

DRC

PZ25- 92000002
02/18/2026

La Plagè

Small-Scale Future Land Use Amendment
January 14, 2026
Pompano Beach, Florida

1. Transmittal Information

A. Letter of Transmittal

To Be Provided.

B. Local Government Contact

David Recor
Director of Development Services
100 West Atlantic Blvd
Pompano Beach, FL 33061
954.786.4664
David.Recor@copbfl.com

C. Summary Minutes

To be provided.

D. Description of Public Notification

Published Notices: Three (3)

- Newspaper notice at least 10 days before the P&Z Board hearing date.
- Newspaper notice at least 7 days before the City Commission Transmittal hearing date.
- Newspaper notice at least 5 days before the Adoption hearing date.

Mailed Notices: Once (1)

- Notice of the P&Z public hearing at least 10 calendar days before the hearing date
- Applicant, Owner(s) of land subject to the application, Owners of real property within 500 ft of the parcel(s) subject to the application

E. Amendment Type

Small-scale development (Chapter 163.3187 Florida Statutes)

2. Applicant Information

A. Applicant

Name: Turks Capital Acquisitions LLC – A. Max Zaretsky

Address: 4420 Beacon Circle, West Palm Beach, FL 33407

Telephone: 561.842.3000, ext. 1598

Email Address: azaretsky@lippes.com

B. Agent – Planning / Civil Engineering / Survey / Landscape Architecture

Name: KEITH / Michael Amodio, AICP

Address: 301 E Atlantic Blvd, Pompano Beach, FL 33060

Telephone: 954-788-3400

Email Address: mamodio@keithteam.com

Agent – Land Use Counsel / Planning

Name: Miskel Backman LLP / Bonnie Miskel, Esq. and Beth Schrantz

Address: 14 S.E. 4th Street #36, Boca Raton, FL 33432

Telephone: 561-405-3300

Email Address: bmiskel@miskelbackman.com | bschrantz@miskelbackman.com

Agent – Architecture

Name: Arquitectonica / Michelle Cintron

Address: 477 S. Rosemary Avenue, Suite 320, West Palm Beach, Florida 33401 USA

Telephone: 305-298-0090

Email Address: mcintron@arquitectonica.com

C. Property Owners

Name: Turks Capital Acquisitions LLC

Address: 4420 Beacon Circle, West Palm Beach, FL 33407

Telephone: 561.842.3000, ext. 1598

Email Address: azaretsky@lippes.com

D. Application Rational

TURKS CAPITAL ACQUISITIONS LLC (“Applicant”), is the owner/contract purchaser of the +/- 1.29 gross acre property located at 552 N Ocean Blvd and 600-604 N Ocean Blvd (collectively referred to as “Property”), which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach (“City”). The

Broward County Property Appraiser has assigned the following property ID numbers to the Property: 484331DA0040, 484331DA0030, 484331DA0020, 484331DA0010, 484331DA0060, 484331DA0050, and 484331110030. The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and Medium High (25) Residential on the County's Land Use Plan. The Property is currently developed with aging multifamily residential structures that are no longer the highest and best use of the Property.

The population in the City is steadily growing, particularly post-pandemic with many moving to the City from out of state, and housing costs rising astronomically due to high demand and low supply. While the City continues to work hard to increase housing inventory, the existing housing stock within the City does not provide sufficient housing opportunities for the projected population to live within the City. As such, to address this significant need, Petitioner proposes to aggregate the parcels into a master planned mixed use development to be developed with a vibrant new mixed use residential community with up to 59 luxury apartments with valet parking, an exclusive gym and spa facility, and a small business center for remote work and small-scale meetings ("Project"). The community is designed to feature a resort-style pool overlooking the ocean, thus creating a shared communal space for residents and shared access to the beach. The Property is ideally located for the proposed Project given its location within an established residential area, adjacency to the beach, and ease of access to the City's major Atlantic Boulevard corridor via A-1-A, and will serve to meet a growing need for new housing opportunities at the same time as enhancing the City's major A-1-A thoroughfare through meaningful ground floor activation.

In order to develop the Project, Applicant seeks to amend the current land use designation of the Property to better align with the existing development pattern and land use framework of the surrounding area. Specifically, Applicant proposes to amend the City's Future Land Use Plan to designate the Property High (25-46 DU/AC) and amend the County Land Use Plan to designate the Property High (50) Residential ("LUPA").

The Property is strategically located along a corridor where both the north and south adjacent properties already share similar land use designations and development patterns. Continuity in the City's development pattern and need for additional housing opportunities establish a clear rationale for the requested LUPA and demonstrate that the change would not introduce incompatible uses but rather reinforce the established character of the corridor and ensure a seamless transition along the corridor, eliminating any zoning irregularities or "gaps" that could hinder cohesive development. The goal is to enhance neighborhood stability and support a balanced urban fabric by aligning consistent land uses across contiguous parcels to strengthen the corridor's role as a unified corridor.

3. Amendment Site Description

A. General Boundaries & Gross Acreage

The amendment site (the "Site") is generally located east of State Road A1A (also known as Jimmy Buffett Memorial Highway) and west of the Atlantic Ocean. The site is south of the Oceanview Condominium complex, west of the Atlantic Ocean, north of Ocean Townhouses,

DRC

PZ25- 92000002
02/18/2026

east of A1A, Surf and Sand Seaside Hotel, and Five-Fifty Five Townhomes. The site is at the eastern terminus of NE 6th St.

The gross acreage of the property is 1.29 acres.

B. Sealed Survey

Please refer to **Exhibit “E”** for a signed and sealed survey. The Property is platted as Lots 1 through 4 of the BLUE WATER BEACH Plat, as recorded in plat book 26, page 29 of the public records of Broward County, Florida. A copy of the plat map is attached as **Exhibit “C”**.

C. Surroundings Map

Please refer to **Exhibit “A”**, which identifies the site location and surrounding uses.

4. Existing and Proposed Uses

A. Current and Proposed Land Use Designation

The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and Medium High (25) Residential on the County's Land Use Plan. Applicant proposes to amend the City's Future Land Use Plan to designate the Property High (25-46 DU/AC) and amend the County Land Use Plan to designate the Property High (50) Residential ("LUPA"). Please see Exhibits "B1" and "B2".

B. Flexibility Provisions

The use of flexibility is prohibited on the barrier island. Flexibility is not being requested with this LUPA.

C. Existing Land Uses

The Property is comprised of two properties with addresses 600-604 N Ocean Blvd (the "North Parcel") and 552 N Ocean Blvd (the "South Parcel"). The North Parcel is currently a two-story condominium named the Brig O' Doon Condominium, and the South Parcel is currently a condominium named the Tirat Caru Condominium. The site is south of the Oceanview Condominium complex, west of the Atlantic Ocean, north of Ocean Townhouses, east of A1A, Surf and Sand Seaside Hotel, and Fifty-Five Townhomes.

	Existing Use	Broward County Land Use Plan	Pompano Beach Future Land Use
Site	North Parcel: Condominium	Medium-High (25) Residential	Medium High (MH 16-25)
	South Parcel: Condominium		
North	Condominium	High (50) Residential	High (25-46)
East	Atlantic Ocean	N/A	N/A
South	Townhomes	High (50) Residential	High (25-46)
West	Townhomes and Hotel	Medium-High (25) Residential	Medium High (MH)

D. Proposed Use

The amendment site is proposed to be used for residential development with a maximum of 59 dwelling units (46 du/ac).

E. Maximum Allowable Development

	Current Future Land Use	Proposed Future Land Use
	Medium High	High
Density Maximum (du/a =dwelling units per acre)	25 du/ac (25 x 1.29ac = 32 units)	46 du/ac (46 x 1.29ac = 59 units)
FAR (retail & office in residential buildings)	50%	50%

5. Analysis of Public Facilities and Services

A. Potable Water Analysis

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

The Level of Service (LOS) from the City's adopted Comprehensive Plan is as follows:
161 gallons per capita per day.

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

Pompano Beach's 10-Year Water Works Plan was adopted on October 2020.

3. 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.

Potable water is handled by City of Pompano Beach Water Treatment Plant. The site's wellfield is the City's Eastern Wellfield, which is permitted under WUP 06-00070-W to withdraw 6,478 MG annually (17.75 mgd) or 610 MG monthly. The potable water facility serving the area is the City's main Water Treatment Plant with a design capacity of 50 MGD. Current annual average water demand for 2025 was projected at 15.9 MGD and is projected to be 17.3 MGD by 2040.

4. 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.

Potable Water Impact Calculation				
	Dwelling Units	GPD	Daily Gallons	Yearly Gallons
Current (Medium High)	32	161	12,061	4,402,086
Proposed	59		21,563	7,870,396
Total Impact:			9,502	3,468,310

GPD = gallons per day

*Daily Gallons = (Dwelling units * Household Size) * GPD*

*Yearly Gallons = Daily Gallons * 365*

5. 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. Please refer to Exhibit "P".

Name: Renuka Mohammed, Director of Utilities
Agency: City of Pompano Beach
Phone: 954-545-7043
Address: 1205 N.E. 5th Avenue, Pompano Beach, FL 33060

B. Sanitary Sewer Analysis**1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The Level of Service (LOS) from the City's adopted Comprehensive Plan Objective 06.02.00 is as follows:

Pompano Beach: 17 million gallons per day in Treatment Design Capacity

Broward County: 95.000 million gallons per day in Treatment Design Capacity

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.

According to the adopted Comprehensive Plan's Data, Inventory, and Analysis document, all sanitary sewer is sent to the Broward County North District Regional Wastewater Treatment Plant which is located in City limits. The Treatment Design Capacity is 95.000 MGD, and average daily demand for the entire system in 2018 was 70.50 MGD. Pompano Beach in 2019 had an average daily demand of 14.03 MGD and has a Large User Agreement with the County for an exclusively reserve of 17 MGD of capacity. Demand in 2040 was projected to be 16.63 MGD.

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.

Sanitary Sewer Impact Calculation				
	Dwelling Units	GPD	Daily Gallons	Yearly Gallons
Current (Medium High)	32	161	12,061	4,402,086
Proposed	59		21,563	7,870,396
Total Impact:			9,502	3,468,310

GPD = gallons per day

*Daily Gallons = (Dwelling units * Household Size) * GPD*

*Yearly Gallons = Daily Gallons * 365*

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.

Please refer to Exhibit "Q".

Name: Renuka Mohammed, Director of Utilities
Agency: City of Pompano Beach
Phone: 954-545-7043
Address: 1205 NE 5th Avenue, Pompano Beach, FL 33060

C. Solid Waste Analysis**1. Provide the solid waste level of service per the adopted and certified local land use plan.**

The Level of Service (LOS) from the City's adopted Comprehensive Plan Objective 09.02.00 is as follows:

Level of Service (LOS) Table from Objective 09.20.00	
Use	LOS
Residential	8.9 lbs. per unit per day
Industrial/Commercial	
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
Supermarket	9 lbs per 100 sq.ft. per day
Restaurant	2 lbs per meal per day
Drug store	5 lbs per 100 sq.ft. per day
Hotel/Motel	3 lbs per room per day

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.

Pompano Beach currently has a contractual agreement with Coastal Waste and Recycling for disposal of solid waste services through September 30, 2027 (with possible renewal to 2032). According to the adopted Comprehensive Plan's Data, Inventory, and Analysis document, waste is currently disposed of at the Monarch Hill Landfill. According to a letter (09221001.12) by SCS Engineers on March 31st, 2025, the following capacities remain:

- Class I and Class III: 4,231,642 tons (4 years remaining)
- Class I: 6,477,944 tons (6.2 years remaining)

According to the adopted Comprehensive Plan's Data, Inventory, and Analysis document, 2025 demand is estimated to be 118,372 tons annually and 2040 demand is estimated to be 130,371 tons annually.

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.

Solid Waste Impact Calculation				
	Dwelling Units	LOS (PPD)	Daily Pounds	Yearly Pounds
Current (Medium High)	32	8.9	294	107,201
Proposed	59		525	191,662
Impact:			231	84,461

PPD = pounds per day

*Daily Pounds = Dwelling units * LOS*

*Yearly Pounds = Daily Pounds * 365*

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

Please refer to Exhibit “R”.

Name: John Meurs, District Manger
Agency: Coastal Waste and Recycling
Phone: 786-562-2403
Address: 3900 NE 10th Way
Pompano Beach, FL. 33064

D. Drainage Analysis

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

The Level of Service (LOS) from the City’s adopted Comprehensive Plan Policy 08.03.01 is as follows:

- 25-Year Frequency
 - 72-Hour Duration for allowable discharge
- 10-year frequency storm
 - 24-hour duration for the minimum road crown elevation
- 100-year frequency storm
 - 72-hour duration for minimum finished floor elevation

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

The City of Pompano Beach is located within portions of three (3) drainage basins: the Coastal Basin; the Pompano Canal Basin; and, the C-14 East Basin. Three (3) primary canals provide major drainage flow for the City of Pompano Beach. The subject site is located within the Coastal Basin.

Generally, surface water drainage in the area is accomplished through swales, exfiltration trench, drainage well(s), and positive drainage connecting to the Intracoastal Waterway.

A surface water license is required from Broward County.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

Broward County reviews in lieu of South Florida Management District. A Basin Surface Water Management Plan has not been approved by the South Florida Water Management District for the amendment area.

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.

Development within the site will be required to meet the drainage standards of the City of Pompano Beach, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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.

Please refer to Exhibit “S”.

Name:	Johana Narvaez, Environmental Program Supervisor
Agency:	Broward County Public Works and Environmental Services Department Environmental Permitting Division
Phone:	954-519-0318
Address:	1 N University Drive, Mail Box 201 Plantation, FL 33324

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 Level of Service (LOS) from the City’s adopted Comprehensive Plan Policy 04.01.01 is as follows:

Maintain public and private recreation and open space facilities at a level of service of 5-acres for each 1,000 residents and continue to assess community and neighborhood park impact fees to mitigate the impact of new residential development on the park system at a rate of 3-acres per 1,000 residents.

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.

Please see Exhibit “O”.

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

Park Impact Calculation			
	Dwelling Units	LOS	Park Acreage
Current (Medium High)	32	3 acres per	0.225
Proposed	59	1,000 residents	0.402
Impact:			0.177

$$\text{Park Acreage} = ((\text{Dwelling Units} * \text{Household Size}) / 1000) * 3$$

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

Interpretation 1 (Population Buildout)

“Buildout” population is a theoretical number based on projections of the potential future population within the Comprehensive Plan’s planning timeframe and may never be truly realized. The adopted buildout population according to the Comprehensive Plan in 2040 is 135,553. Utilizing the adopted park LOS, the city will need the following acreage when reaching 2040 buildout:

$$(135,553 / 1000) * 3 = \underline{406.7 \text{ acres}}$$

The most recent park inventory dated January 2024, the City had calculated a total of 609.8 acres of park land. Therefore, the proposed impact of 0.184 acres by the Site plus the required 406.7 acres for the buildout population continues to have the City meeting their adopted LOS.

Interpretation 2 (Buildout)

“Buildout” population is a theoretical number based on total redevelopment of the residential land on the land use map to full density and may never be truly realized. The adopted buildout population is estimated to be 82,659 units according to the January 2024 park inventory letter. Utilizing the adopted park LOS, the city will need the following acreage to maintain LOS:

$$[(82,659 * 2.39) / 1000] * 3 = \underline{592.7 \text{ acres}}$$

The most recent park inventory stated the City had calculated a total of 609.8 acres of park land. Therefore, the proposed impact of 0.177 acres by the Site plus the required 592.7 acres for the buildout population continues to have the City meeting their adopted LOS.

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.

The proposed amendment would not cause any loss to any existing open space areas nor includes an existing golf course. Policies 2.5.4 and 2.5.5 are not applicable to the type of development that would occur on the Site. As stated in E.4, the amendment would not cause any significant impact to the city meeting their park LOS.

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.

Broward Metropolitan Planning Organization - 2020 Roadway Level of Service								
Roadway Information			Daily Conditions			Peak Hour Conditions		
ID	Roadway	Segment	AADT	Capacity	LOS	Volume	Capacity	LOS
991	SR A1A	N of Atlantic Blvd	11300	14800	D	1074	1330	D
796	Atlantic Blvd	E of US 1	23000	32400	D	2185	2920	D
828	NE 14 St	E of US 1	21500	32400	D	2043	2920	D

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.

Broward Metropolitan Planning Organization - 2045 Roadway Level of Service								
Roadway Information			Daily Conditions			Peak Hour Conditions		
ID	Roadway	Segment	Volume	Capacity	LOS	Volume	Capacity	LOS
991	SR A1A	N of Atlantic Blvd	18300	14800	F	1739	1330	F
796	Atlantic Blvd	E of US 1	38600	32400	F	3667	2920	F
828	NE 14 St	E of US 1	24700	32400	D	2347	2920	D

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may 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.

Acknowledged.

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.

According to current Broward County Transit (BCT) route information, the following mass transit stations service the amendment area:

Mass Transit Stops (within ¼ mile)				
Stop #	Stop Name	Route	Route Number	Direction
1139	A1A & Northeast 7th St	Commercial Boulevard & US 1 441/SR 7 to Copans Road and US 1	11	Northbound
1145	A1A & Northeast 5th Ct			Southbound
1138	A1A & Northeast 5th St			Northbound
1144	A1A & Northeast 7th Ct			Southbound

Broward County Transit (BCT) has adopted an expansion to existing services called PREMO. Atlantic Blvd from University Dr (SR 869) to Pompano Beach Pier (A1A) was listed as a recommended network leg for high-frequency bus service. An A1A stop would presumably be a little more than half (1/2) a mile away. The City of Pompano Beach offers a Community Shuttle Service in partnership with Broward County Transit (BCT) to enhance public transportation options. The project site is along the northbound Green Route with closest stops at Atlantic Blvd/A1A and NE 14th St/A1A. The Green Route connects destination points such as Lakeside Shoppes, Pompano City Center, and Broward County Northeast Transit Center. **Please refer to Exhibit “G”.**

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

According to the data presented in G.1, the Site is adequately served by transit within a quarter mile distance and would be conducive to transit travel. Stop 1139, which services northbound Route 11, is less than 100 feet (pedestrian travel) from the southernmost corner of the amendment site. Stop 1145, which services southbound Route 11 and has a covered bench, is approximately 350 feet (pedestrian travel) from the southernmost corner of the amendment site. An A1A stop under the adopted PREMO plan for high-frequency bus would presumably be a little more than half (1/2) a mile away.

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.

Please refer to Exhibit “T”.



Name: Jason McKoy, Staff Engineer
Agency: Broward County Transit Division
Address: 1 North University Drive, Suite 3100A
Plantation, Florida 33324

H. Public Education Analysis

1. Public School Impact Application.

A SCAD Request has been sent to the Broward County School Board. Please refer to **Exhibit “H”**.

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

The required Fee has been satisfied via the Broward County School Board Online Platform. See payment receipt as **Exhibit “I”**.

6. 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.

A review of the records within the Florida State Master Site File, local historic registry, and National Register of Historic Places was conducted. No historic sites, districts on the National Register of Historic Places, nor locally designated historic sites will be affected by this amendment.

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

A review of the records within the Florida State Master Site File was conducted. No archeological sites listed on the Florida Master Site File are affected by this amendment. Please see correspondence with the Florida Department of State Division of Historical Resources (**Exhibit J**).

C. Wetlands.

Based upon the Threatened and Endangered Species Survey dated December 2025, prepared by the Chappell Group, there are no known wetlands within the amendment site and no impacts to wetlands are expected within the amendment site.

Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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

Based upon the Threatened and Endangered Species Survey dated December 2025, prepared by the Chappell Group, it was deemed that the project site is not on any lands deemed Local Areas of Particular Concern.

Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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

The Broward County Land Use Plan Natural Resource Map Series’ Eastern Broward County: Priority Planning Areas for Sea Level Rise (adopted 2021) does not identify the Site as within a highlighted priority 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 submitted the Threatened and Endangered Species Survey dated December 2025, prepared by the Chappell Group indicates in its conclusion that based on the site investigation there were no presence of endangered, threatened, or listed species of special concern. It was also determined that there are no endangered species that exist on the property at the time of the field inspection. Furthermore, it concluded that the property does not provide a habitat suitable to support the potential use by endangered, threatened, or listed species.

Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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

The submitted the Threatened and Endangered Species Survey dated December 2025, prepared by the Chappell Group indicates in its conclusion that there were Sea Oats found on the existing east and north sand dunes. It states that any impact to sand dunes with Sea Oats will require mitigation for the Sea Oats onsite.

Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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.”

The Site is not located within or nearby any wellfield protection zones of influence according to Map No. C-2 (updated 2018) by the Broward County Environmental Protection & Growth Management Department.

Based upon the Threatened and Endangered Species Survey dated December 2025, prepared by the Chappell Group, no impacts to Broward County Wellfields are expected to occur from this project. Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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.

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. There are no known special soil conditions existing on site that would affect the land development activity.

Please see the Threatened and Endangered Species Survey (**Exhibit “L”**) for more information.

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 Property fronts the ocean on its eastern boundary. Historically, beach access has not been provided and is not available through the existing developments.

Public beach access is present approximately 200 feet south of the site between Ocean Townhomes (520 N Ocean Blvd) and Silver Thatch Ocean Club (510 N Ocean Blvd). Public Access provided by the City can also be found 500 feet south of the Site, starting at the terminus of NE 5th Street. Please see below for all the public beach access points in Pompano Beach:

Public Beach Access Points	
Access Name	Amenities
Wahoo Bay Bridge Park	Scenic view
North Ocean Park (NE 16th Street)	Restrooms, Picnic tables, Pavilions, Parking, Benches, Shower & Trash Receptacles
NE 13th Street	Parking, bench, shower & trash receptacles
Solemar Condominium	Concrete pathway
NE 10th Street	Trash receptacles & shower
Sea Point Condos	Paved concrete pathway
Admiralty Towers	Chain link fence and gate w/posted hours
Silver Thatch Ocean Club	Concrete walkway & trash receptacle
Main Public Beach	Restrooms, picnic tables, pavilions & pier
SE 2nd Street	Parking, Benches, Shower & Trash Receptacles
SE 4th Street	Parking, Benches, Shower & Trash Receptacles
SE 6th Street	Parking, Benches, Shower & Trash Receptacles
SE 8th Street	Parking, Benches, Shower & Trash Receptacles
SE 12th Street	Parking, Benches, Shower & Trash Receptacles

Criterion Condominium	Paved concrete walkway
Waldorf Astoria	Paved concrete walkway
Renaissance (North)	Stairs
Renaissance (South)	Stairs

7. Affordable Housing

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

The amendment does not propose to add 100 or more residential units to the Site. Therefore, Policy 2.16.2 affordable housing requirement does not apply to this amendment.

8. Land Use Compatibility

A. 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.

The Site is bordered on the north and south by parcels with Broward County Land Use Plan and local designations of Residential High. Apart from the Property, one property designated Medium-High (704 N Ocean Blvd), and North Ocean Park designated Recreation Open Space (3424 NE 16th St); all properties fronting the ocean between NE 16th St and NE 5th St are designated High. Please see the diagram below.



The current designation of the Property is a remnant and creates an inconsistency with surrounding land use designation patterns, which is rectifiable by amending the land use to High as proposed by this LUPA request.

Furthermore, the Applicant in conjunction with this request is coordinating with Pompano Beach to rezone the Site to a planned development (PD). This is to ensure that development spurred by this amendment is compatible with surrounding condominiums and hotels. One provision includes the stepping back of the building after a number of stories, so as to not block sunlight and provide building-massing articulation. This is also to ensure that buildings do not feel as if they are encroaching on A1A or neighboring developments. A garage structure, which would most likely be required given the parcel's size constraint, needs to comply various design standards that minimize blank, incompatible, or uninteresting facades.

9. Hurricane Evacuation Analysis

A. 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.

Please see the Hurricane Evacuation Study (**Exhibit “K”**) for more information.

10. Redevelopment Analysis

A. 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 Site is not located within an identified redevelopment area.

11. Intergovernmental Coordination

A. Indicate whether the proposed amendment site is adjacent to other local governments.

The Site is not located adjacent to any other local governments.

12. Public Outreach

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

Additional information regarding community outreach will be provided as the LUPA moves through the City’s review and approval process.

13. Consistency with Regional Issues and Policies of Broward County Land Use Plan

The LUPA is consistent with addressing the following regional issues identified in the Broward County Land Use Plan:

- Targeted Redevelopment Vision, Strategy TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

The Property is located along the City’s major A-1-A transit corridor that is served by the Broward County Transit Pompano Beach Green Route.

- Multi-Modal Vision, Strategy MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

The Property is located along the regional transportation network and is served by the Broward County Transit Pompano Beach Green Route to move people,

goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

- Multi-Modal Vision, Strategy MM-2: Recognize and address the transportation and housing connection.

The LUPA provides housing along the Pompano Beach Green Route, thus connecting housing and transportation.

- Housing Affordability Vision, Strategy AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

The LUPA allows for creation of additional housing opportunities that will help the City and County to support private development of housing.

The proposed amendment is consistent with the following Policies of the Broward County Land Use Plan:

- POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

Approval of the LUPA will balance the County's Land Use Plan by providing a consistent and continuous development pattern with provision of f essential public services and facilities, as well as enhanced sustainability and livability.

- POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

Approval of the LUPA will create a consistent development pattern that protects the established residential area while also encouraging redevelopment of aging housing resources and promoting economic investment.

- POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

As detailed herein, the Property is a remnant with an established Residential High area of the County. Approval of the LUPA is consistent with the surrounding land uses and will ensure compatibility along the corridor.

- POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

As detailed herein, the Property is a remnant with an established Residential High area of the County. Approval of the LUPA is consistent with the surrounding land uses and will ensure compatibility along the corridor.

- POLICY 2.20.2 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.

As detailed herein, the Property is a remnant with an established Residential High area of the County. Approval of the LUPA is consistent with the surrounding land uses and will ensure compatibility along the corridor.

- POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

The Project will be designed to ensure that adequate storm water management and drainage facilities are provided such that groundwater quality is not adversely affected.

- POLICY 2.27.1 Land development codes and regulations shall require the protection and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

The LUPA provides for clustering of residential development in a manner that preserves the existing dune line. Further, the Project will enhance the on-site dunes in accordance with environmental best practices.



EXHIBIT A

DRC

PZ25-92000002
02/18/2026



EXHIBIT XX SURROUNDINGS AREA MAP

DRC

PZ25-92000002
02/18/2026

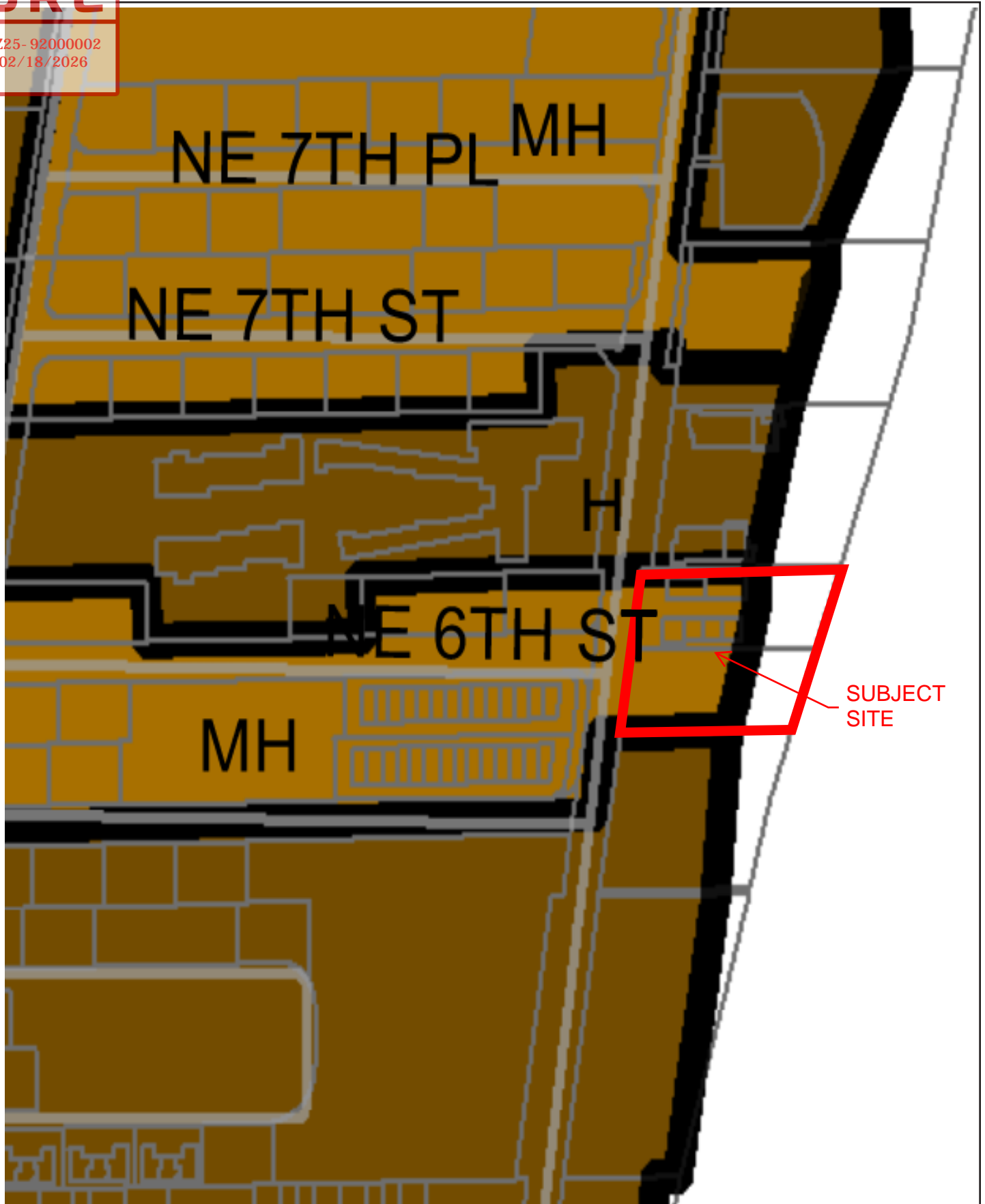
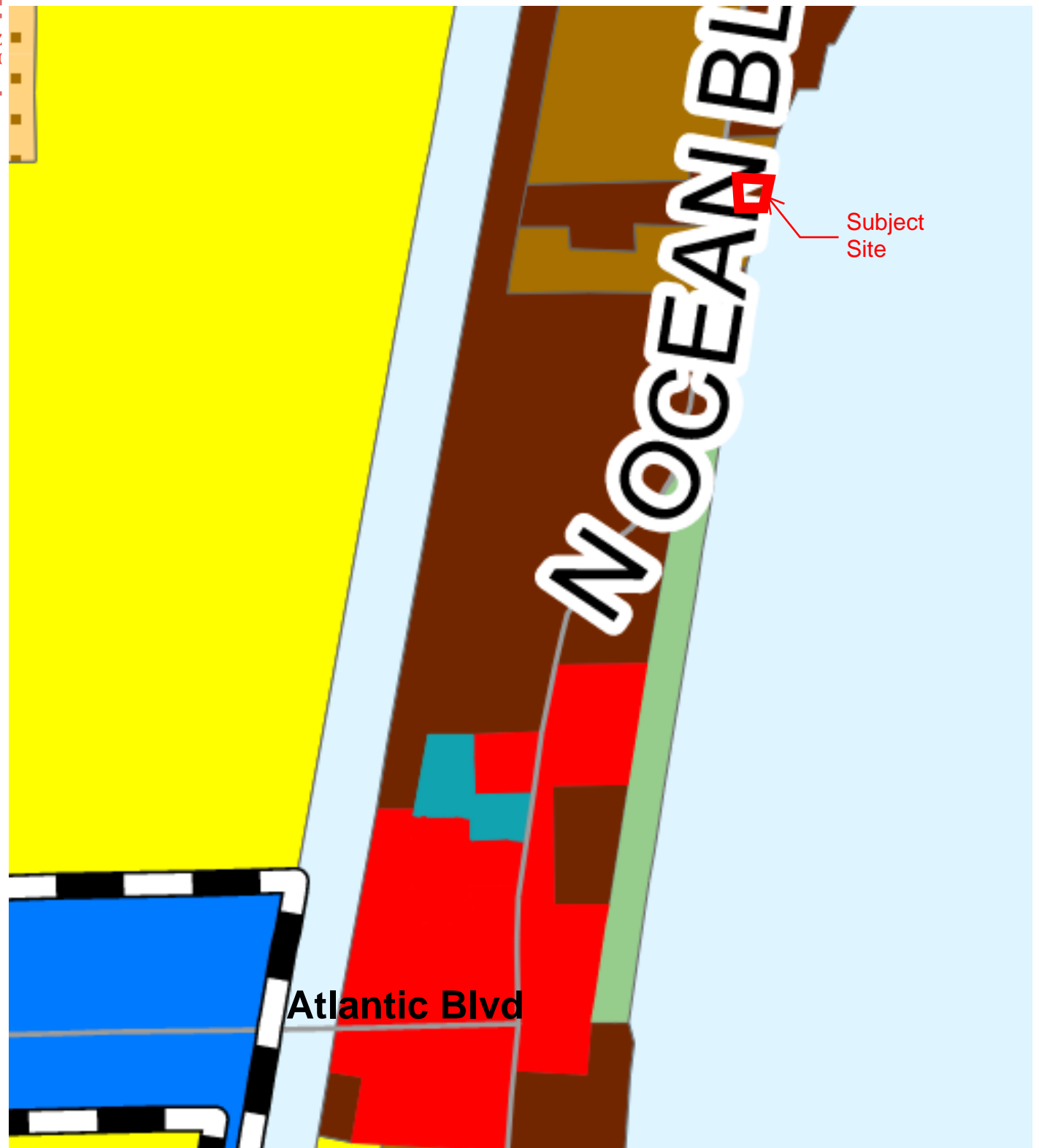


EXHIBIT B1
Pompano Beach Land Use Map



Subject
Site

Atlantic Blvd



-  Medium-High (25) Residential
-  High (50) Residential

EXHIBIT B2 Broward County Land Use Map



EXHIBIT B



EXHIBIT C

BLUE WATER BEACH

A SUBDIVISION IN SECTION 31, T48S, R43E, BROWARD COUNTY, FLORIDA.

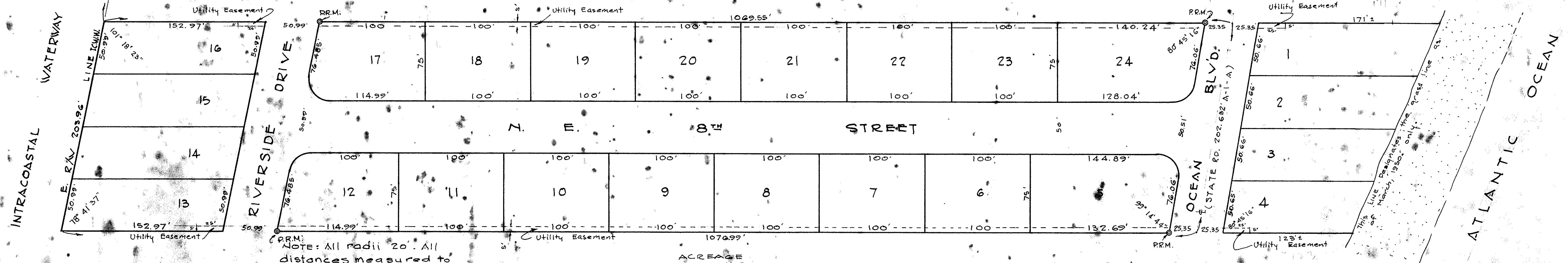
WILLIAMS & MAC PHERSON

DEVELOPERS.

VALTIE A. McELFRESH, ENGINEER & SURVEYOR.

SCALE - FEET.

ACREAGE



This plat is hereby approved by WILLIAM A. BARDEN holder of Mortgage dated April 7, 1950, and recorded in mortgage book 303, page 619 of the public records of Broward County, Florida.

William A. Barden

DESCRIPTION

The N-200 feet of the S-220 feet of Gov. Lot 1; and the N-200 feet of the S-220 feet of the W 1/2 of the N.E. 1/4, lying East of the Intracoastal Waterway, all being in Section 31, T-48-S, R-43-E, Broward County, Florida.

CITY PLANNING BOARD CERTIFICATE

This is to Certify that the City Planning Board of Pompano Beach, Florida, approved and accepted this plat by resolution adopted this 19th day of April, 1950.

Henry W. Tarkenton
Secretary.

This plat of Blue Water Beach approved for record.

Robert Davis
County Engineer.

CITY CLERK CERTIFICATE:

STATE OF FLORIDA,
COUNTY OF BROWARD S.S.

This is to CERTIFY that this plat of "BLUE WATER BEACH" has been approved and accepted for record by the City Commission of the City of Pompano Beach, Florida, in and by Resolution No. 439 adopted by said Commission on this 25 day of April, 1950.

IN WITNESS WHEREOF the said City Commission has caused these presents to be attested by its Auditor and Clerk and the Corporate seal of said City to be hereto affixed this 26 day of April, 1950. Plat to be recorded within 60 days of this date.

Winifred J. Sharp
City Auditor & Clerk.

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

DEDICATION

Know all men by these presents, that E. G. WILLIAMS and HELEN K. WILLIAMS, his wife, and G. BOYD MAC PHERSON, and LAURA A. MAC PHERSON, his wife, owners of the lands shown and included on this plat, have caused said lands to be subdivided and platted in the manner hereon shown, said subdivision to be known as, "BLUE WATER BEACH."

All Streets, Avenues, Drives, Boulevards or other Highways and/or Roads shown hereon are hereby dedicated to the perpetual use of the public, reserving to ourselves, our heirs, successors, and assigns, the reversion or reversions thereof whenever any of the same may be discontinued by law.

In witness whereof we have hereunto set our hands and seals this 8th day of April, 1950.

Signed, sealed and delivered in the presence of:

Walter A. McElfresh

Kurt D. Stettin

As to E. G. & Helen K. Williams and
G. Boyd and Laura A. MacPherson.

E. G. Williams (SEAL)

Helen K. Williams (SEAL)

G. Boyd MacPherson (SEAL)

Laura A. MacPherson (SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I hereby CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, E. G. WILLIAMS and HELEN K. WILLIAMS, his wife, and G. BOYD MAC PHERSON, and LAURA A. MAC PHERSON, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes and uses herein expressed.

Witness my hand and official seal at Pompano Beach, Broward County, Florida this 8th day of April, A.D. 1950.

Kurt D. Stettin
Notary Public.

My Commission expires AUGUST 3-1952

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I hereby CERTIFY that, to the best of my knowledge and belief, the plat hereon shown is a true and correct representation of the lands platted, and that permanent reference monuments have been set as indicated by P.R.M.

Walter A. McElfresh

Registered Engr. No. 1636.

Res. Land Surveyor No. 67, State of Florida.

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I hereby CERTIFY that the attached plat complies with "An act to regulate the making and filing for record of Maps and PLATS in the State of Florida," approved by the Governor the eleventh of June, 1925.

Jed Cabot
Clerk of the Circuit Court,
Broward County, Florida.
By *Dorothy Adams* DC

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

This instrument filed for record this 22 day of MAY, A.D. 1950, and recorded in book 26 of plats on page 29, Record Verified.

TED CABOT
Clerk of the Circuit Court,
Broward County, Florida.

By *Dorothy Adams* dc.
























EXHIBIT D























EXHIBIT E



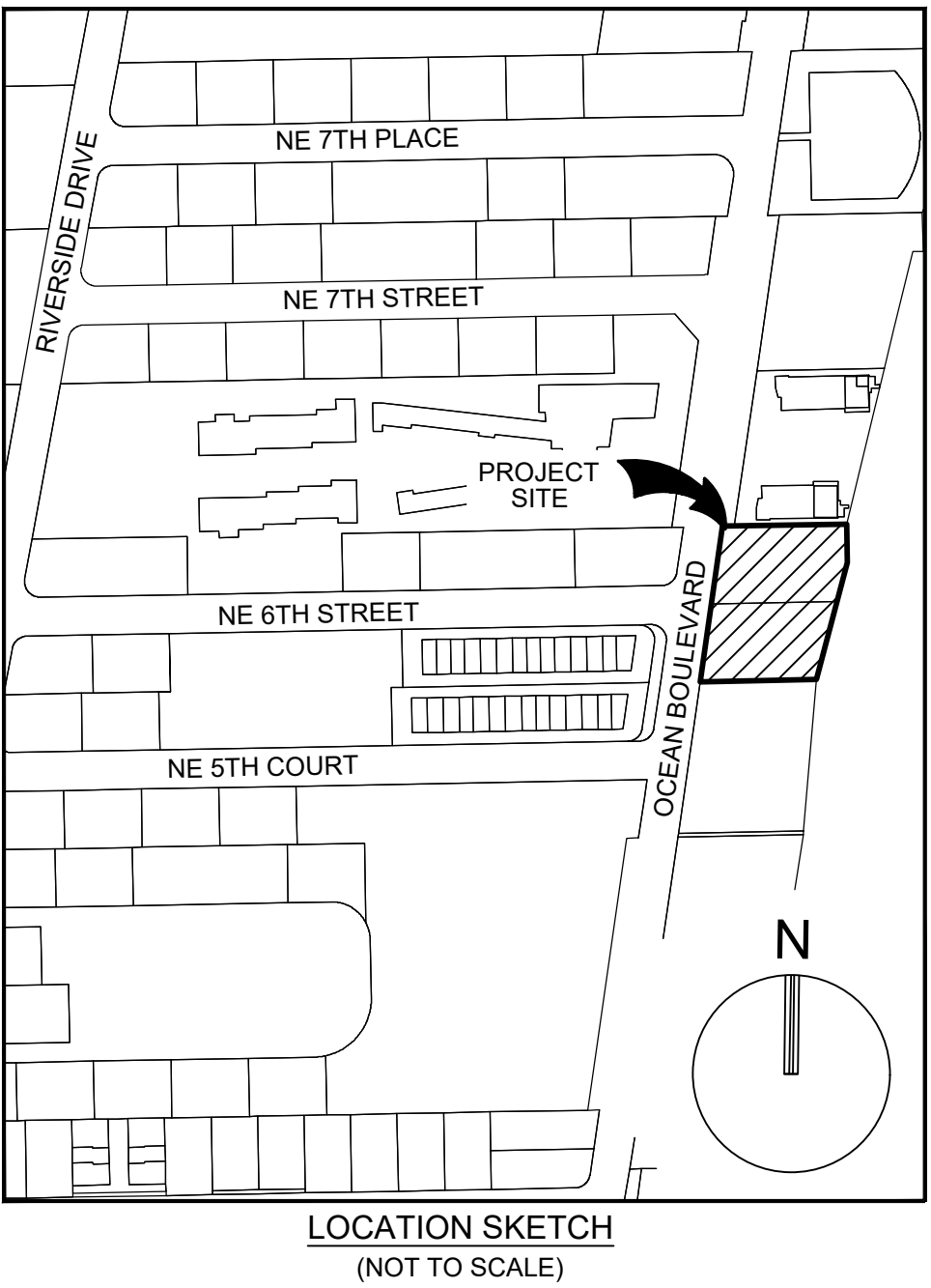
ABBREVIATION		DESCRIPTION
BM		BENCHMARK
B.C.R.		BROWARD COUNTY RECORDS
CONC.		CONCRETE
DIA.		DIAMETER
E		EAST
ECL		EROSION CONTROL LINE
ELEV.		ELEVATION
FDOT		FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA		FEDERAL EMERGENCY MANAGEMENT AGENCY
F.F.E.		FINISHED FLOOR ELEVATION
LB		LICENSED BUSINESS
GIS		GEOGRAPHIC INFORMATION SYSTEMS
INV.		INVERT
M.M.B.		MISCELLANEOUS MAP BOOK
N		NORTH
NE		NORTHEAST
NO.		NUMBER
O.R.B.		OFFICIAL RECORDS BOOK
PG.		PAGE
P.B.		PLAT BOOK
PVC		POLYVINYL CHLORIDE PIPE
S		SOUTH
SYM.		SYMBOL
TYP.		TYPICAL
UNK.		UNKNOWN
W		WEST

SYM.	DESCRIPTION
	360° LIGHT
	AIR CONDITIONER
	BACK FLOW PREVENTOR
	BOLLARD
	CATCH BASIN
	CURB INLET
	CLEANOUT, SANITARY SEWER
	COLUMN SQUARE
	ELECTRICAL OUTLET
	ELECTRICAL PANEL
	ELECTRICAL TRANSFORMER
	END OF SIGNAL
	FLOOD LIGHTS
	GUY WIRE ANCHOR
	HAND HOLE, CABLE TELEVISION
	HAND HOLE, ELECTRICAL
	HAND HOLE, STREET LIGHTS
	HAND HOLE, CABLE TELEVISION
	LIGHT POLE, CONCRETE
	LIGHT POLE, SINGLE
	MANHOLE, SANITARY SEWER

SYM.	DESCRIPTION
	METER, NATURAL GAS
	METER, WATER
	SIGN, SINGLE POST
	SPRINKLER TIMER
	PAINT STRIPE, LEFT TURN ARROW
	PEDESTAL, TELEVISION
	POST, SQUARE
	TREE (SEE TREE TABLE)
	PALM TREE (SEE TREE TABLE)
	UTILITY POLE, CONCRETE
	UTILITY POLE, WOODEN
	VALVE, IRRIGATION CONTROL
	VALVE, SANITARY SEWER
	VALVE, UNKNOWN UTILITY
	VALVE, WATER
	VERTICAL PIPE
	WATER SPIGOT
	YARD DRAIN

HATCH PATTERNS	
	BRICK PAVERS
	CONCRETE AREA

LINETYPE	DESCRIPTION
— X ——— X ——— X ———	FENCE, CHAIN LINK
— O ——— O ——— O ——— O ———	FENCE, METAL
— o ——— o ——— o ———	FENCE, HAND RAIL
--- TV(B) --- -- TV(B) --- -- TV(B) ---	SUBSURFACE UTILITY, TELEVISION
--- TEL(B) --- -- TEL(B) --- -- TEL(B) ---	SUBSURFACE UTILITY, TELEPHONE
--- FOC(B) --- -- FOC(B) --- -- FOC(B) ---	SUBSURFACE UTILITY, FIBER OPTIC
--- W(B) --- -- W(B) --- -- W(B) ---	SUBSURFACE UTILITY, WATER
--- E(B) --- -- E(B) --- -- E(B) ---	SUBSURFACE UTILITY, ELECTRICAL
--- SL(B) --- -- SL(B) --- -- SL(B) ---	SUBSURFACE UTILITY, STREET LIGHT
--- TS(B) --- -- TS(B) --- -- TS(B) ---	SUBSURFACE UTILITY, TRAFFIC SIGNAL
--- UNK(B) --- -- UNK(B) --- -- UNK(B) ---	SUBSURFACE UTILITY, UNKNOWN
--- G(B) --- -- G(B) --- -- G(B) ---	SUBSURFACE UTILITY, NATURAL GAS
OHW OHW OHW	OVERHEAD WIRE



 **KEITH**

**301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400**

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB8860
Florida Landscape Architecture Business License: LC26000457

[illegible]

DATE:	10/21/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1205, 1209, 1210

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES
877	PALM	12
878	UNKNOWN CLUSTER	(3) 5
953	UNKNOWN CLUSTER	(3) 5
1029	UNKNOWN	3
1039	PALM CLUSTER	(2) 4
1040	PALM CLUSTER	(2) 4
1041	PALM	10
1043	UNKNOWN	5
1044	PALM	10
1048	PALM	10
1050	UNKNOWN	6
1053	PALM CLUSTER	(3) 3
1055	PALM	8
1058	PALM CLUSTER	(2) 4
1070	PALM	6
1071	PALM	4
1072	PALM CLUSTER	(2) 4
1073	PALM	6
1074	PALM	4
1310	PALM	2
1311	PALM	3
1312	PALM	3
1535	PALM	3
1627	UNKNOWN	12
1628	UNKNOWN	12
1629	UNKNOWN	6
1630	UNKNOWN	12
1635	UNKNOWN	10
1636	UNKNOWN	5
1637	UNKNOWN	6
1643	UNKNOWN	4
1644	UNKNOWN	4
1647	UNKNOWN	5
1719	PALM	6
1728	UNKNOWN	15
1740	PALM	7
1764	PALM	5
1787	PALM	8
1959	PALM CLUSTER	(3) 4
2085	UNKNOWN	15
2088	PALM	8
2089	PALM	8
2097	PALM	7
2103	PALM	6
2111	PALM CLUSTER	(2) 4
2125	PALM CLUSTER	(2) 3
2150	PALM	7
2151	PALM	6
2154	PALM	6
2159	PALM	7

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5-1.7 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT A LOCATED SURFACE DESIGNATION (PAINT MARK OR FLAG) AS MARKED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE HORIZONTAL ACCURACY STATEMENT SHOWN IN NOTE 11 PERTAINS ONLY TO THE LOCATION OF THE PAINT MARK OR FLAG AND NOT THE ACTUAL UTILITY LOCATION.
7. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
8. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCRoACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
9. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
10. ELEVATIONS AND CONTOUR LINES SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPAÑO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/10 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 10' OR SMALLER.
13. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTH LINE LOT 4, BLUE WATERS BEACH, PLAT BOOK 26, PAGE 29, BROWARD COUNTY RECORDS, BEING SOUTH 88°57'11" WEST.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12011C0377J EFFECTIVE DATE 07/31/2024, THIS PROPERTY LIES IN ZONE X. BASE FLOOD ELEVATION (NONE) AND ZONE VE. BASE FLOOD ELEVATION (9.0'). LINES IMPORTED FROM FEMA GIS FILE.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4, BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 26, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA. CONTAINING 51,422 SQUARE FEET (1.180 ACRES) MORE OR LESS.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 51,422 SQUARE FEET (1.180 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 21, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

LA PLAGES

**TURKS CAPITAL
ACQUISITIONS LLC**

SHEET TITLE

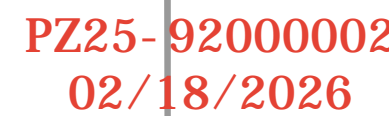
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 1 OF 3

PROJECT NUMBER	15575.00
-------------------	----------

Plotted by: dbittner On 11/20/2025 9:49 AM

Drawing name: H:\15575.00 - La Plage - Pompano Beach - Turks Capital Acquisitions, LLC\Survey\DWG\15575.00 BOUNDARY & TOPO.dwg

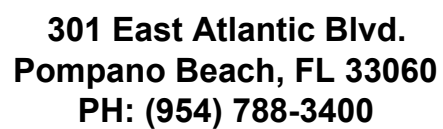
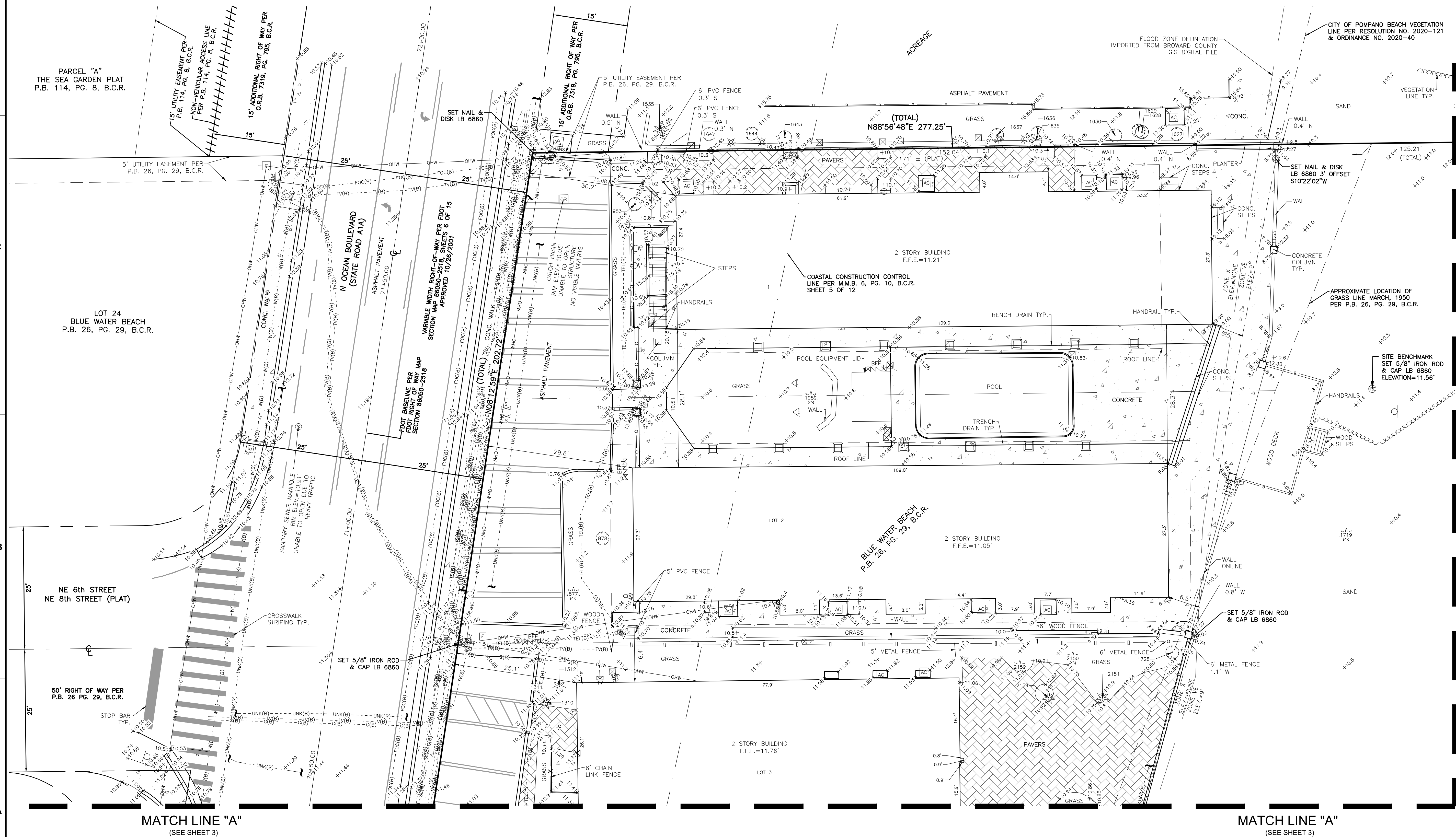


D

C

E

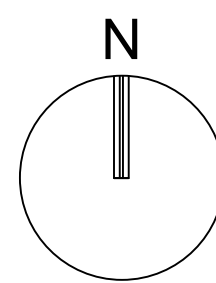
A



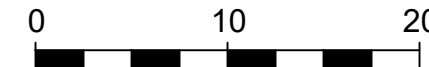
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600043

[illegible]

DATE:	10/21/2011
DRAWN BY:	ZPE
CHECKED BY:	DAS
FIELD BOOK:	1205, 1209, 1210



GRAPHIC SCALE



SCALE: 1" = 10'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

LA PLAGES

**TURKS CAPITAL
ACQUISITIONS LLC**

SHEET TITLE

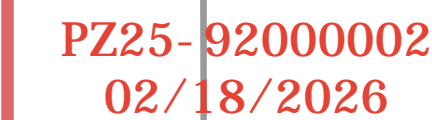
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER 2 OF 3

PROJECT NUMBER	15575.00
----------------	----------

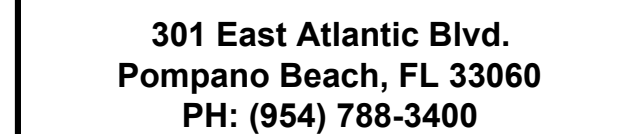
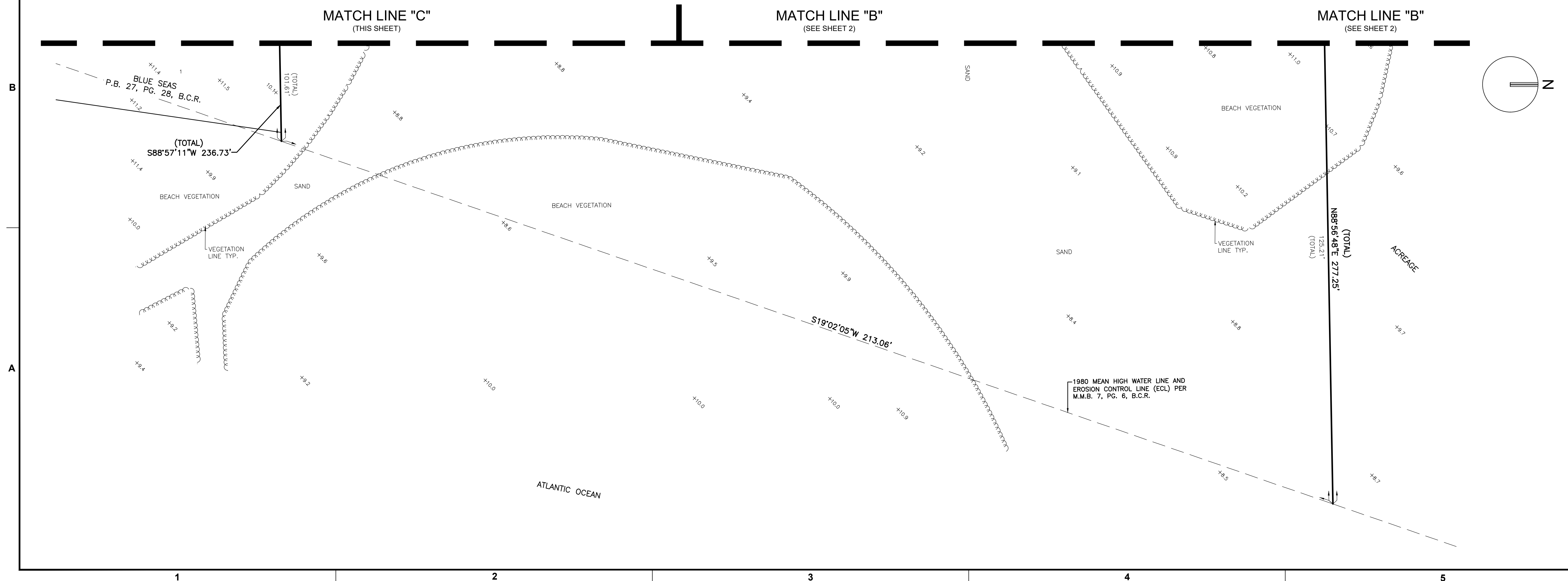
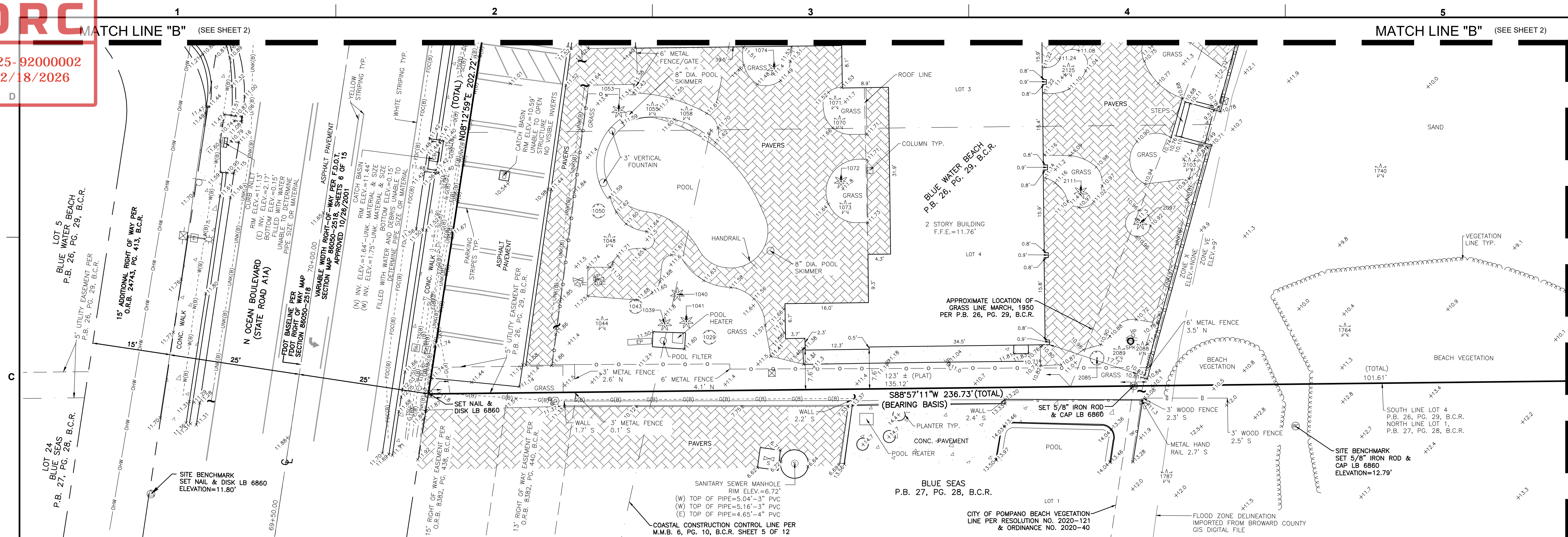
Plotted by: dbittner On 11/20/2025 10:03 AM

Drawing name: H:\15575.00 - La Plage - Pompano Beach - Turks Capital Acquisitions, LLC\Survey\DWG\15575.00 BOUNDARY & TOPO.dwg



PZ25-92000002
02/18/2026

D



Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

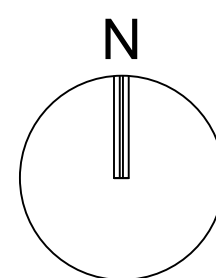
[illegible]

DATE: 10/21/25

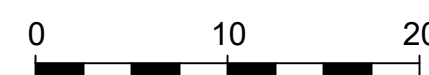
DRAWN BY: 7R5

DRAWN BY:	ZFL
CHECKED BY:	DAS

CHECKED BY:	DAS
FIELD BOOK:	1205, 1209, 1210



GRAPHIC SCALE



SCALE: 1" = 10'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

LA PLAGE

**TURKS CAPITAL
ACQUISITIONS LLC**

SHEET TITLE

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET
NUMBER 3 OF 3

PROJECT NUMBER	15575.00
----------------	----------

Plotted by: dbittner On 11/20/2025 10:03 AM

Drawing name: H:\15575-00 - La Plage - Pompano Beach - Turks Capital Acquisitions, LLC\Survey\DWG\15575-00 BOUNDARY & TOPO.dwg



EXHIBIT F

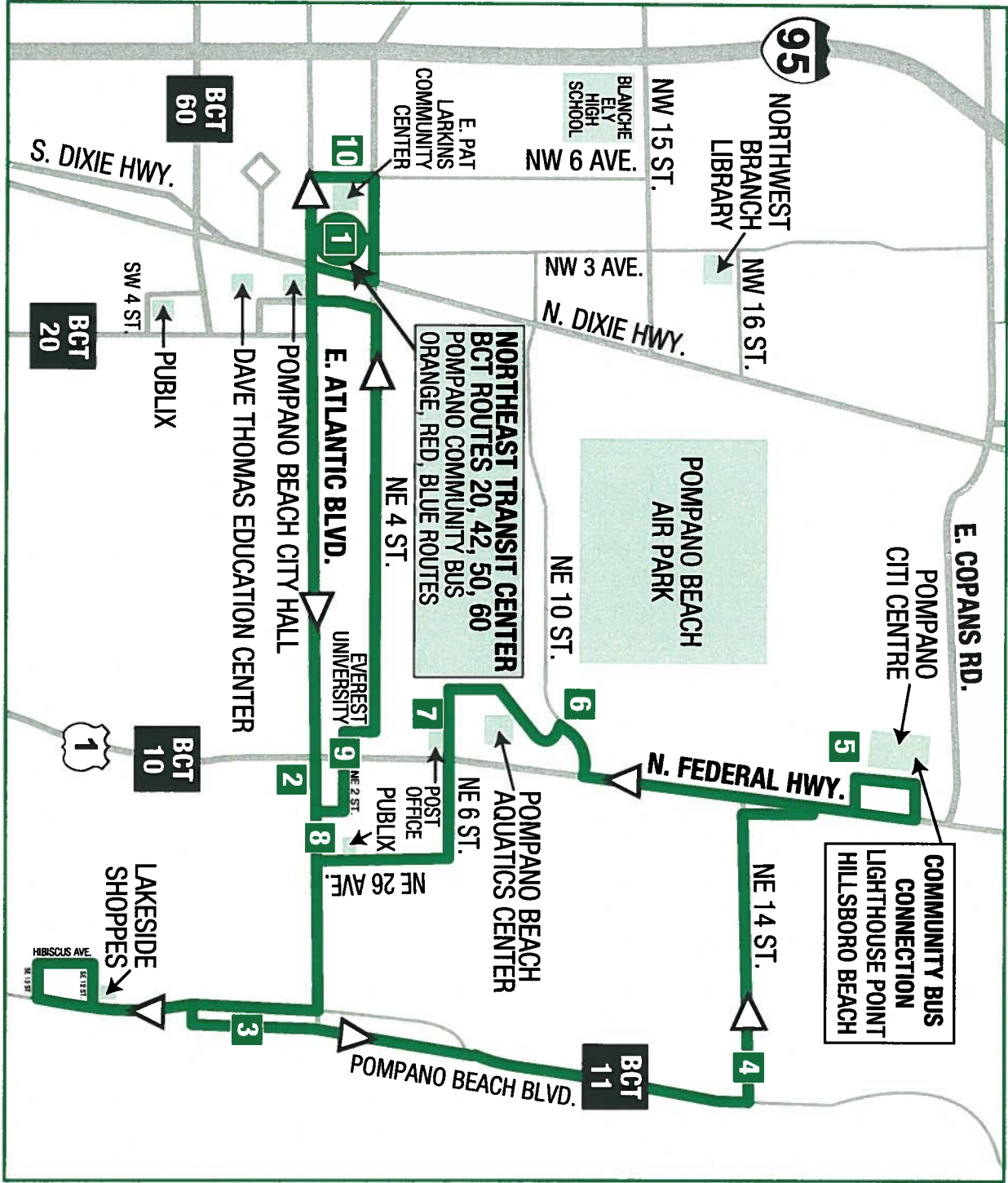
Legal Description:

LOTS 1 THROUGH 4, BLUE WATER BEACH,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 26, PAGE 29 OF
THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE
CITY OF POMPANO BEACH, BROWARD
COUNTY, FLORIDA. CONTAINING 51,422
SQUARE FEET (1.180 ACRES) MORE OR LESS



EXHIBIT G



GREEN Route

Every 68 minutes

from the Northeast Transit Center beginning at 9:00 a.m.

NORTHEAST TRANSIT CENTER KISS & RIDE	ATLANTIC BLVD US 1	ATLANTIC BLVD POMPANO BEACH BLVD	NE 14 ST A1A	POMPANO CITI CENTRE	POMPANO BEACH AQUATIC PARK	NE 6 ST US 1 POST OFFICE	ATLANTIC BLVD NE 26 AVE PUBLIX	EVEREST UNIVERSITY	E. PAT LARKINS CENTER	NORTHEAST TRANSIT CENTER KISS & RIDE
1	2	3	4	5	6	7	8	9	10	1
9:00a	9:10a	9:19a	9:24a	9:30a	9:38a	9:41a	9:46a	9:51a	10:01a	10:03a
10:08a	10:18a	10:27a	10:32a	10:38a	10:46a	10:49a	10:54a	10:59a	11:09a	11:11a
11:16a	11:26a	11:35a	11:40a	11:46a	11:54a	11:57a	12:02p	12:07p	12:17p	12:19p
12:24p	12:34p	12:43p	12:48p	12:54p	1:02p	1:05p	1:10p	1:15p	1:25p	1:27p
1:34p	1:44p	1:53p	1:58p	2:04p	2:12p	2:15p	2:20p	2:25p	2:35p	2:37p
2:42p	2:52p	3:01p	3:06p	3:12p	3:20p	3:23p	3:28p	3:33p	3:43p	3:45p
3:49p	3:59p	4:08p	4:13p	4:19p	4:27p	4:30p	4:35p	4:40p	4:50p	4:52p

Bold type indicates PM hours.



EXHIBIT H

From: Growth Management <PRM_growthmanagement@browardschools.com>
Sent: Wednesday, January 7, 2026 2:23 PM
To: Daniel Gurfel
Cc: Michael Amodio; Beth Schrantz
Subject: RE: SCAD Determination - La Plagé - 552 N. Ocean Blvd & 600-604 N Ocean Blvd - (#15575.00)

Good Afternoon,

Please disregard the last message.

Thank you for submitting your application and supporting documents. We have successfully received your materials.

Please note that **processing and retrieval of your letter may take up to four weeks (30 days)**. We appreciate your patience during this period. We will contact you if any additional information is required.

If you have any questions in the meantime, feel free to reach out to me using the contact information below.

Glennika D. Gordon, MURP, AICP, CNU-A
Growth Management Planner- Impact
Facility Planning and Real Estate Department
600 SE 3rd Avenue
Fort Lauderdale, FL 33301
Phone: 754-321-2172
E-mail: prm_growthmanagement@browardschools.com
Website: www.browardschools.com



From: Daniel Gurfel <dgurfel@keithteam.com>
Sent: Tuesday, December 30, 2025 1:30 PM
To: Growth Management <PRM_growthmanagement@browardschools.com>
Cc: Michael Amodio <MAmodio@keithteam.com>; Beth Schrantz <bschrantz@miskelbackman.com>
Subject: Fw: SCAD Determination - La Plagé - 552 N. Ocean Blvd & 600-604 N Ocean Blvd - (#15575.00)



Daniel Gurfel

Planning Analyst

Office: 954.788.3400

Email: dgurfel@keithteam.com

www.KEITHteam.com

From: Daniel Gurfel <dgurfel@keithteam.com>

Sent: Tuesday, December 30, 2025 1:19 PM

To: PRM_growthmanagement@browardschools.com <PRM_growthmanagement@browardschools.com>

Cc: Michael Amodio <MAmodio@keithteam.com>; Beth Schrantz <bschrantz@miskelbackman.com>

Subject: SCAD Determination - La Plagé - 552 N. Ocean Blvd & 600-604 N Ocean Blvd - (#15575.00)

Good Afternoon Glennika!

I am writing to formally request the review and issuance of a Preliminary School Capacity Availability Determination (SCAD) for the development project known as La Plagé, located at 552 N Ocean Blvd and 600-604 N Ocean Blvd.

The City is requiring the Preliminary SCAD Determination to be submitted as part of the LUPA/Rezoning Process.

Please find below the relevant project details for your review:

- Project Name: La Plagé
- Location: 552 N Ocean Blvd and 600-604 N Ocean Blvd, Pompano Beach 33062
- Folio #: 484331DA0040, 484331DA0030, 484331DA0020, 484331DA0010, 484331DA0060, 484331DA0050, 484331110030
- Municipality: City of Pompano Beach
- Municipal Application Reference: PZ25-13000004

Attached to this email are the supporting documents, including the conceptual site plan and SCAD fee payment receipt. If additional documentation or clarification is needed, please do not hesitate to contact me.

DRC

PZ25- 92000002

02/18/2026

We appreciate your attention to this request and look forward to your confirmation of receipt and an estimated timeline for issuance of the Preliminary SCAD.

Thank you for your continued coordination. Have a great day!



EXHIBIT I

12/29/25, 2:42 PM

Inbox - Daniel Gurfel - Outlook

DRC

PZ25- 92000002

02/18/2026

recipient, please notify the sender immediately, delete the message from your email system, and destroy any other copies in your possession.

From: donotreply@osmsinc.com <donotreply@osmsinc.com>

Sent: Monday, December 29, 2025 1:15 PM

To: A. Max Zaretsky <azaretsky@lippes.com>

Subject: Online School Payments Receipt Number 1112011-111601450

Billed To:

Zaretsky, Abraham

azaretsky@lippes.com

azaretsky@lippes.com

Order Number: 1112011-111601450

Order Time: 12/29/2025 1:15:13 PM

Payment Method: American Express

Purchase Notes:

Activity No	Activity Name	Description	Assigned Student Profile	Unit Price
B0008-82	Consistency Review - LUPA		Not Required	\$2323.00

SubTotal: \$2,323.00

Tax: \$0.00

Shipping: \$0.00

Service Fee: \$0.00

Grand Total: \$2,323.00

Please retain for your records.

Please Note: All sales are considered final and any consideration for a refund must be directed to the School Bookkeeper. Under no circumstances will OSMS provide refunds or accept returns on behalf of the School. Whether to issue a refund or accept a return is determined solely by the applicable School, and you agree to not seek any refunds from or attempt to return any goods to OSMS.



EXHIBIT J

Subject:

FW: Florida Master Site File - Information Request (LA Plage)

Attachments:

Map.pdf; Resource Roster.pdf

From: Miller, Marissa L. <Marissa.Miller@dos.fl.gov>**Sent:** Monday, January 12, 2026 8:09 AM**To:** Michael Amodio <MAmodio@keithteam.com>**Subject:** RE: Florida Master Site File - Information Request

Good morning Michael,



I have attached a map and roster showing the one resource within your requested parcels. Let me know if you need anything else or if you have any questions. Have a great day!



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

Marissa Miller

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

From: Michael Amodio <MAmodio@keithteam.com>**Sent:** Friday, January 9, 2026 3:58 PM**To:** FMSFILE <FMSFILE@dos.fl.gov>**Cc:** Daniel Gurfel <dgurfel@keithteam.com>**Subject:** Florida Master Site File - Information Request

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

DRC

Good Afternoon,

PZ25- 92000002

02/18/2026

I am working on a new project located in Pompano Beach and am required to find out if the site is listed on the Master Site File for Archeological sites.

The project consists of two parcels located within the City of Pompano Beach. The addresses of each parcel are as follows:

- 552 N Ocean Blvd, Pompano Beach FL 33062
- 600 N Ocean Blvd, Pompano Beach FL 33062

The site area is shown outlined in RED below.



Thank you for your assistance!



Michael Amodio, AICP
Principal Planner, Associate
Office: 954.788.3400
Email: MAmodio@keithteam.com
www.KEITHteam.com



AR=0
SS=0
CM=0
RG=1
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD04776	RG	SR-A1A	Fort Lauderdale	Linear Resource - 1 Contrib Resources	Not Eligible	





EXHIBIT K



TECHNICAL MEMORANDUM

To: Reviewer Agency

From: Thuha Nguyen, PE, PTOE, PTP, RSP1

Date: December 29, 2025

Re: La Plage Project – Hurricane Evacuation Analysis

Pursuant to the Broward County Land Use Plan Amendment Requirements, a hurricane evacuation analysis was conducted for the proposed La Plage project. The site is located within the Evacuation Zone A, as identified by the Broward County Emergency Management Division.

The analysis was prepared in accordance with the Florida Administrative Code (FAC) Section 73C-40.0256(4)(c) to evaluate the adequacy of roadway capacity of designated hurricane evacuation routes near the project area. This technical memorandum presents the assumptions, data sources, methodology, and results of the evaluation.

The evacuation of the roadway network used in this analysis was obtained from the Broward County Urban Planning Division. The evacuation map is provided in Attachment 1. Roadway context classification and laneage information for the analysis segments were obtained from the Florida Department of Transportation's (FDOT's) GIS Open Data Hub. Level-of-service (LOS) thresholds for the analysis segments were evaluated based on FDOT's 2023 *Multimodal Quality Level of Service Handbook*, dated January 2023. Relevant excerpts from the handbook are included in Attachment 2.

Based on the trip generation associated with the proposed Future Land Use Amendment, the project is expected to generate 263 daily, 12 AM peak hour, and 15 PM peak hour gross trips. The future land use amendment traffic study is included in Attachment 3. Trip distribution was performed for the nearby roadway network and is shown in Figure 1.

The project traffic for each analysis segment was then compared against twenty-five percent (25%) of the LOS E threshold. The peak-hour-peak-direction analysis results is presented in Table 1. As shown, the proposed project trips are below the applicable thresholds, indicating no concern should an evacuation order is issued.

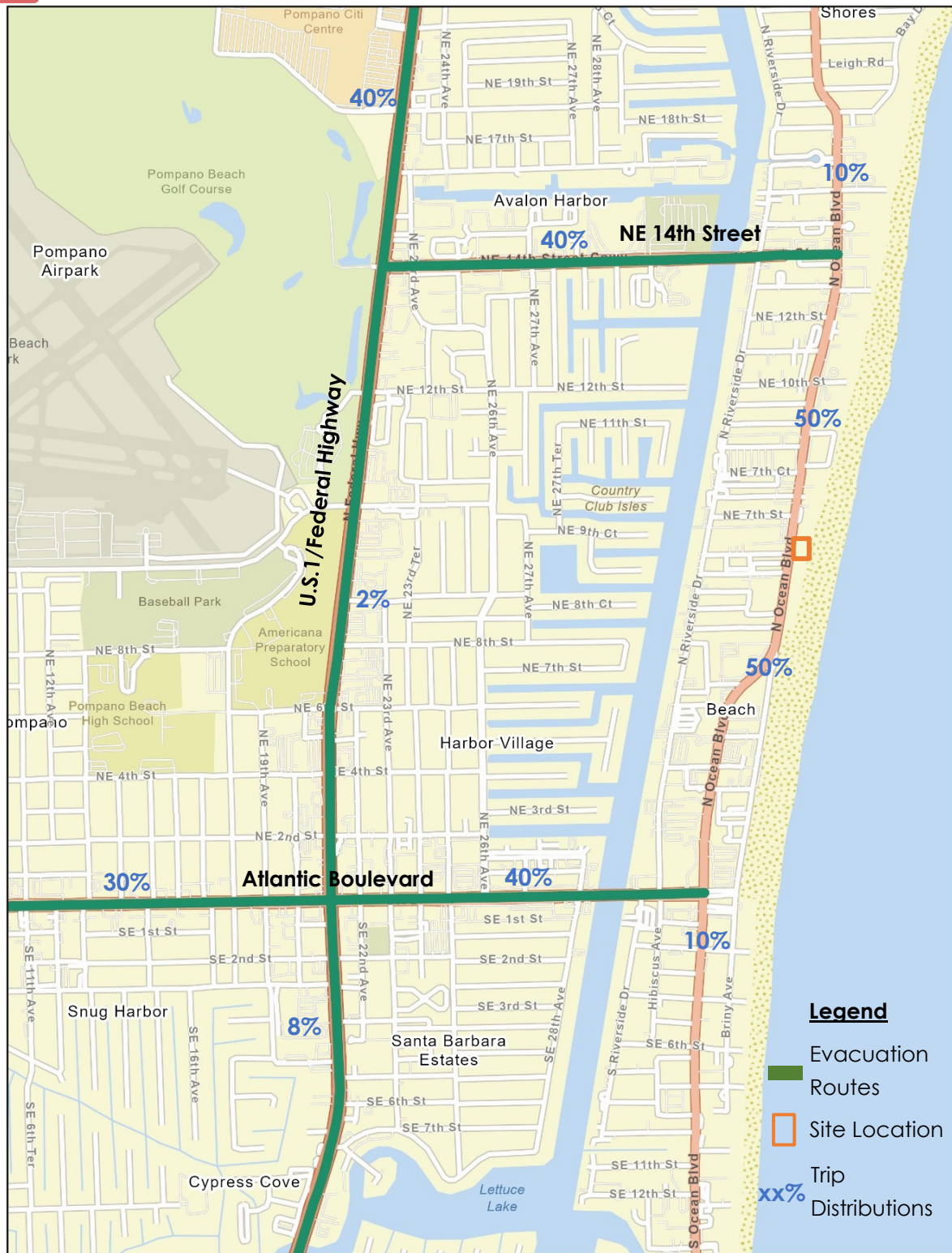


FIGURE 1: TRIP DISTRIBUTION

TABLE 1: HURRICANE EVACUATION ROUTES ANALYSIS – PEAK HOUR DIRECTIONAL

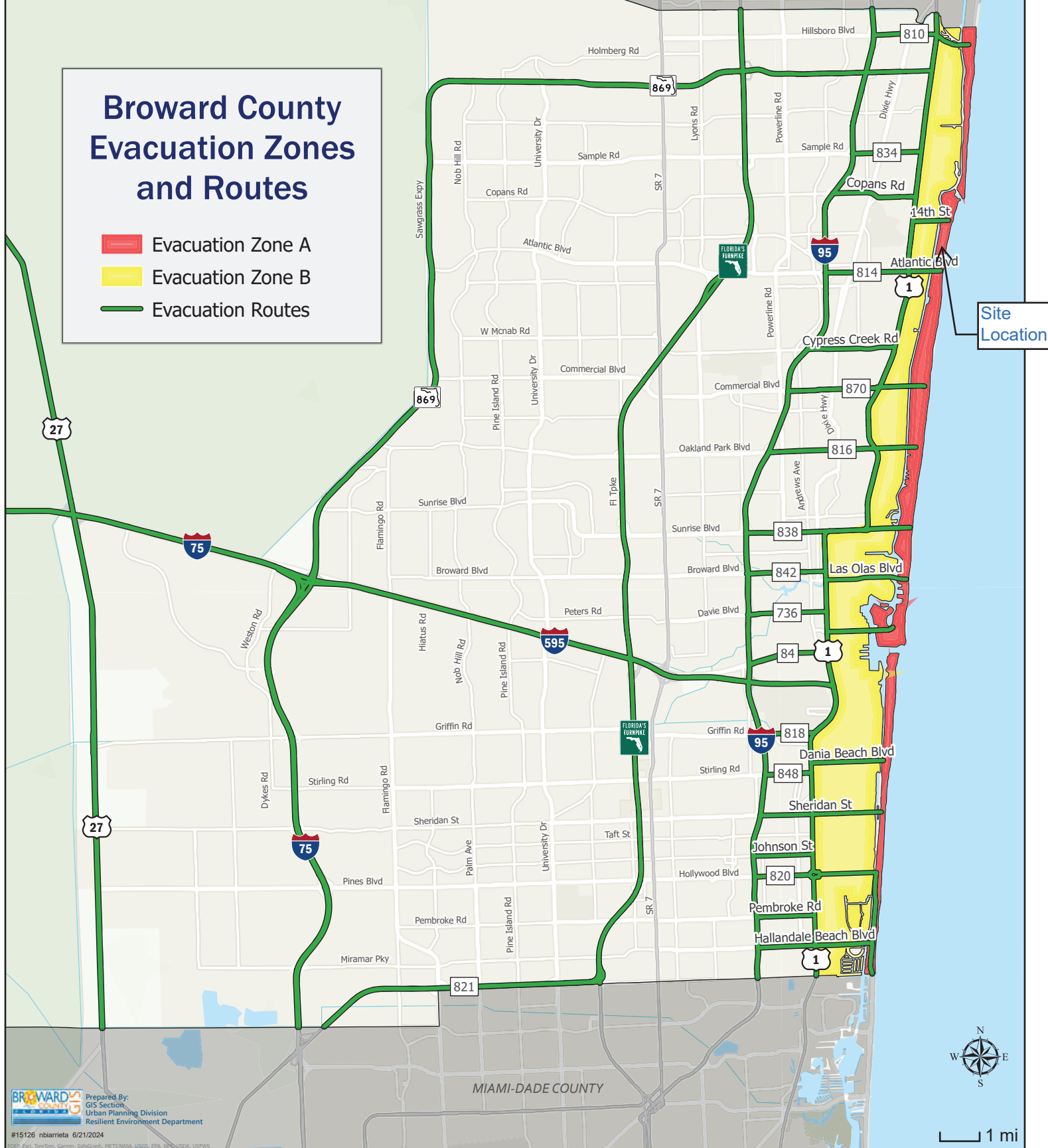
Roadway	Limits	Context Classification	Directional Number of Lanes	LOS E Threshold	25% of LOS E	Trip Distribution	Project Traffic	Threshold Triggered?
East Atlantic Boulevard	S.R. A1A/N Ocean Boulevard to U.S. 1/Federal Highway	C4	2LD	2,020	505	40.0%	4	No
	U.S. 1/Federal Highway to Dixie Highway	C4	2LD	2,020	505	30.0%	3	No
NE 14th Street	S.R. A1A/N Ocean Boulevard to U.S. 1/Federal Highway	C4	2LD	2,020	505	40.0%	4	No
U.S. 1/Federal Highway	South of E Atlantic Boulevard	C4	3LD	2,990	748	8.0%	1	No
	E Atlantic Boulevard to NE 14th Street	C4	3LD	2,990	748	2.0%	0	No
	North of NE 14th Street	C4	3LD	2,990	748	40.0%	4	No

DRC

PZ25- 92000002
02/18/2026

ATTACHMENT 1

-  Evacuation Zone A
-  Evacuation Zone B
-  Evacuation Routes



DRC

PZ25- 92000002
02/18/2026

ATTACHMENT 2

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Core
Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

(Rural)

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

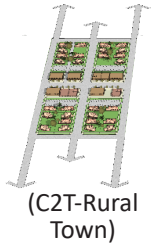
Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

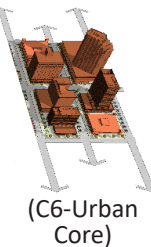
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

DRC

PZ25- 92000002
02/18/2026

ATTACHMENT 3

DRC

PZ25- 92000002
02/18/2026

LA PLAGÉ

FUTURE LAND USE AMENDMENT

TRAFFIC IMPACT STUDY

Prepared by:

via planning, inc.
2101 W. Commercial Boulevard, Suite 3200
Fort Lauderdale, FL 33309

via PN: 1094.21
December 2025

Thuha Nguyen, PE, PTOE, PTP, RSP1
Florida P.E. number: 74050

TABLE OF CONTENTS

INTRODUCTION.....3

TRIP GENERATION.....4

BROWARD COUNTY FUTURE LAND USE AMENDMENT POLICY6

CONCLUSION6

INTRODUCTION

via planning, inc. (via) was retained by Turks Capital Acquisitions LLC to prepare a traffic study for the proposed future land use amendment associated with the parcels located at 552 and 600 N Ocean Boulevard, in the City of Pompano Beach, FL. The site location is shown in Figure 1. The parcels currently have nine (9) multifamily dwelling units (D.U.), and the proposal is to construct a 15-story residential building with 54 D.U., along with ground-floor amenities for residents and their guests. The project is anticipated to be built by 2028.



FIGURE 1: SITE LOCATION

The subject parcels are currently designated as Medium-High (MH) Residential on the City of Pompano Beach's future land use map. The applicant is requesting a land use change to High (H) Residential to accommodate the proposed development. The City of Pompano Beach's future land use map is attached in Appendix A. A summary of the existing and proposed conditions is shown in Table 1.

TABLE 1: EXISTING AND PROPOSED FUTURE LAND USE

	Existing	Proposed
Acreage	1.29 acres	
Future Land Use	Medium-High (MH)	High (H)
Zoning	RM-20	PDI
Maximum Density D.U./Acre	25 D.U./Acre	46 D.U./Acre
Maximum Units	32 D.U.	59 D.U.

The purpose of this traffic study is to evaluate the long-range traffic impacts associated with the proposed future land use map amendment.

TRIP GENERATION

Trip generation estimates were developed using the ITE *Trip Generation Manual*, 12th edition. ITE Land Use Code (LUC) 220 Multifamily Housing (Low-Rise) and LUC 222 Multifamily Housing (High-Rise) were used to estimate the trip generation for the existing and proposed land use conditions, respectively. The daily trip rate for LUC 222 was assumed to be equivalent to that for LUC 221 Multifamily Housing (Mid-Rise), as daily trip rate data is not provided for LUC 222 in the ITE *Trip Generation Manual*.

Based on the maximum allowable development intensities, the proposed development is expected to result in a net reduction in vehicular trips of (38) daily, (12) AM peak hour, and (8) PM peak hour trips. A summary of the trip generation is shown in Table 1 on the next page.

TABLE 2: WEEKDAY TRIP GENERATION

Land Use	Land Use Code (LUC)	Intensity	Weekday Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total
EXISTING									
Multifamily Housing (Low-Rise) ⁽¹⁾	220	32 D.U.	301	6	18	24	14	9	23
PROPOSED									
Multifamily Housing (High-Rise) ⁽¹⁾⁽²⁾	222	59 D.U.	263	3	9	12	9	6	15
NET NEW TRIPS			-38	-3	-9	-12	-5	-3	-8

(1) General Urban/Suburban, Not Close to Rail Transit

(2) Daily rate assumed to be the same as Multifamily Housing Mid-Rise (General Urban/Suburban, Not Close to Rail Transit)

LUC		Daily	AM	PM
220	Rate	$T=5.63(x)+120.45$	$T=0.35(X)+12.93$	$T=0.48(X)+7.35$
	In/Out	50%/50%	24%/76%	62%/38%
222	Rate	4.46	0.20	0.26
	In/Out	50%/50%	29%/71%	61%/39%

BROWARD COUNTY FUTURE LAND USE AMENDMENT POLICY

Pursuant to Broward County Land Use Plan policy 2.14.9, *"The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments."*

Based on the trip generation analysis, the proposed Future Land Use Amendment is expected to result in a net reduction in vehicular trips. Therefore, the proposed amendment would not meet the threshold for a significant transportation impact as defined under Policy 2.14.9.

CONCLUSION

The proposed future land use amendment results in a net reduction in vehicular trips and is not anticipated to impact the regional transportation system. We respectfully request your acceptance of this traffic impact study and approval of the proposed future land use amendment.



APPENDIX A

City of Pompano Beach Future Land Use Map

LEGEND

PZ25- 92000002

02/18/2026

Broward County Roads

OR Land Use less than one acre

Railroads

Future Land Use

Land Use Code

Number Reflects the maximum total number of units permitted within the dashed line.

L- LOW 1-5 DU/AC

LM- LOW-MEDIUM 5-10 DU/AC

M- MEDIUM 10-16 DU/AC

MH- MEDIUM-HIGH 16-25 DU/AC

H- HIGH 25-46 DU/AC

IRREGULAR DENSITY

MUR-H - Mixed Use Residential (High)

C- COMMERICAL

I- INDUSTRIAL

T- TRANSPORTATION

U- UTILITIES

CF- COMMUNITY FACILITIES

CR - COMMERCIAL RECREATION

OR- RECREATION OPEN SPACE

TO - TRANSIT ORIENTED

W- WATER

RAC- REGIONAL ACTIVITY CENTER

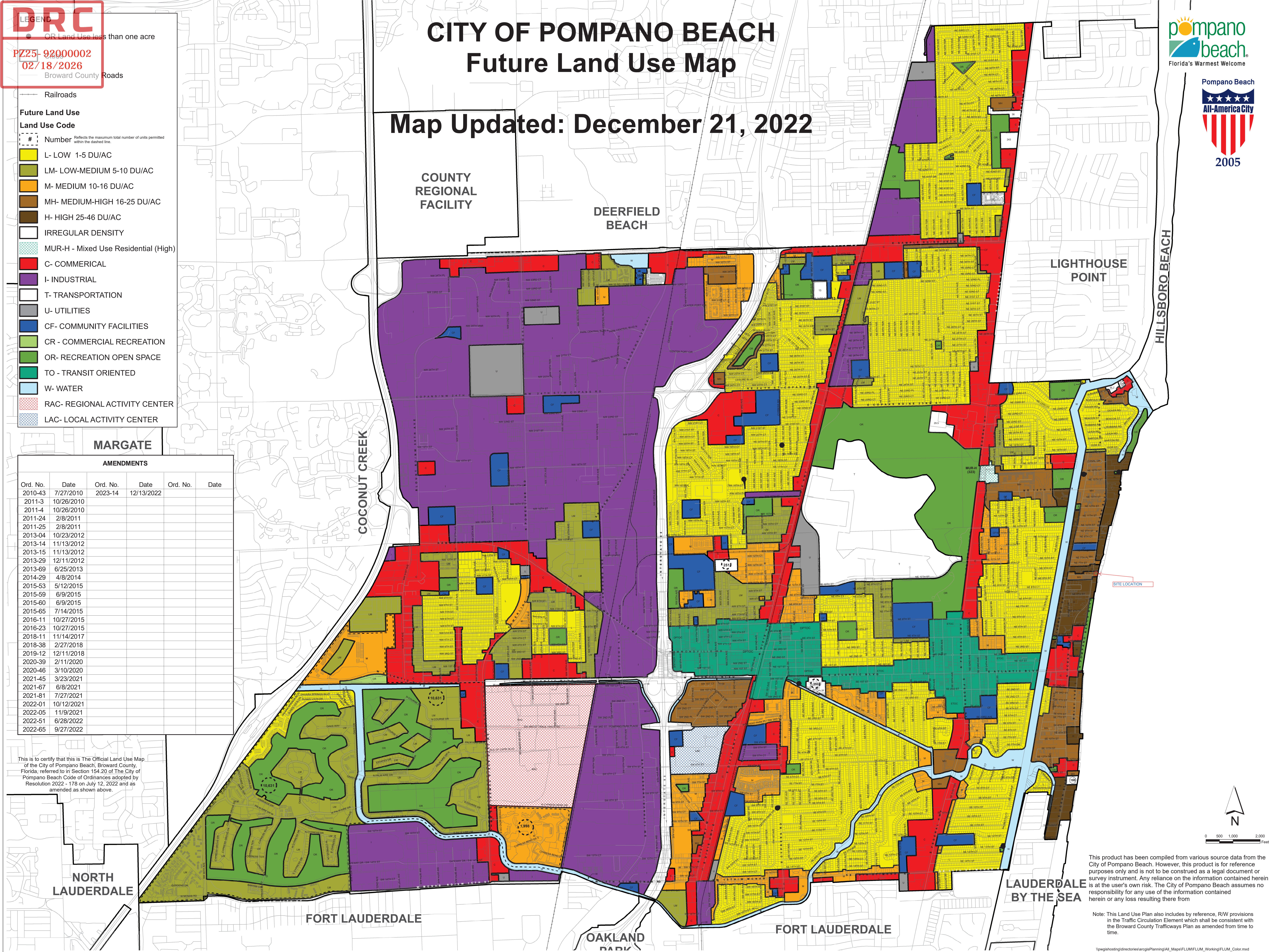
LAC- LOCAL ACTIVITY CENTER

MARGATE

AMENDMENTS

Ord. No.	Date	Ord. No.	Date	Ord. No.	Date
2010-43	7/27/2010	2023-14	12/13/2022		
2011-3	10/26/2010				
2011-4	10/26/2010				
2011-24	2/8/2011				
2011-25	2/8/2011				
2013-04	10/23/2012				
2013-14	11/13/2012				
2013-15	11/13/2012				
2013-29	12/11/2012				
2013-69	6/25/2013				
2014-29	4/8/2014				
2015-53	5/12/2015				
2015-59	6/9/2015				
2015-60	6/9/2015				
2015-65	7/14/2015				
2016-11	10/27/2015				
2016-23	10/27/2015				
2018-11	11/14/2017				
2018-38	2/27/2018				
2019-12	12/11/2018				
2020-39	2/11/2020				
2020-46	3/10/2020				
2021-45	3/23/2021				
2021-67	6/8/2021				
2021-81	7/27/2021				
2022-01	10/12/2021				
2022-05	11/9/2021				
2022-51	6/28/2022				
2022-65	9/27/2022				

This is to certify that this is The Official Land Use Map of the City of Pompano Beach, Broward County, Florida, referred to in Section 154.20 of The City of Pompano Beach Code of Ordinances adopted by Resolution 2022 - 178 on July 12, 2022 and as amended as shown above.



pompano beach

Florida's Warmest Welcome

Pompano Beach

All-America City

2005

This product has been compiled from various source data from the City of Pompano Beach. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The City of Pompano Beach assumes no responsibility for any use of the information contained herein or any loss resulting there from.

Note: This Land Use Plan also includes by reference, R/W provisions in the Traffic Circulation Element which shall be consistent with the Broward County Trafficways Plan as amended from time to time.

\\pghs\hosting\directories\arcgis\Planning\All_Maps\FLUM\FLUM_Working\FLUM_Color.mxd



APPENDIX B

Excerpts from ITE 12th Edition Trip Generation Manual

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 28

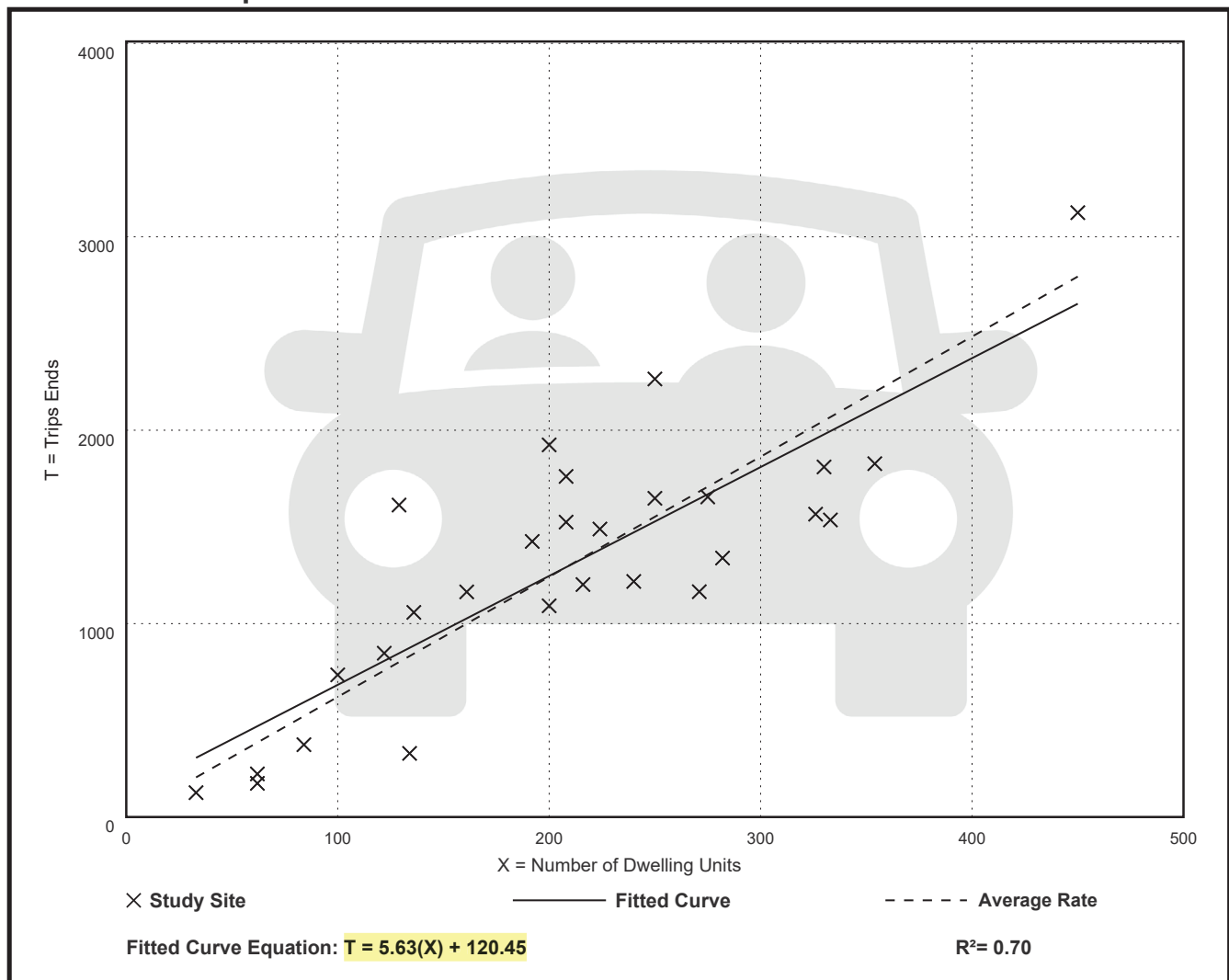
Avg. Num. of Dwelling Units: 208

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

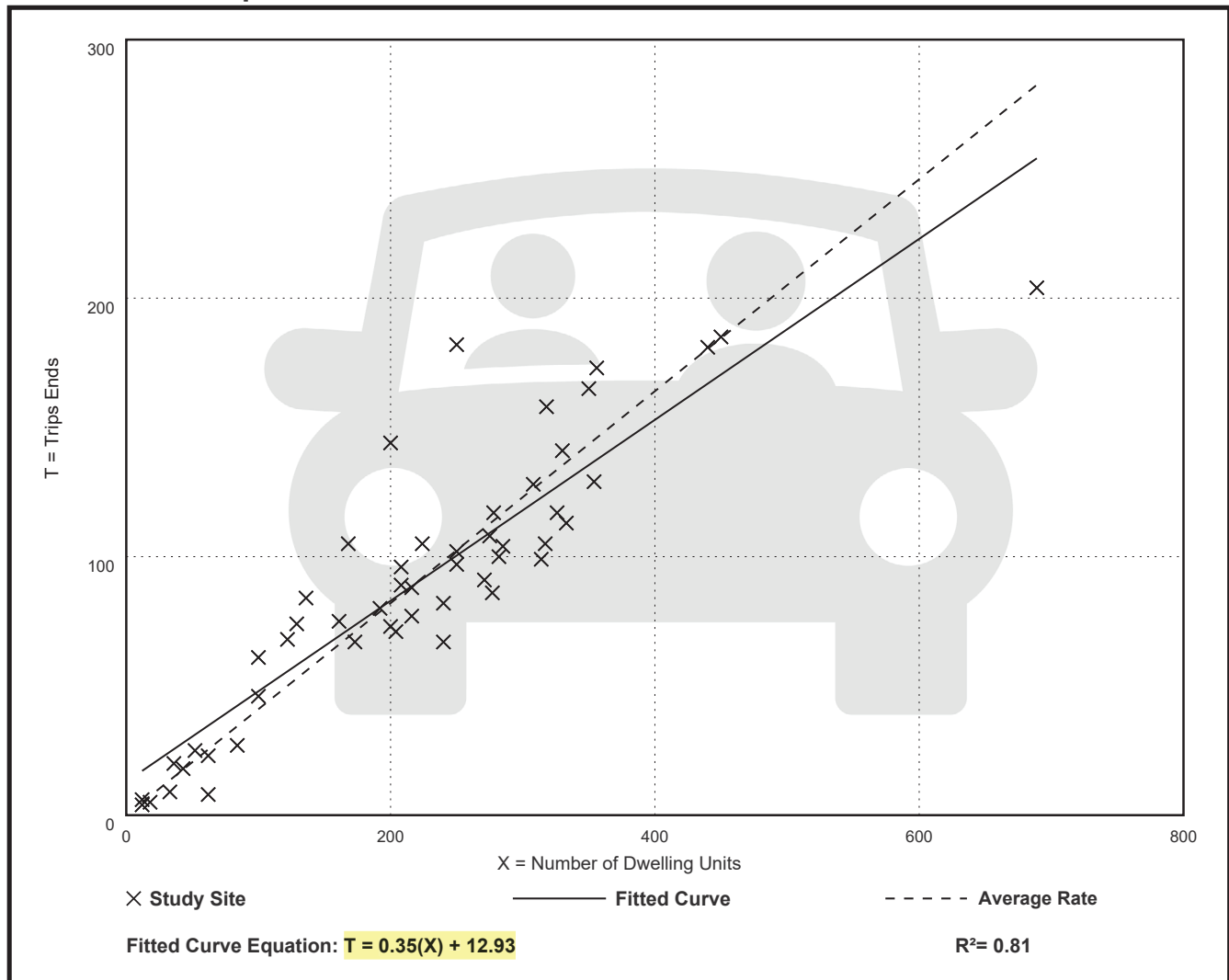
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

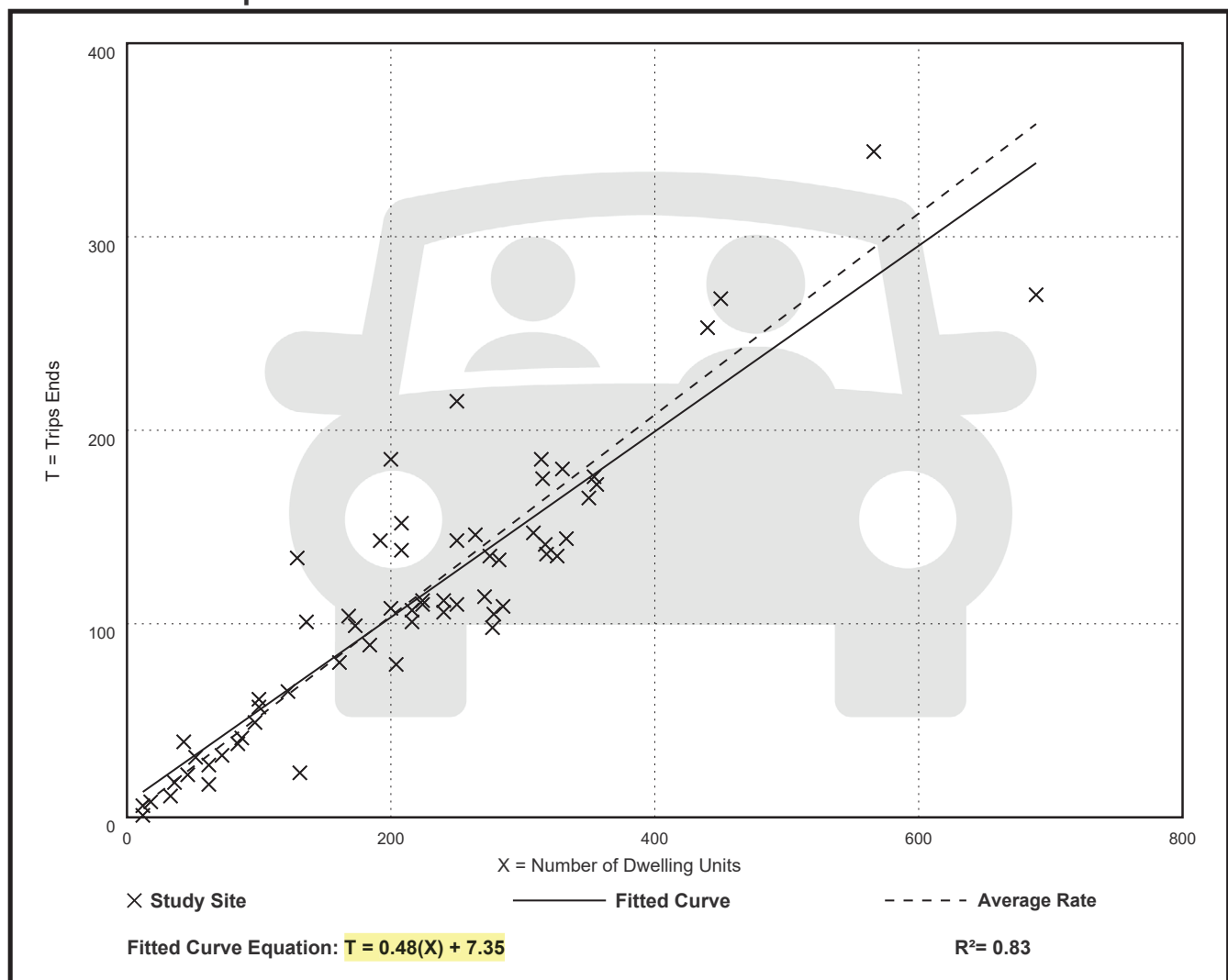
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing is a residential building with between four and 10 floors of residence. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, and Virginia.

Source Numbers

818, 857, 862, 866, 901, 904, 910, 949, 951, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1057, 1058, 1071, 1076, 1219, 1292

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

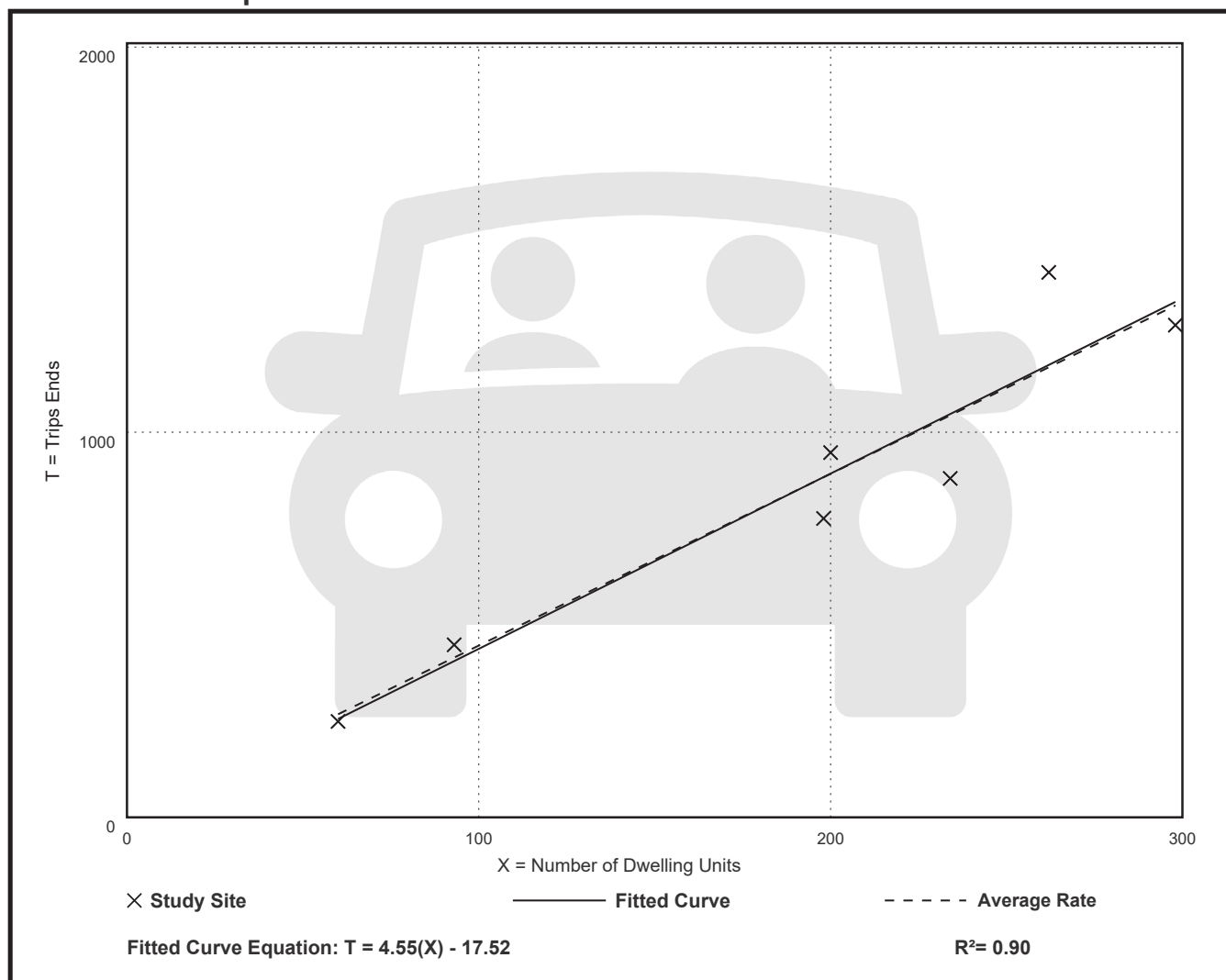
Avg. Num. of Dwelling Units: 192

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.46	3.76 - 5.40	0.62

Data Plot and Equation



Land Use: 222

Multifamily Housing (High-Rise)

Description

High-rise multifamily housing is a residential building with more than 10 floors (levels) of residence. Access to individual dwelling units is through an outside building entrance, a lobby, elevators, and a set of hallways.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the 12 sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 1.6 residents per occupied dwelling unit.

For the 26 sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 2000s and the 2010s in California, District of Columbia, New York, Ontario (CAN), Oregon, and Virginia.

Source Numbers

818, 862, 901, 910, 949, 963, 964, 966, 967, 1056, 1057, 1076, 1077

Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 23

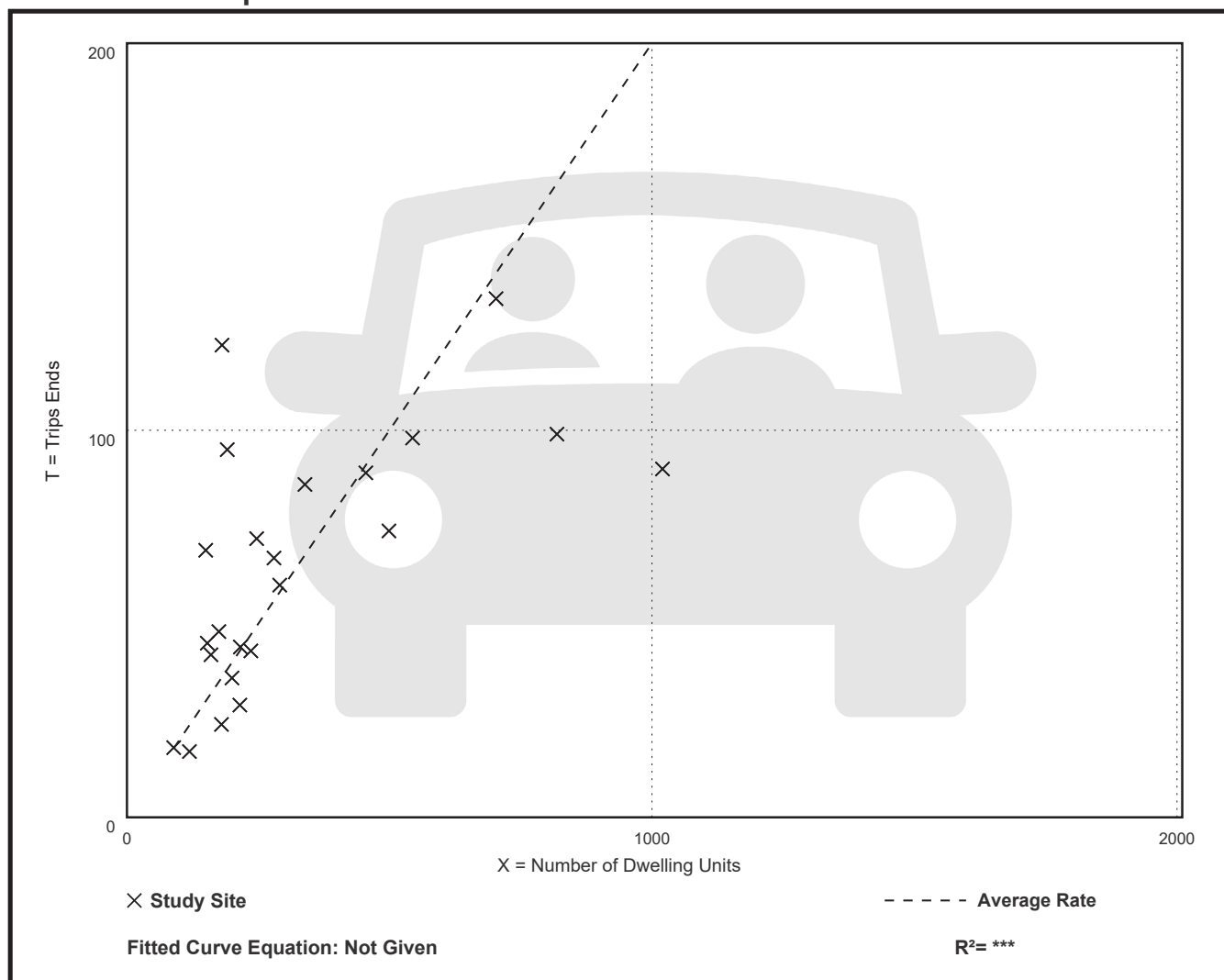
Avg. Num. of Dwelling Units: 324

Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.09 - 0.67	0.12

Data Plot and Equation



Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 23

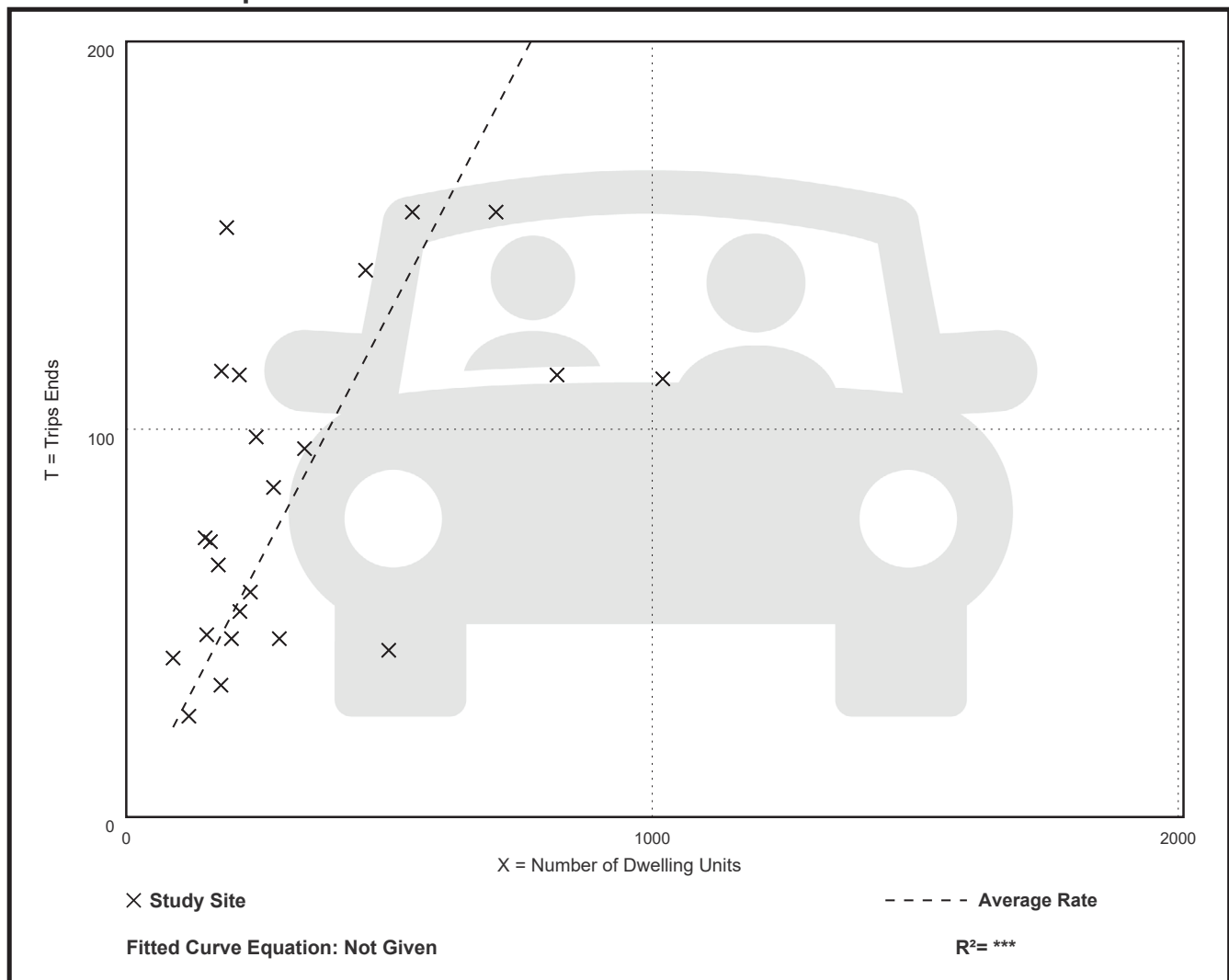
Avg. Num. of Dwelling Units: 324

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.09 - 0.80	0.16

Data Plot and Equation



DRC

PZ25- 92000002
02/18/2026

EXHIBIT L

DRC

PZ25- 92000002
02/18/2026



THREATENED AND ENDANGERED SPECIES SURVEY SUMMARY REPORT



**552, 600, & 604 NORTH OCEAN BOULEVARD
TCG PROJECT NO. 25-0049**

DECEMBER 2025

**PREPARED FOR:
TURKS CAPITAL PARTNERS
800 3RD AVE,
NEW YORK, NY 10022**



Table of Contents

Table of Contents1

1.0 INTRODUCTION2

2.0 METHOD2

3.0 FINDINGS.....3

4.0 CONCLUSION9

List of Figures & Appendices

APPENDIX A	Location Map
APPENDIX B	Survey Aerial
APPENDIX C	Historical Aerials
APPENDIX D	Soil Map
APPENDIX E	Site Photographs
APPENDIX F	Broward County Local Areas of Particular Concern Maps
APPENDIX G	Broward County Priority Planning Area Map
APPENDIX H	Broward County Wellfield Protection Zones Map

1.0 INTRODUCTION

The project area consists of a parking lot, an active residential apartment building, an abandoned residential apartment building, and public beach access. A ±1.29-acre property (Folio Nos. 484331110030, 484331DA0010, 484331DA0020, 484331DA0030, 484331DA0040, 484331DA0050, 484331DA0060, and 484331DA0070), located at 552, 600, and 604 North Ocean Boulevard, Section 31, Township 48, Range 43, in the City of Pompano Beach, Broward County, Florida (Appendix A).

The purpose of this report is to provide information on the identification of any endangered, threatened, or listed species of special concern observed on the property at the time of the inspection and/or the evidence of foraging or nesting of endangered, threatened, or listed species on the site.

2.0 METHOD

Two (2) qualified biologists from The Chappell Group, Inc. (TCG) conducted an on-site visual investigation of the subject site for indications of endangered, threatened, or listed species on December 11th, 2025. The investigation consisted of traversing the site to provide an overlapping field of view to determine if threatened or endangered species and/or threatened or endangered species habitat was located on the site (Appendix B). To conduct the assessment, numerous line and meandering transects were conducted throughout the site to ensure complete visual coverage.

Historical aerial photographs were reviewed prior to the onsite investigation to become familiar with the location and the potential habitat that may exist on the proposed site (Appendix C). Historical aerial photographs from 1940 to present demonstrated the construction of the two residential apartment buildings on site and development of the neighboring residences and businesses.

The USDA-NCSS, SSURGO and STATSGO Digital Soil Survey was reviewed to determine the soil characteristics of the subject parcel. The survey revealed the subject parcel consists of Arents-Urban land complex (somewhat poorly drained and non-hydric), Arents (somewhat poorly drained and hydric), Beaches (poorly drained and non-hydric), Canaveral-Urban land complex (somewhat poorly drained and non-hydric), Palm Beach-Urban land complex (excessively drained and non-hydric), and Urban Land (somewhat poorly drained and portions can be hydric) (BCPC Plan Amendment 6I, and Appendix D).

The site is bordered on the north by residential condos and apartments, to the south by residential condos and apartments, to the west by residential condos, apartments and businesses, and on the east by the beach and the Atlantic Ocean.

3.0 FINDINGS

Observed vegetation on-site consisted of native species, invasive species, trees and groundcovers common to distributed uplands. Vegetative species observed included Pinewoods Finger Grass (*Eustachys petraea*), Beach Star (*Cyperus pedunculatus*), Sea Grape (*Coccoloba uvifera*), and Sea Oats (*Uniola paniculata*).

Observed wildlife on-site consisted of native species and invasive species common to distributed uplands and wetlands. The wildlife observed on-site during the investigation was limited to only the Seaside Grasshopper (*Trimerotropis maritima*).

Table 1. Plant Species Observed

Common Name	Scientific Name
Vegetation	
South Side Dune	
Sea Grape	<i>Coccoloba uvifera</i>
Beach Star	<i>Cyperus pedunculatus</i>
Common Purslane	<i>Portulaca oleracea</i>
Beach Naupaka	<i>Scaevola taccada</i>
Dune Marsh Elder	<i>Iva imbricata</i>
Four Valve Mimosa	<i>Mimosa quadrivalvis</i>
Seabeach Evening Primrose	<i>Oenothera humifusa</i>
Coconut Palms	<i>Cocos nucifera</i>
Saint Augustine grass	<i>Stenotaphrum secundatum</i>
Pygmy Date Palm	<i>Phoenix roebelenii</i>
East Dune	
Sea Oats	<i>Uniola paniculata</i>
Pinewoods Finger grass	<i>Eustachys petraea</i>
Dune Marsh Elder	<i>Iva imbricata</i>
Yellow Necklace Pod	<i>Sophora tomentosa var. truncata</i>
Bayhops	<i>Ipomoea pes-caprae</i>
Seaside Sandmat	<i>Euphorbia polygonifolia</i>
Aloe Yucca	<i>Yucca aloifolia</i>
Southern Seaside Spurge	<i>Euphorbia bombensis</i>

North Dune	
Sea Oats	<i>Uniola paniculata</i>
Baybean	<i>Canavalia rosea</i>
Beach Naupaka	<i>Scaevola taccada</i>
Rest of Property	
Beach Star	<i>Cyperus pedunculatus</i>
Silver Buttonwood	<i>Conocarpus erectus</i>
Coconut Palm	<i>Cocos nucifera</i>
Cardboard Cycad	<i>Zamia furfuracea</i>
Sea Grape	<i>Coccoloba uvifera</i>
Autograph Tree	<i>Clusia rosea</i>
Saint Augustine Grass	<i>Stenotaphrum secundatum</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Kasumaki	<i>Podocarpus macrophyllus</i>
Swamp Flat Sedge	<i>Cyperus distinctus</i>
Christmas Tree Palm	<i>Adonidia merrillii</i>

Table 2. Animal Species Observed

Common Name	Scientific Name
Animals	
Entire Property	
Seaside Grasshopper	<i>Trimerotropis maritima</i>

BCPC Plan Amendment 6C - Wetlands

No wetlands were found on site at the time of the survey. The project site consisted of a parking lot, an active residential apartment building, an abandoned residential apartment building, and public beach access. The public beach access contains native and non-native plants with three sand dunes. Soil consistency was not adequate to regular wetland conditions. No standing water was found on site. No impacts to wetlands are expected with this project.

BCPC Plan Amendment 6D - Local Areas of Particular Concern

As per Broward County definition, Local Areas of Particular Concern are an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and/or the criteria for Local Areas of Particular Concern contained in the Implementation Requirements and Procedures Section of this Plan. After review of the Broward County Local Areas

of Particular Concern maps (Appendix F), it was deemed that the project site is not on any lands deemed Local Areas of Particular Concern.

BCPC Plan Amendment 6E - Broward County Priority Planning Area Map

The Broward County Priority Planning Area map identifies areas near tidal water bodies at increased risk of inundation under a 3.3-foot sea level rise scenario, projected to occur as soon as 2070. After reviewing the map (Appendix G), the project site is in an area of priority planning. Although, while in an area of priority planning, the project site is far enough from the MHWL of the Atlantic Ocean and over 1,000 ft from the Intracoastal Waterway found to the west of the project site to where minimal impact from sea level rise is expected.

BCPC Plan Amendment 6G - Regulated Plant Index for Protection by the Florida Department of Agriculture and Consumer Services

The Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services was used to cross reference the vegetation that was found on site with protected vegetation species found throughout the state of Florida. After cross referencing the vegetation, there are no listed species under protection by the Florida Department of Agriculture and Consumer Services that was found on site. The only Florida protected species found on site was the Sea Oats (*Uniola paniculata*) that are protected under Chapter 161, Section 242.

BCPC Plan Amendment 6H - Broward County Wellfield Protection Zones

Broward County Code, Chapter 27, Article XIII, "Wellfield Protection," establishes rules to safeguard public drinking water by regulating activities and substances near wellfields, defining protection zones (like Zones 1 & 2), listing regulated chemicals, and requiring licensing/monitoring to prevent contamination from spills, storage, and non-residential uses, ensuring potable water quality by managing hazardous materials and land use around vital water supplies. After reviewing the map (Appendix H), the project site is not found within the radius of any (Zone 1, Zone 2, or Zone 3) Wellfield Protection Zones. No impacts to Broward County Wellfields are expected to occur from this project.

BCPC Plan Amendment 6F - Key Determinations Analysis

Information for Planning and Consultation (IPaC) provided by the U.S. Fish and Wildlife Service (USFWS) was utilized to determine the potential presence of threatened or endangered species. IPaC demonstrated that the species below could potentially be present at the proposed project site. The habitat ranges were evaluated for each species as well as key determinations, if available. The list of

species below was generated for Spanish River Park and is specific to the location of the project site.

Florida panther (*Concolor coryl*) – Endangered – Federal/State

A > B > C “May affect, not likely to adversely affect”. Consultation is not requested. This project is on a public beach with high car and foot traffic with little to no habitat for a Florida Panther to survive.

Puma (*Concolor spp.*) – Threatened - Federal

Not state protected. No key available but the proposed project is determined to have no effect on this species as known occurrence data shows pumas generally on the southwest portion of Florida to Central Florida.

Southeastern beach mouse (*Preomyscus polionotus niveiventris*) – Threatened – Federal/State

No key available but the proposed project is determined to possibly have an effect on this species as this species habitat is found within sand beach dunes. While there was no sighting of the Southeastern beach mouse or burrows while on site, they are nocturnal and may be found in the area at night. This location does have some of the preferred vegetation and could provide habitat for the species.

West Indian manatee (*Trichechus manatus*) – Threatened – Federal/State

Manatees are found in marine, estuarine, and freshwater environments. While the project site is found on a beach along the Atlantic Ocean, there is no direct access to water from the property. There is no anticipated effect of the project on this species.

Eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*) – Threatened - Federal/State

No key available but the proposed project is determined to have no effect on this species. The Eastern black rail requires dense vegetative habitat and salt, brackish, or freshwater marsh habitat. The project site, while on the beach, does not provide adequate foraging ground for the Eastern Black Rail to forage for food. The project site has heavy car and foot traffic which does not support foraging or roosting behavior for this species.

Everglade snail kite (*Rostrhamus sociabilis plumbeus*) – Endangered – Federal/State

No key available but the Everglade snail kite habitat includes shallow freshwater marshes, and grassy shorelines which were not observed on-site as this is a public beach with no suitable habitat since it lacks freshwater marshes to forage

for food. The project site is along the beach with heavy car and foot traffic. The proposed project will not have an effect on this species.

Wood stork (*Mycteria americana*) – Threatened – Federal/State

The project site is not within 0.76 km (0.47 mile) of an activity colony site, and the project site does not contain suitable foraging habitat. There was no evidence of the species on site during the survey. The proposed project will not have an effect on this species, and no further evaluation is necessary.

American alligator (*Alligator mississippiensis*) - Threatened – Federal/State

No key available but the proposed project is located within its native range. The species nesting habitat includes freshwater lakes and slow-moving rivers and their associated wetlands, but the project site does not contain any lakes or wetlands. Even though the Atlantic Ocean is just East of the project site, there were no alligators observed on-site the day of investigation. It is anticipated there would be no impact on the species.

American crocodile (*Crocodylus acutus*) – Threatened/State, Endangered/Federal

No key available. Though there is a beach access immediately to the east of the project site, there are no standing bodies of water found on site, and there is heavy car and foot traffic. Therefore, the proposed project will not have an impact on the species.

Eastern indigo snake (*Drymarchon couperi*) – Threatened – Federal/State

The project is not located in open water or salt marsh, and it will be conditioned for use of the Service's most current guidance for Standard Protection Measures for The Eastern indigo snake during site preparation and project construction.

Green Sea Turtle (*Chelonia mydas*) – Endangered – Federal/State

No key available. The project currently is within the listed current range of this species with direct access to tidal waters found on site. Although there is tidal access from the Atlantic Ocean, there were no signs of any sea turtles on site during the time of the survey. Extra precautions will be taken when construction of the project takes place due to the proximity of the beach to the project site.

Hawksbill Sea Turtle (*Eretmochelys imbricata*) – Endangered – Federal/State

No key available. The project currently is within the listed current range of this species with direct access to tidal waters found on site. Although there is tidal access from the Atlantic Ocean, there were no signs of any sea turtles on site

during the time of the survey. Extra precautions will be taken when construction of the project takes place due to the proximity of the beach to the project site.

Kemp's Ridley Sea Turtle (*Lepidochelys kempii*) – Endangered – Federal/State

No key available. The project currently is within the listed current range of this species with direct access to tidal waters found on site. Although there is tidal access from the Atlantic Ocean, there were no signs of any sea turtles on site during the time of the survey. Extra precautions will be taken when construction of the project takes place due to the proximity of the beach to the project site.

Leatherback Sea Turtle (*Dermochelys coriacea*) – Endangered – Federal/State

No key available. The project currently is within the listed current range of this species with direct access to tidal waters found on site. Although there is tidal access from the Atlantic Ocean, there were no signs of any sea turtles on site during the time of the survey. Extra precautions will be taken when construction of the project takes place due to the proximity of the beach to the project site.

Loggerhead Sea Turtle (*Caretta caretta*) – Threatened – Federal/State

No key available. The project currently is within the listed current range of this species with direct access to tidal waters found on site. Although there is tidal access from the Atlantic Ocean, there were no signs of any sea turtles on site during the time of the survey. Extra precautions will be taken when construction of the project takes place due to the proximity of the beach to the project site.

Beach jacquemontia (*Jacquemontia reclinata*) – Endangered – Federal/State

No key available but the project site is located within the species' range. The habitat of this species consists of dunes, disturbed openings in maritime hammocks, coastal strands, and coastal scrubs often with sea grape, sand spurs, poisonwood, and prickly pear cactus. While the project site is located within a beach dune environment, there was no sign of this species on site during the observation. It is anticipated there would be no impact on the species.

Tiny polygala (*Polygala smallii*) – Endangered – Federal/State

No key available but the project site is located within the species' range. The habitat of this species includes pie rocklands and scrub that are maintained by regular fire cycles. The project site is on a public beach that is not regulated by fire, so it is anticipated there would be no impact on this species.

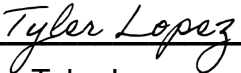
4.0 CONCLUSION

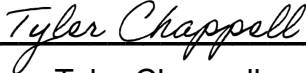
Based on the site investigation, the type of soil, and vegetation observed, and no presence of endangered, threatened, or listed species of special concern, it was determined that there are no endangered species that exist on the property at the time of the inspection. While there was no endangered, threatened, or listed species of concern, there was Sea oats that were found on the East and North sand dunes. Sea Oats (*Uniola paniculata*) are protected in Florida under Chapter 161, Section 242. Any impact to sand dunes with Sea Oats will require mitigation for Sea Oats on site. The property is in an area that gets moderate foot traffic, heavy car traffic, moderate noise disturbances, and no readily available water and food sources nearby. Therefore, this property does not provide a habitat suitable to support the potential use by endangered, threatened, or listed species. The Endangered Species Act (ESA) defines a “take” as any action to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Considering the documented occurrence data and the current site conditions, it has been determined that the proposed project is unlikely to cause or contribute to a “take” of any species protected under the ESA.

This report and the information contained herein is based on the existing site conditions observed at the time of the survey inspection. The findings are based on reasonable scientific judgment. Should you have any questions or comments regarding the report, or the information contained herein, please do not hesitate to contact the undersigned at your convenience.

Sincerely,

THE CHAPPELL GROUP INC.


Tyler Lopez
Project Biologist

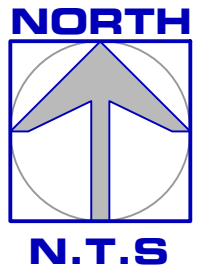

Tyler Chappell
President



APPENDIX A LOCATION MAP

DRC

PZ25-92000002
02/18/2026



NE 14TH STREET CAUSEWAY

NORTH OCEAN BLVD

ATLANTIC OCEAN

SUBJECT SITE



THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1108
fax. 954.782.1108
www.thechappellgroup.com

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

552, 600, & 604 NORTH OCEAN BLVD

PREPARED FOR:
TURKS CAPITAL PARTNERS

APPENDIX A - LOCATION MAP

Date: 12/11/2024	Sheet : 1	of : 1
Proj No.: 25-0049		



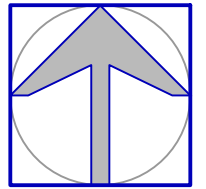
APPENDIX B

SURVEY AERIAL

DRC

PZ25-92000002
02/18/2026

NORTH



N.T.S

NORTH OCEAN BLVD



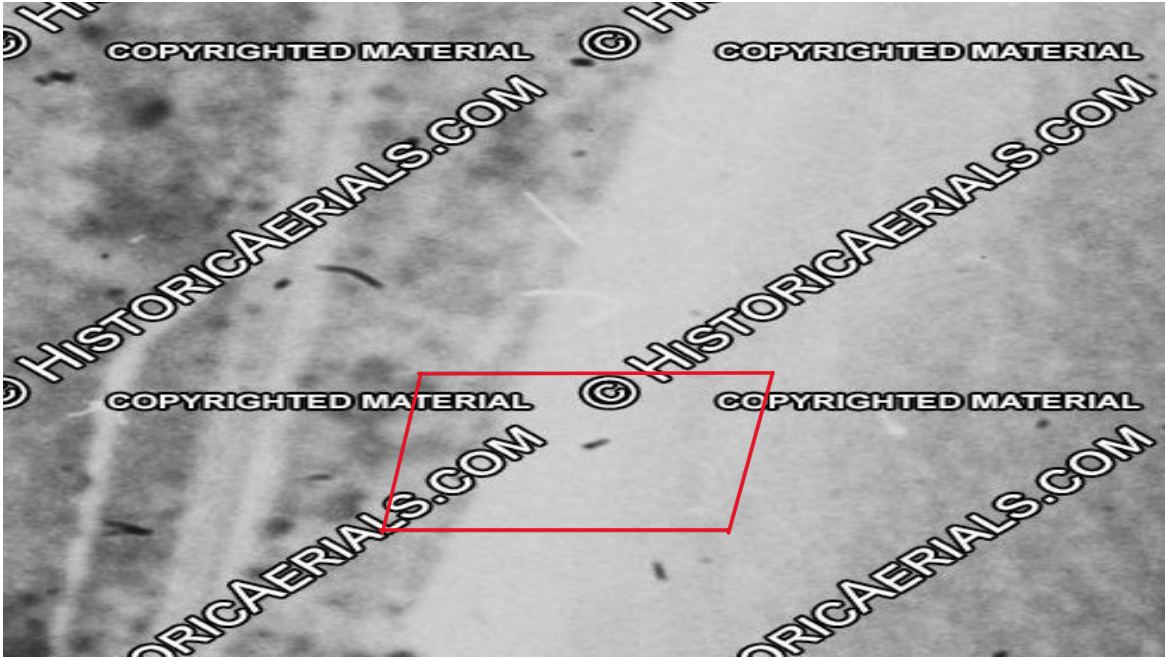
LEGEND:

- SUBJECT SITE (1.29 AC)
- ↔ SURVEY TRANSECT
- ↓ SAND DUNE WITH STATE PROTECTED SEA OATS (*Uniola paniculata*) (0.5 AC)
- SAND DUNE WITH NO PROTECTED SPECIES FOUND (0.04 AC)



APPENDIX C

HISTORICAL AERIALS



1. 1940, first aerial of the project site. Note, only one dirt road west of the project site. No other construction has taken place.



2. 1957, development of North Ocean Blvd to the west of project site. Residential housing being developed to the north, west, and south adjacent to the project site.



3. 1969, development of the adjacent lands around the project site. Larger and taller buildings have been built since 1957.



4. 1980, Note continued development in the surrounding areas. Beach to the east of the property continues to widen as sand is naturally deposited.



5. 1985, development of vegetation around previously built buildings. Beach has significantly widened from naturally deposited sand.



6. 1995, surrounding area has fully been developed.



7. 2005, no change can be seen from the previous aerial. Small vegetation beginning to grow on current east dune location.



8. 2013, first sign of the dune east of the project site being formed naturally. The beach has widened again due to natural sedimentation process.



9. 2019, surrounding area has no further development. East dune has increased in size with vegetation.



10. 2023, note current structures that are found on site today.



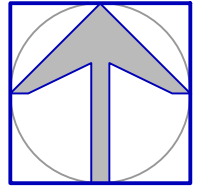
APPENDIX D

SOIL MAP

DRC

PZ25-92000002
02/18/2026

NORTH



N.T.S



LEGEND:

- SUBJECT SITE (± 1.29 AC)
- 2 ARENTS-URBAN LAND COMPLEX
- 3 ARENTS, ORGANIC SUBSTRUM-URBAN LAND COMPLEX
- 6 BEACHES
- 7 CANAVERAL-URBAN LAND COMPLEX
- 31 PALM BEACH-URBAN LAND COMPLEX
- 40 URBAN LAND
- 99 WATER
- 100 WATERS OF THE ATLANTIC OCEAN

NOTE: SOIL SURVEY INFORMATION PROVIDED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE.



APPENDIX E

SITE PHOTOGRAPHS



1. Southwest portion of the property, facing south. Note, parking lot with landscape vegetation at from of the property. Silver Buttonwood (*Conocarpus erectus*) and Autograph Tree (*Clusia rosea*) found on site. No sign of threatened or endangered species.



2. Northwestern portion of the property, facing north. Note, parking lot with landscape vegetation. Kasumaki (*Podocarpus macrophyllus*) and Christmas Tree Palm's (*Adonidia merrillii*).



3. Southern portion of the property, facing east. Note, southern beach access with Kasumaki (*Podocarpus macrophyllus*) and Silver Buttonwood (*Conocarpus erectus*). No threatened or endangered species found.



4. Southeast portion of the property, facing west. Note, landscape vegetation behind building and start of beach portion of the property. Coconut Palm's (*Cocos nucifera*) and Beach Star (*Cyperus pedunculatus*) found. No sign of threatened or endangered species.



5. Southeast portion of the property, facing southwest. Note, landscape vegetation behind building and start of beach portion of the property. Coconut Palm's (*Cocos nucifera*) and Cardboard Cycad (*Zamia furfuracea*) found. No sign of threatened or endangered species.



6. Southeast portion of the property, facing south. Note, southern dune with Beach Star (*Cyperus pedunculatus*) and Beach Naupaka (*Scaevola taccada*). No sign of threatened or endangered species.



7. Central portion of the property, facing north. Note, Sea Oats (*Uniola paniculata*) on eastward sand dune. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



8. Central portion of the property, facing east. Note, Sea Oats (*Uniola paniculata*) on eastward sand dune. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



9. Central portion of the property, facing southeast. Note, Sea Oats (*Uniola paniculata*) on eastward sand dune. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



10. Central portion of the property, facing west. Note, Sea Oats (*Uniola paniculata*) on eastward and north sand dunes. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



11. Northern portion of the property, facing west. Note, Sea Oats (*Uniola paniculata*) on north sand dune. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



12. Northern portion of the property, facing southwest. Note, Sea Oats (*Uniola paniculata*) on northern sand dune. Sea Oats are protected under Florida State Chapter 161, Section 242. Mitigation required for removal.



13. Northern portion of the property, facing west. Note, tiled pavement and Silver Buttonwood (*Conocarpus erectus*) and Autograph Tree (*Clusia rosea*) along northern property line.



14. Northern portion of the property, facing east. Note, central portion of apartment buildings (600 and 604 North Ocean Boulevard) with Saint Augustine grass (*Stenotaphrum secundatum*) and Christmas Palms (*Adonidia merrillii*).



APPENDIX F
BROWARD COUNTY LOCAL
AREAS OF PARTICULAR
CONCERN MAPS

BROWARDNEXT

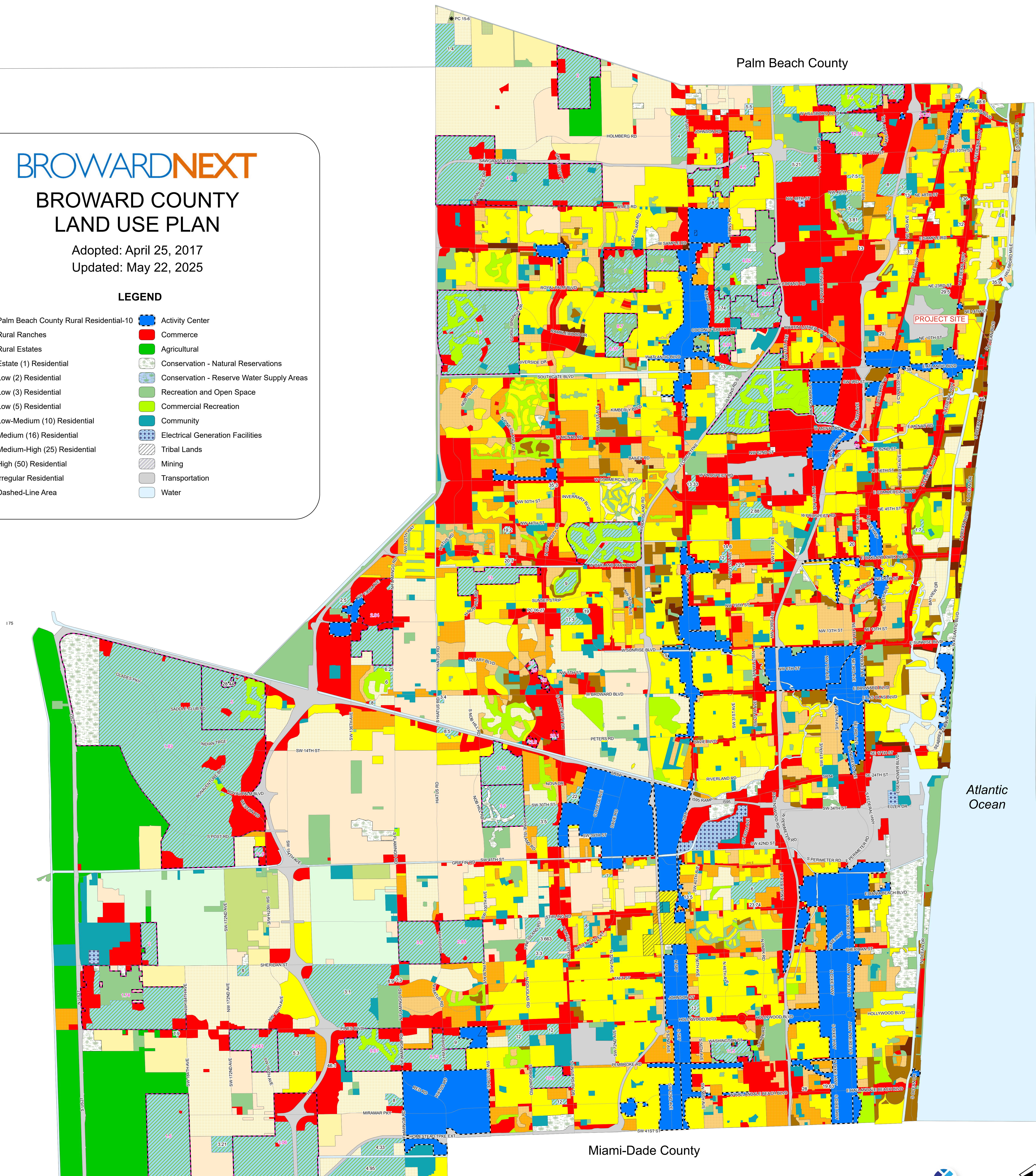
BROWARD COUNTY LAND USE PLAN

Adopted: April 25, 2017

Updated: May 22, 2025

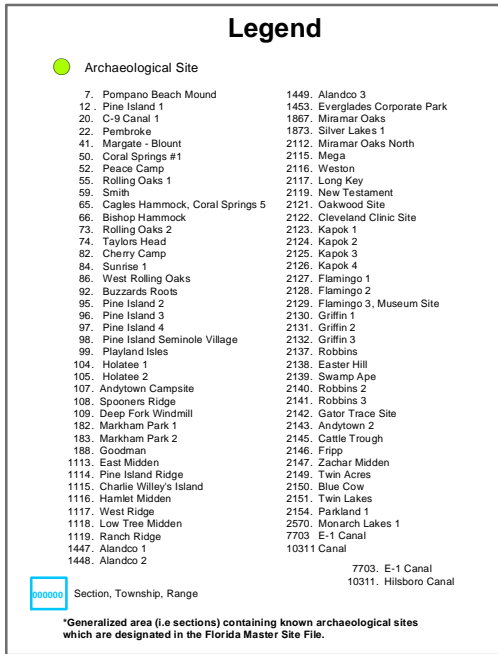
LEGEND

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

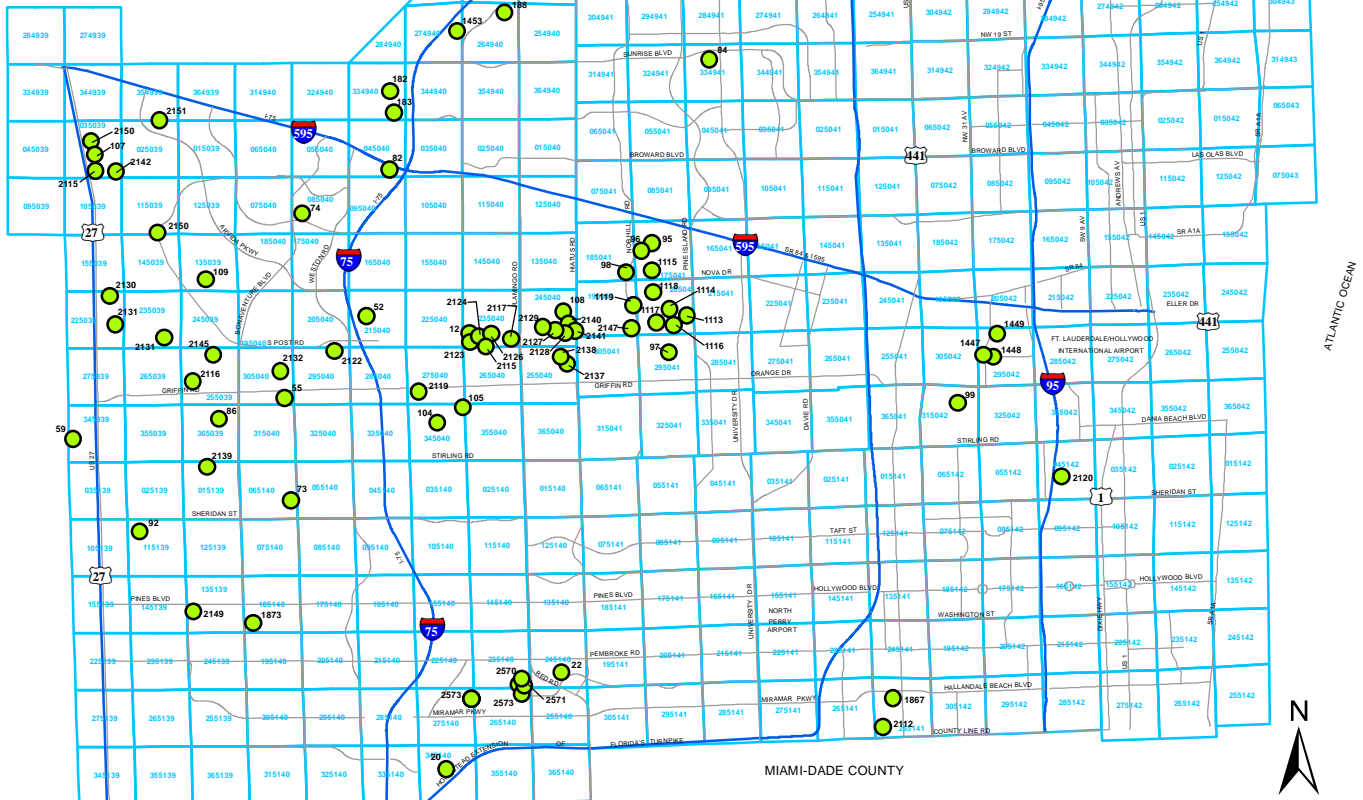


BROWARD COUNTY LAND USE PLAN

Cultural Resource Map Series/Local Areas of Particular Concern- Archaeological Sites



Source:
Florida Division of Archives and History, Florida State File, Florida Department of State
Archaeological Survey of Broward County, Phase One



BROWARD COUNTY LAND USE PLAN
CULTURAL RESOURCES / LOCAL AREAS OF PARTICULAR CONCERN:
HISTORIC SITES

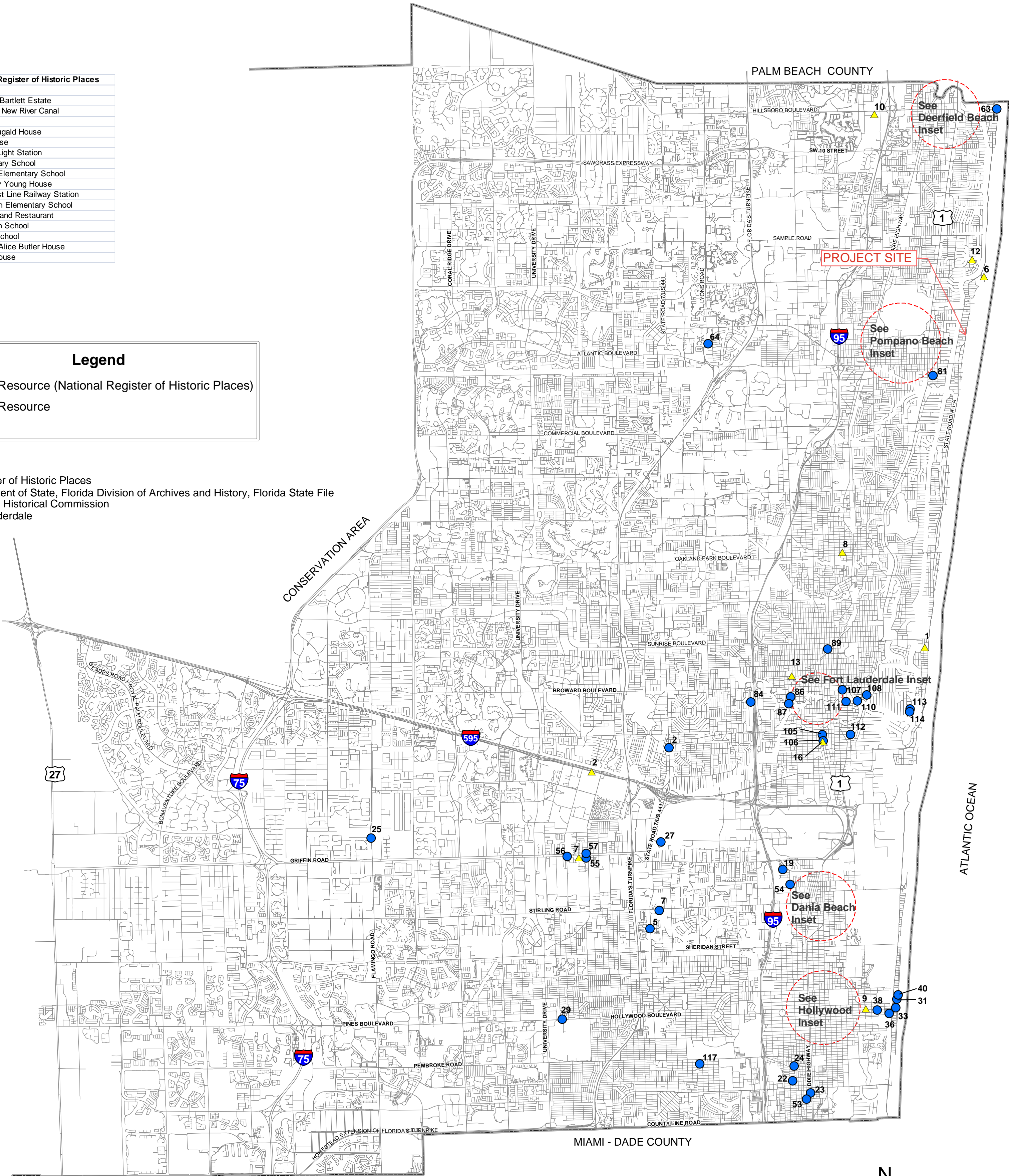
Historic Resource	
Map #	Name
1	Deerfield Beach Pioneer House (Kester Cottage)
2	Dixie Water Plant
3	Sailboat Bend Historic District
4	Old Fort Lauderdale High School Site
5	Seminole Indian Reservation
6	Great Southern Hotel
7	John M. and Gilda Bryan House
8	Hollywood Art and Culture Center (Johnson-Foster Funeral Home)
9	Hollywood Publishing Company/Hemingway Restaurant
10	Ingram Arcade
11	Young Circle
12	Hollywood Woman's Club
13	Original Dania Methodist Church
14	A. C. Frost House
15	Martin C. Frost House
16	Dania Bank Building
17	Woodlawn Cemetery
18	Westlawn Memorial Cemetery
19	Ocean Waterway Mobile Home Park Office Building
20	Dania Beach Hotel
22	Old Hallandale Schoolhouse
23	J. W. Moffitt House
24	Hallandale Cemetery
25	Floyd L. Wray House/Wray Everglades Museum
27	Old Electrical Plant
29	North Perry Airport
30	Dunham's Grocery
31	Coral House
32	Golf View Hotel/Hutchinson Apartments
33	Hollywood Beach Hotel
34	Flora Apartments
35	Hollywood Temple Methodist Church
36	707 Van Buren Street
37	1329 Polk Street
38	Little White House
39	Floyd Wray Residence
40	Circle Villa Apartments
41	Avon Apartments
42	Lornell Apartments
43	1555 Hollywood Boulevard
44	1345 Hollywood Boulevard
45	Ollie H. Gore Residence
46	Dania Historical Society and Museum
47	Hotel Poinciana
48	29 South Federal Highway
49	118 Southwest 1 Avenue
50	124 Southwest 1 Avenue
51	La Normandie Restaurant
52	A. E. Anderson Residence
53	Frank Curci Residence
54	John Bryan House Site
55	Davie Community Church
56	Viele House
57	1911 Hotel
58	Deerfield Furniture Store
59	Waldron House/Kraeer Funeral Home
60	Valdama Howard House
61	Memorial Cemetery
62	Deerfield Beach First Baptist Church and Parsonage
63	Vina S. Gould House
64	Coconut Creek Windmill
65	George Foster Chapel/First United Methodist Church
66	Captain Campbell House
67	Shiver House
68	J. D. Blount House
69	George Blount House
70	Wallace Robinson House
71	W. H. McNab House
72	Dr. McClellan House and Office
73	McClellan Drugs
74	Pompano Mercantile Company
75	Bank Of Pompano
76	Pompano City Pump House and Fire Department
77	Pompano Beach Historical Society Museum
78	Bevill House
79	B. F. Bailey House
80	Frank Austin House
81	Pompano Beach Cemetery
82	Horace Robinson House
83	Giddens-Kimball House
84	Seaboard Airline Railroad Station
85	Brown Home
86	Fire Station No. 8
87	Southwest 11 Avenue Bridge
88	Commodore Brook House
89	Progresso Plaza
90	Retail Stores/Apartments
91	Tom M. Bryan Building
92	Tibbets
93	Colonial Hotel
94	Woman's Club
95	Reed Bryan House
96	Weidling Building
97	Tom M. Bryan House
98	Philemon Bryan House
99	King-Cromartie House
100	Shepherd Hotel
101	Maxwell Arcade
102	Coca-Cola Bottling Plant
103	South Side School
104	Fire Station No. 2
105	Frank Croissant House
106	Croissant Park Administration Building
107	Himmarshree Court
108	Sheppard Estate
109	John W. Needham House
110	Tom Bryn Home
111	E. N. Sperry House
112	Evergreen Cemetery
113	Tom Stilwell House
114	W. G. Bosworth House
116	Robert McNab House
117	Bowles-Strachan House

National Register of Historic Places	
Map #	Name
1	Bonnet House/Bartlett Estate
2	Lock #1, North New River Canal
3	New River Inn
4	Sample-McDougald House
5	Stranahan House
6	Hillsboro Inlet Light Station
7	Davie Elementary School
8	Oakland Park Elementary School
9	Joseph Wesley Young House
10	Seaboard Coast Line Railway Station
11	Deerfield Beach Elementary School
12	Cap's Place Island Restaurant
13	Old Dillard High School
14	Old Deerfield School
15	James D. and Alice Butler House
16	Sam Gilliam House

Legend

- ▲ Historic Resource (National Register of Historic Places)
- Historic Resource

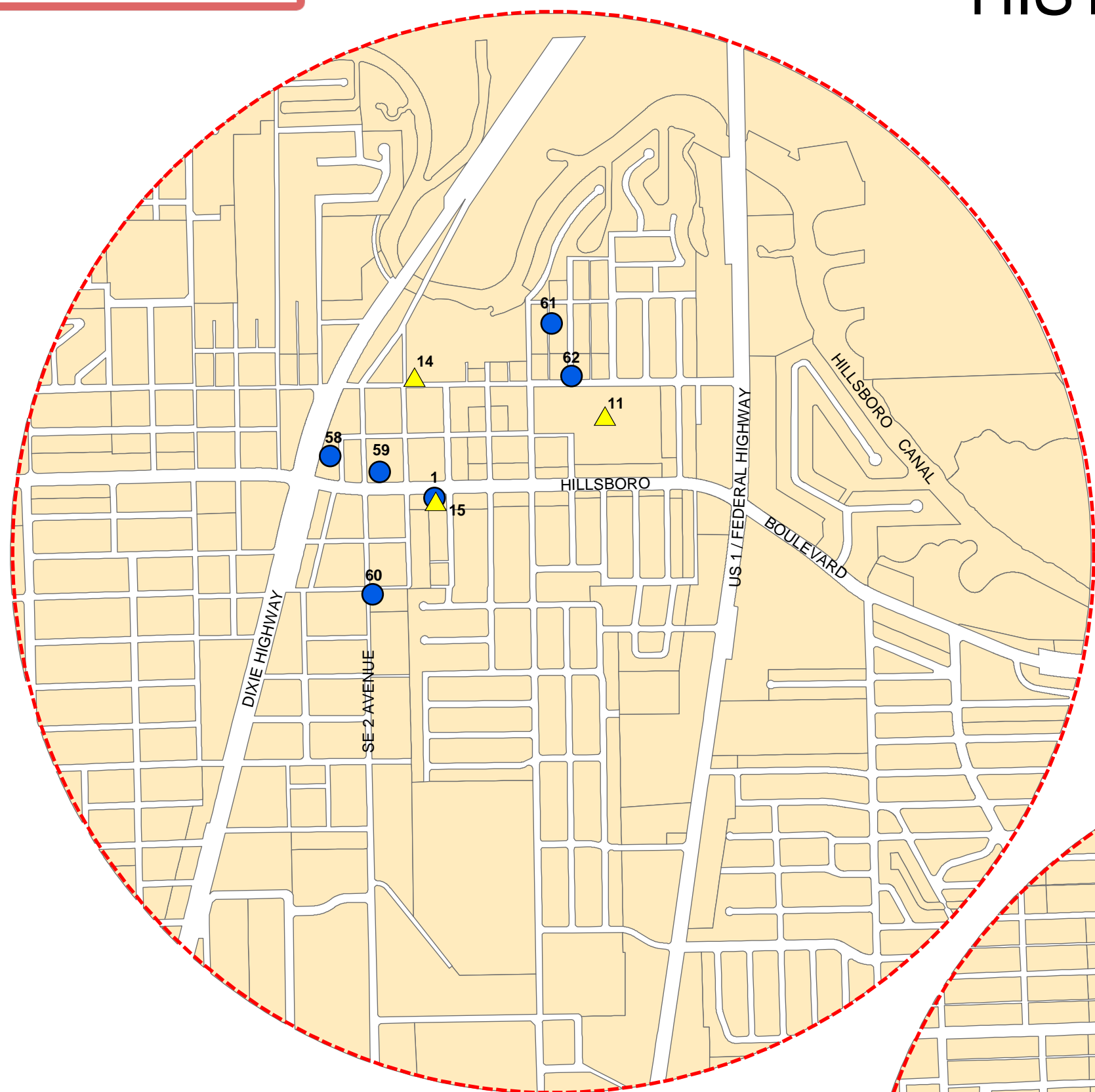
Source:
National Register of Historic Places
Florida Department of State, Florida Division of Archives and History, Florida State File
Broward County Historical Commission
City of Fort Lauderdale



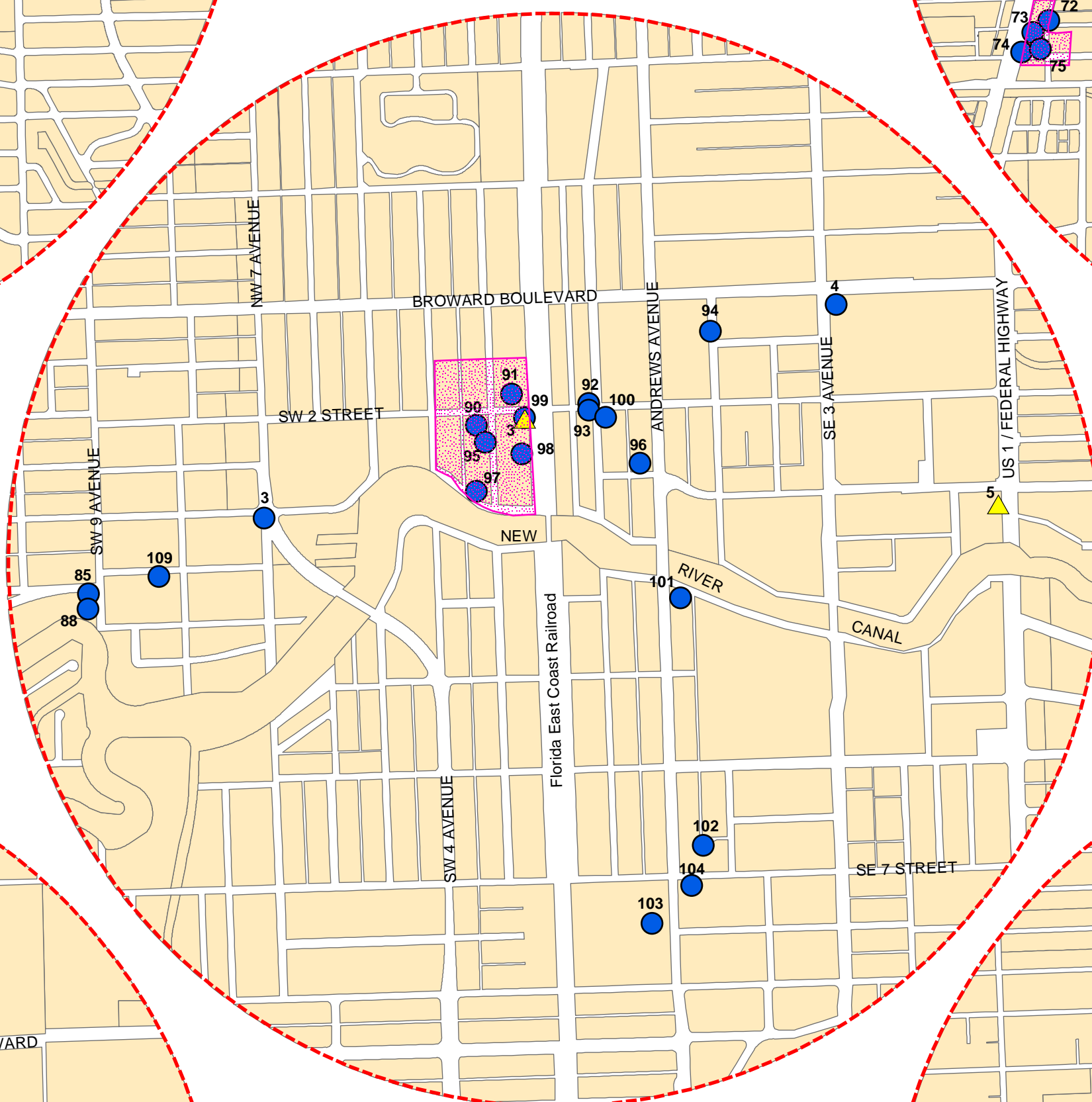
NOT TO SCALE

BROWARD COUNTY LAND USE PLAN

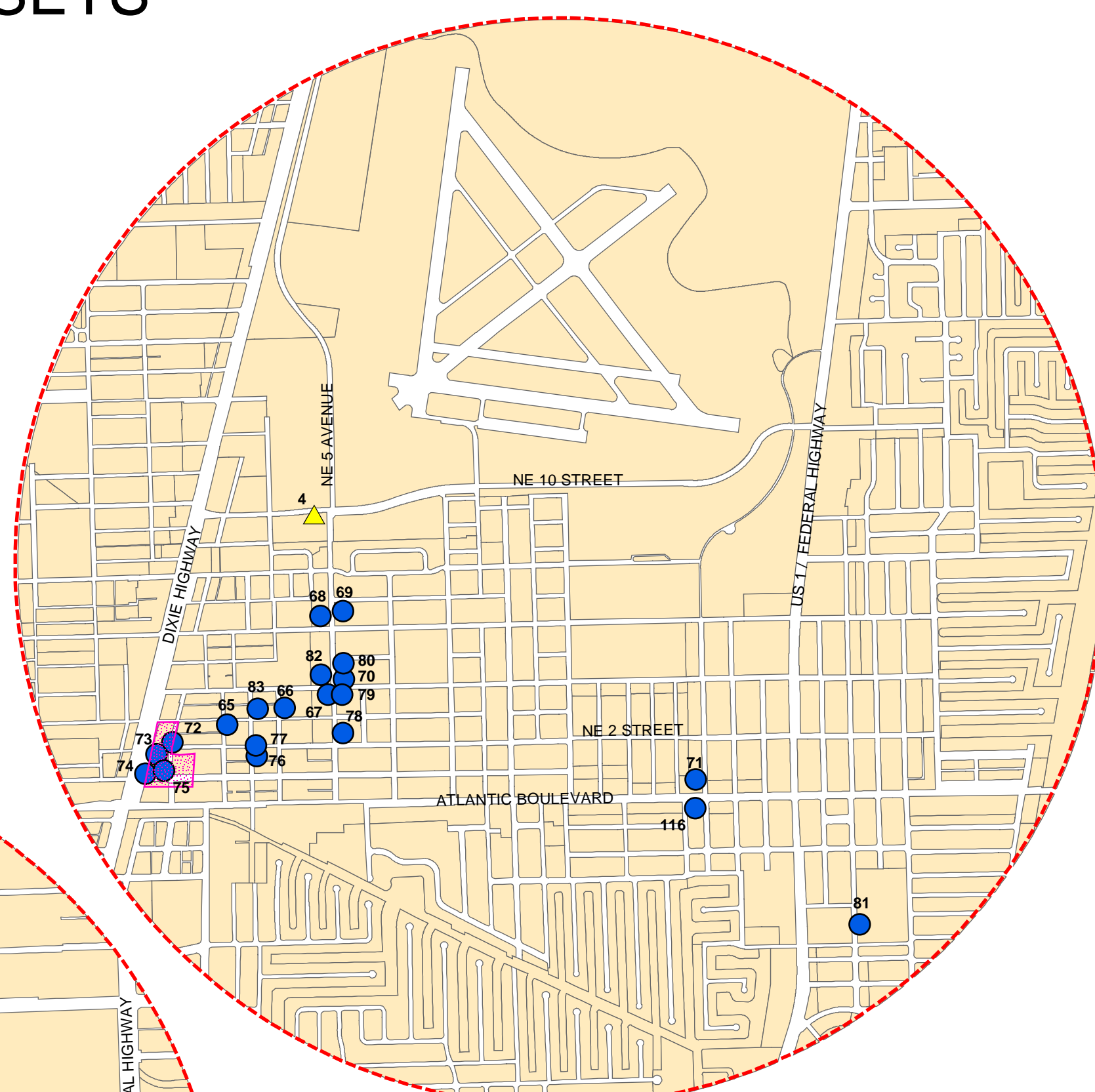
CULTURAL RESOURCE / LOCAL AREAS OF PARTICULAR CONCERN: HISTORIC SITES MAP INSETS



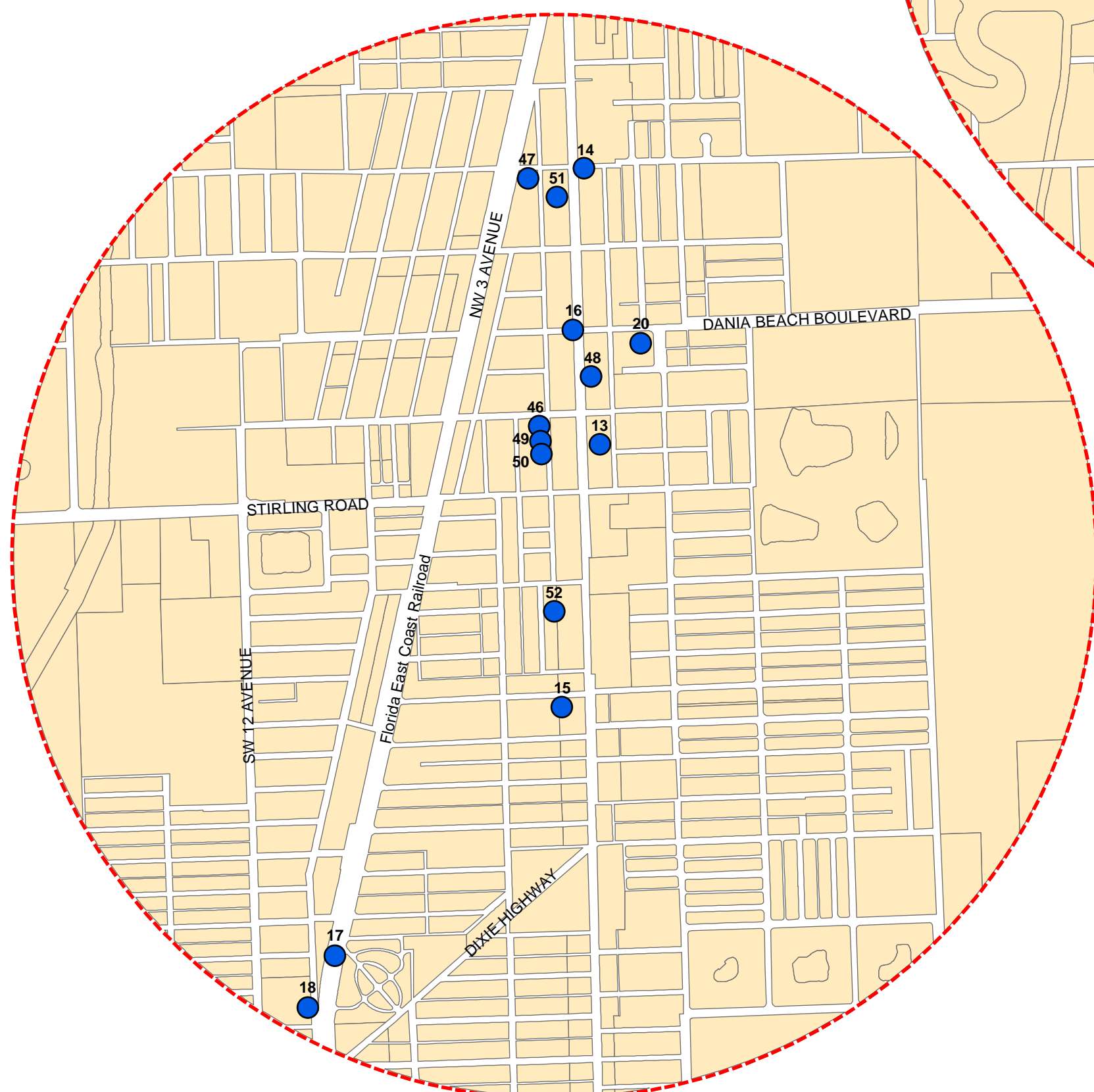
**DEERFIELD
BEACH**



**FORT
LAUDERDALE**



**POMPAÑO
BEACH**



DANIA BEACH



HOLLYWOOD

Legend

- ▲ Historic Resource (National Register of Historic Places)
- Historic Resource
- Historic District

Source:

National Register of Historic Places
Florida Department of State, Florida Division of Archives and History, Florida State File
Broward County Historical Commission
City of Fort Lauderdale



NOT TO SCALE

DRC

Proposed to be deleted

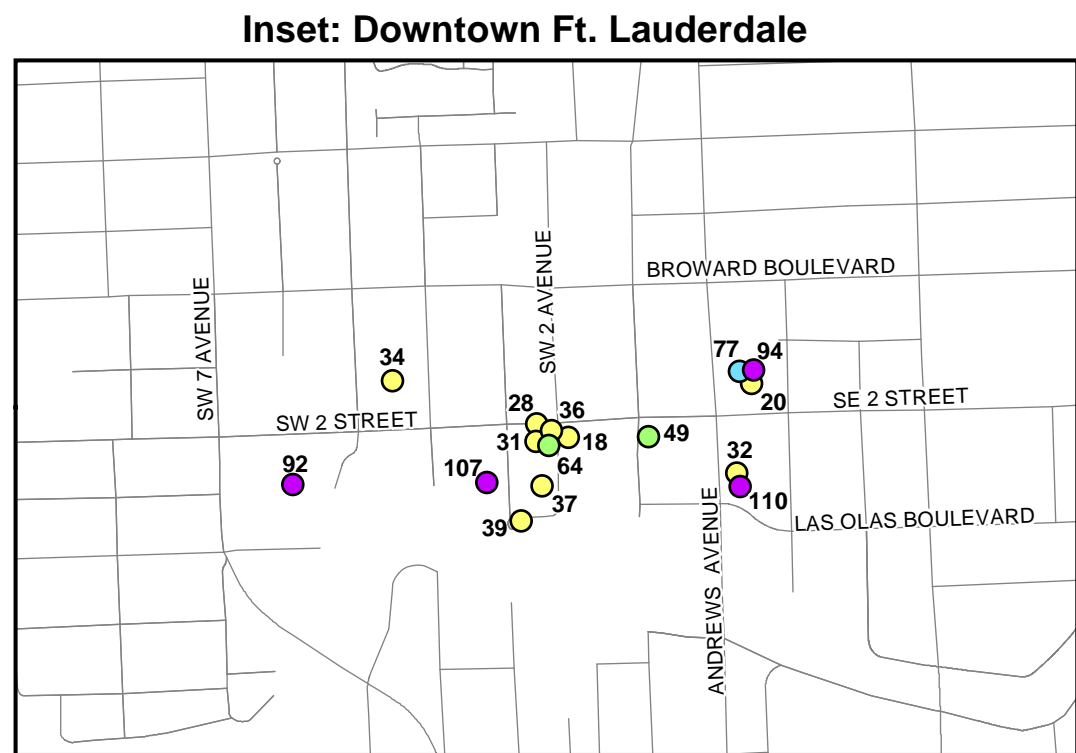
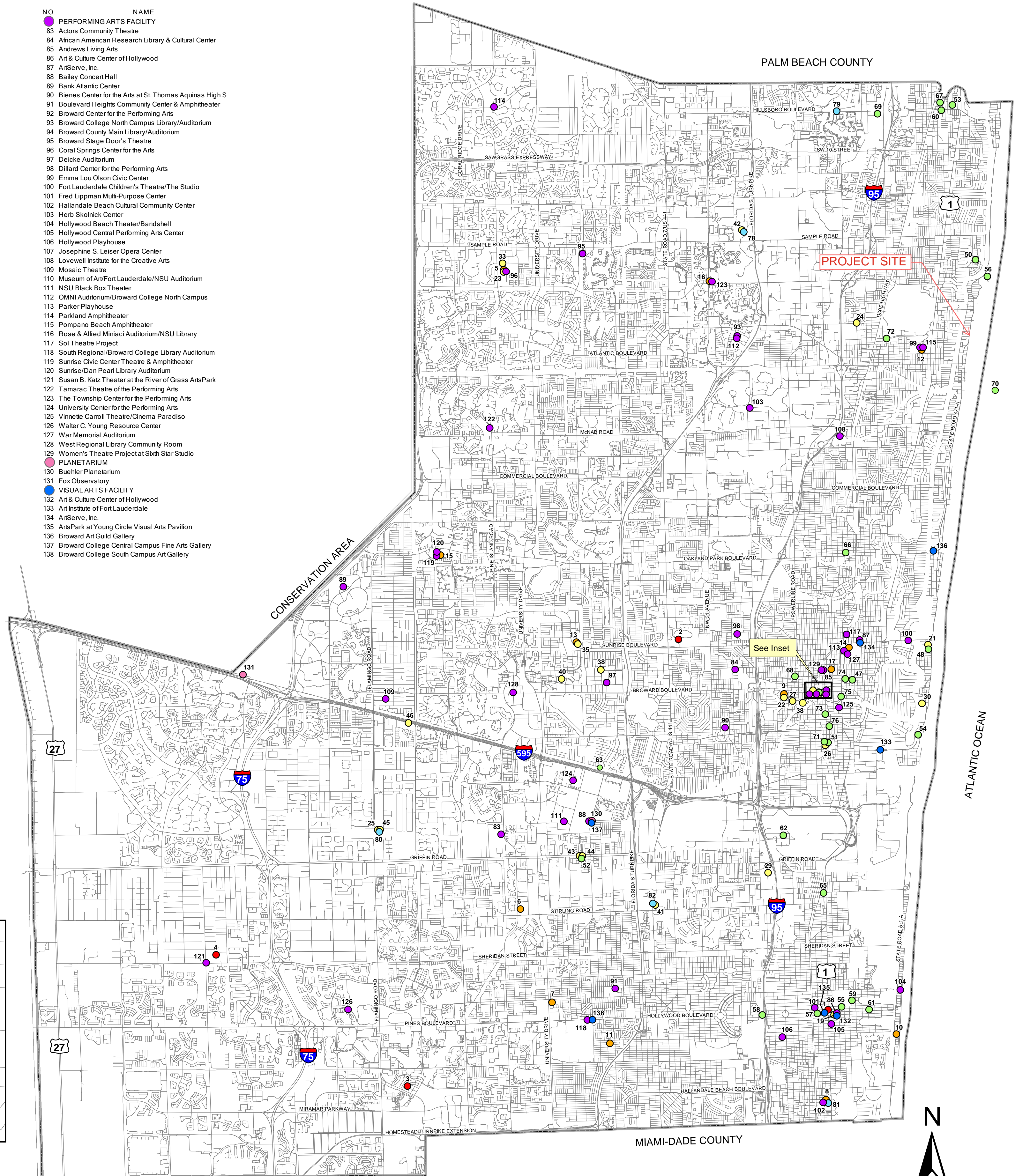
PZ25- 92000002
02/18/2026

BROWARD COUNTY LAND USE PLAN

CULTURAL RESOURCES / LOCAL AREAS OF PARTICULAR CONCERN: CULTURAL FACILITIES

- NO. NAME
- 1 ArtsPark & Amphitheater at Young Circle
 - 2 Central Broward Regional Park & ArtsPark
 - 3 Miramar Cultural Center & ArtsPark
 - 4 River of Grass ArtsPark
 - 5 CULTEAL CENTER
 - 6 Coral Springs Center for the Arts
 - 7 David Posnack Jewish Community Center
 - 8 Donnith Fletcher Art & Cultural Center
 - 9 Hallandale Beach Cultural Community Center
 - 10 Historic West Side School
 - 11 Hollywood Beach Culture & Community Center
 - 12 Pembroke Pines Historical Library
 - 13 Pompano Beach Amphitheater
 - 14 Ruth E. Cohan Art Gallery/Soref Jewish Community Cent
 - 15 Stonewall Library & Archives
 - 16 Sunrise Civic Center
 - 17 The Township Aquatic Center
 - 18 Third Avenue Art District
 - 19 MUSEUM
 - 20 Acetylene Building
 - 21 Art & Culture Center of Hollywood
 - 22 Bienes Museum of the Modern Book
 - 23 Bonnet House Museum & Gardens
 - 24 Broward County Historical Commission
 - 25 Coral Springs Museum of Art
 - 26 Ely Educational Museum
 - 27 Flamingo Gardens
 - 28 Fort Lauderdale Antique Car Museum
 - 29 Fort Lauderdale Fire & Safety Museum
 - 30 Hoch Heritage Center
 - 31 IGFA Fishing Hall of Fame & Museum
 - 32 International Swimming Hall of Fame
 - 33 King Cromartie House
 - 34 Museum of Art/Fort Lauderdale/Nova Southeastern Univ
 - 35 Museum of Coral Springs History
 - 36 Museum of Discovery & Science & IMAX 3D Theater
 - 37 My Jewish Discovery Place Museum
 - 38 Old Fort Lauderdale Village & Museum
 - 39 Philemon Nathaniel Bryan House
 - 40 Plantation Historical Museum
 - 41 Replica 1899 Schoolhouse
 - 42 Schacknow Museum of Fine Arts
 - 43 Seminole Okalee Indian Village & Museum
 - 44 Tradewinds McLean Farmhouse
 - 45 Viele House
 - 46 Walsh/Osterhoudt House
 - 47 Wray Family Estate
 - 48 Young At Art Children's Museum
 - 49 NATIONAL REGISTER OF HISTORIC PLACES
 - 50 Alfred and Olive Thorpe Lustron House (2007)
 - 51 Bonnet House Museum & Gardens (1984)
 - 52 Bryan Building (1997)
 - 53 Cap's Place (1990)
 - 54 Croissant Park Administration Building (2001)
 - 55 Davie School Historical Museum (1988)
 - 56 Deerfield Beach Elementary School (1990)
 - 57 Dr. Willard Van Orsdel King House (2006)
 - 58 Hammerstein House (2005)
 - 59 Hillsboro Inlet Light Station (1974)
 - 60 Hollywood Boulevard Historic Business District (1999)
 - 61 Hollywood Garden Club (2005)
 - 62 Hollywood Woman's Club (1995)
 - 63 James D. and Alice Butler House (1995)
 - 64 Joseph Wesley Young House (1989)
 - 65 Link Trainer Building (1998)
 - 66 Lock No. 1, North New River Canal (1978)
 - 67 New River Inn (1972)
 - 68 Nyberg-Swanson House (1999)
 - 69 Oakland Park Elementary School (1988)
 - 70 Old Deerfield School (1999)
 - 71 Old Dillard High School (1991)
 - 72 Old Seaboard Air Line Railway Station (1990)
 - 73 S.S. Copenhagen Shipwreck (2001)
 - 74 Sam Gilliam House (2001)
 - 75 Sample-McDougald House (1984)
 - 76 South Side School (2006)
 - 77 St. Anthony School (1997)
 - 78 Stranahan House (1973)
 - 79 Williams House aka Gilda's Club (2005)
 - 80 OTHER
 - 81 Broward Cultural Division & Cultural Information Center
 - 82 Butterfly World
 - 83 Deerfield Beach Arboretum aka Tree Zoo
 - 84 Flamingo Gardens
 - 85 Hallandale Beach Cannon Site, World War II Memorial
 - 86 Seminole Okalee Indian Village & Museum
 - 87 PERFORMING ARTS FACILITY
 - 88 Actors Community Theatre
 - 89 African American Research Library & Cultural Center

- NO. NAME
- 90 PERFORMING ARTS FACILITY
 - 91 Actors Community Theatre
 - 92 African American Research Library & Cultural Center
 - 93 Andrews Living Arts
 - 94 Art & Culture Center of Hollywood
 - 95 ArtServe, Inc.
 - 96 Bailey Concert Hall
 - 97 Bank Atlantic Center
 - 98 Bienes Center for the Arts at St. Thomas Aquinas High S
 - 99 Boulevard Heights Community Center & Amphitheater
 - 100 Broward Center for the Performing Arts
 - 101 Broward College North Campus Library/Auditorium
 - 102 Broward County Main Library/Auditorium
 - 103 Broward Stage Door's Theatre
 - 104 Coral Springs Center for the Arts
 - 105 Deicke Auditorium
 - 106 Dillard Center for the Performing Arts
 - 107 Emma Lou Olson Civic Center
 - 108 Fort Lauderdale Children's Theatre/The Studio
 - 109 Fred Lippman Multi-Purpose Center
 - 110 Hallandale Beach Cultural Community Center
 - 111 Herb Skolnick Center
 - 112 Hollywood Beach Theater/Bandshell
 - 113 Hollywood Central Performing Arts Center
 - 114 Hollywood Playhouse
 - 115 Josephine S. Leiser Opera Center
 - 116 Lovewell Institute for the Creative Arts
 - 117 Mosaic Theatre
 - 118 Museum of Art/Fort Lauderdale/NSU Auditorium
 - 119 NSU Black Box Theater
 - 120 OMNI Auditorium/Broward College North Campus
 - 121 Parker Playhouse
 - 122 Parkland Amphitheater
 - 123 Pompano Beach Amphitheater
 - 124 Rose & Alfred Miniaci Auditorium/NSU Library
 - 125 Sol Theatre Project
 - 126 South Regional/Broward College Library Auditorium
 - 127 Sunrise Civic Center Theatre & Amphitheater
 - 128 Sunrise/Dan Pearl Library Auditorium
 - 129 Susan B. Katz Theater at the River of Grass ArtsPark
 - 130 Tamarac Theatre of the Performing Arts
 - 131 The Township Center for the Performing Arts
 - 132 University Center for the Performing Arts
 - 133 Vinnette Carroll Theatre/Cinema Paradiso
 - 134 Walter C. Young Resource Center
 - 135 War Memorial Auditorium
 - 136 West Regional Library Community Room
 - 137 Women's Theatre Project at Sixth Star Studio
 - 138 PLANETARIUM
 - 139 Buehler Planetarium
 - 140 Fox Observatory
 - 141 VISUAL ARTS FACILITY
 - 142 Art & Culture Center of Hollywood
 - 143 Art Institute of Fort Lauderdale
 - 144 ArtServe, Inc.
 - 145 ArtsPark at Young Circle Visual Arts Pavilion
 - 146 Broward Art Guild Gallery
 - 147 Broward College Central Campus Fine Arts Gallery
 - 148 Broward College South Campus Art Gallery



Source:
Broward County Cultural Division
II.C. Cultural Resources/Local Areas of Particular Concern - Cultural Facilities (October 25, 2011)

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.
NOT TO SCALE

BROWARD COUNTY LAND USE PLAN

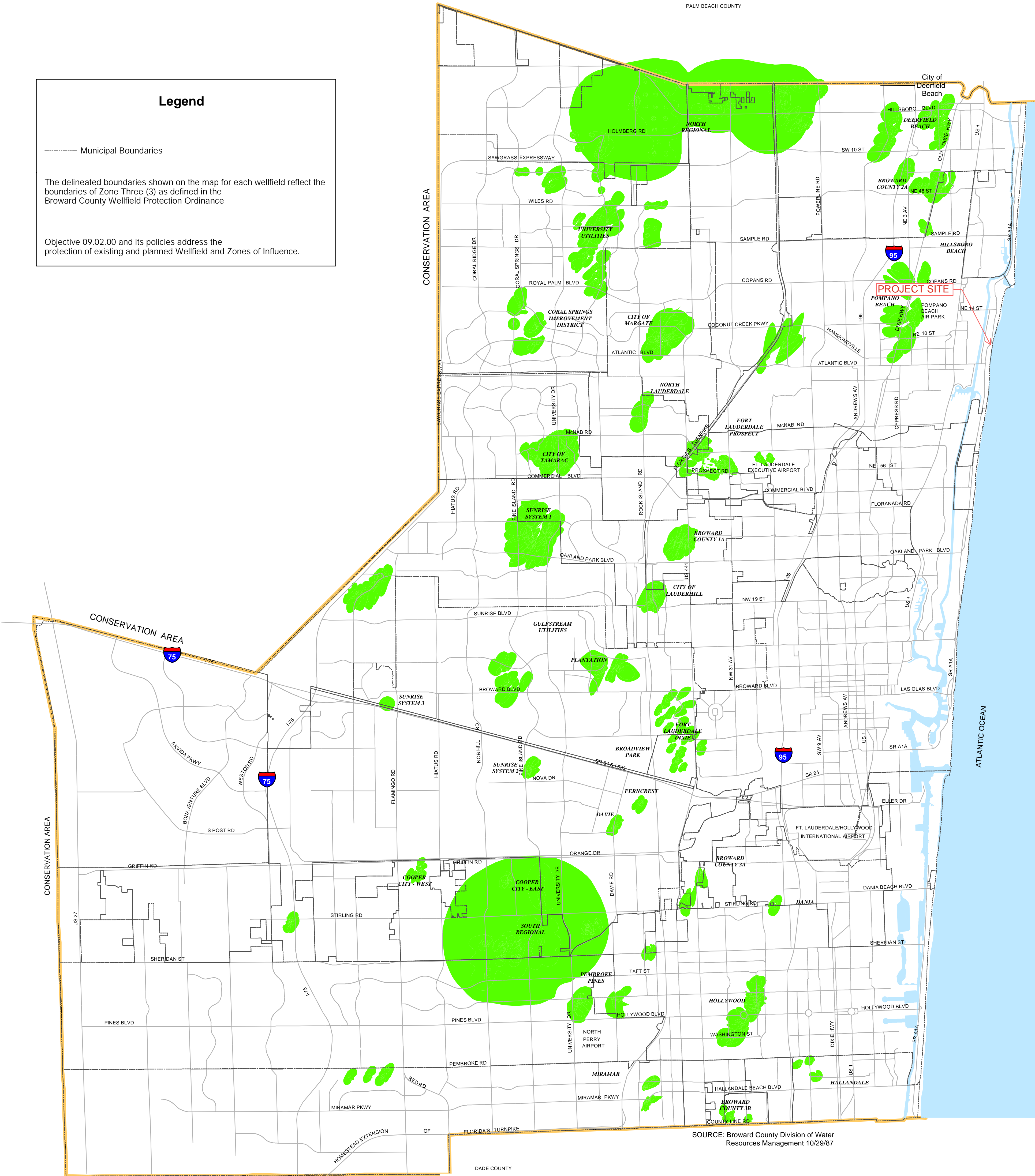
Natural Resource Map Series- Eastern Broward County Existing and Planned Waterwells and Zones of Influence

Legend

----- Municipal Boundaries

The delineated boundaries shown on the map for each wellfield reflect the boundaries of Zone Three (3) as defined in the Broward County Wellfield Protection Ordinance

Objective 09.02.00 and its policies address the protection of existing and planned Wellfield and Zones of Influence.



NOT TO SCALE

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

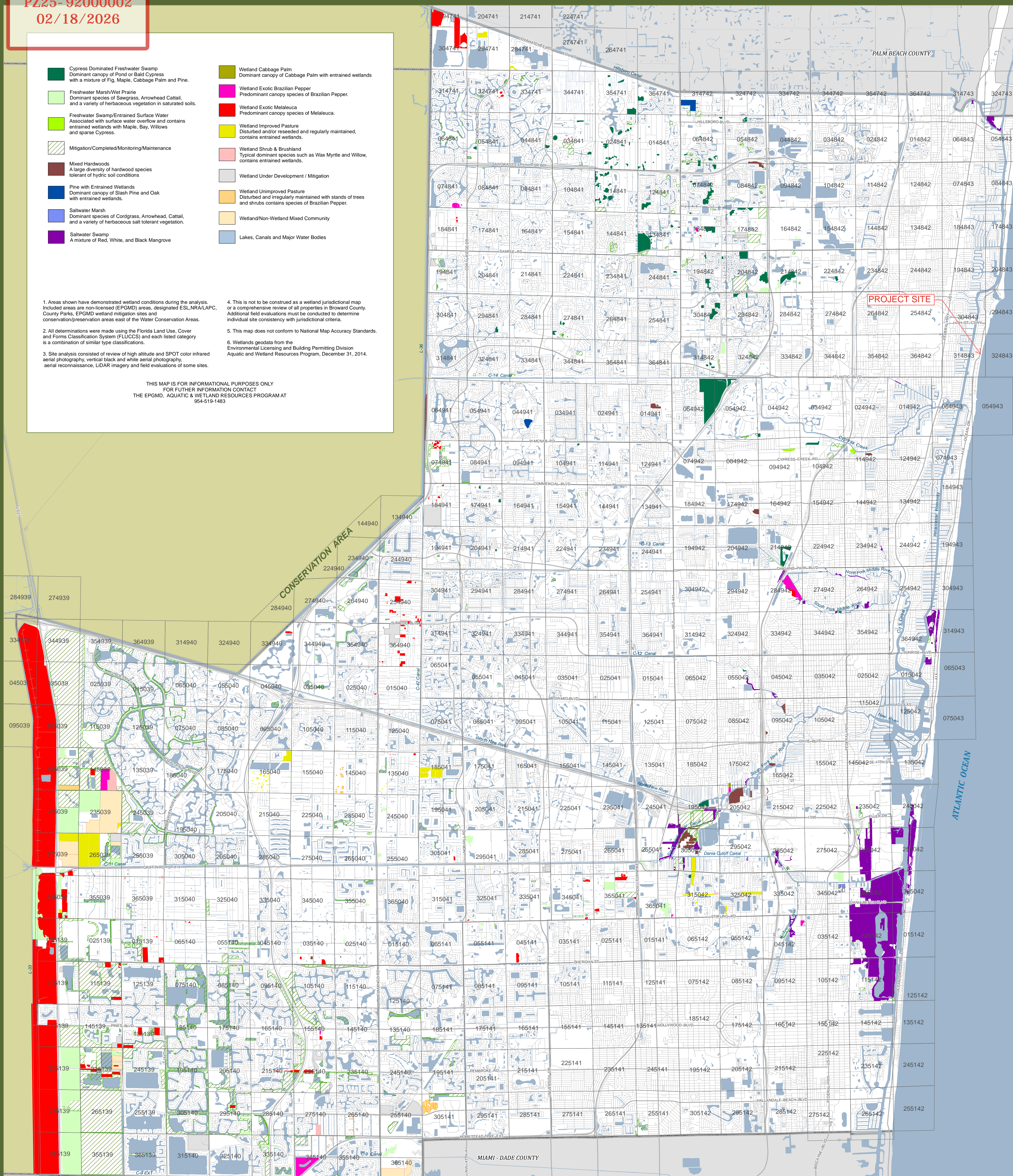


- | | |
|---|---|
| Cypress Dominated Freshwater Swamp
Dominant canopy of Pond or Bald Cypress
with a mixture of Fig, Maple, Cabbage Palm and Pine. | Wetland Cabbage Palm
Dominant canopy of Cabbage Palm with entrained wetlands |
| Freshwater Marsh/Wet Prairie
Dominant species of Sawgrass, Arrowhead Cattail,
and a variety of herbaceous vegetation in saturated soils. | Wetland Exotic Brazilian Pepper
Predominant canopy species of Brazilian Pepper. |
| Freshwater Swamp/Entrained Surface Water
Associated with surface water overflow and contains
entrained wetlands with Maple, Bay, Willows
and sparse Cypress. | Wetland Exotic Melaleuca
Predominant canopy species of Melaleuca. |
| Mitigation/Completed/Monitoring/Maintenance | Wetland Improved Pasture
Disturbed and/or reseeded and regularly maintained,
contains entrained wetlands. |
| Mixed Hardwoods
A large diversity of hardwood species
tolerant of hydric soil conditions | Wetland Shrub & Brushland
Typical dominant species such as Wax Myrtle and Willow,
contains entrained wetlands. |
| Pine with Entrained Wetlands
Dominant canopy of Slash Pine and Oak
with entrained wetlands. | Wetland Under Development / Mitigation |
| Saltwater Marsh
Dominant species of Cordgrass, Arrowhead, Cattail,
and a variety of herbaceous salt tolerant vegetation. | Wetland Unimproved Pasture
Disturbed and irregularly maintained with stands of trees
and shrubs contains species of Brazilian Pepper. |
| Saltwater Swamp
A mixture of Red, White, and Black Mangrove | Wetland/Non-Wetland Mixed Community |
| | Lakes, Canals and Major Water Bodies |

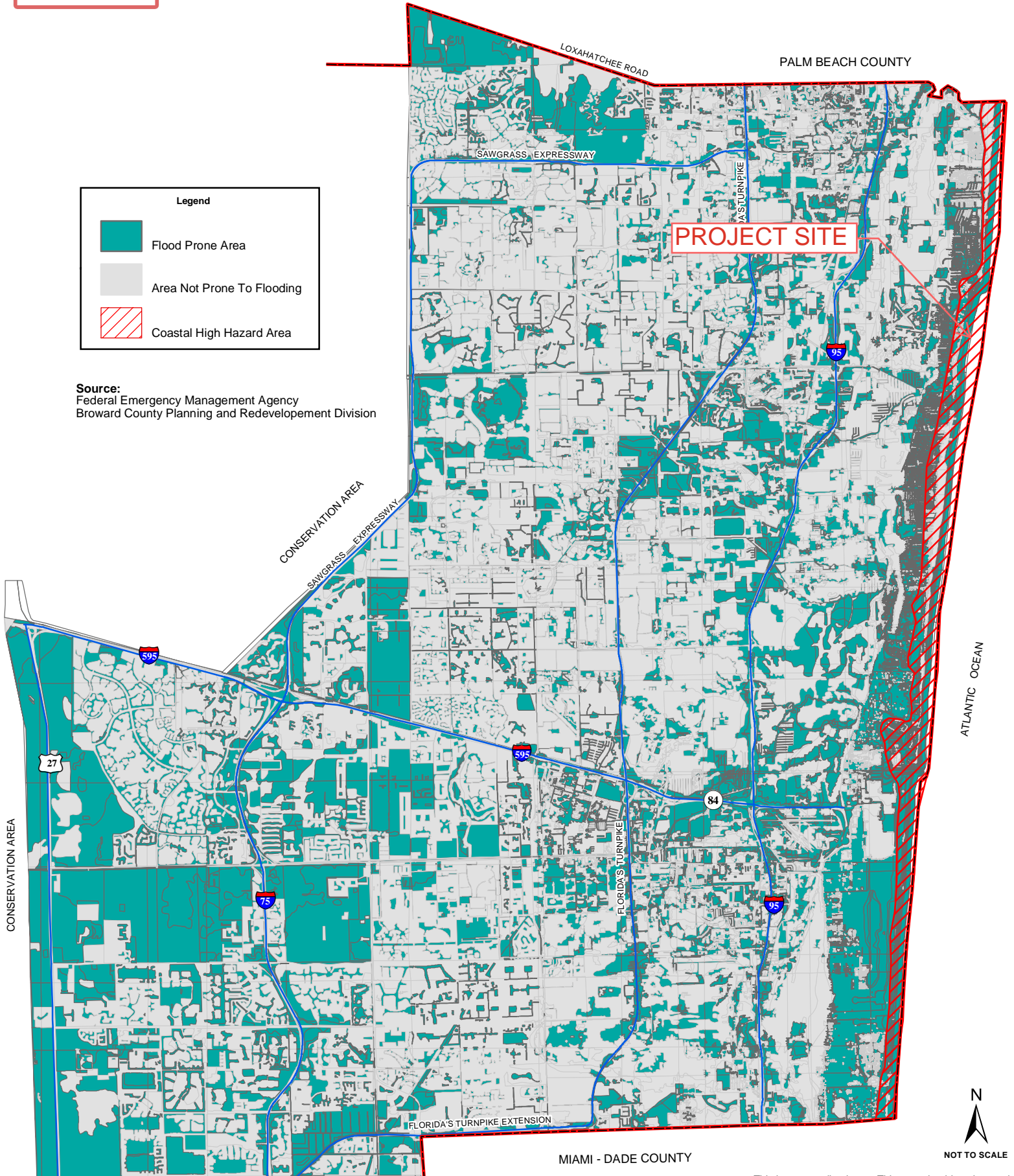
1. Areas shown have demonstrated wetland conditions during the analysis. Included areas are non-licensed (EPGMD) areas, designated ESL/NRA/LAPC, County Parks, EPGMD wetland mitigation sites and conservation/preservation areas east of the Water Conservation Areas.
2. All determinations were made using the Florida Land Use, Cover and Forms Classification System (FLUCCS) and each listed category is a combination of similar type classifications.
3. Site analysis consisted of review of high altitude and SPOT color infrared aerial photography, vertical black and white aerial photography, aerial reconnaissance, LIDAR imagery and field evaluations of some sites.

4. This is not to be construed as a wetland jurisdictional map or a comprehensive review of all properties in Broward County. Additional field evaluations must be conducted to determine individual site consistency with jurisdictional criteria.
5. This map does not conform to National Map Accuracy Standards.
6. Wetlands geodata from the Environmental Licensing and Building Permitting Division Aquatic and Wetland Resources Program, December 31, 2014.

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
FOR FURTHER INFORMATION CONTACT
THE EPGMD, AQUATIC & WETLAND RESOURCES PROGRAM AT
954-315-1483



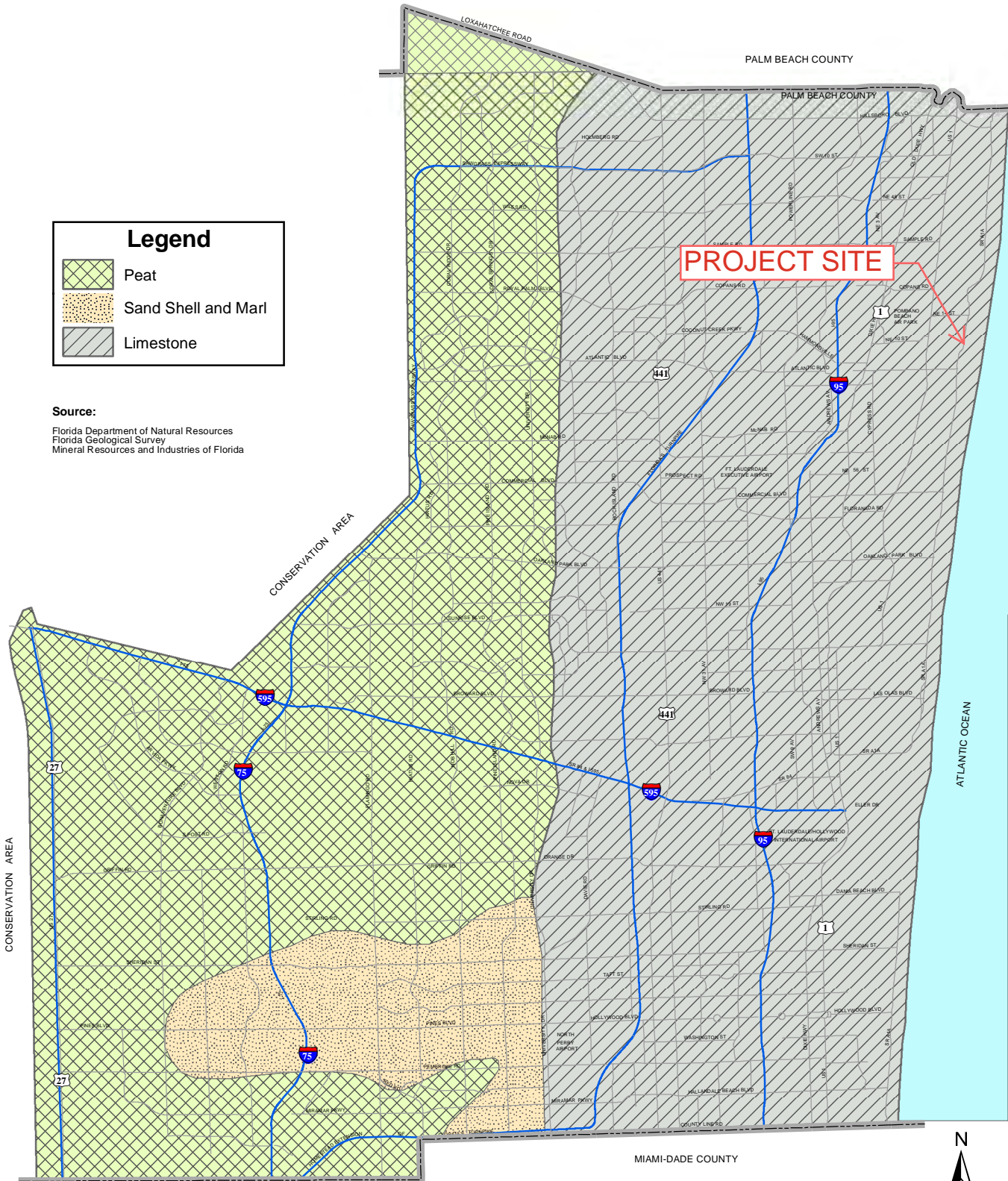
PCNRM 14-2 BROWARD COUNTY LAND USE PLAN Floodplains, Flood Prone Areas and Coastal High Hazard Area



This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

BROWARD COUNTY LAND USE PLAN

Natural Resource Map Series- Eastern Broward County: Mineral Resources



Legend

- Peat
- Sand Shell and Marl
- Limestone

Source:

Florida Department of Natural Resources
Florida Geological Survey
Mineral Resources and Industries of Florida



NOT TO SCALE

Broward County Land Use Plan: Environmentally Sensitive Lands

Legend

- Designated lands
- Protected lands
- Section Township Range
- Municipal Boundaries

See Table A for individual site name and designation

Designated lands are publicly or privately owned but not managed for preservation.

Protected lands are publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note.

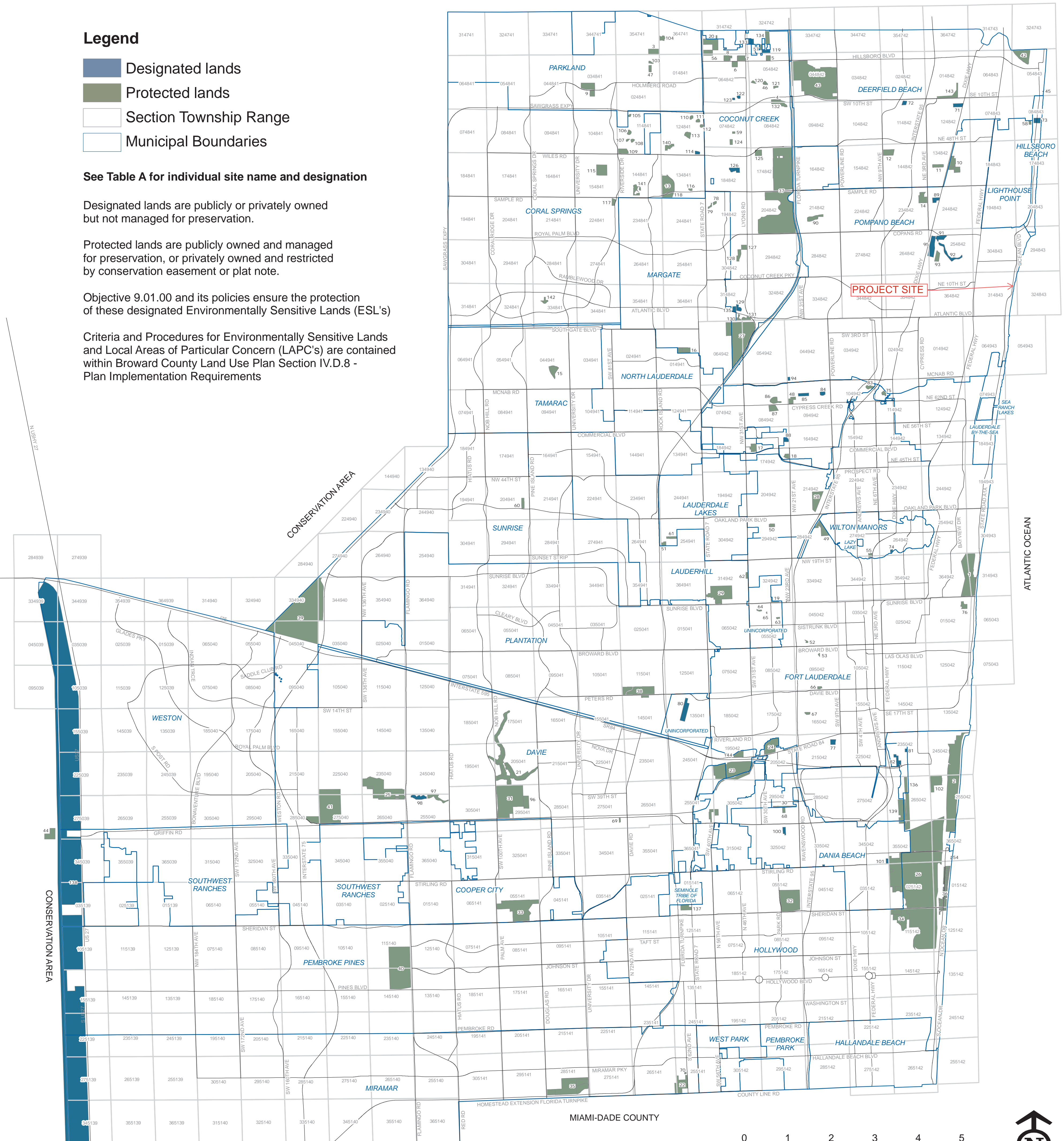
Objective 9.01.00 and its policies ensure the protection of these designated Environmentally Sensitive Lands (ESL's)

Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern (LAPC's) are contained within Broward County Land Use Plan Section IV.D.8 - Plan Implementation Requirements

PALM BEACH COUNTY

MIAMI-DADE COUNTY

0 1 2 3 4 5 Miles



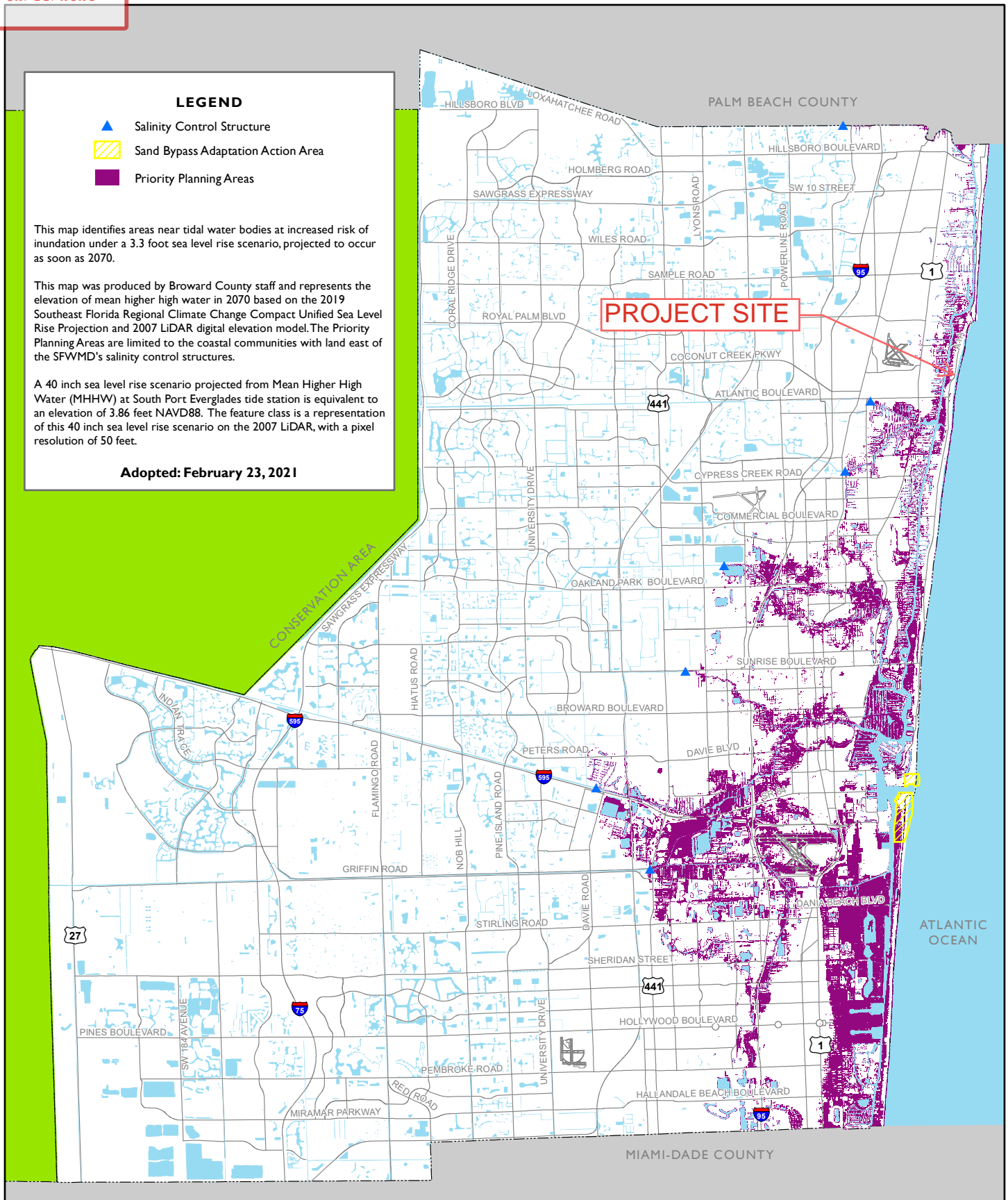
III.B. Natural Resource Map Series: Environmentally Sensitive Lands

Source:
Broward County Natural Resources Planning and Management Division
Prepared By
Land Preservation Program
954-519-0305
Updated February 2009

This map is for conceptual purposes only and should not be used for legal boundary determinations. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.



APPENDIX G
BROWARD COUNTY PRIORITY
PLANNING AREA MAP

**SOURCES**

Broward County Environmental Planning and Community Resilience Division, Broward County Planning Council

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office at 954.357.6695 regarding questions pertaining to parcel boundaries or limits.





APPENDIX H
BROWARD COUNTY WELLFIELD
PROTECTION ZONES MAP

Broward County Wellfield Protection Zones

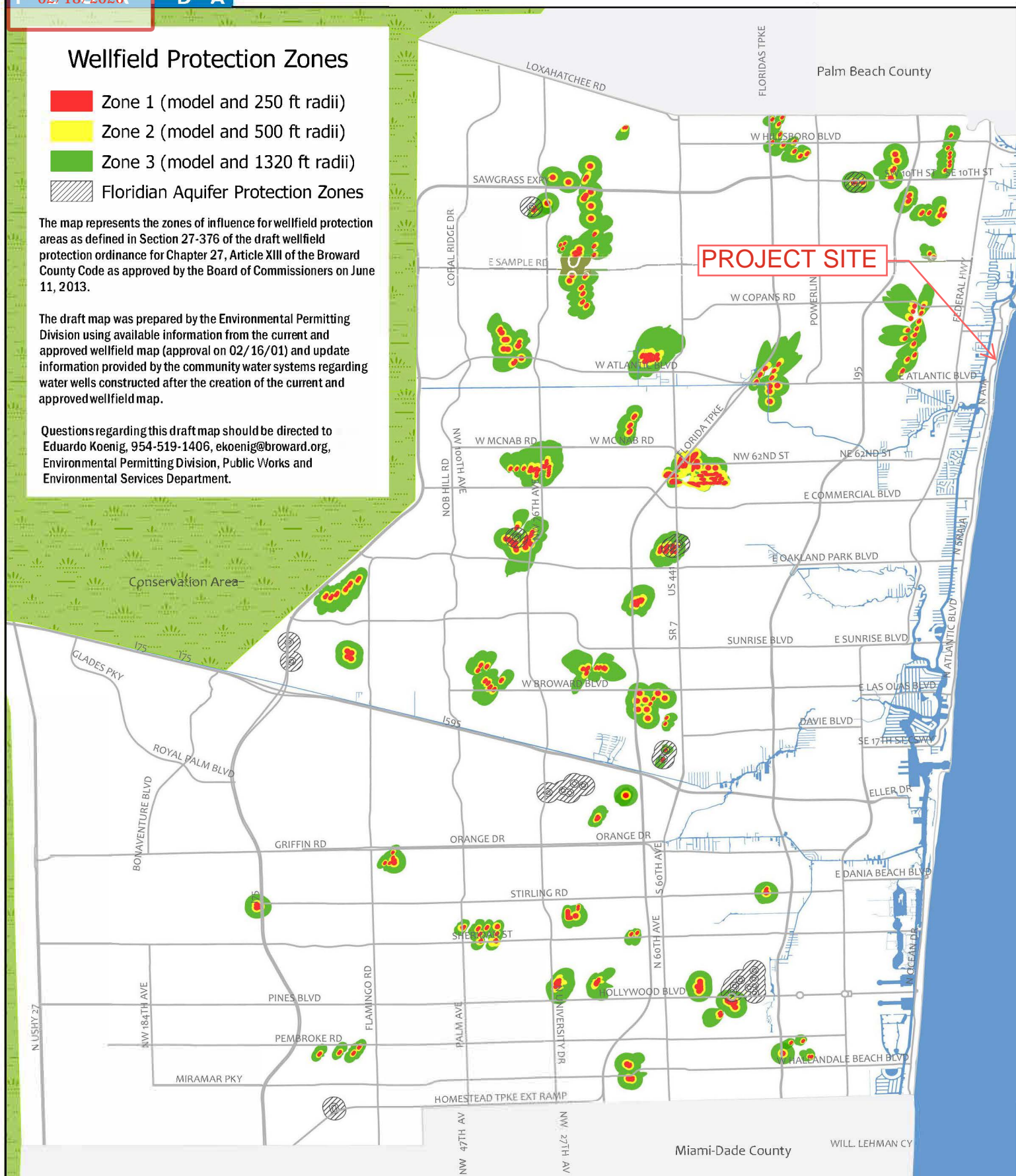
Wellfield Protection Zones

- Zone 1 (model and 250 ft radii)
- Zone 2 (model and 500 ft radii)
- Zone 3 (model and 1320 ft radii)
- Floridian Aquifer Protection Zones

The map represents the zones of influence for wellfield protection areas as defined in Section 27-376 of the draft wellfield protection ordinance for Chapter 27, Article XIII of the Broward County Code as approved by the Board of Commissioners on June 11, 2013.

The draft map was prepared by the Environmental Permitting Division using available information from the current and approved wellfield map (approval on 02/16/01) and update information provided by the community water systems regarding water wells constructed after the creation of the current and approved wellfield map.

Questions regarding this draft map should be directed to Eduardo Koenig, 954-519-1406, ekoenig@broward.org, Environmental Permitting Division, Public Works and Environmental Services Department.



DRC

PZ25- 92000002
02/18/2026

EXHIBIT O

Inventory of Parks in Pompano Beach

Updated January, 2024

Neighborhood Parks

Name of Facility	Size (In acres)
Mini-Parks	
1. McNab Park	2.5
2. Founders Park	1.7
3. Blanche Ely Tot Lot	0.3
4. Kendall Lakes	0.2
5. Apollo Park	4.4
6. Coleman Park	0.5
7. Novelty Park	1.0
8. E. Pat Larkins Community Center	2.9
9. Avondale Park	2.6
10. Fairview Park	2.3
11. Skolnik Community Ctr.	3.5
12. Cresthaven Park	1.4
13. Highland Park & Recreation Ctr.	3.3
14. Sandspur Park (Pompano Highlands)	2.3
15. Canine Corner (Dog Park)	1.8
16. Annie Adderly Gillis Park	0.8
17. Sanders Park	0.6
18. Lovely Park	0.2
Total acres	32.3
Neighborhood Parks	
1. Alsdorf Boat Launch Park	10.0
2. Exchange Club Park	7.5
3. Harbor's Edge Park	8.1
4. Kester Park	8.4
5. Norwood Pines Park	5.4
6. Weaver (Canal Pointe) Park	12.4
7. Hunter's Manor Park	8.3
8. McNair Park	6.4
9. Brummer Park	5.0
10. Airpark Jogging Path	8.4
11. Elks Club Property	10.4
12. Centennial Park	4.2
Total acres	94.5
Small Urban Open Spaces	
1. N.E. 16th Street Park	0.6
2. Marine Drive Park	0.1
3. Scott Winters (Sunset) Park	1.0
4. N.E. 10th Street.Park	0.1

5. North Riverside Dr. Park	0.4
6. Indian Mound Park	1.0
7. Hillsboro Inlet Park	2.3
8. Lake Santa Barbara Park	0.2
9. S.E. 13th Street Park	0.1
10. S.E. 15th Street Park	0.1
11. Downtown Park	0.1
12. Pompano Canal Park	0.2
13. S.E. 11 Ave. Park	0.2
14. 220 East Atlantic Park	0.9
15. Lyons Park	0.3
16. Old Water Tower Site	0.2
17. Jackson Park	1.8
18. Dr. MLK Blvd. Park	0.8
19. Cresthaven Open Space @ NE 5th	0.4
20. NE 16th Street Park	0.2
Total acres	11.0
Recreational Areas at Public School Sites	
1. Pompano Beach Elementary School	3.4
2. Pompano Beach Middle School	2.0
3. Pompano Beach High School**	7.5
4. McNab Elementary School	2.0
5. Cypress Elementary School	5.2
6. Sanders Park Elementary School	3.2
7. Blanche Ely High School **	6.5
8. Markham Elementary School	2.9
9. Charles Drew Elementary School	4.6
10. Cross Creek SED Center	7.2
11. Cypress Run Alternative School	2.0
12. Cresthaven Elementary School	2.3
13. Crystal Lake Middle School	3.2
14. Palm View Elementary School	2.2
15. Norcrest Elementary School**	6.2
Total acres	60.4
Privately Owned Facilities	
1. John Knox Village	1.8
2. Cypress Bend	10.1
3. Palm Aire (less 6.09 acres for 3100 W. Atlantic Blvd)	42.5
Total acres	54.4
Grand Total = 252.6 acres	

Community Parks

Name of Facility	Size (In acres)
Community Parks	
1. Pompano (Jaycee) Community Park	71.1
2. Mitchell/Moore (Westside) Community Park	15.8
3. Public Beach	32.4
4. North Pompano Park	20.4
5. Palm Aire Lakes Park	97.0
Total acres	236.7
Other Large Open Spaces and Parks	
1. Boys & Girls Club	9.5
2. Sand & Spurs Stables	11.5
3. Pompano Beach Cemetery	17.0
4. Pompano Beach Golf Course (15% of the total Community Park Requirement of 550 acres)	82.5
Total	120.5
Grand Total = 609.8 acres	

Broward County Owned Lands

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

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

Notes:

- Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry @ \$75,000 for 0.813 acres.
- Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.
- Cresthaven Park acquired by annexation effective September 2000 for 1.43 acres
- Cresthaven Elementary School acquired by annexation effective September 2000 for 2.3 acres.
- Removed CRA Plat Park 2.3 acres.
- Added Canal Pointe Park of 10.744 acres, acquired

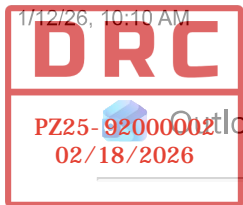
- h. Added Hunters Manor, 8.26 acres, acquired July 21, 2000 from Hunter-8 & Landco IV for \$423,915.14
- i. Removed Carver Homes Park of 17.2 acres after Land Use Plan amendment, passed July 24, 2001, Ordinance 2001-77.
- j. Added Cresthaven Park (1.4 acres) and Cresthaven Elementary School (2.3 acres) after Land Use Plan amendment passed January 22, 2002 Ordinance 2002-31.
- k. Added 8.3 acres Hunter's Manor Park purchased through Broward County Safe Parks and Land Preservation Bond Program and removed old Hunters Manor Park (8.3 acres).
- l. Northwest Multi-Purpose Center 13,526 sq.ft on 2.92 acres, southwest corner of NW 6th Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36th Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8th Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50th Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42nd Court & NE 15th Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18th Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16th Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3rd Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1st Avenue, , added after annexation of Leisureville, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres

- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16th Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.
- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park was added to this inventory
- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre “Palm Aire Property” as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial
- kk. Removed 6.09 acres of Palm Aire Golf Course converted to CR for private indoor tennis facility
- ll. Airpark LUPA eliminates the 33 acre “arboretum”

DRC

PZ25- 92000002
02/18/2026

EXHIBIT P



La Plagé Land Use Plan Amendment - Verification of Water Analysis (K#15575.00)

From Daniel Gurfel <dgurfel@keithteam.com>

Date Mon 12/29/2025 1:07 PM

To Renuka.Mohammed@copbfl.com <Renuka.Mohammed@copbfl.com>

Cc Michael Amodio <MAmodio@keithteam.com>; bschrantz@miskelbackman.com
<bschrantz@miskelbackman.com>

 1 attachment (217 KB)

Water - City Concurrency Letter.pdf;

Dear Ms. Mohammed,

On behalf of TURKS CAPITAL ACQUISITIONS LLC ("Applicant"), KEITH is preparing and processing a Small Scale Future Land Use Plan Amendment for the +/- 1.29 gross acre property located at 552 N Ocean Blvd and 600-604 N Ocean Blvd (collectively referred to as "Property"), which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach ("City"). The Broward County Property Appraiser has assigned the following property ID numbers to the Property:

- [484331DA0040](#)
- [484331DA0030](#)
- [484331DA0020](#)
- [484331DA0010](#)
- [484331DA0060](#)
- [484331DA0050](#)
- [484331110030](#)

The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and Medium High (25) Residential on the County's Land Use Plan. Applicant proposes to amend the City's Future Land Use Plan to designate the Property High (25-46 DU/AC), and to amend the County Land Use Plan to designate the Property High (50) Residential.

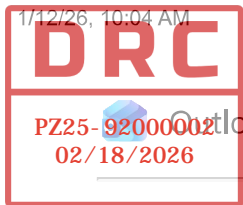
The Broward County Planning Council requires public facility service providers to review and verify the concurrency analysis regarding the proposed future land use designation amendment and assessment of the impacts of the proposed amendment on Potable Water Facilities. Please review the enclosed potable water analysis and verify the requested information.

Thank you for your assistance with this matter. Please feel free to give me a call if you have any further questions. 954-751-1920.

DRC

PZ25- 92000002
02/18/2026

EXHIBIT Q



La Plagé Land Use Plan Amendment - Verification of Sanitary Sewer Analysis (K#15575.00)

From Daniel Gurfel <dgurfel@keithteam.com>

Date Mon 12/29/2025 1:06 PM

To Renuka.Mohammed@copbfl.com <Renuka.Mohammed@copbfl.com>

Cc bschranzt@miskelbackman.com <bschranzt@miskelbackman.com>; Michael Amodio <MAmodio@keithteam.com>

 1 attachment (270 KB)

Sanitary Sewer - City Concurrency Letter.pdf;

Dear Ms. Mohammed,

On behalf of TURKS CAPITAL ACQUISITIONS LLC ("Applicant"), KEITH is preparing and processing a Small Scale Future Land Use Plan Amendment for the +/- 1.29 gross acre property located at 552 N Ocean Blvd and 600-604 N Ocean Blvd (collectively referred to as "Property"), which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach ("City"). The Broward County Property Appraiser has assigned the following property ID numbers to the Property:

- [484331DA0040](#)
- [484331DA0030](#)
- [484331DA0020](#)
- [484331DA0010](#)
- [484331DA0060](#)
- [484331DA0050](#)
- [484331110030](#)

The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and Medium High (25) Residential on the County's Land Use Plan. Applicant proposes to amend the City's Future Land Use Plan to designate the Property, High (25-46 DU/AC), and to amend the County Land Use Plan to designate the Property High (50) Residential.

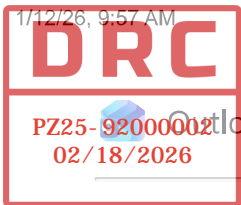
The Broward County Planning Council requires public facility service providers to review and verify the concurrency analysis regarding the proposed future land use designation amendment and assessment of the impacts of the proposed amendment on Sanitary Sewer Facilities. Please review the enclosed sanitary sewer analysis and verify the requested information.

Thank you for your assistance with this matter. Please feel free to give me a call if you have any further questions. 954-751-1920.

DRC

PZ25- 92000002
02/18/2026

EXHIBIT R



La Plagé Land Use Plan Amendment - Verification of Solid Waste (K#15575.00)

From Daniel Gurfel <dgurfel@keithteam.com>

Date Mon 12/29/2025 1:07 PM

To Jmeurs@coastalwasteinc.com <Jmeurs@coastalwasteinc.com>

Cc bschranzt@miskelbackman.com <bschranzt@miskelbackman.com>; Michael Amodio <MAmodio@keithteam.com>

 1 attachment (268 KB)

Solid Waste - Concurrency Letter.pdf;

Dear Mr. Meurs,

On behalf of TURKS CAPITAL ACQUISITIONS LLC ("Applicant"), KEITH is preparing and processing a Small Scale Future Land Use Plan Amendment for the +/- 1.29 gross acre property located at 552 N Ocean Blvd and 600-604 N Ocean Blvd (collectively referred to as "Property"), which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach ("City"). The Broward County Property Appraiser has assigned the following property ID numbers to the Property:

- [484331DA0040](#)
- [484331DA0030](#)
- [484331DA0020](#)
- [484331DA0010](#)
- [484331DA0060](#)
- [484331DA0050](#)
- [484331110030](#)

The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and Medium High (25) Residential on the County's Land Use Plan. Applicant proposes to amend the City's Future Land Use Plan to designate the Property High (25-46 DU/AC) and amend the County Land Use Plan to designate the Property High (50) Residential.

The Broward County Planning Council requires public facility service providers to review and verify the concurrency analysis regarding the proposed future land use designation amendment and assessment of the impacts of the proposed amendment on Solid Waste Facilities. Please review the enclosed solid waste analysis and verify the requested information.

Thank you for your assistance with this matter. Please feel free to give me a call if you have any further questions. 954-751-1920.

DRC

PZ25- 92000002
02/18/2026

EXHIBIT S

From: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Sent: Tuesday, January 13, 2026 9:19 AM
To: Michael Amodio
Cc: Beth Schrantz; Daniel Gurfel
Subject: RE: La Plagé Land Use Plan Amendment - Verification of Drainage Analysis (K#15575.00)
Attachments: Drainage - City Concurrency Letter.pdf

Good morning,

Please allow this email to serve as confirmation that the attached concurrency analysis has been reviewed and verified to be accurate.

Thank you,



From: Michael Amodio <MAmodio@keithteam.com>
Sent: Monday, December 29, 2025 11:16 AM
To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Cc: Beth Schrantz <bschrantz@miskelbackman.com>; Daniel Gurfel <dgurfel@keithteam.com>
Subject: La Plagé Land Use Plan Amendment - Verification of Drainage Analysis (K#15575.00)

Dear Mr. Sfiropoulos,

On behalf of TURKS CAPITAL ACQUISITIONS LLC ("Applicant"), KEITH is preparing and processing a Small Scale Future Land Use Plan Amendment for the +/- 1.29 gross acre property located at 552 N Ocean Blvd and 600-604 N Ocean Blvd (collectively referred to as "Property"), which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach ("City"). The Broward County Property Appraiser has assigned the following property ID numbers to the Property:

- 484331DA0040
- 484331DA0030
- 484331DA0020
- 484331DA0010
- 484331DA0060
- 484331DA0050
- 484331110030



DRC

The Property is currently designated MH, Medium High 16-25 DU/AC, on the City's Future Land Use Map and (25) Residential on the County's Land Use Plan. Applicant proposes to amend the City's Future Land Use Plan to designate the Property , High (25-46 DU/AC), and to amend the County Land Use Plan to designate the Property High (50) Residential.

The Broward County Planning Council requires public facility service providers to review and verify the concurrency analysis regarding the proposed future land use designation amendment and assessment of the impacts of the proposed amendment on Drainage Public Facilities. Please review the enclosed drainage analysis and verify the requested information.

Thank you for your assistance with this matter. Please feel free to give me a call if you have any further questions. 954-751-1920.



Michael Amodio, AICP
Principal Planner, Associate
Office: 954.788.3400
Email: MAmodio@keithteam.com
www.KEITHteam.com

From: Narvaez, Johana <JNARVAEZ@broward.org>
Sent: Wednesday, January 14, 2026 10:49 AM
To: Michael Amodio
Cc: Daniel Gurfel; Beth Schrantz
Subject: LUPA Drainage - La Plagé

Dear Mr. Amodio,

For the purposes of addressing the Broward County Planning Council's land use policy item, the Environmental Permitting Division has no concerns regarding the Drainage Analysis provided in the LUPA application for **La Plagé**.

Please note that any drainage design criteria will be addressed and further evaluated during the review of the Surface Water Management License and Environmental Resource Permit applications.

Please do not hesitate to contact me if you have any questions.

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing Program

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

jnarvaez@broward.org

Broward.org/Environment | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

DRC

PZ25- 92000002
02/18/2026

EXHIBIT T