per day, adopted in April 2020.

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 facility servicing the project is Water Treatment Plat 2A. The current plant capacity is 40 MGD and the current demand is 14.40 MGD. There are planned expansions. The wellfield serving the area is 2A/NRW, with a permitted withdrawal of 19.2 MGD with an expiration date of 10/19/2040.



- 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 below compares the existing Industrial Land Use to the proposed Commercial amendment. The net estimated demand decrease from the current land use with the 138 residential units is 1,155 GPD, and the decrease in demand by 56,467 GPD by the proposed commercial designation.

<b>Current Land Use Designation: Industrial</b>		
Development Intensity	Generation Rate	Demand
792,792	26 GPD/ 1,000 SF	<b>20,613 GPD</b>
<b>Proposed Land Use Plan Designation: Commercial</b>		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	37 GPD/1,000 SF	6,769 GPD
1,646,568 SF Office	42 GPD/ 1,000 SF	69,156 GPD
		<b>TOTAL: 75,925 GPD</b>
<b>NET CHANGE: +55,312 GPD</b>		
<b>Proposed Residential Units</b>		
Development Intensity	Generation Rate	Demand
138 Residential Units	141 GPD/Day/Unit	19,458 GPD
<b>NET CHANGE: -1,155 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 will be included in **Exhibit D**.

**B. Sanitary Sewer Analysis**



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

**Response:** The level of service is 78.4 gallons per capita per day, adopted April 2020.

2. 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 site is served by the Broward County North Regional Wastewater Treatment Plant. The current plant capacity is 95 MGD and the current demand is 67.2 MGD. There are no planned capacity expansions.

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 below compares the Commercial land use to the Industrial amendment. The net estimated demand decrease from the current land use with the 138 residential units is 2,849 GPD, and a decrease in demand by 47,671 GPD by the proposed commercial designation.

<b>Current Land Use Designation: Industrial</b>		
Development Intensity	Generation Rate	Demand
792,792	21 GPD/ 1,000 SF	<b>16,649 GPD</b>
<b>Proposed Land Use Plan Designation: Commercial</b>		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	30 GPD/1,000 SF	5,488 GPD
1,646,568 SF Office	34 GPD/1,000 SF	55,983 GPD
		<b>TOTAL: 61,471 GPD</b>
		<b>NET CHANGE: +44,822 GPD</b>
<b>Proposed Residential Units</b>		
Development Intensity	Generation Rate	Demand
138 Residential Units	100 GPD/Day/Unit	13,800 GPD
		<b>NET CHANGE: -2,849 GPD</b>



4. 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 will be included in **Exhibit E**.

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:

<u>Residential</u>	8.9 lbs. per unit per day
<u>Industrial/Commercial</u>	
Factory/Warehouse	2 lbs per 100 sq.ft. per day
Office Building	1 lbs. per 100 sq.ft. per day
<u>Retail</u>	4 lbs. per 100 sq.ft. per day
<u>Supermarket</u>	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
<u>Institution</u>	
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:** The solid waste demand as illustrated below compares the Commercial land use to the Industrial amendment. The net estimated demand decrease from the current land use with the 138 residential units is 14,628 Lbs/Day, and a decrease in demand by 22.556 Lbs/Day by the proposed commercial designation.



<b>Current Land Use Designation: Industrial</b>		
Development Intensity	Generation Rate	Demand
792,792	2 Lbs./100 SF/Day	<b>15,856 Lbs/Day</b>
<b>Proposed Land Use Plan Designation: Commercial</b>		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	4 Lbs/100 SF/Day	7,318
1,646,568 SF Office	1 Lbs/100 SF/Day	16,466
		<b>TOTAL: 23,784</b>
<b>NET CHANGE: +7,928 Lbs/Day</b>		
<b>Proposed Residential Units</b>		
Development Intensity	Generation Rate	Demand
138 Residential Units	8.9 Lbs/Unit/Day	1,228 Lbs/Day
<b>NET CHANGE: -14,628 Lbs/Day</b>		

4. 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 will be included in Exhibit F.

**D. Drainage Analysis**

1. 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

2. Identify the drainage district and drainage systems serving the amendment area.

**Response:** The site elevation depicted on the Broward County 100-year Flood Map 2060 is 13.50' NAVD. The site is in zone AH(13) and the Finished Floor elevation will be 14 feet. The site is located within the limits of the Broward County Water Control District #3.

Application is being made for a CLOMA (Conditional Letter of Map Amendment) in which FEMA will conditionally remove the building from the flood zone, and it is expected that the letter will be within 30-45 days. Once the building has been constructed, we will file for a LOMAR-F (Letter of Map Revision, based on fill) which will permanently remove the building from the flood zone.


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

**Response:** There are no existing or planned connections to the district's drainage system and no planned improvements to the district's facilities. The additional development on the site will require relocation of the drainage requirements of the existing facilities. There are currently conversations with the county which owns the adjacent site to reroute the drainage requirements from existing retention area on the amendment site to the adjacent county property. The relocation will provide retention storage as well as water quality. Detailed plans will be provided and permitted as part of the site development applications.

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:** The site is presently licensed under Broward County License no. SWM2001-012 and SFWMD ERP no. 06-03120-P. Copies of the permits are

included in **Exhibit G**. The existing permits will be modified to accommodate the relocated drainage and the proposed site development as part of the development permit process. 

3. 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 yards, 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.

4. 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 will be included in **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. For the 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 municipal community parks inventory must be submitted.

**Response:** See **Exhibit H** for inventory of parks provided by City of Pompano Beach.

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:** Based on updated information of 2.49 people per unit, the 138 units will generate 344 people increasing the build out population to 177,054, See **Exhibit H** for inventory of parks and calculations. 

4. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.

**Response:** See **Exhibit H** for inventory of parks and calculations.

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:** Proposed amendment does not result in loss of open space.


#### 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:

- Hammondville Rd (E of NW 31st Ave-FTPK)
- Hammondville Rd (E of Powerline)
- Hammondville Rd (E of I-95)
- Copans Rd (E of Blount Rd)
- Copans Rd (E of Powerline Rd)
- Copans Rd (E of Military Trail)
- Lyons Rd (N of Copans Rd)

- Lyons Rd (N of Coconut Creek Pkwy)
- Florida's Turnpike (N of Atlantic Blvd)
- Florida's Turnpike (N of Coconut Creek Pkwy)
- NW 31st Ave (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)

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
Hammondville Rd	E of NW 31 <sup>st</sup> Ave-FTPK	4 Lanes	2920	2518	D
Hammondville Rd	E of Powerline	4 Lanes	2920	2185	D
Hammondville Rd	E of I-95	4 Lanes	2920	3040	E
Copans Rd	E of Blount Rd	4 Lanes	3401	3515	F
Copans Rd	E of Powerline Rd	6 Lanes	5121	4560	C
Copans Rd	E of Military Trail	6 Lanes	5121	5178	F
Lyons Rd	N of Copans Rd	4 Lanes	3222	3563	F
Lyons Rd	N of Coconut Creek Pkwy	4 Lanes	3222	3040	C
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 31 <sup>st</sup> Ave	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



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 County Metropolitan Planning Organization (MPO). The level of service for the long-term planning horizon is summarized in Table 3.

<b>Roadway</b>	<b>Segment</b>	<b>Facility Type</b>	<b>Maximum Service Volume</b>	<b>Growth Rate</b>	<b>2024 Peak Hour Volume</b>	<b>2024 LOS</b>
Hammondville Rd	E of NW 31 <sup>st</sup> Ave-FTPK	4 Lanes	2920	2.90%	2911	D
Hammondville Rd	E of Powerline	4 Lanes	2920	2.86%	2520	D
Hammondville Rd	E of I-95	4 Lanes	2920	-1.23%	2858	D
Copans Rd	E of Blount Rd	4 Lanes	3401	1.84%	3855	F
Copans Rd	E of Powerline Rd	6 Lanes	5121	1.69%	4961	D
Copans Rd	E of Military Trail	6 Lanes	5121	1.77%	5656	F
Lyons Rd	N of Copans Rd	4 Lanes	3222	0.98%	3743	F
Lyons Rd	N of Coconut Creek Pkwy	4 Lanes	3222	0.56%	3126	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	F
NW 31 <sup>st</sup> Ave	N of Atlantic Blvd	4 Lanes	3580	0.84%	1744	C
Blount Rd	N of Coconut Creek Pkwy	2 Lanes	1197	2.84%	1019	C
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	F



<b>Table 3: Long-Term 2040 Conditions LOS Analysis</b>					
<b>Roadway</b>	<b>Segment</b>	<b>Facility Type</b>	<b>Maximum Service Volume</b>	<b>2040 Peak Hour Volume</b>	<b>2040 LOS</b>
Hammondville Rd	E of NW 31 <sup>st</sup> Ave-FTPK	4 Lanes	2920	4627	F
Hammondville Rd	E of Powerline	4 Lanes	2920	3981	F
Hammondville Rd	E of I-95	4 Lanes	2920	2347	D
Copans Rd	E of Blount Rd	4 Lanes	3401	5178	F
Copans Rd	E of Powerline Rd	6 Lanes	5121	6498	F
Copans Rd	E of Military Trail	6 Lanes	5121	7505	F
Lyons Rd	N of Copans Rd	4 Lanes	3222	4380	F
Lyons Rd	N of Coconut Creek Pkwy	4 Lanes	3222	3420	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 31 <sup>st</sup> Ave	N of Atlantic Blvd	4 Lanes	3580	1995	C
Blount Rd	N of Coconut Creek Pkwy	2 Lanes	1197	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

3. 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 183,501 SF Commercial use, 1,651,509 square feet of office 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 223 (Affordable Housing – Income Limits)
- 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.

**Table 4 – Trip Generation – Existing Land Use**

Land Use	ITE Code	PM Rate	PM Trips
Industrial Park (397,586 SF)	130	0.34/1,000 SF	135
<b>Total</b>		<b>135</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
Affordable Housing - Income Limits (138 Residential Units)	223	0.46/Dwelling Units	63
General Office Building (1,651,509 SF)	710	1.44/1,000 SF	2378
Commercial (183,501 SF)	820 (>150K)	3.40/1000 SF	624
<b>Total</b>		<b>3065</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:** The Blue Route Community Bus stops at the site on Blount Road. The route goes to the Northeast Transit Center located just north of Atlantic Blvd. at Dixie Hwy and Dr. Martin Luther King Boulevard. Route frequency s 70 minutes. Broward County Transit service is also available on Copans Road (Route 83) and NW 31 Ave ( Route 60), both of which also go to the Northeast Transit Center. Discussions are underway with Broward County to enhance the service in the future.

2. Describe how the proposed amendment furthers or supports mass transit use.

**Response:** There is a Community Bus stop directly in front of the site.

**Response:** The mass transit verification letter from Broward County Transit is in **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:** The School Board of Broward County has reviewed the project and the availability report is attached, see **Exhibit J**.

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

**Response:** Fee and application have been made.

#### 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:** Site has been researched and not listed on any historic sites or districts.

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

**Response:** Site was reviewed by the State Division of Historical Resources and that the site is not listed on the Florida Master Site File (**Exhibit K**).

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.

- 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 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 not located within Wellfield Protection 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:** The proposed land use is commercial, not applicable.



## **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 amendment site is surrounded by both government facilities and major corporations in an industrial setting. Amending the land use to a commercial designation would allow provision of flex units that would enable a portion of the site to be developed as affordable residential. Placing affordable residences in an area of job concentration is sound planning practices. The site will be developed with generous buffers to mitigate adjacent uses. During the review of the site plan appropriate setbacks and buffers will be provided in coordination with staff review. Infrastructure is available to the site and any negative impacts will be addressed.

## **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:** Notices will be sent in accordance with code provisions to adjacent owners and publicly advertised. 


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

The subject property is located on the east side of NW 30<sup>th</sup> Avenue (Blount Road) between MLK and Copans Road. The Platted parcel E is developed with existing HAC facilities fronting Blount Road. The existing infrastructure has adequate capacity to accommodate water, sewer drainage and solid waste demands. The amendment supports the Goals, Objectives and Policies of the City's Comprehensive Plan listed below.

### **Policy 01.01.02**

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

### **Policy 01.01.03**


Phase development concurrent with the availability or phasing of infrastructure, potable water, traffic and drainage capacity. 

### **Policy 01.01.05**


Review proposals for new development to identify the cumulative impacts of the proposed development on public services and facilities.

**Policy 01.01.11**

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

**Policy 01.01.1** 

The city will continue to differentiate on the adopted Future Land Use and Zoning Maps. The commercial and industrial land use categories and zoning designations which are consistent with but more specific than the County’s Commerce land use category in regard to intensity, permitted uses and compatibility with adjacent and surrounding land uses.

**Policy 01.16.01** 

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

**Objective 03.01.00**

The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low and moderate income and those special housing needs, including homelessness.

**Policy 03.01.04**

The City shall continue to cooperate with other local governments concerning providing affordable housing for very-low, low, and moderate income households and the homeless.

**13. ADDITIONAL SUPPORTING DOCUMENTS**

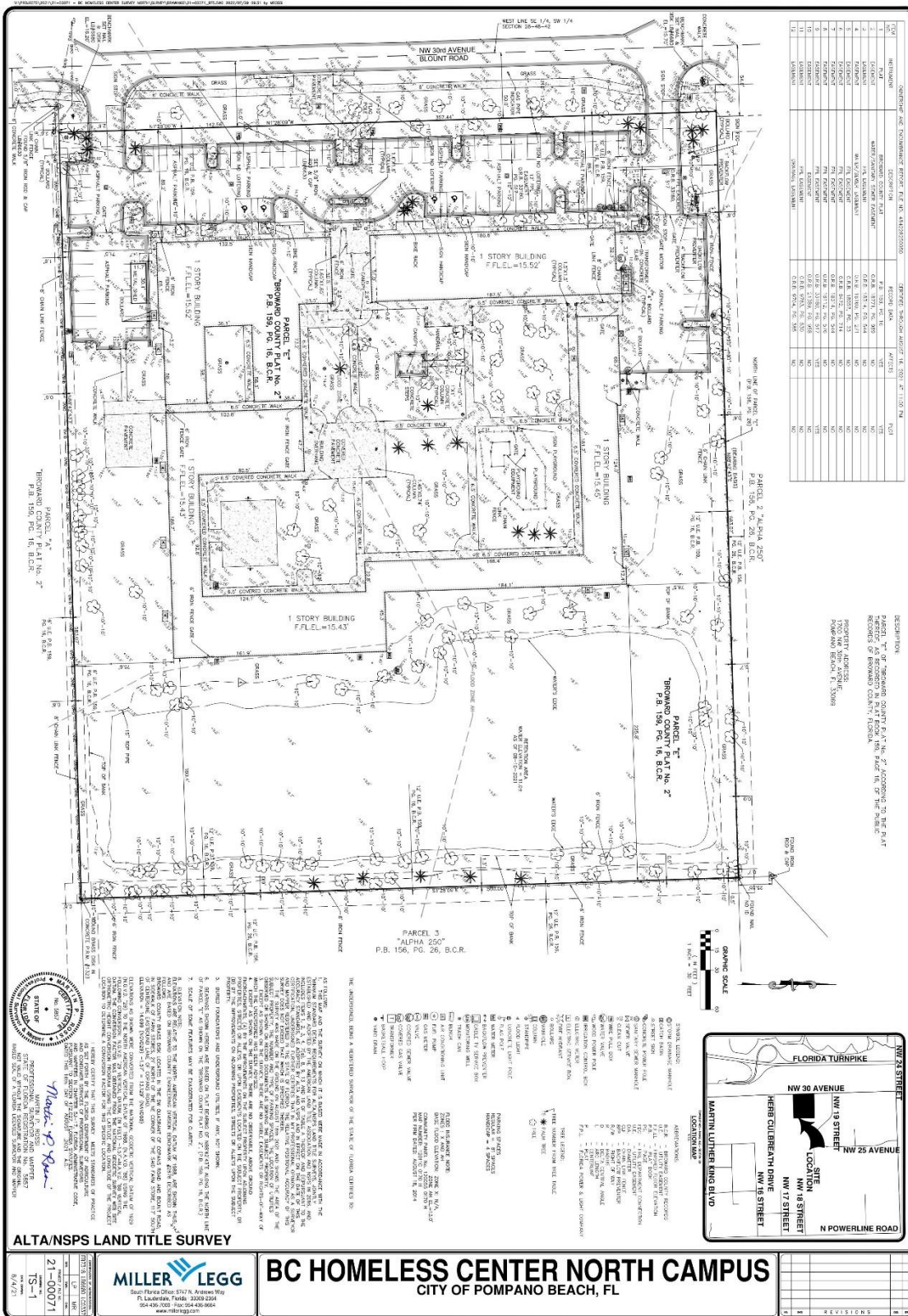
None

**14. PLAN AMENDMENT COPIES**

Electronically submitted to the City of Pompano Beach.

## **EXHIBIT A**

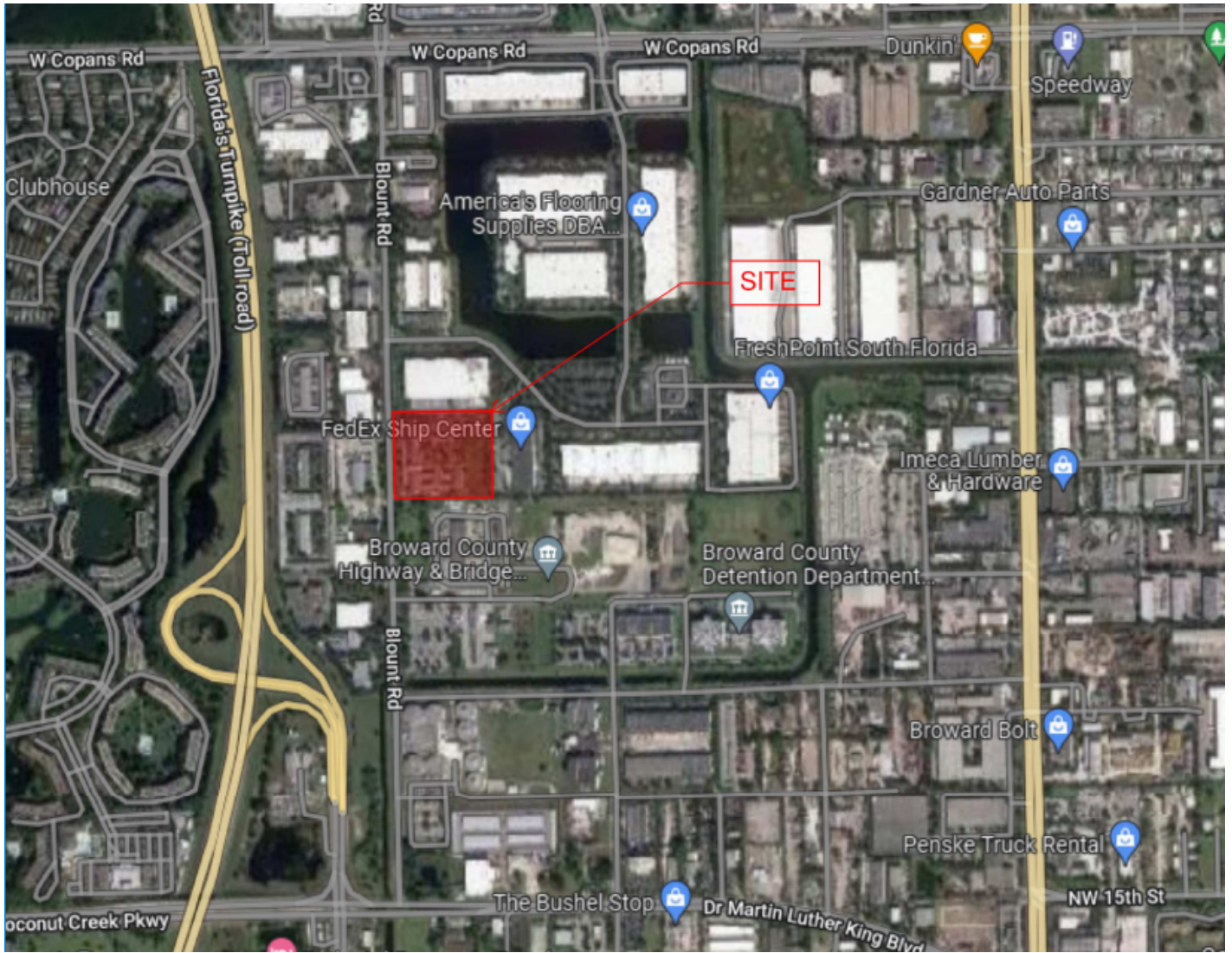
Legal Description/ Survey





## **EXHIBIT B**

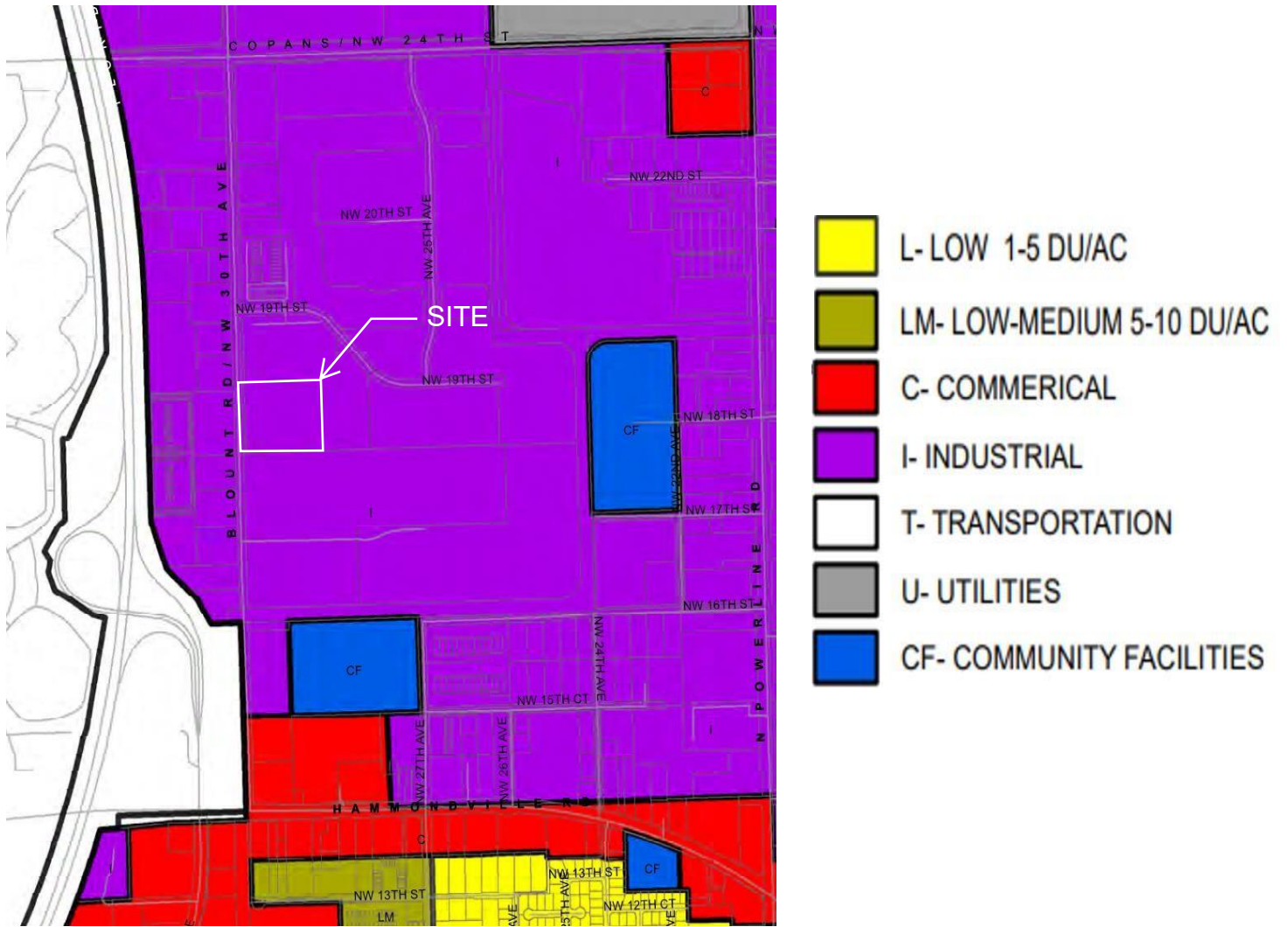
Location Map



## **EXHIBIT C**

Existing City of Pompano Beach Land Use Map





## **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

July 20, 2022

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

RE: Solid Waste Capacity 1700 SW 30<sup>th</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 a large, sweeping initial 'L' and 'P'.

Luigi Pace  
Government Affairs Manager

## **EXHIBIT G**

Drainage Provider Letter

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

## **EXHIBIT H**

### Municipal Park Summary

## **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

**Grand Total** **258.7**

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

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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 338.4 acres (3 acres per 1,000 population)		406.7 acres	530.1 acres
Total Parks supplied (If the City adds 10% of the County-owned lands to this total, it becomes 649.3 acres)	643 acres	643 acres	643 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
+ 344	138 Residential Units x 2.49
<b>177,054</b>	<b>Building Population with LUPA</b>

\* 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.

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## **EXHIBIT I**

Mass Transit 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 Beach 1700 NW 30 Ave, Pompano Beach Land Use Plan Amendment

Dear Mr. Chapa:

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2022, regarding the City of Pompano Beach 1700 NW 30 Ave, Pompano Beach 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 the Pompano Beach Community Shuttle Blue Route. Please refer to the following table for detailed information.

COMMUNITY SHUTTLE ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Pompano Beach Blue Route	Weekday	9:05a-5:02p	70 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)



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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

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 that reads "Luis F. Rodriguez".

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

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)

## **EXHIBIT J**

School Capacity



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**

**SBBC-3392-2022**

**County Number: 82-MP-93 Municipality Number: 22-92000003**  
**Broward Partnership for the Homeless, Inc.**

**August 19, 2022**

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> August 19, 2022	Single-Family:		Elementary: 3
<b>Name:</b> Broward Partnership for the Homeless, Inc.	Townhouse:		Middle: 3
<b>SBC Project Number:</b> SBBC-3392-2022	Garden Apartments:		
<b>County Project Number:</b> 82-MP-93	Mid-Rise: 138		High: 5
<b>Municipality Project Number:</b> 22-92000003	High-Rise:		Total: 11
<b>Owner/Developer:</b> Broward County Board of County	Mobile Home:		
<b>Jurisdiction:</b> Pompano Beach	<b>Total:</b> 138		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Charles Drew Elementary	631	694	442	-252	-14	63.7%	7
Crystal Lake Middle	1,585	1,585	1,148	-437	-19	72.4%	13
Winche Ely High	2,786	3,065	1,993	-1,072	-42	65.0%	52

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				22/23	23/24	24/25	25/26	26/27
Charles Drew Elementary	449	-245	64.7%	402	381	361	331	311
Crystal Lake Middle	1,161	-343	73.2%	1,140	1,110	1,280	1,300	1,270
Winche Ely High	2,045	-1,020	66.7%	1,977	1,871	1,864	1,858	1,852

Impacts generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. Additional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project the charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes. The number represents the higher of: 100% gross capacity or 110% permanent capacity. \*\*The first Monday following Labor Day. \*\*\*Greater than 100% exceeds the adopted Level of Service (LOS).

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2021-22 Contract Permanent Capacity	2021-22 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				22/23	23/24	24/25
Andrews High School	550	303	-247	303	303	303
Comermet Academy Pompano	750	127	-623	127	127	127

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Charles Drew Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Crystal Lake Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Manche Ely High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

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

### Comments

Staff reviewed the application for 138 (two or more bedroom) midrise units, which are anticipated to generate 11 (3 elementary, 3 middle and 5 high school) students.

Please be advised that this application was reviewed utilizing 2021/22 school year data because the current school year (2022/23) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2021/22 school year include Charles Drew Elementary, Crystal Lake Middle and Coconut Creek High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) capacity. These schools are expected to maintain their status through 2023/24. These projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2021/22- 2023/24). Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding the charter schools located within a two-mile radius of the site in the 2021/22 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are included above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 138 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 14, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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**SBBC-3392-2022 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

8/19/22  
Date

  
Signature

Lisa Wight  
Name

Planner  
Title

## **EXHIBIT K**

Florida Master Site File Review

**From:** Fowler, Christopher G. <[Christopher.Fowler@DOS.MyFlorida.com](mailto:Christopher.Fowler@DOS.MyFlorida.com)>  
**Sent:** Monday, August 1, 2022 12:15 PM  
**To:** John Rinaldi <[JRinaldi@keithteam.com](mailto:JRinaldi@keithteam.com)>  
**Subject:** RE: 07699.M5 - Archeological Data Analysis

Good afternoon

I searched the area you indicated with a 250-foot buffer. There were no previously recorded resources within the search area, however, the area has not been surveyed. Please see the attached search results map for reference. For SHPO correspondence, please contact the DHR Compliance & Review office. I pasted their info below for you. Have a great day.



<https://dos.myflorida.com/historical/preservation/compliance-and-review/>

Contact Information

[CompliancePermits@dos.myflorida.com](mailto:CompliancePermits@dos.myflorida.com)

Address

R. A. Gray Building  
500 S. Bronough Street, Room 423  
Tallahassee, FL 32399-0250



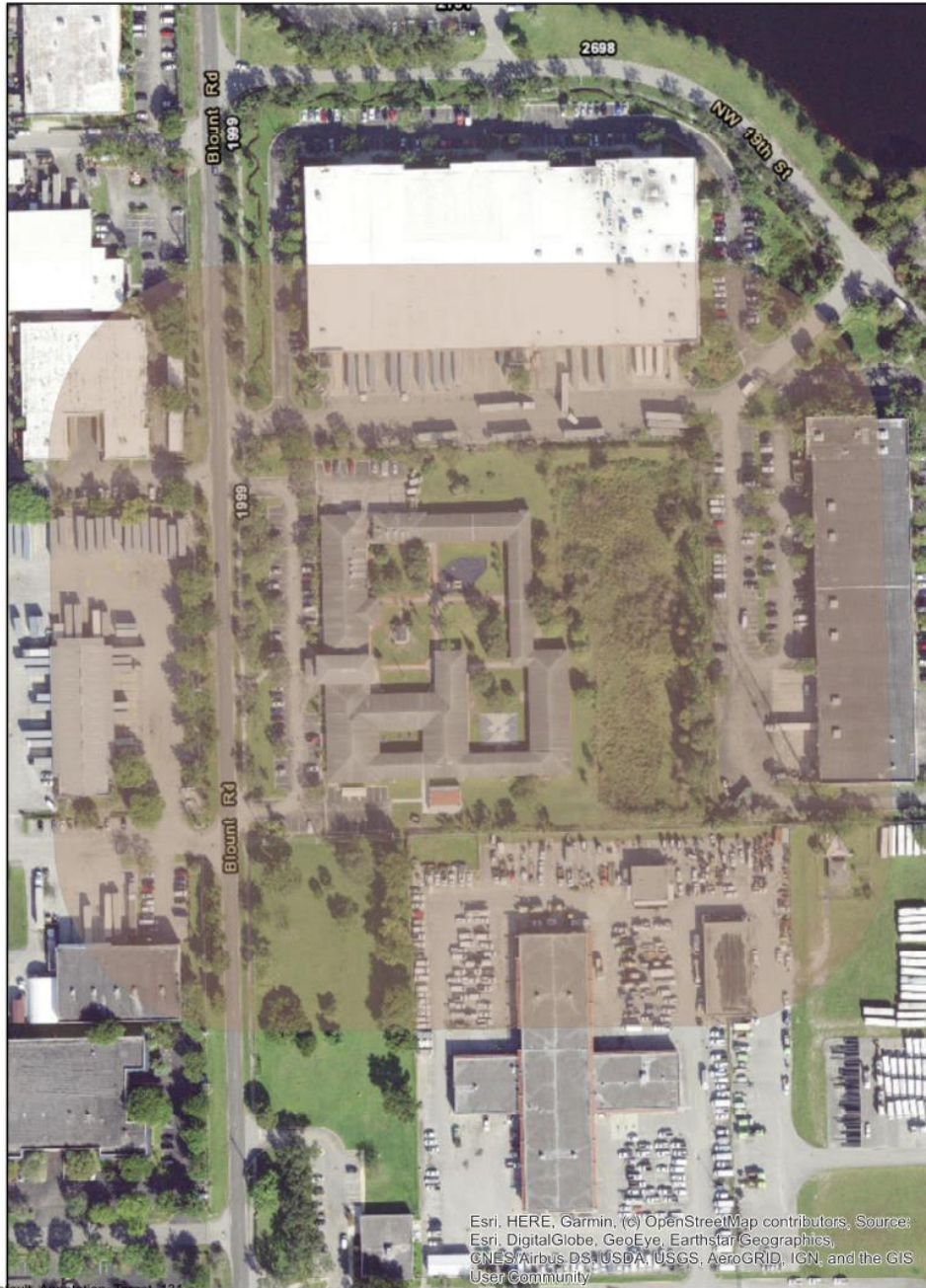
850.245.6333

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

Kind regards,

**CHRIS FOWLER**

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | [flheritage.com](http://flheritage.com)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

-  Buffer\_of\_Default\_Annihilation\_target\_131
-  FloridaStructures
-  FloridaSites
-  HistoricalBridges
-  HistoricalCemeteries
-  ResourceGroups

