

IDI LOGISTICS

APPLICATION FOR AMENDMENT TO
CITY OF POMPANO BEACH
LAND USE PLAN

January 2022
Revised March 2022

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49093028v2
PZ22-92000001
4/27/2022

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PZ22-92000001
5/25/2022

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1. APPLICANT INFORMATION**A. Name, title, address, telephone number and e-mail address of the applicant.**

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1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361
Contact: Nick Faber
Telephone: (404) 479-1642
E-mail: nick.faber@idilogistics.com

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

Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Contact: Dennis D. Mele, Esq.
Telephone: 954-527-2409
Facsimile: 954-333-4009
E-mail: dennis.mele@gmlaw.com

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

Festival Real Estate LLC
696 NE 125 Street
North Miami, FL 33166
Contact: Yoram Izhuk
Telephone: 305-970-7195
E-mail: yoram5y@aol.com

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

The Subject Property is currently designated Commercial on the City of Pompano Beach Land Use Plan and Commerce on the Broward County Land Use Plan. The Festival Flea Market currently occupies the Subject Property. The trends in the retail sector have changed dramatically due to the impacts of the COVID-19 Pandemic. Prior to COVID-19 consumers were shifting to on-line shopping and that trend was magnified due to COVID-19. The impacts of COVID-19 will likely impact the way people shop well into the future which will continue to reduce the need for brick and mortar stores as people continue to do much of their shopping on-line.

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This trend towards on-line shopping has increased the demand for industrial warehouse space. The Subject Property provides an ideal location for redevelopment of an existing commercial space to industrial warehouse space. The Subject Property is located on a major east/west thoroughfare that provides access to Florida's Turnpike, I-95 and the Sawgrass Expressway. This access will increase the efficiency and speed of delivery of goods to customers and also provides efficiency in delivery of goods to businesses located in the industrial warehouse space.

2. AMENDMENT SITE DESCRIPTION

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

The Subject Property is located on the south side of Sample Road between the Turnpike and NW 27 Avenue in the City of Pompano Beach. The net acreage is 23.8+/- acres and gross acreage is approximately 27.3 acres.

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

A sketch and legal description of the Subject Property is provided as **Exhibit A**.

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

A location map is provided as **Exhibit B**. The proposed use of the Subject Property is industrial warehouse. The Applicant is requesting that the land use plan designation be changed from Commercial to Industrial on the City of Pompano Beach Land Use Plan.

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 non-residential uses must be included.

	Broward County	City of Pompano Beach
Current	Commerce	Commercial
Proposed	No Change	Industrial

The current City land use plan designation for the Subject Property is depicted on **Exhibit C**. The proposed City land use plan designation is depicted on **Exhibit D**.

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

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Subject Property.

C. Existing use of amendment site and adjacent areas.

Amendment Site: Retail

Adjacent Properties: North: Landfill
South: Parking Lot
East: Gas Station
West: Turnpike

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 the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The Future Land Use Element of the City's Comprehensive Plan provides for a maximum coverage of 65% for Industrial land. Based on this coverage ratio the maximum allowable industrial development on the Subject Property is approximately 773,000 square feet. This square footage is sufficient to account for mezzanine space. It is unlikely that the ultimate site plan could accommodate this square footage. The exact amount of development on the property will be determined at the time of site plan approval.

E. Maximum allowable development per 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.

The Subject Property is designated Commercial and the maximum allowable development based on the Commercial land use plan designation is a maximum lot coverage of 60% and a maximum height of 105' or approximately 10 stories (pages 1-8 of the Future Land Use Element). This coverage ratio would permit a building footprint of approximately 713,512 square feet. Based on the assumptions in the Future Land Use Element, the maximum intensity for the property is 7,135,120 square feet. This analysis assumes that the first floor is 713,512 square feet of commercial use and the remaining 9 floors are office use.

4. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The current 10 Year Water Supply Facilities Work Plan was adopted in October 2020. The adopted level of service for potable water service is 161 gallons per person per day.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield 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.**

The Subject Property is served by Broward County Water Treatment Plant 2A and is located in District 2. The Water Treatment Plant (WTP) has a physical capacity of 40 MGD and permitted capacity of 30 MGD.

The current annual average daily water demand for the WTP2A is 14.7 MGD.

Wells:

Raw water for District 2 is supplied by the District 2 Wellfield. The District 2 Wellfield contains seven wells with a total design capacity of approximately 27.1 MGD. The total firm capacity of the wellfield is approximately 21.3 MGD, with the largest well out of service. Pursuant to the SFWMD CUP No. 0601634-W for the combined District 2 and North Regional Wellfields, issued in March 2008 with a 20-year permit duration, an average annual daily withdrawal of 17.5 MGD from the Biscayne aquifer is permitted. The District 2 CUP also allows for a Floridan aquifer allocation of 4.6 MGD on an average daily basis.

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

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate*	Demand
713,512 sq. ft. commercial	37 GPD/1,000sq. ft.	26,400 GPD
6,421,608 sq. ft. office	42 GPD/1,000sq. ft.	269,708 GPD
Proposed Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate*	Demand
773,000 sq. ft.	33 GPD/1,000 sq. ft.	25,509 GPD
Net Change:		- 270,599 GPD

*Broward County Guidelines for Determining Ability to provide Potable Water and Wastewater Service, April 2, 2012.

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

See attached **Exhibit E** as provided by:
 Mario Manrique, E.I.
 Broward County Water and Wastewater Services
 2555 West Copans Road
 Pompano Beach, FL 33069
 TEL: 954-831-0968 FAX: 954-831-0925
 mmanrique@broward.org

B. Sanitary Sewer Analysis

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

The adopted level of service for sanitary sewer service in the City as specified in the Sanitary Sewer Sub-Element of the City of Pompano Beach Comprehensive Plan is as follows:

Broward County: 95 million gallons per day in Treatment Design Capacity
 70.5 million gallons used per day in 2018

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 sources.

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The sanitary sewer flows from the Subject Property are treated at the Broward County North Regional Wastewater Treatment Plant. The City has a large user agreement with the County for wastewater treatment. The current operating conditions are as follows:

Current Capacity: 95 MGD
Current Demand: 73.7 MGD
Current Plus Committed Demand: 76.8 MGD
Available Capacity: 18.2 MGD

There are no planned wastewater treatment plant capacity increases at this time.

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.**

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate*	Demand
713,512 sq. ft. commercial	30 GPD/1,000 sq. ft.	21,405 GPD
6,421,608 sq. ft. office	34 GPD/1,000 sq. ft.	218,335 GPD
Proposed Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate*	Demand
773,000 sq. ft.	27 GPD/1,000 sq. ft.	20,871 GPD
		Net Change: -218,869 GPD

*Broward County Guidelines for Determining Ability to provide Potable Water and Wastewater Service.

4. **Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit F** as provided by:

Mario Manrique, E.I.
Broward County Water and Wastewater Services
2555 Copans Rd.
Pompano Beach, FL 33069
TEL: 954-831-0968 FAX: 954-831-0925
mmanrique@broward.org

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C. Solid Waste Analysis

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

According to the City's Comprehensive Plan, the adopted level of service is as follows:

Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Retail	4 lbs. per 100 sq. ft. per day

- 2. Identify the solid waste facility 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.**

All of the waste generated in the City is disposed of at the Monarch Hill Landfill. This facility is projected to have capacity through 2032 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.**

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate*	Demand
713,512 sq. ft. commercial	4 lbs./100 sq. ft./day	285,405 lbs./day
6,421,608 sq. ft. office	1 lb. per 100 sq. ft./day	64,216 lbs/day
Proposed Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate*	Demand
773,000 sq. ft.	2 lbs./100 sq. ft./day	15,460 lbs./day
NET CHANGE: -334,161 lbs./day		

*City of Pompano Beach Solid Waste Sub-Element of the Comprehensive Plan

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

Correspondence from the solid waste provider that confirms the information above will be provided upon receipt.

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 per the SFWMD and Broward County Requirements:

10 year 24 hour storm for minimum crown of road

25 year 72 hour for allowable discharge and perimeter berm elevation

100 year 72 hour for minimum finish floor elevation

2. The elevation for the area depicted on the “100 Year Flood Elevation Map. ”Identify the drainage district and drainage systems serving the amendment area.

Per the existing 2014 FEMA flood map the site lies in an “X” zone.

The Finish Floor elevation for the proposed building will be the higher of the following:

FEMA Flood elevation “X” zone not applicable

6” above the crown of Road of Sample Road

County’s Updated 100-year flood elevation map 13.50NAVD

Per the FEMA maps, it can be noted that this property is not part of 2019 Map update so it is not anticipated that this site will be placed in a SFHA.

The Subject Property is located within Broward County District 3 as well as the South Florida Water Management District(SFWMD). SFWMD has delegated their review to Broward County for review and issuance of permits. The project is also under SFWMD master permit no. 06-00221-S as well as subsequent modifications. The existing drainage system consists of inlets and dry retention areas for meeting pre treatment of the first ½” of runoff prior to discharging into the existing lake to the south which then discharges into the Broward County District 3 canal to the east through an existing control structure that limits the discharge rate in accordance with County and SFWMD criteria.

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

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

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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.

The existing development on site was permitted in 1985 under SFWMD permit no. 06-00221-S. The proposed amendment will require a modification to said permit when development plans are finalized for the subject property. The surface water management system will be designed to meet all applicable City and County regulations.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The stormwater management system that will be designed and constructed in conjunction with the proposed development will meet all applicable governmental drainage standards.

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

See Exhibit H as provided by:

John Sfiropoulos
City Engineer
City of Pompano Beach
1201 NE 5th Avenue
Pompano Beach, Florida 33060
John.Sfiropoulos@copbfl.com

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E. Recreation and Open Space Analysis

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

The City of Pompano Beach has adopted the following level of service for parks and open space of 5 Ac/1,000 population.

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

Not applicable.

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

Not applicable.

4. **Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

See Exhibit I.

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.**

This Proposed Amendment does not result in a loss of open space.

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.**

Roadway	From	To	Number of Lanes	Capacity	2019 AADT	LOS Current
Sample Rd.	Lyons Rd.	Fla Turnpike	6	59900	48500	C
Sample Rd.	Fla Turnpike	Powerline Rd.	6	59900	58000	F

Source: Broward County Metropolitan Planning Organization (MPO), Level of Service Spreadsheet, 2019, last visited January 26, 2022.

Roadway	From	To	Number of Lanes	Capacity	2019 Peak Hour	LOS Current
Sample Rd.	Lyons Rd.	Fla Turnpike	6	5390	4608	C
Sample Rd.	Fla Turnpike	Powerline Rd.	6	5390	5510	F

Source: Broward County Metropolitan Planning Organization (MPO), Level of Service Spreadsheet, 2019, last visited January 26, 2022.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

Roadway	From	To	Number of Lanes	Capacity	2040 AADT	LOS Current
Sample Rd.	Lyons Rd.	Fla Turnpike	6	53500	54600	F
Sample Rd.	Fla Turnpike	Powerline Rd.	6	53500	68200	F

Source: Broward County Metropolitan Planning Organization (MPO), Level of Service Spreadsheet, 2019, last visited January 26, 2022.

Roadway	From	To	Number of Lanes	Capacity	2040 Peak Hour	LOS Current
Sample Rd.	Lyons Rd.	Fla Turnpike	6	5390	5187	C
Sample Rd.	Fla Turnpike	Powerline Rd.	6	5390	6479	F

Source: Broward County Metropolitan Planning Organization (MPO), Level of Service Spreadsheet, 2019, last visited January 26, 2022.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant can provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. 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.

See Exhibit J for traffic generation data.

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4.

Provide any transportation studies relating to this amendment, as applicable.

No additional studies are 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.**

Existing Broward County Bus Transit Service

Broward County Transit (BCT) Route 34 operates along Sample Road. This route runs along Sample Road from west of Coral Ridge Drive to Federal Highway. On weekends headways are 20-40 minutes and on the weekends headways are 50-60 minutes.

The Coconut Creek and Pompano Beach Community Shuttles also serve the Subject Property. The Coconut Creek shuttle operates weekdays and on Saturdays with 60 minute headways. The Pompano Beach shuttle operates on weekdays with 65 minute headways.

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

The proposed amendment will add industrial employment opportunities to an area already served by mass-transit routes. Employees at this future industrial facility will have the ability to use these mass transit routes for their daily commute. In addition, the ultimate site plan will include pedestrian linkages to the existing pedestrian network in the surrounding area, providing direct access to mass transit stops in the area.

BCT is able to accommodate any additional transit demand resulting from the proposed amendment. As part of the 30 year, one-cent surtax, BCT will be implementing a number of fixed route bus improvements including shorter headways and increased span of service on weekdays and weekends for BCT routes.

The development of the Subject Property will provide industrial employment opportunities to an area already served by mass-transit. At the time of site plan review, the proposed development will be evaluated

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for safe circulation routes for pedestrians and bicycles including connectivity between existing sidewalks and bus stops.

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

See **Exhibit K**. Information provided by:

Tara T. Crawford, AICP, Senior Planner
Service and Strategic Planning
Broward County Transit Division
1 North University Drive, Suite 3100A
Plantation, FL 33324
Telephone: (954) 357-8381

H. Public Education Analysis

1. **Public School Impact Application.**

Not applicable.

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

Not applicable.

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

Not applicable.

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.**

The Subject Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Subject Property.

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

Based upon a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File and the City Future Land Use Element, there are no previously recorded cultural resources within the Subject Property.

The Subject Property is developed and does not contain any recorded cultural resources.

C. Wetlands.

According to the Broward County Wetlands Map dated September 17, 2015, there are no wetlands on the Subject Property.

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

No areas of Subject Property or adjacent properties are identified 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.

According to the map published by Broward County dated December 8, 2015, the Subject Property is not located in 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 Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The Subject Property is developed and the Applicant is not aware of any endangered or threatened species or species of special concern on the Subject Property.

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

The Subject Property is developed and the Applicant is not aware of any listed plants 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.**P&Z**

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According to the Broward County Land Use Plan Eastern Broward County Existing and Planned Waterwells and Wellfields Map, the Subject Property is not located within a wellfield zone of influence.

- 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.**

During site development soil will be added, as needed, to bring the elevation of the Subject Property to the appropriate elevation for flood protection. The Applicant will implement a Surface Water Pollution Protection Plan (SWPPP) to ensure that movement of soil on the Subject Property does not have a negative impact on the natural features.

- 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.**

The Subject Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

6. LAND USE COMPATIBILITY

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.

Across Sample Road is the Waste Management landfill and to the west is Florida's turnpike. To the south is a parking lot that was previously used by the Festival Flea Market. To the east are commercial and industrial uses. The proposed industrial land use plan designation is compatible and consistent with the surrounding uses. The proposed development will require rezoning and site plan approval from the City. During the review of those applications, the City will require that the development provide the appropriate setbacks and buffers from the surrounding properties and roadways. The proposed land use plan designation should not have any negative impacts on the surrounding area.

7. 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.

According to the Broward County Emergency Evacuation Map, the Subject Property is not located within an evacuation zone.

8. 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.

The Subject Property is not located within a Community Redevelopment Area. However, this land use plan amendment represents a significant redevelopment project on a developed property.

9. 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 adjacent to the City of Coconut Creek to the north.

10. PUBLIC OUTREACH

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

During the land development approval processes, the adjacent properties will receive notice of all public hearings concerning the proposed development. If any landowners in the area express any concerns concerning the proposed development, the Applicant will meet with those individuals to address those concerns.

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

The Subject Property is located on the south side of Sample Road and is developed with a commercial building. The Proposed Amendment will provide for a redevelopment opportunity to better meet the economic needs of the City and the region. The existing public facilities have adequate capacity to accommodate the water, sewer, drainage and solid waste demands of the proposed use. In addition, the change of use will reduce the amount of daily traffic. For these reasons, the Proposed Amendment supports the Goal, Objectives and Policies of the City's Comprehensive Plan listed below.

GOAL 01.00.00

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

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 01.01.15

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 01.03.11

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

POLICY 01.03.13

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

OBJECTIVE 01.12.00

Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

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.

OBJECTIVE 01.23.00 – Economic Development

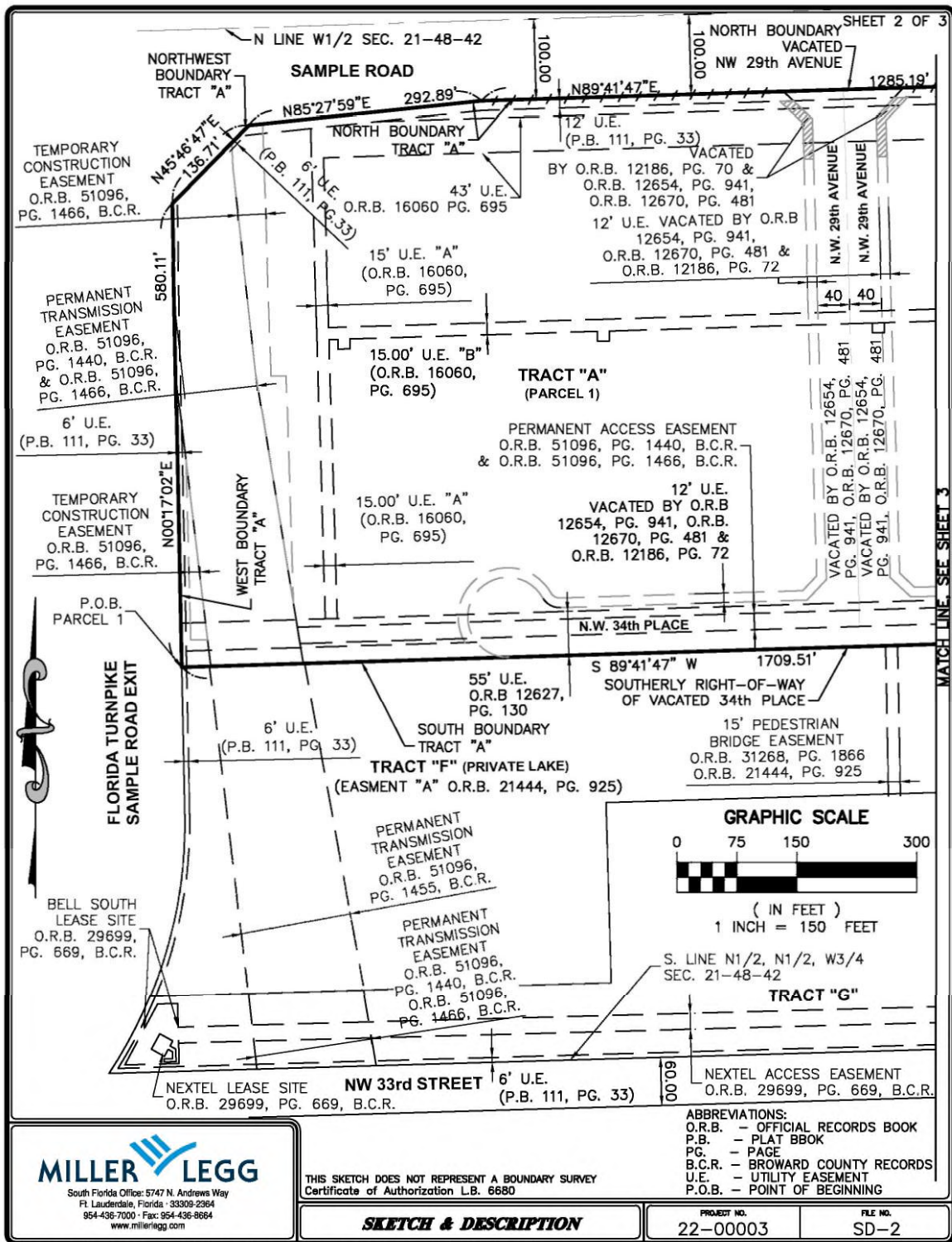
Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

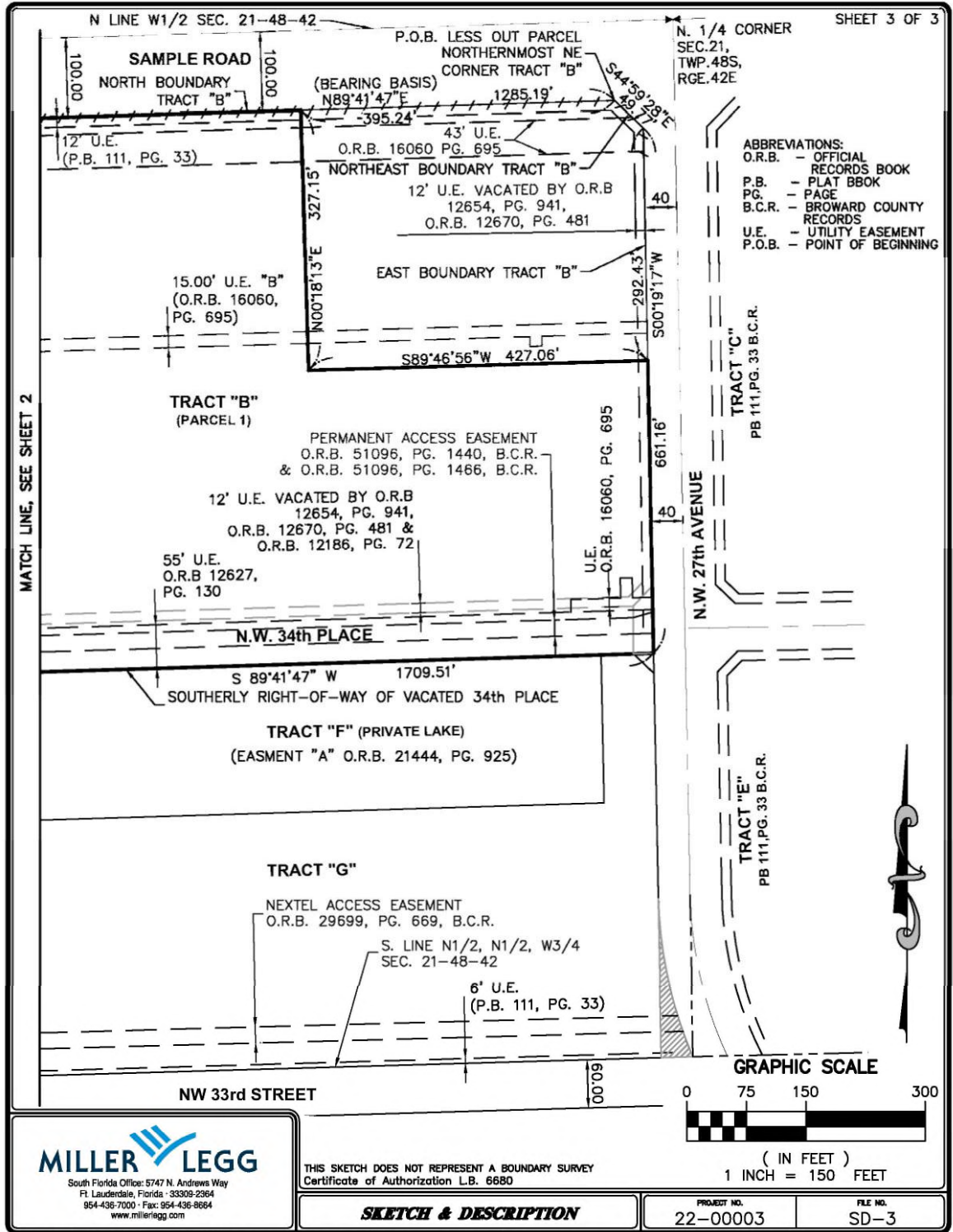
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EXHIBIT A

Sketch and Legal





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 5/25/2022

EXHIBIT B

Location Map

Current Land Use Plan Designation

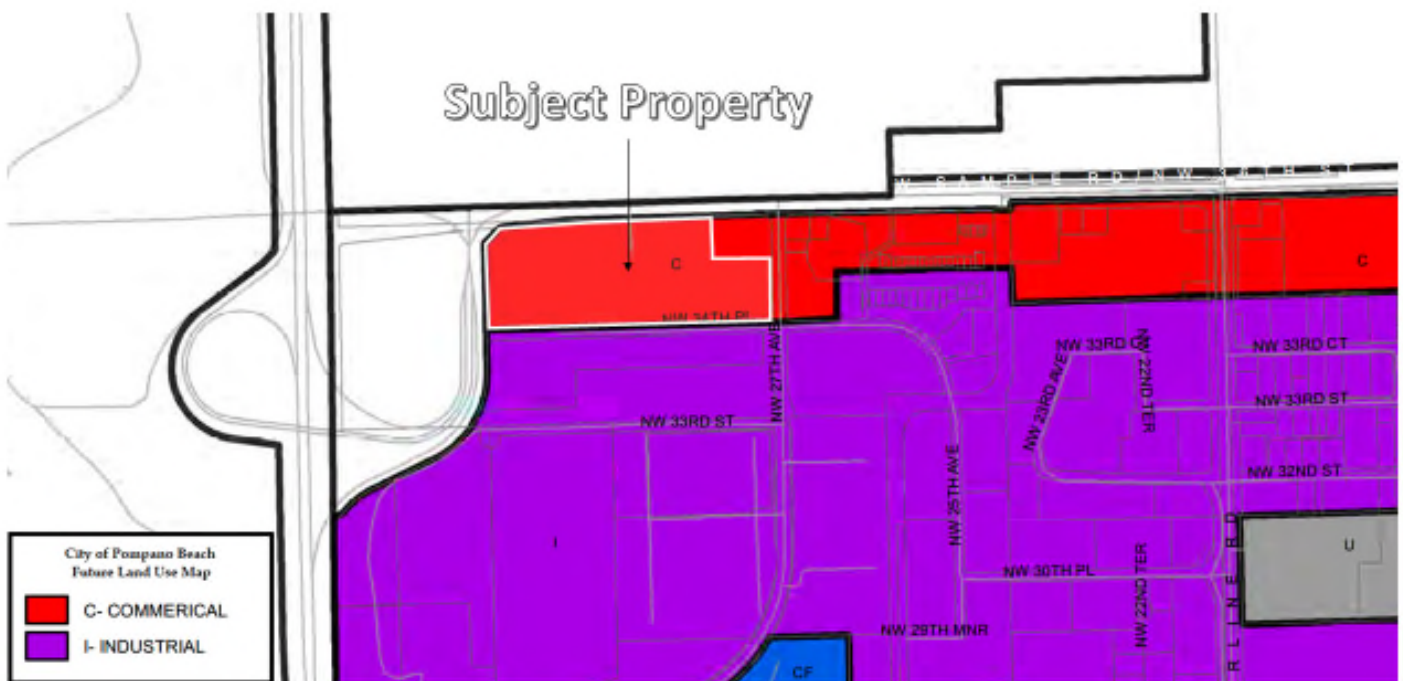


EXHIBIT D

Proposed Land Use Plan Designation

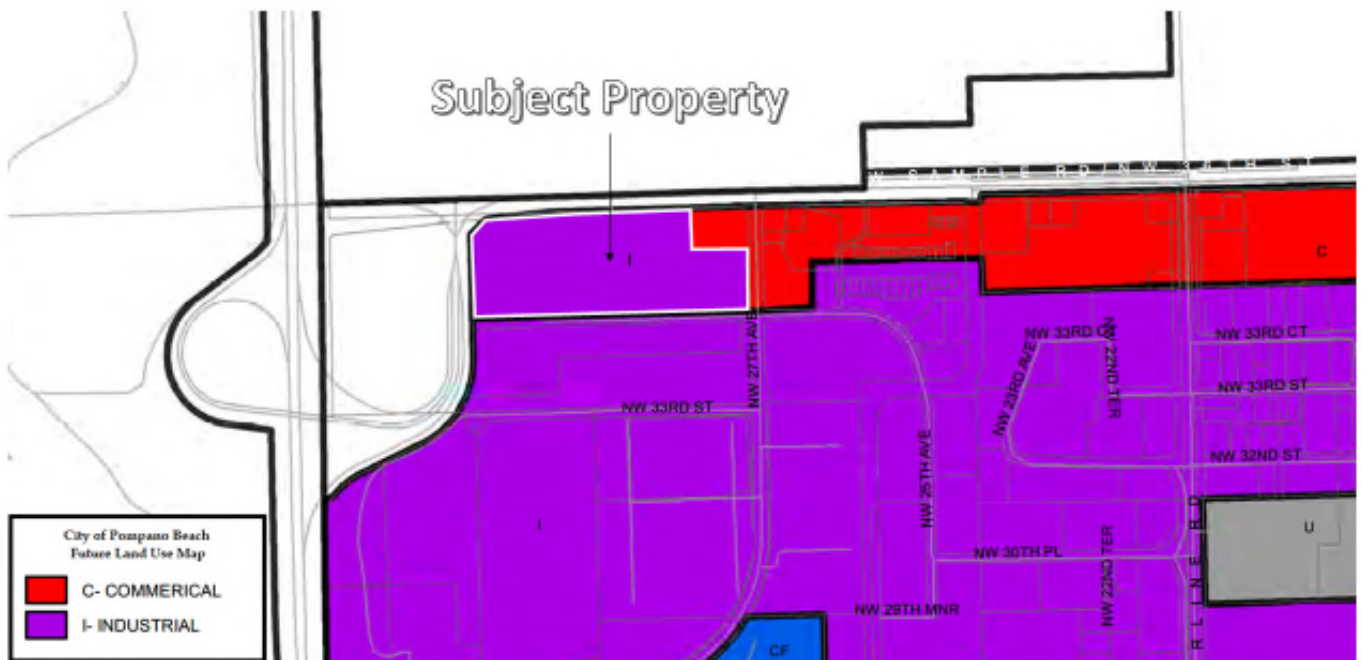


EXHIBIT E

Potable Water Service Correspondence



Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

January 21, 2022

VIA EMAIL mmanrique@broward.org

Mario Manrique
Water and Wastewater Engineering
Planning and Development Coordination Section
2555 W. Copans Road
Pompano Beach, FL 33069

Re: Land Use Plan Amendment Verification of Potable Water Service

Dear Mr. Manrique:

Enclosed please find a location map for a property located on the south side of Sample Road in the City of Pompano Beach. We are requesting a land use plan amendment to change the land use plan designation on the property from Commercial to Industrial. The applicant proposes to develop an industrial warehouse on the property. As part of the land use plan amendment process we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions. I would greatly appreciate your response by January 28, 2022.

Let me know if you have any questions concerning this request.

Sincerely,

GREENSPOON MARDER, P.A.

Cynthia A. Pasch

Cynthia A. Pasch, AICP
Land Planner

Enclosures

cc: Jeremy Seiden (via email - jseiden@broward.org)

Atlanta Boca Raton Chicago Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami
Naples New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

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A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The current 10 Year Water Supply Facilities Work Plan was adopted in October 2020. The adopted level of service for potable water service is 161 gallons per person per day.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield 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.**

The Subject Property is served by Broward County Water Treatment Plant 2A and is located in District 2. The Water Treatment Plant (WTP) has a physical capacity of 40 MGD and permitted capacity of 30 MGD.

The current annual average daily water demand for the WTP2A is 12.9 MGD.

Commented [MM1]: 14.70

Wells:

Raw water for District 2 is supplied by the District 2 Wellfield. The District 2 Wellfield contains seven wells with a total design capacity of approximately 27.1 MGD. The total firm capacity of the wellfield is approximately 21.3 MGD, with the largest well out of service. Pursuant to the SFWMD CUP No. 0601634-W for the combined District 2 and North Regional Wellfields, issued in March 2008 with a 20-year permit duration, a maximum monthly withdrawal of 585.2 MGM, and an average annual daily withdrawal of 17.5 MGD from the Biscayne aquifer is permitted. The District 2 CUP also allots for a Floridan aquifer allocation of 152.8 MGD on a maximum month and 4.6 MGD on an average daily basis.

- 3. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide**

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Mario Manrique
January 21, 2022
Page No. 3

calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate*	Demand
714,000 sq. ft. commercial	37 GPD/1,000sq. ft.	26,418 GPD
Proposed Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate*	Demand
773,000 sq. ft.	33 GPD/1,000 sq. ft.	25,509 GPD
		Net Change: - 909 GPD

*Broward County Guidelines for Determining Ability to provide Potable Water and Wastewater Service.

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

See attached Exhibit E as provided by:
Mario Manrique, E.I.
Broward County Water and Wastewater Services
2555 Copans Road
Pompano Beach, FL 33069
TEL: 954-831-0968 FAX: 954-831-0925
mmanrique@broward.org

Commented [MM2]: 2 (only)

Commented [MM3]: Send Exhibit F to confirm

Commented [MM4]: West

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Mario Manrique
January 21, 2022
Page No. 4

DESCRIPTION: (PARCEL 1) SHEET 1 OF 3

TRACTS "A" AND "B", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00° 17' 02" EAST, 580.11 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT "B", NORTH 89° 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 58' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00° 19' 17" WEST 651.16 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1709.51 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHERMOST NORTHEAST CORNER OF AFORESAID TRACT "B"; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" SOUTH 00° 19' 17" WEST 292.43 FEET; THENCE SOUTH 89° 46' 56" WEST 427.06 FEET; THENCE NORTH 00° 18' 13" EAST 327.15 FEET; THENCE ALONG A NORTH BOUNDARY OF SAID TRACT "B" NORTH 89° 41' 47" EAST 395.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.

W SAMPLE ROAD
NW 34 PLACE
FLORIDA TURNPIKE
NW 27 AVENUE
N POWERLINE ROAD
NW 24 STREET
SITE LOCATION

ABBREVIATIONS:
O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
P.C. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING

SURVEY NOTES:
BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N89°41'47"E ALONG NORTH BOUNDARY OF TRACT "B", AS SHOWN ON THE "POMPANO INDUSTRIAL PARK THIRD ADDITION" (P.B. 111, PG. 33, B.C.R.)

SEE SHEETS 2 & 3 OF 3 FOR SKETCH
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

CERTIFIED TO:
FESTIVAL FLEA MARKET

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, F.A.C., ADMINISTRATIVE CODE PURSUANT TO SECTION 54.05, FLORIDA STATUTES, EFFECTIVE 1ST DAY OF JANUARY, 2022 A.D.

MILLER
South Florida Office: 5747 N. Andrews Ave.
Ft. Lauderdale, Florida 33309-2304
954-438-7000 • Fax: 954-438-8884
www.millerlsg.com

STATE OF FLORIDA
Professional Surveyor and Mapper
Registration No. 5887
Expiry Date: 12/31/2022

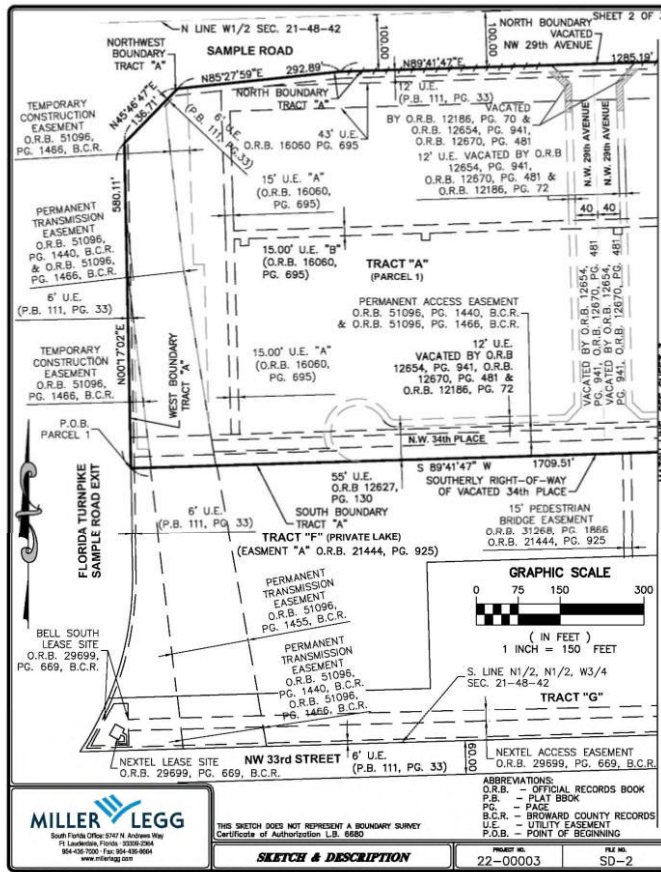
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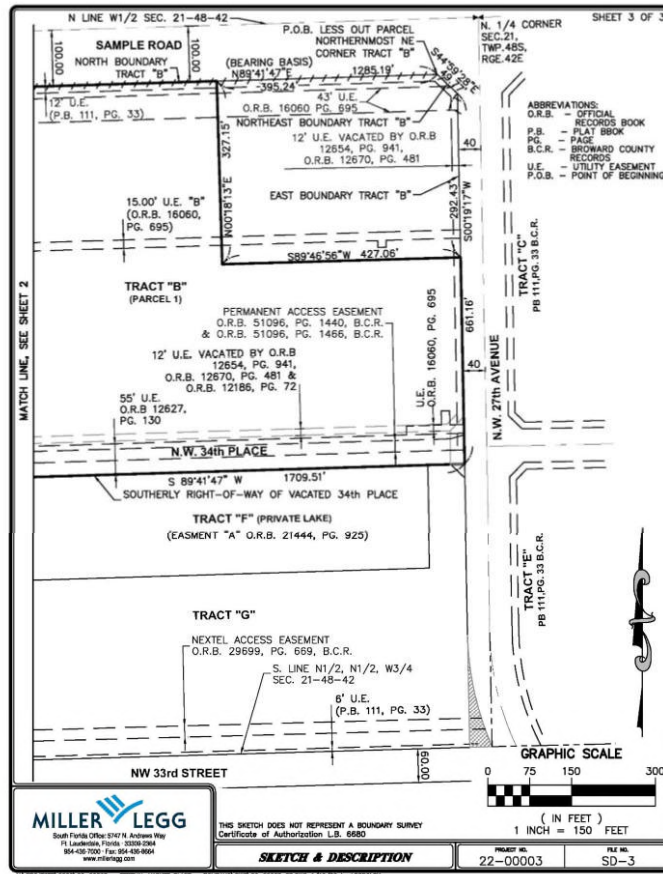
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Mario Manrique
January 21, 2022
Page No. 5



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Mario Manrique
January 21, 2022
Page No. 6



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EXHIBIT F

Sanitary Sewer Service Correspondence



Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

January 21, 2022

VIA EMAIL mmanrique@broward.org

Mario Manrique
Water and Wastewater Engineering
Planning and Development Coordination Section
2555 W. Copans Road
Pompano Beach, FL 33069

Re: Land Use Plan Amendment Verification of Potable Water Service

Dear Mr. Manrique:

Enclosed please find a location map for a property located on the south side of Sample Road in the City of Pompano Beach. We are requesting a land use plan amendment to change the land use plan designation on the property from Commercial to Industrial. The applicant proposes to develop an industrial warehouse on the property. As part of the land use plan amendment process we are required to obtain confirmation of our analysis of the proposed change which is attached for your review. Please provide me with written confirmation that the attached is correct or provide me with any necessary revisions. I would greatly appreciate your response by January 28, 2022.

Let me know if you have any questions concerning this request.

Sincerely,

GREENSPOON MARDER, P.A.

Cynthia A. Pasch

Cynthia A. Pasch, AICP
Land Planner

Enclosures

cc: Jeremy Seiden (via email - jseiden@broward.org)

Atlanta Boca Raton Chicago Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami
Naples New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

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B. Sanitary Sewer Analysis

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

The adopted level of service for sanitary sewer service in the City as specified in the Sanitary Sewer Sub-Element of the City of Pompano Beach Comprehensive Plan is as follows:

Broward County: 95 million gallons per day in Treatment Design Capacity
70.5 million gallons used per day in 2018

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 sources.

The sanitary sewer flows from the Subject Property are treated at the Broward County North Regional Wastewater Treatment Plant. The City has a large user agreement with the County for wastewater treatment. The current operating conditions are as follows:

Current Capacity: 95 MGD
Current Demand: 72.7 MGD
Current Plus Committed Demand: 74.3 MGD
Available Capacity: 20.7 MGD

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There are no planned wastewater treatment plant capacity increases at this time.

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.

Current Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate*	Demand
714,000 sq. ft. commercial	30 GPD/1,000 sq. ft.	21,420 GPD
Proposed Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate*	Demand
773,000 sq. ft.	27 GPD/1,000 sq. ft.	20,871 GPD
Net Change: -549 GPD		

*Broward County Guidelines for Determining Ability to provide Potable Water and Wastewater Service.

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Mario Manrique
January 21, 2022
Page No. 3

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

Commented [MM4]: 1-2 (only)

See Exhibit F as provided by:

Commented [MM5]: Please send Exhibit F to confirm

Mario Manrique, E.I.
Broward County Water and Wastewater Services
2555 Copans Rd.
Pompano Beach, FL 33069
TEL: 954-831-0968 FAX: 954-831-0925
mmanrique@broward.org

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Mario Manrique
January 21, 2022
Page No. 4

DESCRIPTION: (PARCEL 1) SHEET 1 OF 3

TRACTS "A" AND "B", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NW 34 PLACE
FLORIDA TURNPIKE
NW 27 AVENUE
N POWERLINE ROAD
NW 24 STREET
SITE LOCATION

ABBREVIATIONS:
O.R.B. - OFFICIAL RECORDS BOOK
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SURVEY NOTES:
BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N89°41'47"E ALONG NORTH BOUNDARY OF TRACT "B", AS SHOWN ON THE "POMPANO INDUSTRIAL PARK THIRD ADDITION" (P.B. 111, PG. 33, B.C.R.)

SEE SHEETS 2 & 3 OF 3 FOR SKETCH
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

CERTIFIED TO:
FESTIVAL FLEA MARKET

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, F.A.C., ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTES.

DATED JANUARY 04 OF JANUARY 2022 A.D.

MILLER
South Florida Office: 5747 N. Andrews Ave.
Ft. Lauderdale, Florida 33309-2907
954-436-7000 - Fax: 954-436-8861
www.milleragg.com

LEG
FLORIDA
Professional Surveyor and Mapper
STATE REGISTRATION NO. 5887
LAST YEAR LICENSED SUPERVISOR AND MAPPER
DATE OF AUTHORIZATION: 1/8/2022

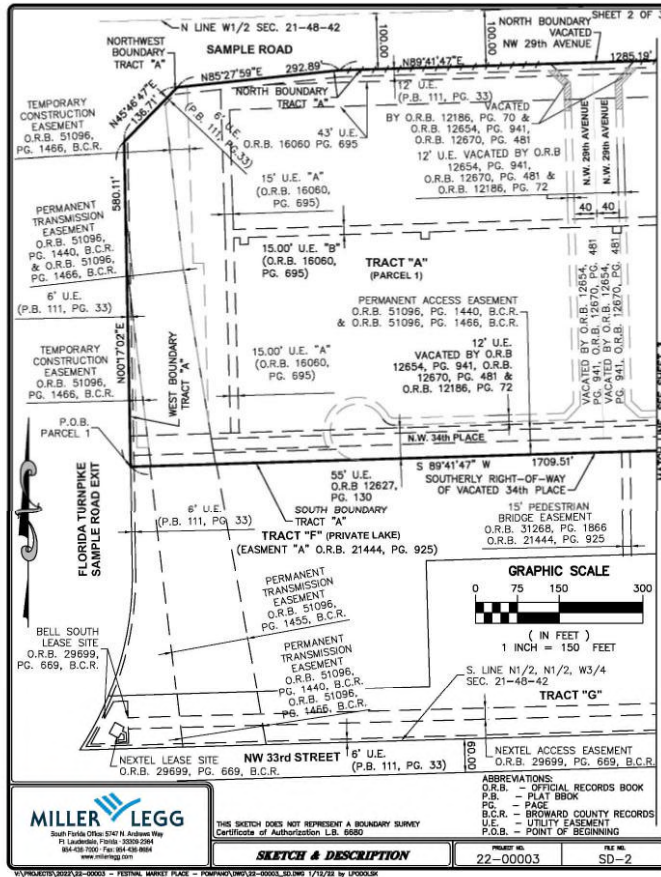
REVISIONS

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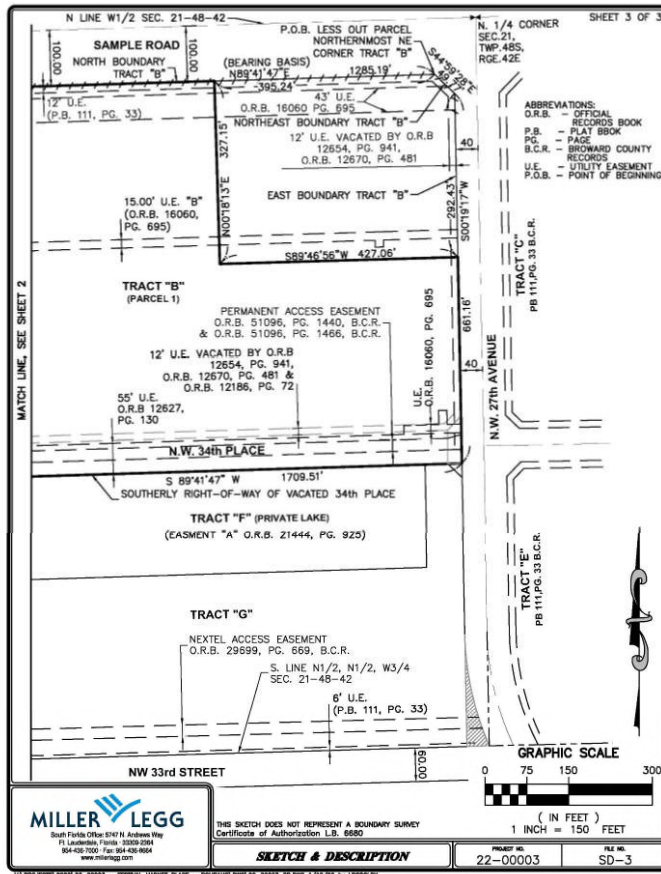
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Mario Manrique
January 21, 2022
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Mario Manrique
January 21, 2022
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EXHIBIT G

Solid Waste Service Response

EXHIBIT H

Drainage Service Response



Thu 1/27/2022 8:15 AM

John Sfiropoulos <John.Sfiropoulos@copbfl.com>

RE: Drainage Analysis - Festival Flea Market

To ☐ Cynthia Pasch

Cc ☐ mgai@suntecheng.com

You replied to this message on 1/27/2022 8:59 AM.

Looks good Cynthia, thank you.

John

From: Cynthia Pasch <cynthia.pasch@gmlaw.com>

Sent: Tuesday, January 25, 2022 1:45 PM

To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>

Cc: mgai@suntecheng.com

Subject: Drainage Analysis - Festival Flea Market

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's EMAIL ADDRESS as legitimate and know the contents are safe.

Good afternoon,

I am preparing a land use plan amendment application to submit to the City. As part of the application we are required to answer specific questions regarding the drainage system in the area and obtain confirmation that our analysis is correct. Please let us know if the attached analysis is acceptable or if any revisions are required.

Thank you.



Greenspoon Marder LLP

Cynthia A. Pasch, AICP

Land Planner

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Telephone: 954-527-6266

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City of Pompano Beach

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4/27/2022

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5/25/2022

EXHIBIT I

Municipal Park Inventory

**Table 6-1
City of Pompano Beach Park and Recreation Acreage**

Park Site	Land Area in Acres	Address
Mini- Parks		
McNab Park	2.5	2250 E. Atlantic Blvd
Founders Park	1.7	299-201 NE 3 rd Ave
Kendall Lakes Park	0.2	1650 NW 3 rd Avenue
Apollo Park	4.4	1580 NW 3 rd Ave
Coleman Park Tot Lot	0.5	480 NW 7 th Terrace
Novelty Homeowners Park	1.0	351 SW 14 th Ct
Pat Larkins Multipurpose Ctr.	2.9	520 NW 3 rd St
Avondale Park (undeveloped)	2.6	233 SW 6 th Ave
Fairview Park	2.3	801 SW 8 th St
Herb Skolnick Multipurpose Ctr.	3.5	800 SW 36 th Ave
Cresthaven Park	1.4	1320 NE 27 th Ct
Highland Park & Recreation Ctr.	3.3	1650 NE 50 th Ct
Sandspur Park (Pompano Highlands)	2.3	At the intersection of NE 15 th Ave and NE 42 nd Ct
Canine Corner (Dog Park)	1.8	1000-1098 NE 18 th Ave
Annie Adderly Gillis Park	0.8	601 Dr Martin Luther King Blvd
Sanders Park	0.6	301 NW 15 th St
Lovely Park	0.2	1941 NE 1 st Ave
Total Mini-Parks' Acres	32.0	
Small Urban Open Spaces		
North Ocean Park (N.E. 16 th Street Park)	0.6	3424 NE 16 th St
Marine Drive Park	0.1	1751 N. Riverside Dr
Sunset Park	1.0	11000 W. McNab Rd
Chris Reyka Park	0.4	143 N. Riverside Dr
Indian Mound Park	1.0	1250 Hibiscus Dr
Lake Santa Barbara Park	0.2	2270 SE 7 th Dr
S.E. 13 th Street Park	0.1	2596 SE 13 St
S.E. 15 th Street Park	0.1	2798 NE 15 th St
Pompano Canal Park	0.2	18 SE 3rd Avenue
Jackson Park	1.8	301 NW 15 th St
Hillsboro Inlet Park	2.3	2705 N. Riverside Dr
S.E. 11 th Avenue Park	0.2	SE 11 th Ave and Pine Drive
Old Water Tower Site	0.2	Flagler and SW 8 th St
Bill Keith Park	0.9	284 E. Atlantic Blvd
Total Small Urban Spaces	9.1	
Neighborhood Parks		
Sgt. Kip A Jacoby Park	5.4	620 S. Cypress Rd
Kester Park	8.4	702 NE 6 th St
Ronald J. McNair Park	6.4	951 NW 27 th Ave
Weaver Park	12.4	800 NW 20 th St
Exchange Club Park	7.5	2888 NE 24 th St
Alsdorf Boat Launch Park	10.0	2974 NE 14 th St
Harbors Edge Park	8.1	1240 NE 28 th Ave
Hunter's Manor Park	8.3	1801 NW 4 th St
George Brummer Park	4.9	3500 W Palm Aire Dr
Airpark Jogging Path	8.4	1001 NE 10 th St
Elks Club Property	10.4	4000 NW 10 th Way

City of Pompano Beach
Recreation and Open Space Element DIA

November 2019
Page 10

Park Site	Land Area in Acres	Address
Centennial Park (Sample McDougal House)	4.2	450 NE 10 th St
Total Neighborhood Parks	94.4	
Recreational Area at Public School Sites		
Pompano Beach Elementary School	3.4	700 NE 13 th Ave
Pompano Beach Middle School	2.0	310 NE 6 th St
Pompano Beach High School	7.5	600 NE 13 th Ave
McNab Elementary School	2.0	1350 SE 9 th Ave
Cypress Elementary School	5.2	851 SW 3 rd Ave
Sanders Park Elementary School	3.2	800 NW 16 th St
Blanche Ely High School	6.5	1201 NW 6 th Ave
Markham Elementary School	2.9	1501 NW 15 th Ave
Charles Drew Elementary School	4.6	1000 NW 31 st Ave
Cross Creek SED Center	7.2	1010 NW 31 st Ave
Cypress Run Alternative School	2.0	2800 NW 30 th Ave
Cresthaven Elementary School	2.3	801 NE 25 th St
Crystal Lake Middle School	3.2	3551 NE 3 rd Ave
Palm View Elementary School	2.2	2601 NE 1 st Ave
Norcrest Elementary School	6.2	3951 NE 16 th Ave
Total Recreational Areas at Public School Sites	60.4	
Community Parks		
Pompano Community Park	71.08	1660 NE 10 th St
North Pompano Park	20.45	4400 NE 18 th Ave
Mitchell/Moore Park	15.80	901 NW 10 th St
Public Beach	37.80	222 North Pompano Beach Blvd.
Palm Aire Lakes Park	97.0	Within the Palm Aire Community
Total Community Parks	242.13	
Urban Park (Other Large Open Spaces and Parks)		
Boys & Girls Club	9.50	212 NW 16 th St
PB Municipal Golf Course	372.00	1101 N Federal Hwy
Sand and Spurs Stables	14.70	1600 NE 5 th Ave
Arboretum	33.00	Within the Airpark property
Total Urban Parks	429.20	
Privately Owned Facilities		
John Knox Village	1.8	651 SW 6 th St
Cypress Bend	10.1	2217 Cypress Island Dr
Palm Aire	48.6	2600 N Palm Aire Dr
Total Privately Owned Facilities	60.5	
GRAND TOTAL ACREAGE	927.73	

Source: City of Pompano Beach and Calvin, Giordano & Associates, Inc. 2019

EXHIBIT J

Traffic Generation

TABLE 1 Trip Generation Summary (Maximum Allowed Under Current Land Use Designations) Flea Market Site								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Office (LUC 710)	6,421,608 sf	43,376	6,003	5,282	721	5,255	893	4,362
Commercial (LUC 820)	713,512 sf	24,494	555	344	211	2,323	1115	1208
External Trips		67,870	6,558	5,626	932	7,578	2,008	5,570

Source: ITE Trip Generation Manual (11th Edition)

TABLE 2 Trip Generation Summary (Maximum Allowed Under Proposed Land Use Designations) Flea Market Site									
Land Use	Size		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Industrial (LUC 110)	773,000	sf	3,765	572	503	69	502	70	432
External Trips			3,765	572	503	69	502	70	432

Source: ITE Trip Generation Manual (11th Edition)

	Daily	AM Peak			PM Peak			
Difference in Trips	-64,105	-5,986	-5,123	-863	-7,076	-1,938	-5,138	



EXHIBIT K

Mass Transit Service Letter

P&Z

City of Pompano Beach
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PZ22-92000001
5/25/2022



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

January 31, 2022

Cynthia A. Pasch, AICP
 Land Planner
 Greenspoon Marder LLP
 200 East Broward Boulevard, Suite 1800
 Fort Lauderdale, FL 33301

RE: Transit Verification Letter – Festival Marketplace LUPA

Dear Ms. Pasch:

Broward County Transit (BCT) has reviewed your correspondence dated January 25, 2022 regarding the Land Use Plan Amendment (LUPA) of the property south of Sample Road currently occupied by the Festival Marketplace in the City of Pompano Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Route 34, the City of Coconut Creek Community Shuttle South Route and the City of Pompano Beach Community Shuttle Red Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
34	Weekday Saturday Sunday	5:40a – 10:46p 5:40a – 10:46p 7:55a – 8:44p	20-40 minutes 40 minutes 50-60 minutes
Coconut Creek Community Shuttle South Route	Weekday Saturday	6:30a – 7:02p 6:30a – 6:02p	60 minutes 60 minutes
Pompano Beach Community Shuttle Red Route	Weekday	9:00a – 4:57p	65 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 a number of 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

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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.

Please feel free to call me at 954-357-7713 or email me at dmanichello@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel A. Manichello

Daniel Manichello, AICP Candidate
Service Planner
Service and Strategic Planning

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