

PROVIDED TO THE CITY OF POMPANO BEACH & BROWARD COUNTY AN APPLICATION FOR:

LAND USE PLAN AMENDMENT

HILLSBORO SHORES

PREPARED BY DUNAY MISKEL & BACKMAN LLP

Submitted – November 2015

Re-submitted-June 2016

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1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided by the City of Pompano Beach.

- B. Date local governing body held transmittal public hearing.**

To be provided by City of Pompano Beach.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

Not applicable.

- D. Whether the amendment is one of the following:**

***Development of Regional Impact**

***Small scale development activity (Per Florida Statutes)**

***Emergency (please describe on separate page)**

***Other amendments which may be submitted without regard to Florida statutory limit regarding amendment submittals (Brownfield amendments, etc.)**

The amendment is a Small Scale Land Use Plan Amendment under the criteria established under Florida Statutes.

2. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.**

City issued project number: PZ-15-92000004

- B. Proposed month of adoption of local land use plan amendment.**

To be provided by the City of Pompano Beach.

- C. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

Name/Title: Ms. Maggie Barszewski, AICP-Planner

Address: City of Pompano Beach – Development Services

100 West Atlantic Boulevard Pompano Beach, FL 33060

Phone: 954-786-4600

Fax: 954-786-4666

E-Mail: maggie.barszewski@copbfl.com

D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan Amendment.

Minutes from the local planning agency and local government public hearing of the transmittal will be provided upon availability.

E. Description of public notification procedures followed for the amendment by the local government.

To be provided by the City of Pompano Beach.

3. APPLICANT INFORMATION

A. Name, title, address, telephone and facsimile number and email of the applicant:

Name/Title: CG Hillsboro Shores LLC - Applicant

Address: 2915 Biscayne Boulevard #300 Miami, FL 33137

Phone: (305) 747-6408

Email: ari.pearl@gmail.com

B. Name, title, address, telephone and facsimile number and email of the agent:

Name/Title: Bonnie Miskel, Esquire

Address: Dunay, Miskel & Backman, LLP

14 S.E. 4th Street-Suite 36 Boca Raton, FL 33432

Phone: 561-405-3300

Fax: 561-409-2341

Email: bmiskel@dmbblaw.com

C. Name, title, address and telephone and facsimile number and email of the property owner:

Name/Title: Joseph Chetrit, Manager - CG Hillsboro Shores LLC

Address: 2915 Biscayne Boulevard #300 Miami, FL 33137

Email: ari.pearl@gmail.com

D. Planning Council fee for processing the amendment in accordance with Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Use Elements."

City of Pompano Beach Comprehensive Plan Amendment Fee-\$8,230.00

Broward County Planning Council Fee-\$12,146.00

E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Applicant requests a small scale modification to the City of Pompano Beach and Broward County Land Use Plans based upon the following evidence and rationale:

This request is to amend a 4.2079 gross acres, or 2.4944 net acres, of land located in the City of Pompano Beach (hereinafter referred to as the "City"), west of State Road A1A, north of Riverside Drive and adjacent and east of the Intracoastal Waterway (hereinafter referred to as the "Subject Property"). A location map is attached as **EXHIBIT A**. The address of the Subject Property consists of two (2) parcels of land located at 2507 N. Ocean Drive and 2629 N. Riverside Drive. The Applicant proposes a future land use plan amendment from City of Pompano Beach and Broward County Commercial (C) future land use designation to City of Pompano Beach and Broward County High Residential (HR) – Irregular 29 future land use designation. A map depicting the City of Pompano Beach existing future land use is attached as **EXHIBIT B** and a map of Broward County existing future land use is attached as **EXHIBIT C**. A map depicting the City of Pompano Beach proposed future land use is attached as **EXHIBIT D** and a map of the Broward County proposed future land use is attached as **EXHIBIT E**.

The Subject Property will consist of approximately 122 residential dwelling units with an overall density of 29 du/acre. This High Residential (HR) land use designation permits a mixture of uses such as commercial, office and residential uses as long as the commercial use does not exceed 50% of the floor area. This specific residential density of 29 du/acre, can be identified on the City and County land use maps and removes the flexibility permitted under the standardized Commercial (C) land use category. The intent of this land use plan amendment is to redevelop the Subject Property in order to create a residential development and eliminate more intense uses that could potentially be situated adjacent to the existing residential neighborhood(s). The proposed intensity of the amendment area is a net decrease over what is currently allowed under the City's adopted Comprehensive Plan. This reduction in intensity is due to the elimination of the Commercial (C) land use and replacement with a residential land use designation. The impact on public facilities and services based upon a High Residential (HR) land use designation, at build-out, is less than the existing Commercial (C) land use designation.

Prior to the submittal of this application, the Subject Property contained several commercial uses including a restaurant/bar, convenience store and gas station. While this portion of the City consists of the Commercial (C) land use designation, the area began and has continued to develop as a residential area despite the existing land use designation. Dating back to the late 1960's and early 1970's, residential buildings were the first buildings to be constructed in this area. The commercial uses that developed in this area have come and gone and were traditionally a nuisance to the surrounding community. The Subject Property was subsequently sold and plans for a hotel were generated as a result of the economic downturn and lack of interest for residential development. In order to eliminate the bifurcation of the Subject Property by North Riverside Drive, the City approved the abandonment of a portion of North Riverside Drive and allowed the developer the ability to relocate the road further to the south.

While the impetus for the abandonment may have generated by the proposed hotel use, the City's approval of the road relocation required the analysis of the traffic circulation of the area and if substantial benefit would be granted to the City as a result of this action. The abandonment has provided an overall improvement to the traffic flow, allows the

neighborhood east of A1A the ability to move south on A1A and provides a contiguous piece of property which enables better site design. At the time of the abandonment, the developer recorded a declaration of restrictions and Developer's Agreement which guaranteed that the Subject Property would be utilized for a very specific type of hotel. Since that time, the Subject Property was purchased by the Applicant and a thorough analysis was done in order to develop the best use for the Subject Property and the surrounding neighborhoods. Attached to this application as **APPENDIX I**, please refer to the Market Study which has been provided and discusses the viability of a hotel within this area. As the report will discuss, a high-end hotelier is not feasible or desired for the Subject Property. Additionally, the hotel use is not compatible with the existing residential uses surrounding the Subject Property. Provided below is a map depicting the Subject Property and the uses within the area.

FIGURE 1.: Future Land Use Map Imposed to Show Land Pattern within Commercial Land Use Designation



Comparing the existing uses to the City's Future Land Use Map, the area with the Commercial land use designation has not actually developed into commercial uses. Instead, only a small portion of the properties contained within the Commercial future land use category have developed as a commercial use. Otherwise, the uses are either residential in nature or City owned property utilized for park purposes. Therefore, while the existing land use would permit a wide range of commercial uses, the proposed residential use as contemplated, would be more consistent with the existing and surrounding uses.

The land use designation north of the Subject Property also consists of Commercial land use, but has been developed as a 14-story multi-family high rise equal or greater than 46 du/acre and referred to as Hillsboro Light Towers Condominiums. The property immediately to the south of the Subject Property, is a 11-story, multi-family high rise referred to as the Water's Edge Condominium, consisting of a Medium High (MH) residential land use designation and a density of 16-25 du/acre. Further, other condominiums, including Hillsboro Shores Executive Condominiums and Bayview of Pompano, located on the east side of State Road A1A have been developed at similar densities and are 45 year old structures. The area located on the east side of State Road A1A has been developed with 11,000 SF commercial or retail use. The area located to the northwest of the Subject Property is the Intracostal Waterway which consists of a Water (W) land use designation.

The proposed land use plan amendment is designed to provide compatibility, consistency and a proper transition of land uses adjacent to the existing neighborhoods. This proposed amendment will create the opportunity to redevelop an old, dilapidated parcel which will serve to enhance the gateway into the City of Pompano Beach. The ability to create a redevelopment opportunity in this location will increase the tax base and provide the City with the necessary housing inventory needed to service the projected population growth in addition to creating a transition between the major thoroughfares and existing residential communities.

The proposed residential land use will have reduced impacts on public facilities servicing the Subject Property. Please note that State Road A1A current level of service is "F" and the proposed change in land use will result in a substantial reduction in trips as compared to the current commercial land use designation.

TABLE 1: IMPACT ON PUBLIC FACILITIES SUMMARY			
Service	Current Demand	Proposed Demand	Change
Sanitary Sewer (GPD)	109,978 GPD	30,500 GPD	-79,478 GPD
Potable Water (GPD)	109,978 GPD	12,200 GPD	-97,778 GPD
Solid Waste (LBS/Day)	43,991 LBS/Day	1,086 LBS/Day	-42,905 LBS/Day
Traffic (Daily) (Trips/Day)	32,269 Daily Trips/Day	684 Daily Trips/Day	-31,585 Daily Trips/Day

Additionally, marina and water-dependent activities will not be compromised as a result of the change in land use. The proposed site plan for the Subject Property will keep the existing marina with boat slips. The marina area will be improved. Furthermore, the Subject Property will contain a large publicly accessed walking path around the entire building. This public access walk will provide the public with greater access to the water than what exists today. Additionally, approximately 5,115 SF of commercial use has been provided on the lower floor of the condominium structure. This will allow the opportunity for retail or other neighborhood serving commercial use to be present on the Subject Property.

In summary, the proposed use, contemplated under this land use amendment application, is residential. The Development Agreement and the declaration of restrictions between the property owner and the neighborhood associations will be modified and provided to the appropriate governmental agencies upon modification. The proposed land use will also provide the City with increased revenue while keeping the use consistent with adjacent and neighboring uses. The Subject Property previously contemplated a hotel use with an aggressive retail component. This application now includes residential and a significantly reduced retail component, consisting of approximately 5,115 SF, will yield less traffic and impact to the surrounding community. Additionally, this application is supportive of the following City of Pompano Beach policies:

Policy 01.01.05

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

Comment: This land use plan amendment demonstrates a significant reduction in the overall impacts to traffic and infrastructure.

Policy 01.03.04

Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

Comment: The preservation of established single family neighborhoods is an important component of this land use plan amendment. The presence of mainly residential uses in this area are indicative of the pattern of development and the type of use proposed for the Subject Property. The proposed land use plan amendment has taken into consideration the surrounding residential uses and has provided a commercial component to provide retail at a scale that is appropriate for the area.

Policy 01.03.05

All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying land use designations.

Comment: The proposed land use plan amendment and rezoning application is establishing density that has less intense than similar uses in the area and provides a transition in the level of development from high to medium and lower residential uses.

Policy 01.03.06

Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

Comment: Significant review of the impact of the proposed land use plan amendment has been provided. The level of impact of the existing land use designation is significantly higher than what is proposed under the land use plan amendment. Based upon the desire of the neighboring residents, the site plan has made accommodations to deter traffic from the entering into the neighborhood located south of the Subject Property. Additionally, the restrictive covenant and Development Agreement currently in place will be amended with

applicable residential neighborhoods in order to commit to the proposed development levels under this application.

Policy 01.03.11

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

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

Comment: Policies 1.03.11 and 01.03.12, further emphasize the applicability of the proposed land use with the existing and surrounding development. The existing commercial land use designation permits a wide range of intense uses. The proposed land use plan amendment will provide a significantly lower impact to City services and roadways than what the present land use permits.

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 and man-made resources.

Comment: The proposed land use plan amendment, while less intense than what is currently permitted, provides a substantial investment into the Subject Property. Unlike other areas of the City, development in the northern portion of the City has been stagnant and the City is placing emphasis on the downtown and Atlantic Boulevard Corridor. Additionally, the age of the housing inventory and the incompatibility of land use and the lack of other intense commercial uses with the surrounding area are reasons commercial development has not taken root in this location. The area has been developed as a residential enclave of the City.

In the surrounding neighborhoods, residents are investing in the redevelopment of property in order to preserve the structure's presence on the Intracoastal Waterway or other ecological resource as a result of living on the barrier island. The growth of the City's commercial corridor is occurring on Atlantic Boulevard and the other highly traveled roadways including Federal and Dixie Highways. The proposed land use plan amendment is creating the investment and public space opportunities by keeping the marina portion of the site public and by creating a pedestrian walkway around the entire structure so that residents can continue to enjoy views of the waterway.

4. AMENDMENT SITE DESCRIPTION

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

The amendment site consists of two parcels of land located within the City of Pompano Beach. Although the parcels will be unified and developed as one site, the current addresses of the properties are 2507 N. Ocean Boulevard (easternmost parcel consisting of 1.80 +/- net acres) and 2629 N. Riverside Drive (westernmost parcel consisting of .70 +/- net acres). Respectively, the Broward County Property Appraiser has assigned the following folio numbers to the parcels 484329051380 and 48432929051630. Collectively, the two (2) parcels of land consist of 4.2079 gross acres of land or 2.4944 net acres. The gross acreage calculation includes one-half of the applicable rights-of-way adjacent to the Subject Property. Please find the concise legal description of the acreage proposed as part of this amendment attached as **APPENDIX II**.

B. Sealed survey, including legal description of the area proposed to be amended.

A survey of the Subject Property is included in the application and attached as **APPENDIX III**.

C. Map at a scale of 1"-300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director.)

A map depicting the amendment location, boundaries and proposed land uses are included and attached as **EXHIBITS D & E**.

5. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple designations, describe gross acreage within each designation.

The existing future land use designation as depicted by the City of Pompano Beach and Broward County is Commercial (C) and are shown in **EXHIBITS B & C**. This application is proposing to amend the existing City of Pompano Beach and Broward County existing land use designation from Commercial (C) land use designation to High Residential (HR) (29 du/acre) land use designation consisting of 4.2079 gross acres. A map depicting the proposed Broward County and City of Pompano Future Land Use Plan designations are attached as **EXHIBITS D & E**.

B. Current land use designations for the adjacent properties.

TABLE 2: ADJACENT LAND USES

Subject Parcel	North	South	East	West
2507 N. Ocean Blvd.	Commercial	Medium High (16-25 du/acre)	Commercial	Commercial
2629 N. Riverside Drive	Commercial	Medium High (16-25 du/acre)	Commercial	Water

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

None

D. Existing use of amendment site and adjacent areas.

The existing use of the 2507 N. Ocean Blvd. site is vacant. The existing use of the 2629 N. Riverside Drive site is a marina, a vacant 2-story building and parking lot. The table below depicts the uses located on the adjacent parcels.

TABLE 3: ADJACENT SITE USES

Subject Parcel	North	South	East	West
2507 N. Ocean Blvd.	Multi-family	Multi-Family	Retail	Marina/Parking Lot
2629 N. Riverside Drive	Multi-family	Multi-family	Waterway	Vacant

E. Proposed use of the amendment site including proposed square footage for each non-residential use and/or dwelling unit count.

TABLE 4: PROPOSED USES-SQUARE FOOTAGE

Subject Parcel	Proposed Use	Square Footage	Dwelling Units
2507 N. Ocean Blvd. & 2629 N. Riverside Drive	Multi-Family	n/a	122 dwelling units
	Accessory Retail	5,115 SF	n/a

The proposed land use for the amendment site is High Residential (HR) (29 du/acre). The maximum allowable density under this land use category is 46 du/acre for residential development. The Floor Area Ratio (FAR) of 60% of the lot coverage with a maximum height of 105 FT development which results in a FAR of 6.

TABLE 5: MAXIMUM CAPACITY BASED UPON ADOPTED LAND USE PLAN

Land Use Designation	Density/Intensity	Gross Acres	Units/SF
High Residential	46 du/acre	4.2079 acres	194

Note: Section 3.02A.8.c of the Broward County Land Use Plan allows offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purpose.

TABLE 6: PROPOSED CAPACITY BASED UPON HIGH RESIDENTIAL LAND USE DESIGNATION

Density/Intensity	Gross Acres	Units/SF
29 du/acre	4.2079 acres	122

F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

The existing land use designation for the Subject Property, based upon the City and Broward County Land Use Plans, is Commercial. The City establishes a maximum intensity by limiting the height of buildings located within the Commercial to a maximum of 105 FT with 60% floor area coverage. Therefore, the maximum allowable development for the existing designation is (43,560 SF x 60% x 4.2079 acres) 109,978 SF. 109,978 SF x 10 stories (105 FT) = 1,099,778 SF.

Under the City of Pompano Beach's Comprehensive Plan, the existing land use designation of Commercial allows for the following uses:

- Retail uses;
- Office and business uses;
- Wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by local jurisdiction;
- Hotels, motels and similar lodging;
- Recreation and open space, cemeteries and commercial recreation uses;
- Community facilities and utilities;
- Special Residential Facility Category (2) – as specified under the Broward County Land Use Plan;
- Special Residential Facility Category (3) – as specified under the Broward County Land Use Plan;
- Non-residential agricultural uses
- Residential uses are permitted in the same structure as a commercial use provided that the local government entity applies flexibility or reserve units to the parcel and;
 - The residential floor area does not exceed 50% of the total floor area of the building; or
 - The first floor is totally confined to commercial uses.

Free standing multi-family residential uses on parcels of land 5 acres or less, 10 acres or less for designated redevelopment areas i.e. Urban Infill area and Community Redevelopment Areas.

- Transportation and communication facilities;
- Communication Facilities; and utilities, excluding landfills and electrical power plants

Under the Broward County Land Use Plan, the Commercial land use designation permits business, office, retail service and other commercial enterprises which support the resident and tourist populations of Broward County including the following uses:

- Retail uses;

- Office and business uses;
 - Wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by local jurisdiction;
 - Hotels, motels and similar lodging;
 - Recreation and open space, cemeteries and commercial recreation uses;
 - Community facilities;
 - Special Residential Facility Category (2) – as specified under the Broward County Land Use Plan;
 - Special Residential Facility Category (3) – as specified under the Broward County Land Use Plan;
 - Non-residential agricultural uses
 - Residential uses – provided that the local government applies flexibility or reserve units
 - Recreational vehicle park sites – as specified under the Broward County Land Use Plan;
 - Transportation Facilities;
 - Communication Facilities; and
 - Utilities, excluding landfills and electrical power plants
- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.**

The amendment is not part of a larger development.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

- 1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.**

The Subject Property is not serviced by septic tanks and is not proposed include septic tanks.

- 2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.**

The Subject Property is located on the west side of State Road A1A, just south of the Hillsboro Inlet, and is serviced by the Broward County North Regional Wastewater Treatment Facility. The current capacity of the treatment plant is 95 Million Gallons per Day (MGD). The current, plus the committed demand, is $68.8 \text{ MGD} + 1.45 \text{ MGD} = 70.25 \text{ MGD}$. The planned capacity of the Broward County North Regional Wastewater Treatment Facility is 95 MGD.

- 3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

The Subject Property proposes the construction of 122 condominium, dwelling units. Design flows for the proposed development are based on the Guidelines for Determining Ability to

Provide Potable Water and Wastewater Services prepared by Broward County Water & Wastewater Engineering Division dated 4/2/2014. The projected flows are calculated as follows:

TABLE 7: SANITARY SEWER IMPACT – CURRENT AND PROPOSED

	Use	Calculation	Total
Current	Commercial - 1,099,778 SF	X .1 GPD	109,978 GPD
Proposed	Residential – 122 Units	X 250 GPD per DU	30,500 GPD

Based upon the analysis, the existing demand for sanitary sewer as compared to the proposed demand is a reduction of 79,478 GPD based upon the proposed land use amendment.

- 4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.**

As identified by the City of Pompano Beach Comprehensive Plan, the projected flows for the year 2016 are 17.2 MGD. The projected flows for the year 2025 are 19.8 MGD. The Broward County North Regional Treatment Facility capacity is 95 MGD and is sufficient through the year 2040, based upon information provided by the Broward County Water & Wastewater Engineering Department.

TABLE 8: PROJECTED PLANT CAPACITY

Year	Service Population	G/P/D	Projected Sewage Flow Average Yearly Flow MGD
2009	84,864	179	15,190,656
2010	86,406	179	15,466,674
2011	88,060	179	15,762,740
2012	89,714	179	16,058,806
2013	91,369	179	16,355,051
2014	93,023	179	16,651,117
2015	94,677	179	16,947,183
2016	96,295	179	17,236,805
2017	97,913	179	17,526,427
2018	99,530	179	17,815,870
2019	101,148	179	18,105,492
2020	102,766	179	18,395,114
2021	104,404	179	18,688,316
2022	106,041	179	18,981,339
2023	107,679	179	19,274,541
2024	109,316	179	19,567,564
2025	110,954	179	19,860,766

Sources: City of Pompano Beach Planning Department-Chen & Associates

Note: G/P/D: Gallon per person per day.

5. **Correspondence from the sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

Correspondence from the sanitary sewer provider verifying the information submitted as part of the application attached as **APPENDIX VI**.

Name: Joe Hellman

Agency: Broward County Department of Public Works and Transportation-Water and Wastewater Division

Phone: 954-831-0926

Address: 2555 West Copans Road Pompano Beach, FL 33069

B. Potable Water Analysis

1. **Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of proposed water supply and related infrastructure improvements.**

There is an existing 12" water main will be adequate to service the site. The Subject Property will be serviced by the Pompano Beach Water Treatment Plant #4061129 and has a plant capacity of 17.75 MGD with a current and committed demand of 13.62 MGD.

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including expiration date of the SFWMD permit.**

The Subject Property will be serviced by the Pompano Beach Water Treatment Plant #4061129 and has a plant capacity of 17.75 MGD with a current and committed demand of 13.62 MGD. The SFWMD issued a permit, 06-00070-W, dated September 14, 2005. The permitted capacity allows for the usage of a maximum of 17.75 MGD. The permit expires on September 14, 2025.

3. **Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The City of Pompano Beach has 25 water production wells throughout the City of Pompano Beach. There are no wells located within the amendment area. The permitted capacity and committed capacity is 13.62 MGD. The SFWMD issued a permit, 06-00070-W, dated September 14, 2005. The permitted capacity allows for the usage of a maximum of 17.75 MGD. The permit expires on September 14, 2025.

4. **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.**

TABLE 9: POTABLE WATER IMPACT-CURRENT AND PROPOSED

	Use	Calculation	Total
Current	Commercial - 1,099,778 SF	X .1 GPD	109,978 GPD
Proposed	Residential – 122 Units	X 100 GPD per DU	12,200 GPD

Based upon the analysis of the existing level of service and the proposed level of service for potable water, there is a reduction of 97,778 GPD based on the proposed land use amendment.

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

The City of Pompano Beach Water Treatment plants have a combined designed capacity of 50.0 MGD with a current demand of 13.1 GPD. There are no plans for expansion at this time.

- Correspondence from potable water provider 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.**

Correspondence from the potable water provider verifying the information submitted as part of the application is attached as **APPENDIX V**.

Name: Alessandra Delfico, City Engineer
 Agency: City of Pompano Beach
 Phone: 954-545-7043
 Address: 1205 N.E. 5th Avenue Pompano Beach, FL 33060

C. Drainage Analysis

- Provide the adopted level of service standard for the service area in which the amendment is located.**

The City has set and maintains the level of service standards which shall be the minimum levels of service standards for drainage per the South Florida Water Management District Standards and are as the following:

- 10-Year Frequency Storm
24-Hour Duration for the Minimum Road Crown Elevation
- 25-Year Frequency Storm

72-Hour Duration for Allowable Discharge

- 100-Year Frequency Storm

24-Hour Duration for Minimum Finished Floor Elevation

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

The Subject Property is located within the Broward County Drainage District and is in the Coastal Drainage Basin as noted in the Comprehensive Plan maps for Broward County. Generally, surface water drainage in the area is accomplished through swales, exfiltration trench and positive drainage connecting to the Intracostal Waterway.

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

Based upon information provided by Broward County, no stormwater improvements are planned within the area of the Subject Property. The site has previously been developed and no onsite retention will be required. Water quality improvements will be provided as part of the site improvements. Discharge will outfall into the Intercostal Waterway. The Subject Property will be permitted through the Broward County Licensing and Building Permitting Division. Drainage plans will be provided during the permitting process and will be designed in accordance with the adopted level of service requirements of the City of Pompano Beach.

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.

A Basin Surface Water Management Plan has not been approved by the SFWMD for the Subject Property.

Identify the permit number(s), or application numbers(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.

Not applicable.

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 for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for floor waters to recede to the natural land elevation.

The area meets the adopted level of service. Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and

Environmental Protection and SFWMD. The Subject Property will meet the level of service when development of the site is complete.

- 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.**

Correspondence from the local drainage provider verifying the information submitted as part of the application is attached as **APPENDIX VI**.

Name: Alessandra Delfico, City Engineer
Agency: City of Pompano Beach
Phone: 954-545-7043
Address: 1205 N.E. 5th Avenue Pompano Beach, FL 33060

D. Solid Waste Analysis

- 1. Provide the adopted level of service standard for the municipality in which the amendment is located.**

The Interlocal Agreement with Broward County requires that the disposal facilities accommodate all municipal solid waste generated by the City of Pompano Beach. The waste-to-energy facilities allow the County to provide this level of service by reducing the amount of waste that enters the County's landfills. Additionally, the City's major recycling effort also reduces the volume of waste to the landfills. The duration of the Interlocal agreement is ongoing. The City of Pompano Beach's adopted level of service for solid waste collection is 8.9 lbs per dwelling unit per day.

- 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 landfill/plant capacity and planned landfill/plant capacity.**

The North Broward Resource Recovery Plant (NBRRP), opened in 1991, is located adjacent to the Central Disposal Sanitary Landfill on the northwest corner of Powerline and Sample Roads. This facility accepts waste from the City of Pompano Beach. This is a waste-to-energy facility which is capable of processing 2,250 tons of waste per day to provide an environmentally safe and cost-effective method of reducing the volume of solid waste sent to landfills in addition to recovering energy. The current and committed demand is 500,000 tons per year. The City of Pompano Beach Comprehensive Plan requires the continuing reduction of solid waste with a goal of reducing the current level of waste by 30% by the year 2020, but no expansions are planned at this time.

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

TABLE 10: SOLID WASTE IMPACT-CURRENT AND PROPOSED

	Use	Calculation	Total
--	-----	-------------	-------

Current	Commercial - 1,099,778 SF	X 4LBS/100 SF/Day	43,991 LBS/Day
Proposed	Residential – 122 Units	X 8.9 LBS/Day	1,086 LBS/Day

The impact on solid waste is based on the City of Pompano Beach Comprehensive Plan. Based upon the analysis of the existing level of service and the proposed level of service for solid waste, there is a reduction of 42,905 LBS/Day based on the proposed land use amendment.

- 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 verifying information.**

Correspondence from the Solid Waste provider verifying the information submitted as part of the application is attached as **APPENDIX VIII**.

Agency: Waste Management Inc. of Florida
 Position: Manager of Government Affairs
 Phone: 954-984-2000
 Address: 2700 Wiles Road Pompano Beach, FL 33069

E. Recreation and Open Space Analysis

- 1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The City's current LOS for recreation and open space is:

- 2.0 acres per 1,000 persons for Mini/Neighborhood parks
- 1.0 acres per 1000 persons for Community parks
- 2.0 acres per 1,000 persons for Urban parks

The level of service as defined by the Broward County Land Use Plan for recreation and open space is 3.0 acres per 1,000 persons for local parks and 3.0 acres per 1,000 persons for regional parks.

- 2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

The parks and other spaces that serve the amendment site are provided below:

TABLE 11: PARK SERVICE AREA

Name	Type	Acreage
------	------	---------

Public Beach	Community	26.8 AC
Hillsboro Inlet Park	Urban Park	2.3 AC
Marine Drive Right-of-Way	Urban Park	0.1 AC
NE 16 th Street Park	Urban Park	0.6 AC
Sunset Park	Urban Park	1.0 AC
N.E. 10 th Street Right-of-Way	Urban Park	0.1 AC
North Riverside Park	Urban Park	0.4 AC
Fern Forest Nature Center	Regional*	10.0 AC
Tradewinds	Regional*	10.0 AC
Quiet Waters	Regional*	10.0 AC

*Per Broward County, local governments may credit 10% or 10 acres, whichever is less toward the regional park acreage needs.

The Subject Property lies within Neighborhood Park Service District 1.

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

TABLE 12: PARK IMPACT-CURRENT AND PROPOSED

	Use	Calculation	Total
Current	Commercial 1,099,778 SF	n/a	0 AC
Proposed	High Residential 122 Units	X 1.5 pp x .003	.55 AC
			+.55 AC

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan-provide need projections and information regarding planned expansions including year, identified funding sources and other relevant information.

The City has a Park Acquisition and Improvement Fund. The purpose of the Park Acquisition and Improvement Fund is to provide a source of funds for the acquisition and capital construction and improvement costs related to neighborhood and community parks. The funds that comprise this are derived from the City's local park impact fee in addition to the fees collected by the County. The city-wide Park Impact Fee Ordinance which serves as a mechanism to collect funds for the acquisition and preservation of open space areas. The current fee schedule for the Subject Property is:

For neighborhood parks: \$219.00/per unit for high-rise units over 4-stories
 \$441/per unit for townhouses (3 BR)
 (108 units x \$219.00/unit)=\$23,652.00
 (14 units x \$441/unit)=\$6,174.00

For community parks: \$357.00/per unit for high-rise units over 4-stories
 \$705/per unit or townhouses (3 BR)
 (108 units x \$357.00/unit)=\$38,556.00
 (14 units x \$705/unit)=\$9,870.00

TABLE 13: SHORT AND LONG TERM PARK NEEDS

Park Type	2015 Population (with amendment)	2025 Population (with amendment)	Capacity
Neighborhood	209 acres	219 acres	233.5 acres
Community	105 acres	110 acres	120.2 acres
Urban	209 acres	219 acres	240.3 acres

Source: City of Pompano Beach Development Services

F. Traffic Circulation Analysis

- 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.**

The roadway network that will be most impacted by the proposed land use plan amendment includes one (1) north-south roadway and two (2) east-west roadways. These three (3) roadways include N. Ocean Boulevard (State Road A1A), NE 14th Street Causeway (State Road 844), and Atlantic Boulevard (State Road 814).

The number of lanes, current traffic volumes, adopted levels of service, and current operating conditions (Level of Service, or LOS) of the roadway segments located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadway segments for daily conditions while Table 1b presents the current conditions during the PM peak hour.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2035) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables 2a and 2b document the projected levels of service (LOS) for the roadways located near

TABLE 1a Hillsboro Shores - Pompano Beach, Florida Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Year 2013 Current AADT	Level of Service	
					Adopted	Current
N. Ocean Blvd (SR A1A)	Atlantic Blvd	NE 14th St	2	12,387	D	D
	NE 14th St	Hillsboro Inlet	2	9,900	D	D
	Hillsboro Inlet	Hillsboro Blvd	2	12,600	D	C
NE 14th St (SR 844)	US 1	SR A1A	4	18,400	D	D
Atlantic Boulevard (SR 814)	US 1	SR A1A	4	24,500	D	D

Source: Broward County Metropolitan Planning Organization

TABLE 1b Hillsboro Shores - Pompano Beach, Florida Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Year 2013 Current Pk Vol	Level of Service	
					Adopted	Current
N. Ocean Blvd (SR A1A)	Atlantic Blvd	NE 14th St	2	1,177	D	D
	NE 14th St	Hillsboro Inlet	2	941	D	D
	Hillsboro Inlet	Hillsboro Blvd	2	2,170	D	C
NE 14th St (SR 844)	US 1	SR A1A	4	1,748	D	D
Atlantic Boulevard (SR 814)	US 1	SR A1A	4	2,328	D	D

Source: Broward County Metropolitan Planning Organization

the proposed amendment. The short term horizon year was assumed to be the year 2020 while the long term planning horizon was assumed to be the year 2035. The 2020 and 2035 projected daily traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2013 and 2035.

TABLE 15 – 2a: FUTURE TRAFFIC CONDITIONS/DAILY VOLUMES & TABLE 15-2b: FUTURE TRAFFIC CONDITIONS/PM PEAK HOUR

TABLE 2a Hillsboro Shores - Pompano Beach, Florida Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AADT	LOS	AADT	LOS
N. Ocean Blvd (SR A1A)	Atlantic Blvd	NE 14th St	2/2	13,094	D	15,924	F
	NE 14th St	Hillsboro Inlet	2/2	10,519	D	12,993	D
	Hillsboro Inlet	Hillsboro Blvd	2/2	13,019	C	14,695	C
NE 14th St (SR 844)	US 1	SR A1A	4/4	18,776	D	20,278	D
Atlantic Boulevard (SR 814)	US 1	SR A1A	4/4	26,159	D	32,793	E

Source: Broward County Metropolitan Planning Organization




 Year 2020/Year 2035

TABLE 2b Hillsboro Shores - Pompano Beach, Florida Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				Peak Volume	LOS	Peak Volume	LOS
N. Ocean Blvd (SR A1A)	Atlantic Blvd	NE 14th St	2/2	1,244	D	1,513	F
	NE 14th St	Hillsboro Inlet	2/2	1,000	D	1,234	D
	Hillsboro Inlet	Hillsboro Blvd	2/2	1,237	C	1,396	C
NE 14th St (SR 844)	US 1	SR A1A	4/4	1,784	D	1,926	D
Atlantic Boulevard (SR 814)	US 1	SR A1A	4/4	2,485	D	3,115	F

Source: Broward County Metropolitan Planning Organization


 Year 2020/Year 2035

2. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily 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 and identify the resulting level of service change for the short (5 year) and long range planning horizons.

A trip generation comparison analysis was undertaken between the existing (approved) land use and intensity and the proposed land use and intensity. The trip generation comparison analysis was based on the following information and assumptions:

EXISTING LAND USE AND INTENSITY

- Land Use = Commercial
- Gross Acreage = 4.2079 Acres
- Lot Coverage = 60% = 2.525 acres or 109,978 square feet
- Height = 10 Stories
- Maximum Development Potential = 1,099,778 square feet

PROPOSED LAND USE AND INTENSITY

- Residential = 122 high-rise residential condominium units

Table 3 below presents the results of the trip generation comparison analysis.

TABLE 16: TRIP GENERATION COMPARISON ANALYSIS				
Hillsboro Shores – Pompano Beach, Florida				
		Number of Trips		
Land Use	Size	Daily	AM Peak	PM Peak
APPROVED LAND USE				
Commercial ¹	1,099,778 SF	32,269	1,056	2,987
PROPOSED LAND USE				
Residential ²	122 DU	684	64	57
Difference	-	-31,585	-992	-2,930

Source: ITE Trip Generation Manual (9th Edition)

¹ ITE Land Use #820 – Shopping Center

² ITE Land Use #232 – High-Rise Residential Condominium

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in a reduction of 31,585 daily vehicle trips, a reduction of 992 AM peak hour vehicle trips, and a reduction of 2,930 PM peak hour vehicle trips when compared with the existing (approved) land use. Since the proposed change in use results in a decrease in daily, AM peak hour, and PM peak hour trips, the proposed use is projected to have a beneficial impact to traffic conditions at and near the amendment area.

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

A transportation analysis is presented herein. Please refer to Tables 1a, 1b, 2a, 3b and 3.

G. Mass Transit Analysis

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

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of Pompano Beach. More specifically, the amendment area is served by two (2) BCT routes including Route 42 and Route 11. Route 42 is located along Atlantic Boulevard (SR 814) which is approximately 2 miles south of the site. Route 11 travels along US 1 / N. Federal Highway (SR 5), NE 14th Street, and

Ocean Boulevard (State Road A1A). NE 14th Street is located approximately 3,500 feet to the south of the project.

BCT Route 42 travels between Coral Springs (Coral Ridge Drive) and Pompano Beach (SR A1A) via Atlantic Boulevard. This route currently provides 30-minute headways in the eastbound and westbound directions on weekdays between 5:20 AM and 11:00 PM. On Saturdays the headways are one (1) hour between 5:40 AM and 10:15 PM. On Sundays the headways are also one (1) hour with service between 8:45 AM and 8:20 PM.

BCT Route 11 travels between Fort Lauderdale (Broward Central Terminal) and Pompano City Centre (located at Copans Road and US 1 / Federal Highway) via US 1 / Federal Highway, State Road A1A, and E. Las Olas Boulevard. This route currently provides 30-minute headways during peak and off-peak periods on weekdays between 5:00 AM and 11:51 PM. On Saturdays the headways are 45 minutes between 5:00 AM and 11:21 PM. On Sundays the headways are approximately 50 minutes with service between 7:00 AM and 9:23 PM.

2. Quantify the change in mass transit demand resulting from this amendment.

The amendment site is located along N. Ocean Boulevard (State Road A1A) near the Hillsboro Inlet. Presently, the nearest transit service is provided along NE 14th Street which is approximately 3,500 feet to the south of the site. As a result of the proximity to the current transit service, the change in mass transit demand is expected to be minimal.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

A letter from the Broward County Mass Transit Division will be provided as part of **APPENDIX IX** as soon as it is received.

4. Describe how the proposed amendment furthers or supports mass transit service.

The proposed development will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks in the area. Furthermore, the site will be supportive of future transit services should they be implemented in the future along the adjacent roadway network.

7. 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.

In accordance with the Broward County Cultural Resources Map, there are no historic sites or districts on the National Register of Historic Places on the Subject Property. In addition, there are no locally designated historic sites in the location of the Subject Property.

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

There are no archeological sites in the location of the Subject Property.

C. Wetlands.

There are no known wetlands within the amendment site.

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

The Subject Property is not identified as a Local Area of Particular Concern (LAPC). In addition, the property is not an Environmentally Sensitive Land (ESL), Natural Resource Area (NRA) or a Tree Resource as identified by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Subject Property is not identified as a Priority Planning Area.

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 Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no endangered or threatened species or species of special concern known to inhabit the Subject Property.

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

There are no plants listed on the Regulated Plant index known to inhabit the site.

H. Indicate whether the amendment is located within a well field protection zone of influence as defined by Broward County Code, Chapter 27, Article 13, and "Wellfield Protection". If so, specify the affected zone and any provisions which will be made to protect the well field.

The Amendment Area is not located within any wellfield protection zone as indicated on the Broward County Wellfield Protection Zones and Contamination Sites Map.

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.

The site has previously been developed and will not require alteration of the soil.

conditions or topography. No special soil conditions exist on the Subject Property that would impact land development activity.

J. Beach Access-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.

While the Subject Property is not ocean front, the Subject Property sits at the gateway, on the west side of the Intracoastal. Public beach access is not impacted by this application.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The City of Pompano Beach has a variety of affordable housing policies and programs which met Broward County Land Use Policy 1.07.07.

9. LAND USE COMPATIBILITY

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

The following policies of the City's Comprehensive Plan states that the compatibility of existing and future land uses shall be a consideration when reviewing and approving amendments.

- Policy 01.03.05: All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations;
- Policy 01.03.08: Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive noise, odors, traffic and parking impacts; and
- Policy 01.03.11: Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

TABLE 17: ADJACENT USE TABLE

Subject Parcel	North	South	East	West
2507 N. Ocean Blvd.	Multi-family	Multi-Family	Retail	Marina/Parking Lot
2629 N. Riverside Drive	Multi-family	Multi-family	Waterway	Vacant

The proposed land use plan amendment is consistent with the existing and planned future land uses within the City. The proposed land use designation is compatible with the surrounding land use designations. The land use designations surrounding the Subject Property include Commercial and Medium-High Residential (16-25). The

proposed density of the land use plan amendment is compatible with existing uses in this area.

10. HURRICANE EVACUATION ANALYSIS

The Subject Property is located in Hurricane Evacuation Zone A which includes areas east of the Intracoastal Waterway, typically a category 1-2 hurricane. Hurricane shelters are provided throughout the County. Pompano Beach High School is located approximately three to the southwest of the Subject Property and is designated as a hurricane shelter. The 2006 South Florida Regional Hurricane Evacuation Traffic Study is a research document prepared to enhance and update the South Florida Regional Hurricane Evacuation Model for Broward, Miami-Dade and Monroe Counties, and to provide technical data to Department of Economic Opportunity (DOE) and other South Florida partners.

The updated regional hurricane evacuation model was prepared with a set of six baseline scenarios based upon three levels of storm events (Categories 1-2, Category 3 and Categories 4-5) for both low and high tourist occupancy. The baseline data and the behavioral assumptions incorporated these six scenarios represent the best available data. Each of these six baseline scenarios produced an estimate of the number of evacuation people and vehicles in the three counties in accordance with destination choices inside and outside of the all three counties. In addition, the traffic modeling carried out in the Study identified critical links in the regional roadway network for each baseline scenario, and a clearance time was calculated for each of those critical links. The following underscores the study's findings as it relates to Broward County and the vicinity of the Subject Property.

The 2006 study estimates evacuation destinations for Broward County evacuees as follows:

- 50% evacuate out of the region;
- 45% evacuate to a Broward County residence
- 5% evacuate to a Broward County hotel

Based on the table below, the majority of evacuees in Broward County stay close to home or go to a friend or relatives home which adheres to the "shelter in place" emphasized by Broward County.

TABLE 18: TOTAL EVACUATING VEHICLES BY SCENARIO TO EVACUATION DESTINATION – BROWARD COUNTY

	1A- Category 1-2 Storm	1B- Category 1-2 Storm	2A- Category 3 Storm	2B- Category 3 Storm	3A- Category 4-5 Storm	3B- Category 4-5 Storm

	Conditions with Low Tourist Occupancy	Conditions with High Tourist Occupancy	Conditions with Low Tourist Occupancy	Conditions with High Tourist Occupancy	Conditions with Low Tourist Occupancy	Conditions with High Tourist Occupancy
Destination						
Shelter	2,637	2,694	7,624	7,687	17,341	17,471
Hotel	11,490	13,305	15,396	17,146	19,035	20,510
Local friend/relative	88,150	95,033	125,834	13,456	146,016	154,389

Source: 2006 Florida Regional Hurricane Evacuation Traffic Study

TABLE 19: TOTAL EVACUATING PEOPLE BY SCENARIO – BROWARD COUNTY

Scenario					
1A	1B	2A	2B	3A	3B
219,402	227,723	312,270	320,177	391,293	400,640

Source: 2006 Florida Regional Hurricane Evacuation Traffic Study

The table below demonstrates the public shelter demand and capacity for Broward County. In the worst case scenario, public shelter demand does not exceed the shelter space available in Broward County.

TABLE 20: TOTAL PUBLIC SHELTER (PEOPLE) BY SCENARIO AND CAPACITY (PEOPLE) – BROWARD COUNTY

Scenario					
1A	1B	2A	2B	3A	3B
5,538	5,621	15,731	15,820	36,304	36,493
Total Shelter Capacity					37,135

Source: 2006 Florida Regional Hurricane Evacuation Traffic Study

The table below demonstrates the hotel room demand and capacity for Broward County. Adequate hotel rooms exist to absorb arriving evacuees.

TABLE 21: TOTAL HOTEL DEMAND (PEOPLE) BY SCENARIO AND CAPACITY (PEOPLE) – BROWARD COUNTY

Scenario					
1A	1B	2A	2B	3A	3B
20,766	23,699	28,956	30,785	39,169	41,620
Total Hotel Capacity					34,615

Source: 2006 Florida Regional Hurricane Evacuation Traffic Study

An analysis of the traffic congestion and traffic conditions created under each baseline scenario was generated using traffic model results. The results enable an understanding of how traffic congestion patterns change across the baseline scenarios by coding all roadways in the region according to their clearance times is greatest under the 3B scenario. The study utilized a critical link analysis to present clearance times for a regional hurricane evacuation and to determine final clearance times. It calculates the volume to capacity ratio, in hours, on selected critical links. Each county's critical link with the highest volume to capacity ratio determines the final clearance time for that county.

The table below shows the critical roadways in Broward County for those residing east of the Intracoastal Waterway. In the worst case scenario, scenario 3B, the overall clearance time is 6.2 hours which is located on Commercial Boulevard. The route closest to the Subject Property is the Hillsboro Bridge which shows a 4.5 hour clearance time. Other points of egress off of the barrier island are the NE 14th Street and Atlantic Boulevard bridges. Under scenario 3B, emergency management officials would direct traffic movement and does not assume a phasing of evacuation.

TABLE 22: CRITICAL ROADWAY LINK CLEARANCE TIMES

Broward County Critical Links	1A	1B	2A	2B	3A	3B
Hallandale Beach Blvd bridge over the Intracoastal	5.8	5.7	5.0	5.2	5.4	5.9
Hollywood Blvd bridge over the Intracoastal	4.6	4.7	4.7	4.8	4.6	4.7
Sunrise Blvd bridge over the Intracoastal	4.5	4.8	4.6	4.8	4.5	4.7
Oakland Park Blvd bridge over the Intracoastal	5.4	5.7	5.4	5.7	5.4	5.7
NE 14th Street bridge over the Intracoastal	4.0	4.1	4.1	4.1	4.1	4.2
Hillsboro bridge over the Intracoastal	4.3	4.4	4.4	4.4	4.4	4.5
Atlantic Blvd bridge over the Intracoastal	4.7	4.7	4.6	4.7	4.6	4.6
SE 17th Street bridge over the Intracoastal	4.4	4.7	5.0	5.2	5.0	5.3
East Commercial Blvd bridge over the Intracoastal	5.9	6.1	6.1	6.2	6.0	6.2
Sheridan Street bridge over the Intracoastal	3.7	3.7	4.0	3.9	3.7	4.1
Dania Beach Blvd bridge over the Intracoastal	3.2	3.4	3.5	3.8	4.2	3.7
Las Olas bridge over the Intracoastal	3.7	3.9	3.0	3.2	3.0	3.2

* The clearance times shown represent the traffic volume-to-roadway capacity ratio, in hours, for each specified critical link. These times are mutually exclusive and are not cumulative. Under each hurricane evacuation scenario, each county's overall clearance time is defined as the number of hours it takes total evacuating vehicles to traverse that county's most limiting critical link (the critical link with the highest volume-to-capacity ratio). For the regional roadways, clearance time is the amount of time of time it takes the total evacuating vehicles on each regional roadway to exit the region under each hurricane evacuation scenario

In summary, Broward County maintains adequate shelter and hotel space for evacuation residents under all scenarios, including the worst case scenario 3B. The roadways in proximity for the Subject Property to use in the event of an evacuation off of the barrier island are the Hillsboro, NE 14th Street and Atlantic Boulevard bridges which are less than the worst case scenario clearance time.

11. REDEVELOPMENT ANALYSIS

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

The Subject Property is not located within a CRA.

12. 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.

The Subject Property is located at the northern portion of the City. The parcel is not directly adjacent, but has close proximity to Hillsboro Beach and is east of a portion of the Town of Lighthouse Point.

13. CONSISTENCY WITH GOALS, OBJECTIVES & POLICES OF THE BROWARD COUNTY LAND USE PLAN

List the goals, objectives and policies of the Broward County Land Use Plan, which the proposed amendment furthers.

The following are the goals, objectives and policies as provided in the Broward County Land Use Plan which furthers the objective of the land use amendment.

Objective A.01.00: Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY A.01.01: Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

POLICY A.01.02: Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, an increased efficiency of utilizing water and energy resources to reduce the consumption of water and fossil fuel energy and the production of waste materials via techniques such as efficient design, renewable energy, efficient equipment and green infrastructure management systems.

POLICY A.01.04: Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of distinctive buildings and neighborhoods with a strong sense of place that will give residents the satisfaction of living in a unique and desirable neighborhood.

POLICY A.01.07: Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a “smart growth” vision and to attract high quality development.

POLICY A.01.10: Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select

neighborhood and commercial revitalization and the public need to maximize its tax base of property.

POLICY A.01.11: Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support wider transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community.

Objective 1.03.00: Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

Policy 1.03.02: Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressway and mass transit routes.

Goal 1.00.00: Provide residential areas with a variety of housing types and densities offering convenient and affordable housing opportunities to all segments of Broward County's population while maintaining a desired quality of life and adequate public services and facilities.

Policy 2.04.03: Local governments shall employ their local land use plans and zoning ordinances to establish differing intensities of commercial development compatible with adjacent and surrounding land uses.

Objective 8.01.00: Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering environmental resources.

Objective 8.03.00: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Policy 9.09.01: New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County Department of Planning and Environmental Protection, Broward County and independent drainage districts.

Goal 10.00.00: Promote the efficient use of public facilities and services through planned communities with mixed land uses.

Objective 10.01.00: Encourage the use of innovative land development regulations and techniques for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

Goal 01.00.0: The attainment of a living environment which provides the maximum physical and social well-being for the City and its residents through the thoughtful and planned use and

control of the natural and manmade environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Objective 01.07.00: Encourage the adoption of innovative land development regulations, adopt new land use designations for residential, mixed use, Transportation Oriented Districts, Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations.

14. CONSISTENCY WITH GOALS, OBJECTIVES & POLICES OF THE CITY LAND USE PLAN

In addition to the policies as stated earlier in this application, the following are additional policies as provided in the City of Pompano Beach's Comprehensive Plan which furthers the objective of the proposed land use amendment.

Policy 01.02.01: Require new commercial or residential (of more than 10 dwelling units) development to provide their primary access to the abutting arterial roadway system with only secondary access points to local streets so that traffic impacts to single family neighborhoods are minimized.

Policy 01.03.04: Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

Policy 01.03.05: All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

15. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (indicate year).

Based upon the City of Pompano Beach's Comprehensive Plan, the population projections for the 20 year planning horizon is as follows:

TABLE 23: POPULATION PROJECTIONS-CITY OF POMPANO BEACH

2005	2010	2015	2020	2025	2040
101,712	110,936	120,161	129,385	138,525	116,448

Source: City of Pompano Beach Comprehensive Plan, 2010 & Broward County, 2012

B. Population projections resulting from the proposed land use (if applicable).

The population projection, based on the City's current average household size of 1.50 per person and 122 dwelling units result in 183 persons

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

TABLE 24: ACTUAL POPULATION TOTALS-CITY OF POMPANO BEACH

Year	1990	2000	2010	2013	2015
Population	72,411	78,191	99,845	104,410	103,977

Source: US Census

When the actual population is compared to the projected population, the City is not near the projected population capacity. However, in 2010, according to the City's Comprehensive Plan, 16% of the City's total housing stock was built prior to 1960 which is housing that ranges anywhere from 55-70 years old. At a rate of approximately (one) 1% per year, the City's older housing stock become substandard. Many of the existing units suffer from outdated and inadequate electrical, mechanical and plumbing systems when compared to the updated technology and options provided for in newer homes. Due to the coastal nature of the City and the cost to maintain or remodel existing housing stock, the desire for multi-family units can be met with this proposed amendment. The City realized the desire to establish housing stock close proximity to the beach and waterway amenities without disturbing the existing neighborhood character.

Upon the City's update to the Comprehensive Plan in 2016, the City will need to plan for the population growth in the areas the City has targeted for redevelopment. It is within these areas where the infrastructure is the oldest and the desire to be close to the coast is favored. While the City did not experience the growth that was anticipated from the populations projects, the City has taken measures to encourage housing and redevelopment opportunities.

16. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

Please refer to **APPENDIX I**.

B. Any proposed voluntary mitigation or draft agreements.

None included.

17. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The elementary school serving the subject property is Cresthaven Elementary

The middle school serving the subject property is Crystal Lake Middle.

The high school serving the subject property is Deerfield Beach High.

2. **Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

TABLE 24: SCHOOL IMPACT-CITY OF POMPANO BEACH

School	Benchmark Enrollment	Gross Capacity	Over + Under -
Cresthaven Elementary	717	705	+12
Crystal Lake Middle	1,319	1,622	-303
Deerfield Beach High	2,448	2,848	-400

3. I
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tify the additional student demand resulting from this amendment-calculations must be based on applicable student generation rate specified in the Broward County Land Development Code.

The following are the calculations, based upon the Broward County Land Development Code student generation rates:

Elementary: 108 high rise units x 0.010 students per unit = 1.2 students
 14 townhouse (3BR) x .177 students per unit = 2.5 students

Middle: 108 units x 0.004 students per unit = .43 students
 14 townhouse (3BR) x .076 students per unit = 1.1 students

High: 108 units x 0.006 students per unit = .65 students
 14 townhouse (3BR) x .11 students per unit = 1.5 students

The Subject Property is projected to generate 7.38 students as a result of this amendment.

4. **Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan-provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

Student demand projections and permanent design capacities are addressed in the response to question 3. and 2., respectively. Based upon the Tentative District Educational Facilities Plan 2014-2019

Cresthaven Elementary-Current improvements include: 1) 2 Modular Classrooms 2) ADA Restrooms

Crystal Lake Middle School- No improvements

Deerfield Beach High School- No improvements