



Environmental Memorandum

To: Andrea Rowe, Senior Managing Director – Development
Mill Creek Residential

From: Tori Bacheler, M.S., PWS, Environmental Project Manager
Kimley-Horn and Associates, Inc.

Date: May 20, 2025

RE: Preliminary Environmental Due Diligence Report
855 S. Federal Highway in Pompano Beach, Florida

Introduction

DRC

PZ25-12000028
06/03/2026

Kimley-Horn and Associates was tasked with providing this Environmental Memorandum to summarize and review the existing estuarine habitats on-site and the potential implications for future environmental permitting within Broward County. The project site is approximately ± 4.23 acres and is located at 855 S. Federal Highway in Pompano Beach, Florida, and associated with Parcel ID 4943-06-49-0010; please see ***Figure 1 – Project Location Map***. The scope of this due diligence included conducting a database review and on-site reconnaissance to address opportunities for waterfront development and the potential of adding boat slips in accordance with the Broward County Manatee Protection Plan (MPP). Additionally, this scope includes consultation with the Broward County Resilient Environmental Department (BCRED). Site reconnaissance was conducted on May 19, 2025, to review the on-site conditions and delineate areas containing mangroves within the project area; please see ***Figure 2 – Mangrove Delineation Map***.

Existing On-Site Conditions

The project area consists of a commercial parking lot with an existing unconsolidated shoreline along the western edge of the property. Vegetation along the shoreline is comprised of red mangrove (*Rhizophora mangle*), white mangrove (*Laguncularia racemosa*), black mangrove (*Avicennia germinans*), seagrape (*Coccoloba uvifera*),

umbrella tree (*Schefflera actinophylla*), portia tree (*Thespesia populnea*), Indian almond (*Terminalia catappa*), Brazilian pepper (*Schinus terebinthifolia*), weeping fig (*Ficus benjamina*), cabbage palm (*Sabal palmetto*), beach naupaka (*Scaevola taccada*), Australian pine (*Casuarina equisetifolia*), and punk tree (*Melaleuca quinquenervia*).

Due to the presence of mangroves and other wetland species, any impacts to this habitat would require environmental permits through the Broward County and the US Army Corps of Engineers. The site is located within the Delegation Area of Broward County, therefore the County would issue both the County environmental permit (called Environmental Resource License) but also the State permit, the Environmental Resource Permit. Additionally, if mangroves are proposed for impact, compensation for this loss would be required. The project could consider the purchase of credits from an approved mitigation bank that offers saltwater forested credits. Alternately, if there is an option to plant additional mangroves onsite, this could also be considered a suitable mitigation option.

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Broward County Boat Slip Allowance

According to Broward County Code of Ordinances and the Broward County Manatee Protection Plan (MPP), the Boat Facility Siting Plan employs a concept that allows future boat facility development based on an allotment of 'slips', deemed acceptable based on the location, manatee use, and offsetting measures in this plan. The slip permissions are allotted via the County permitting process and slips are dedicated to a project once a good faith application is received.

The project area falls under the Central Waterway Zone of the Broward County MPP. The Cypress Creek Area waterway in which the project area falls within does not have a special designation as an 'area of special concern' and as such, does not restrict new boat slips within the project area. Kimley-Horn consulted with the BCRED on May 20, 2025, and confirmed the allowance of up to four (4) slips without obtaining a Marine Facility Operating License (MFOL). Each existing, new, or reconstructed boat or marine facility with five (5) or more slips located in coastal waters, as defined in the MPP, is required to apply for and obtain a MFOL and pay the annual manatee mitigation fee established in Section 27-334(c)(2) prior to and annually throughout operation of the facility. Depending on the proposed design of the potential multifamily

complex, further coordination with applicable agencies is recommended to confirm compliance with local, state and federal regulations.



Figure 1 – Project Location Map



Broward County

Pompano Beach

FL 814

Project Site

FL 811

C-14 Canal

US 1

33B

Lauderdale-by-the-Sea

DRC

#225-1200023
06/03/2026

9th Ave

Cypress Creek Canal

Cypress Creek Canal

1

5

5

SE 21st Ter

BP

Hampton Inn & Suites

1

Legend

 Project Area (±4.23 ac)

0 100 200
Feet



Kimley»Horn

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Project Location Map

**Mill Creek Multifamily
Broward County, Florida**

1 IN = 200 FT

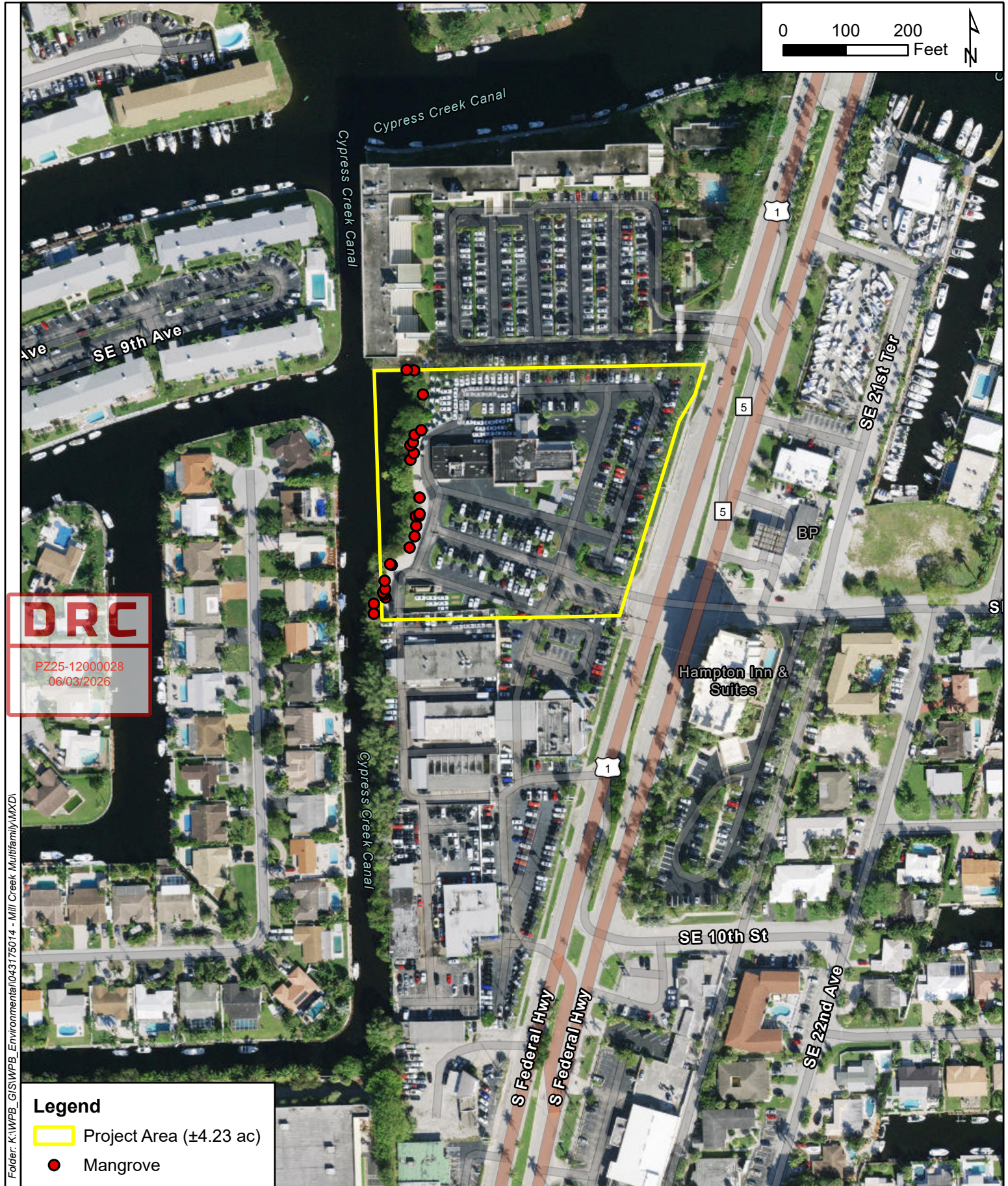
PROJECT NUMBER: 043175014

MAY 2025

FIGURE 1

Figure 2 – Mangrove Delineation Map





Folder: K:\WPB_GIS\WPB_Environmental\043175014 - Mill Creek Multifamily\MXD

Legend

Project Area (±4.23 ac)

● Mangrove

Kimley»Horn

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Mangrove Delineation Map

**Mill Creek Multifamily
 Broward County, Florida**

1 IN = 200 FT	PROJECT NUMBER: 043175014	MAY 2025	FIGURE 2
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