

APPLICATION TO AMEND  
THE CITY OF POMPANO BEACH LAND USE PLAN AND  
BROWARD COUNTY LAND USE PLAN

# LIVE! RESORTS POMPANO

MAY 2019

POMPANO PARK HOLDINGS LLC & PPI INC.

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- Exhibit C Potable Water Provider Letter
- Exhibit C Sanitary Sewer Provider Letter
- Exhibit D Solid Waste Provider Letter
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PM Peak Hour Trip Generation Comparison

Proposed Weekday PM Peak Hour Trip Generation

Internal Capture Reduction Calculations Summary (Existing)

Internal Capture Reduction Calculations Summary (Proposed)

## **1. TRANSMITTAL INFORMATION**

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

**Response:** To be provided

- B. Name, Title, Address, Telephone, and email of the local government contact

David Recor  
Development Services Director  
City of Pompano Beach  
Development Services Department  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060  
Email: david.recor@copbfl.com  
Phone (954)786-4664

- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

**Response:** To be provided.

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

**Response:** The City provided several opportunities for public information including hearings, workshops and community meetings. A 500' mailing radius was used to distribute public notice for the Planning and Zoning Board hearing as required by Chapter 154 of the City's Code of Ordinances. Newspaper advertisements were also provided in accordance with Chapter 154 of Pompano's Code of Ordinances and as required by Chapter 163.

- E. Whether the amendment is one of the following:  
\*Development of Regional Impact  
\*Small scale development activity (Per Florida Statutes)  
\*Emergency (please describe on separate page)

**Response:** Amendment is not one of the listed

## 2. APPLICANT INFORMATION

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

Pompano Park Holdings, LLC  
PO Box 543185  
Dallas, TX 75354  
abe@cordish.com  
800-733-5444

PPI INC.  
1800 SW 3 St.  
Pompano Beach, FL 33069

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

Debbie Orshefsky, Esq.  
Holland & Knight  
515 E Las Olas Blvd  
Suite 1200  
Fort Lauderdale, FL 33301  
[Debbie.orshefsky@hklaw.com](mailto:Debbie.orshefsky@hklaw.com)  
954-468-7871

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

**Response:**

Pompano Park Holdings, LLC  
PO Box 543185  
Dallas, TX 75354  
abe@cordish.com  
800-733-5444

PPI INC.  
1800 SW 3 St.  
Pompano Beach, FL 33069

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

**Response:** LIVE! Resorts Pompano is an innovative redevelopment project located at the Pompano Park Race Track/Isle Casino property which is designated as the Pompano Beach Park South Activity Center in the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan. The revised activity center will encourage a live-work-play atmosphere all within the 221.65 acre (232.05 gross acre) site. The activity center is intended to encourage and provide a mix of uses including world class entertainment/retail/restaurant establishments, employment-generating office use, hotel/hospitality uses to support both the entertainment/commercial uses and

office uses and medium to high density residential with neighborhood-oriented retail to complete the live-work-play concept.

The project will be buffered on all sides with multi-purpose green/open space which provides for drainage, landscaping, nature, walking and bike trails. Also, centrally located within the LIVE! Resorts Pompano development is additional active open/green space and lake which connects the various mix of uses.

The LIVE! Resorts Pompano activity center encourages multiple modes of transportation including walking, biking, city shuttles, county mass transit and potentially rail, thus reducing the need and demand for individual vehicles and the need and demand to park all of the individual vehicles.

### 3. AMENDMENT SITE DESCRIPTION

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

**Response:** The site is 232 acres and is generally describe as lying between Powerline Road on the west and the CSX railroad on the east, and bounded on the north by SW 3<sup>rd</sup> Street (Race Track Road) and Cypress Bend to the south.

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

**Response:** The sketch and legal description is provided as **Exhibit A**.

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

**Response:** A map clearly indicating the amendment’s location, boundaries and proposed land use based on the City of Pompano Beach Land Use Map is provided as **Exhibit B**.

### 4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.

**Response:** The property is 232 acres and has a City of Pompano Beach Land Use designation of Regional Activity Center and the Broward County Plan designates the

property as Activity Center. The amendment is to amend the approved RAC and Activity Center uses which are indicated in Table 1.

**Table 1 - PROPOSED USES**

Type of Use	Square footage/Hotel Rooms/ Residential units
Commercial Recreation	1,000,000 SF
Commercial	300,000 SF
Office	2,000,000 SF
Multi Family Residential	4,100 Units

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

**Response:** Flex Units have been applied in two locations within Palm Aire which is adjacent to the property to the west.

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

**Table 2- EXISTING USE ADJACENT AREAS**

Land Use Designations	Site	North	South	East	West
City Future Land Use Map	Regional Activity Center (RAC)	Regional Activity Center (RAC)	Dashed-Line Area with 1,998 Units	Industrial	Dashed-Line Area with 10,631 Residential Units
Existing Uses	Isle Casino Racetrack Horse barns	Retail Walmart Industrial	Cypress Bend	Industrial	Palm Aire Retail Golf course
County Land Use Plan	Activity Center	Activity Center	Irregular Residential (16)	Commerce	Irregular Residential (7)

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling unit count within the amendment area.



**Table 3 - PROPOSED AND EXISTING USES**

Type of Use	Square footage/Hotel Rooms/ Residential units	Existing Square Footage
Commercial Recreation	1,000,000 SF	449,287 SF
Commercial	300,000 SF	0 SF
Office	2,000,000 SF	0 SF
Multi-Family Residential	4,100 Units	0 Units

- E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.

**Response:**

**Table 4 –ADOPTED RAC ENTITLEMENTS**

Regional Activity Center Land Use Category	County Activity Center	Pompano RAC
Type of Land Use	Acres/ Units	FAR/Units
Commercial Recreation	135 Acres	0.31
Commercial	27 Acres	0.65
Office	26 Acres	0.84
Residential	43 Acres, 1,050 mid-rise 250 garden apartments	1,050 mid-rise 250 garden apartments

**Table 5 – NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY**

Type of Land Use	Approved Entitlements Per City Plan	Proposed	Net Change
Commercial Recreation	1,822,986 SF	1,000,000 SF	-822,986 SF
Commercial	764,418 SF	300,000 SF	-464,000 SF
Office	951,350 SF	2,000,000 SF	+1,048,650 SF
Multi-Family Residential	1,300 Units	4,100 Units	+2,800 Units

## 5. ANALYSIS OF PUBLIC FACILITIES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

### A. Potable Water Analysis

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

**Response:** The City's Water Supply Plan (adopted January 27, 2015 and being updated in 2019) allows for a level of service of 191 gpcpd or less. The Plan concludes that there will be sufficient supply of potable water through 2025 which is the term of the current SFMWD Consumptive Use Permit. The actual 2018 adjusted raw water demand is approximately 16.26 MGD (15.06 MGD of finished water times 1.08) and is projected in the City's Water Supply Plan to decrease to 15.43 MGD by 2025 through the expanded use of Pompano's reclaimed water system and continued conservation efforts. The City's Consumptive Use Permit with the SFWMD provides for a withdrawal capacity of 17.75 MGD through 2025. Due to the Reuse Water Credit the City receives for operating the Reclaimed Water Facility, the Raw Water Reserve surplus for 2025 will increase to 3.15 MGD which results in a comfortable excess of capacity compared to adjusted projected demand.

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

**Response:** The majority of the City is provided with potable water from the City's water system. The City's Lime Softening Plant (40 MGD) and Membrane Plant (10 MGD) have a total design capacity of 50 MGD and a 2018 finished water demand of 15.06 MGD.

The western wellfield serves the amendment area site. The City's Water Use Permit with the SFWMD, valid through the year 2025, provides for 17.75 MGD withdrawal. The South Florida Water Management District issued a Use of Water Permit No. 06-00070-W on September 14, 2005 to the City of Pompano Beach.

Permitted capacity for the City of Pompano Beach wellfield was 19.4 MGD through 2010. Permitted capacity after 2010 is 17.75 MGD. The permit expires in September of 2025. As of August 10, 2010, the annual allocation shall not exceed 6,748 million gallons. For the 12-months ending November 2018, the annual finished water was 5,498 million gallons.

The City began operating a Water Reuse Facility in 1989. The initial reuse capacity was 2.5 MGD utilizing effluent removed from the Broward County North Regional Wastewater Plant outfall pipe prior to discharge. The City completed an expansion of the Reuse Facility to 7.5 MGD capacity in 2002.

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

**Response:** The potable water demand as illustrated in Table 6 compares the approved Regional Activity Center uses to the proposed amendment. The net estimated demand increase is 544,441 gallons/day.

**Table 6 –POTABLE WATER DEMAND**

<b>POTABLE WATER IMPACT</b>			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit GPD</i>	<i>Total (GPD)</i>
<b>Approved Entitlements</b>			
Commercial Recreation	1,822,986 SF	0.26	473,976
Commercial	764,418 SF	0.1	76,448
Office	951,350 SF	0.1	95,135
Residential	1,300 Units	250	325,000
<b>Total Approved Water Demand</b>			970,559 GPD
<b>Proposed Entitlements</b>			
Commercial Recreation	1,000,000 SF	0.26	260,000
Commercial	300,000 SF	0.1	30,000
Office	2,000,000 SF	0.1	200,000
Residential	4,100 Units	250	1,025,000
<b>Total Proposed Water Demand</b>			1,515,000 GPD
Net Increase			544,441 GPD

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

**Response:** The letter from the potable water provider is included as **Exhibit C**.

## B. Sanitary Sewer Analysis

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

**Response:** : The level of service in the adopted, certified land use element of Pompano's Comprehensive Plan is 15.71 million gallons per day in design capacity for the Pompano collection and distribution system and 84 million gallons per day in Design Capacity for the Broward County North District Regional Wastewater Treatment Plant, of which Pompano has a large user agreement for 17 million gallons per day of treatment 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 source.

**Response:** The City of Pompano Beach provides for sanitary sewer collection only. The City's collection system consists of gravity lines, pump stations and force mains. There are no specific wastewater collection system improvement plans for the area at this time.

All wastewater collected is pumped to the Broward County North District Regional Wastewater Treatment Plant, which is located within the City. The County Plant receives wastewater from Pompano, as well as other County municipalities. The Plant has a licensed treatment capacity of 95 MGD, which has been reserved by large users, including the City of Pompano Beach. According to the Broward County Domestic Wastewater Program summary for 2016 (the latest annual report posted online), the reserved capacity at the NRWTP was 87.015 MGD which is 91.6% of the total licensed capacity.

The City has a Large User Agreement with Broward County to provide treatment for 17 million gallons per day of sanitary sewer flow at the North Regional Wastewater Treatment Plant (NRWTP). This is equal to less than 18% of the NRWTP treatment capacity.

The City's average daily demand in 2018 was 14.7 million gallons per day, which is 86.5% of the WWTP Plant's capacity (note that Pompano is currently experiencing additional daily flow from the water plant concentrate line on average of just over 1 MGD. This will continue until the plant has the new deep well installed. Typical flow will normalize between 12.5 and 13.5 MGD). This leaves 2.3 MGD for future growth (which will increase to 3.5 MGD as soon as the deep well comes online) and full buildout of the project will require 544,441 net new gallons per day of net new wastewater treatment capacity over what was previously approved (Table 6).

The Sewer System is under capacity and funded from user fees, the City, therefore, will be able to maintain its sanitary sewer LOS standards with the proposed redevelopment.

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

**Response:** The sanitary sewer demand as illustrated in Table 7 compares the approved Regional Activity Center uses to the proposed amendment. The net estimated demand increase is 544,441 net new gallons/day. Plant capacity shown on Table 8.

**TABLE 7 – SANITARY SEWER DEMAND**

<b>SANITARY SEWER IMPACT</b>			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit GPD</i>	<i>Total (GPD)</i>
<b>Approved Entitlements</b>			
Commercial Recreation	1,822,986 SF	0.26	473,976
Commercial	764,418 SF	0.1	76,448
Office	951,350 SF	0.1	95,135
Residential	1,300 Units	250	325,000
<b>Total Approved Sewer Demand</b>			970,559 GPD
<b>Proposed Entitlements</b>			
Commercial Recreation	1,000,000 SF	0.26	260,000
Commercial	300,000 SF	0.1	30,000
Office	2,000,000 SF	0.1	200,000
Residential	4,100 Units	250	1,025,000
<b>Total Proposed Sewer Demand</b>			1,515,000 GPD
		Net Increase	544,441 GPD

**Table 8 – PROJECTED SANITARY SEWER DEMAND & PROJECTED PLANT CAPACITY**

	2018 (actual)	2020	2030
Projected Pompano Demand*	13.7 MGD	13.9 MGD	14.66 MGD
Projected NRWTP Plant Capacity Reserved for Pompano	17 MGD	17 MGD	17 MGD

Source: Projected demand provided in adopted 2016 Wastewater Master Plan and Capacity based on current large user agreement.

\*Less the 1 mgd from the water plant concentrate line which will cease once the deep well is operational.

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

**Response:** The letter from the sanitary sewer provider is included as **Exhibit C**.

**C. Solid Waste Analysis**

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

**Response:** The following level of service standards are provided in the City of Pompano Solid Waste Element:

Residential	8.9 lbs. per unit per day
Hotel	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
Department Store (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

Source: City of Pompano Beach Comprehensive Plan 2010, Solid Waste Element and Broward County Solid Waste Management.

- Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

**Response:** The City contracts with Waste Management, Inc., to collect and dispose of solid waste material and garbage within the City. The City’s contract with Waste Management guarantees 100% of all solid waste generated will be disposed of through 2022. The majority of material collected within the City is transported to the Monarch Hill Landfill. Waste Management claims it has

another 13 years of useful life (2035) with a remaining capacity of 19 million cubic yards and an annual average consumption of 1.5 million cubic yards.

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

**Response:** Table 9 compares the approved uses in the Regional Activity Center to the proposed amendment. Analysis indicates that there will be will decrease the solid waste demand by 147,770 pounds per day.

**Table 9 – SOLID WASTE DEMAND**

<b>SOLID WASTE IMPACT</b>			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit In Pounds per SF/Unit per Day</i>	<i>Total (Pounds/Day)</i>
<b>Approved Entitlements</b>			
Commercial Recreation	1,822,986 SF	0.2	364,597
Commercial	764,418 SF	0.04	30,579
Office	951,350 SF	0.01	9,514
Residential	1,300 Units	8.9	11,570
<b>Total Approved Solid Waste Demand</b>			416,260
<b>Proposed Entitlements</b>			
Commercial Recreation	1,000,000 SF	0.2	200,000
Commercial	300,000 SF	0.04	12,000
Office	2,000,000 SF	0.01	20,000
Residential	4,100 Units	8.9	36,490
<b>Total Proposed Solid Waste Demand</b>			268,490
Net Decrease			-147,770



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

**Response:** The letter from the solid waste provider is included as **Exhibit D**.

#### D. Drainage Analysis

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

**Response:** The City has adopted the following level of service standards for stormwater:

- Building Structures

The flood level shall not exceed the finished floor elevation of all building structures within the study area during the 100-year, 3-day storm event.

- Roadways and Parking Lots

Stormwater ponding shall not encroach onto any roadway centerlines during the 10-year, 1-day storm event. Stormwater ponding shall not encroach onto any roadway edge of pavement during the 5-year, 1-day storm event.

- Outfall Discharges

The outfall discharge shall not exceed the allowable peak discharge during a 25-year, 3-day rainfall event as defined by the existing permit requirements. If the existing outfalls do not have a maximum discharge assigned by existing permits, the regulatory agencies will require “pre-development” versus “post-development” discharge analysis to ensure the stormwater discharge into adjacent surface waters does not increase after the proposed construction.

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

**Response:** The amendment area is located within WCD#4. On-site facilities are operated by the property owner. The secondary drainage system is operated by the City of Pompano Beach which is linked to the primary system that is the responsibility of the South Florida Water Management District.

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

**Response:** The City adopted a Stormwater Management Master Plan in 2013. No improvements are proposed in the vicinity of the RAC which is shown within the SW drainage basin in the SMMP.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**Response:** Existing permits have been issued:

- SFWMD permit No. 06-00193-S
- BCEPGMD License No. SWM2005-061-0

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.

**Response:** No drainage issues have been identified on the site. The property will be designed to meet all stormwater management related regulations.

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

**Response:** The letter from the City who is the drainage utility provider is included as **Exhibit E**.

**E. Recreation and Open Space Analysis**

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

**Response:** The City’s level of service standard for parks is 5 acres per 1,000 residents (2-acres per 1,000 for neighborhood parks; 1 acre per 1,000 for community parks and 2 acre per 1,000 for urban open spaces). Pompano only mitigates, through impact fees, the neighborhood and community park impacts because the current LOS for urban open spaces is sufficient to serve more than the buildout population. In accordance with the City’s Parks Master Plan, the City had 775 acres of qualified park properties which could accommodate a total of 155,000 people. Since the parks master plan was adopted, the property associated with the Elks Club and the Palm Aire Lakes Park have been added to the parks inventory so total park acreage is now 882.14 acres which can accommodate up to 176,480 people based on the 5 acre per 1,000 LOS. This population is well in excess of the projected buildout population.

The County requires every city to maintain a minimum level of service of 3 acres of parks 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.

**Response:** The park inventory of the parks that the County qualifies for inclusion for determining compliance with the 3 acres/1,000 standard for recertification of amendments to the City’s land use plan is provided in **Exhibit F**.

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

**Response:** The additional residential units will increase the need for community parks by a total of 19.1 acres  $((2,800 \times 2.27)/1,000 \times 3)$ . It is anticipated that the park requirement will be accomplished by payment of impact fees at time of development.

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

**Response:** The City’s buildout population is currently 150,955 which requires 452.9 acres of parks per the County’s 3-acre per 1,000 standard and 754.8 acres

per the City's 5-acre per 1,000 standard. Both standards are being met based on the qualifying park acreage of the County and City respectively. These totals include the 1,300 units vested in the RAC. The amendment increases the number of units by 2,800. Based on 2.27 people per unit @ 3 acres per 1,000 people, the community park requirement would be an additional 19.1 acres and the updated buildout population will be 157,311 which requires a total of 472 acres of parks based on the County's 3-acre per 1,000 standard. The City has more than adequate parks to meet this level of service standard.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

**Response:** POLICY 2.5.4 states the following: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The proposed amendment will not result in a loss of open space. The proposed mixed use project will provide generous open space and recreational uses for residential units in the project which include a recreational lake, extensive open areas and walking trails.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following: a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood. b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development. c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site. d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2

environmental assessment may be required based upon the findings of the Phase 1 assessment. e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

This policy does not apply to the site.

#### F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**Response:** Major roadways serving the amendment site include:

- Atlantic Boulevard
- Powerline Road
- McNab Road
- Andrews Avenue
- Cypress Creek Road

The level of service standards maintained by Broward County and the City of Pompano Beach are summarized below in Table 1.

#### *Broward County*

The amendment site is located within the Northeast Transportation Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System (TOCS). Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

#### *City of Pompano Beach*

The City of Pompano Beach recognizes the County's level of service (LOS) D standards in

its adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2017) peak hour volume and existing (2017) level of service for the surrounding roadway network are summarized in Table 1.

<b>Table 1: Existing 2017 Conditions LOS Analysis</b>					
<b>Roadway</b>	<b>Segment</b>	<b>Existing Laneage</b>	<b>Maximum Service Volume</b>	<b>2017 Peak Hour Volume</b>	<b>2017 LOS</b>
Atlantic Boulevard	E of Florida’s Turnpike to I-95	6LA	5,390	5,292	D
Powerline Road	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,390	3,895	C
McNab Road	E of SW 31 Avenue to I-95	4LA	3,401	1,834	C
Andrews Avenue	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,121	2,945	C
Cypress Creek Road	E of SR 7 to I-95	6LA	5,390	4,703	C

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

**Response:** The projected level of service for the short-term (i.e., 2024) planning horizon was determined using linear interpolation of the currently available 2017 peak hour volumes and the long-term (2040) currently available peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT’s 2013 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in Table 2.

Long-term (2040) projected level of service was determined using 2040 traffic volume forecasts obtained from the Broward Country Metropolitan Planning Organization (MPO). The level of service for the long-term planning horizon is summarized in Table 3.

<b>Table 2: Short-Term 2024 LOS Analysis</b>						
<b>Roadway</b>	<b>Segment</b>	<b>Existing Laneage</b>	<b>Maximum Service Volume</b>	<b>Growth Rate</b>	<b>2024 Peak Hour Volume</b>	<b>2024 LOS</b>
Atlantic Boulevard	E of Florida’s Turnpike to I-95	6LA	5,390	1.077%	5,691	F
Powerline Road	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,390	2.662%	4,621	C
McNab Road	E of SW 31 Avenue to I-95	4LA	3,401	3.603%	2,297	C
Andrews Avenue	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,121	1.122%	3,176	C
Cypress Creek Road	E of SR 7 to I-95	6LA	5,390	1,458%	5,183	C

<b>Table 3: Long-Term 2040 LOS Analysis</b>					
<b>Roadway</b>	<b>Segment</b>	<b>Existing Laneage</b>	<b>Maximum Service Volume</b>	<b>2040 Peak Hour Volume</b>	<b>2040 LOS</b>
Atlantic Boulevard	E of Florida’s Turnpike to I-95	6LA	5,390	6,603	F
Powerline Road	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,390	6,280	F
McNab Road	E of SW 31 Avenue to I-95	4LA	3,401	3,354	D
Andrews Avenue	N of Cypress Creek Road to W Atlantic Boulevard	6LA	5,121	3,705	C
Cypress Creek Road	E of SR 7 to I-95	6LA	5,390	6280	F

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

**Response:** The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition. The existing land use allows for a maximum of 1,822,986 square feet of recreational use, 764,478 square feet of retail use, 951,350 square feet of office use, and 1,300 multi-family residential units. The proposed development includes 1,000,000 square feet of recreational use, 300,000 square feet of retail use, 2,000,000 square feet of office use, and 4,100 multi-family residential units.

The site trip generation potential was evaluated for multipurpose recreational facility (ITE land code: 435), general office building (ITE land code: 710), shopping center (ITE land code: 820), and multifamily housing (mid-rise) for both the existing and proposed maximum allowable development programs consistent with previous transportation analysis for the existing Regional Activity Center (RAC). Utilizing these land uses, the weekday P.M. peak hour trip generation was used for the analysis. In this case, 1,200 less ingress trips are expected to be generated into the proposed area and 468 less egress trips are expected to be generated out of the proposed area, resulting in 1,668 less total trips during the P.M. peak hour. The generation rates and results of the proposed land use trip generation calculations are presented in Tables 4 and 5. Detailed trip generation calculations are contained in **Appendix A**.

**Table 4 – TRIP GENERATION - ADOPTED REGIONAL ACTIVITY CENTER LAND USE DESIGNATION**

<b>Land Use</b>	<b>ITE Code</b>	<b>PM Rate</b>	<b>PM Trips</b>
Multipurpose Recreational Facility (1,822,986 SF)	435	3.514/1,000 SF	6,406
General Office Building (951,350 SF)	710	0.861/1,000 SF	819
Shopping Center (764,478 SF)	820	1.727/1,000 SF	1,320
Multifamily Housing (Mid-Rise) (1,300 units)	221	0.196/1,000 SF	255
<b>Total</b>			<b>8,800</b>

Source: ITE *Trip Generation Manual*, 10<sup>th</sup> Edition.



**Table 5 – TRIP GENERATION - PROPOSED AMENDMENT LAND USE DESIGNATION**

<b>Land Use</b>	<b>ITE Code</b>	<b>PM Rate</b>	<b>PM Trips</b>
Multipurpose Recreational Facility (1,000,000 SF)	435	3.474/1,000 SF	3,474
General Office Building (2,000,000 SF)	710	0.912/1,000 SF	1,824
Shopping Center (300,000 SF)	820	1.96/1,000 SF	588
Multifamily Housing (Mid-Rise) (4,100 units)	221	0.304/1,000 SF	1,246
<b>Total</b>			<b>7,132</b>

Source: ITE *Trip Generation Manual*, 10<sup>th</sup> Edition.

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

**Response:** Supplemental transportation studies relating to this amendment are not provided.

**G. Mass Transit Analysis**

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

**Response:**

*Existing Broward County Bus Transit Service*

- **Broward County Transit Route 14** operates on Powerline Road linking the site to Cypress Creek Tri-rail – Broward Central Terminal and North to Hillsboro Boulevard. Route 14 operates on half hour headways.
- **Broward County Transit Route 42** operates on Atlantic Boulevard linking from SR A1A on the east to Coral Ridge Drive on the west. It makes stops at Coral Square Mall and Walmart Supercenter and the Northeast Transit Center. Route 42 operates on half hour headways.

*Existing City of Pompano Beach Community Red Transit Route*

- **Red Route (BCT 705)** This community bus service route is provided by both the City of Pompano Beach and Broward County Transit. The route connects the site to Palm Aire and points along Dr. Martin Luther Kling Jr. Blvd. to the Northeast Transit Center.
- Proposed Improvements

- According to the Broward County Transit (BCT) Penny Surtax Plan, there are not currently any proposed improvements for the existing Community Bus or Broward County Bus Transit Service in the vicinity of the subject property.
- The City of Pompano Beach is in the process of adopting a ride-share ordinance to facilitate various ride-share programs including services similar to the familiar Zip Car concept, the use of shuttles and multi-passenger electric carts such as those offered by “Freebee” and “The Free Ride”.

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

**Response:** The site is a major mixed-use activity center and currently takes advantage of mass transit with bus stops on Powerline Road adjacent to the site and a local community shuttle which circulates on site and connecting to adjacent neighborhoods and transit opportunities. The proposed amendments will be able to generate additional ridership on existing routes and applicant will work with Mass Transit and the City of Pompano Beach to enhance local shuttle service within the project.

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

**Response:** The mass transit verification letter from Broward County Transit is provided as **Exhibit G**.

#### H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

**Response:** Applicant has submitted request for review of school Impact Verification

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

**Response:** Public School Impact Application and fee have been submitted to the Planning Council.

## **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.

**Response:** There are no listed historic sites or districts associated with the site, see Exhibit H for letter From State of Florida.

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

**Response:** Site is not listed on the Florida Master Site File.

- C. Wetlands.

**Response:** No wetlands are located within the subject property.

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

**Response:** The subject property is not within an area designated as a Local Area of Particular Concern by the Broward County Land Use Plan.

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

**Response:** The site is not within a Priority Planning Area for sea level rise.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**Response:** The subject property is developed, as well as surrounding areas. There has been no evidence to date of any endangered, threatened or species of special concern associated with the subject parcel.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of

Agriculture and Consumer Services.

**Response:** The subject property is nearly 100% developed. There has been no evidence to date of any plant species listed on the index being located on the subject property.

- H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

**Response:** The amendment site is not located within a Wellfield Protection Zone

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

**Response:** Soil is suitable for development. On-site cut and fill will utilize best management practices required by the water management design engineering standards.

- J. Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

**Response:** Not Applicable

## **7. AFFORDABLE HOUSING**

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

**Response:** In accordance with Policy 2.26.2(a) the City of Pompano Beach in Chapter 154.80 of the Land Development Code provides options for meeting the Affordable Housing requirements by incorporating affordable housing units into the development or paying into the Affordable Housing Trust Fund. The applicant will provide 15 % of the units as affordable by either developing the units or paying the City of Pompano Beach fee per unit of \$2,333.00/ unit.

## **8. LAND USE COMPATABILITY**

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

**Response:** The site is industrial to the north and east and residential to the west across Powerline Road and to the south medium density Residential. The site will be designed that the activity centers will be focused to the north and center of the site away from residential to the south and west. The proposed project residential will be positioned as a buffer to residential to the south increasing compatibility. Site designs will incorporate the following principles;

- Incorporate berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- Building setbacks and heights that address compatibility
- Service areas that do not impact adjacent residential development.

## **9. HURRICANE EVACUATION ANALYSIS**

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

**Response:** Site is not within a Hurricane Evaluation Zone. The proposed hotel rooms will help take pressure off public shelters by providing alternative shelter options during an evacuation.

## **10. REDEVELOPMENT ANALYSIS**

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

**Response:** Site is not part of a redevelopment area.

## **11. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**Response:** The site is not adjacent to another local government.

## **12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

The proposed amendments to the previously approved Pompano Park South Regional Activity Center on the Pompano Land Use Plan is now designated as Pompano Beach Pompano Park South Activity Center in the Broward County Land Use Plan (Broward Next) are consistent with the following “Visions” set forth in BrowardNext and Goals, Objectives and Policies in the City Land Use Plan:

### **Climate Change Resilience Vision**

Strategy CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.

- Provide Electric Vehicle charging stations
- Integrate alternative transportation options in overall design
- Energy efficient building design
- Master plan design that links uses in the project to encourage walking, bicycling and transit.

Strategy CCR-3: Maintain adequate water supply through efficiency and conservation efforts and increase resilience of natural systems through water resource management.

- Best management practices in stormwater design will enhance resiliency by improved water quality.
- Stormwater design will provide adequate surface water storage ensuring accommodation for rainfall and groundwater level rise.

### **Targeted Redevelopment Vision**

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

- Amendment site is an Activity Center located on and adjacent to major transportation corridors.
- Amendment site is currently served by transit and intends to incorporate additional multi-modal options within the site.
- A tri-rail station will also be explored.

### **Multi-Modal Vision**

Strategy MM-2: Recognize and address the transportation and housing connection.

- Proposed amendments will provide a large number of employment opportunities within the site. The employment generation together with provision of residential options and internal multi-modal opportunities supports the vision.

### **World-Class Natural Resource Protection and Enhancement Vision**

Strategy EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.

- Drainage plans will preserve, enhance and create surface waters and minimize direct discharge into such bodies of water through pre-treatment methods.
- Drainage plans will provide groundwater quality through the provision of drainage and stormwater management systems, minimization of surface water run-off, minimization of soil erosion and prevention of salt water intrusion.
- Provide minimum floor elevations for structures and minimum crown elevations for roads based on projected conditions from sea level rise.
- Promote alternative transportation modes to reduce emissions.
- Eliminate exotic vegetation and utilize native vegetation as much as possible.

### **Affordable Housing Vision**

Strategy AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.

- Project will comply with the City of Pompano Beach Affordable Housing policies.

### **Disaster Planning and Post Disaster Redevelopment Vision**

Strategy DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.

- Amendment site is not in a Hurricane Evacuation Zone and will not affect any evacuation times.
- Hotel rooms proposed with this project could help alleviate impacts on public shelters by providing alternatives to public shelters for those evacuees from the coastal evacuation zones that can afford to stay in a hotel to ride out the storm.

## **Pompano Beach Comprehensive Plan**

### Goals, Objectives and Policies

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments

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

01.17.00 The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education and recreational activities.

### Policies

01.17.01 The Land Development Regulations shall provide at least one zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

01.17.02 Regional Activity Centers shall include a mix of land uses that are regionally significant and should include residential uses when they are complimentary to other uses within the RAC.

01.17.03 The Land Development Regulations shall encourage redevelopment within Regional Activity Centers by reducing the number of required off-street parking spaces proportionate to the parking efficiency achieved with various mixes of uses, as well as greater modal shift to transit, walking and bicycling. In addition to providing for shared parking standards, the Land Development Regulations shall provide for offsite and on-street parking allowances, the use of centralized parking, and other innovative urban parking strategies within Regional Activity Centers.

01.17.04 Regional Activity Centers should provide substantial housing opportunities in order to allow people to both live and work within the area.



01.17.05 Quality, affordable housing opportunities shall be included as a functional component of Regional Activity Centers that allow for residential use

01.17.06 The Land Development Regulations shall require that Regional Activity Centers provide safe and convenient pedestrian access to transit stops, and safe and secure bicycle parking facilities.

01.17.07 To enhance pedestrian movement and safety, the Land Development Regulations shall provide for separation of pedestrian and vehicular traffic within the Regional Activity Centers.

01.17.08 Urban public park land and/or open space shall be included as a functional component of Regional Activity Centers.

01.17.09 The City shall adopt design guidelines that require transit shelters in the Regional Activity Center to provide safe and comfortable service and to encourage transit usage.

01.17.10 The City shall adopt performance and design standards within its land development regulations that provide for an interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections for Regional Activity Centers.

01.17.11 The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers

### **13. ADDITIONAL SUPPORTING DOCUMENTS**

### **14. PLAN AMENDMENT COPIES**

**EXHIBIT A**  
**LEGAL DESCRIPTION & SURVEY**

**LEGAL DESCRIPTION:**

ALL OF TRACTS "A" AND "B", ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22-27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "B", ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°33'40" WEST, ON THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 960.05 FEET; THENCE SOUTH 00°12'26" EAST, ON A EAST LINE OF SAID TRACT "B" AND ON A EAST LINE OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 635.30 FEET; THENCE NORTH 89°45'15" EAST, ON A NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 809.43 FEET; THENCE NORTH 13°03'47" EAST, ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A DISTANCE OF 656.16 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 9,654,898 SQUARE FEET OR 221.6460 ACRES MORE OR LESS.

ALSO KNOWN AS:

PARCEL 1:

ALL OF THE FOLLOWING DESCRIBED LANDS LYING IN AND BEING A PART OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA:

THE SOUTH 1/2 OF THE NORTHWEST 1/4, EXCEPT THE WEST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY;

AND THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING WEST OF THE SEABOARD COAST LINE RAILROAD;

AND GOVERNMENT LOT 5, EXCEPT THE WEST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND ALSO EXCEPT ARVIDA POMPANO PARK, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND THAT PART OF GOVERNMENT LOT 6 LYING SOUTH OF SAID PLAT BOOK 137, PAGE 33;

AND THAT PART OF GOVERNMENT LOT 7 LYING SOUTH OF SAID PLAT BOOK 137, PAGE 33 AND WEST OF THE SEABOARD COAST LINE RAILROAD;

TOGETHER WITH A PORTION OF TRACT B, OF THE AFORESAID ARVIDA POMPANO PARK;

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 3; RUN THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1708.26 FEET TO THE NORTHWEST CORNER OF THE AFORESAID GOVERNMENT LOT 5; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD AND ALONG SAID CENTERLINE, A DISTANCE OF 1328.63 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 53.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD AS SHOWN ON THE AFOREMENTIONED PLAT OF ARVIDA POMPANO PARK; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 571.42 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15678 AT PAGE 145, OF THE AFORESAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 689.71 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST, A DISTANCE OF 100.00 FEET; SOUTH 88 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 1087.87 FEET TO THE POINT OF THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE SOUTH 13 DEGREES 04 MINUTES 16 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2969.90 FEET TO A POINT OF THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 86 DEGREES 02 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 3078.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD SAID POINT BEING 33.00 FEET BY RIGHT ANGLE MEASUREMENT EAST OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHWEST 1/4 AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2039.93 FEET TO A POINT ON THE BOUNDARY ON THE AFORESAID ARVIDA POMPANO PARK; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN COURSES AND DISTANCES: SOUTH 45 DEGREES 06 MINUTES 41 SECONDS EAST A DISTANCE OF 94.55 FEET; NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 1025.36 FEET; NORTH 44 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 49.49 FEET (NORTH 44 DEGREES 48 MINUTES 39 SECONDS EAST, 49.47 FEET PER PLAT); NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 685.69 FEET; NORTH 88 DEGREES 01 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.25 FEET; NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 71.66 FEET (71.60 FEET PER PLAT) TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF RACETRACK ROAD; SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 220.15 FEET (220.20 FEET PER PLAT); SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 71.66 FEET (71.60 FEET PER PLAT); NORTH 88 DEGREES 01 MINUTES 37 SECONDS WEST, A DISTANCE OF 49.86 FEET; SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 680.94 FEET (680.99 FEET PER PLAT); SOUTH 45 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.53 FEET; NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 1241.18 FEET; NORTH 51 DEGREES 23 MINUTES 55 SECONDS EAST, A DISTANCE OF 43.24 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 710.57 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 2)

<p><b>SKETCH &amp; DESCRIPTION</b> ISLES CASINO</p> <p>TRACTS "A" &amp; "B", ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.</p> <p>PARCEL "A", POMPANO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R.</p> <p>PORTION OF N 1/2 OF SECTION 3-49-42</p> <p>POMPANO BEACH BROWARD COUNTY FLORIDA</p>	 <p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET <u>1</u> OF <u>5</u></p> <p>DRAWING NO. <u>10230.00 SKETCH &amp; DESCRIPTION.dwg</u></p>	<p>DATE <u>6/18/19</u></p> <p>SCALE <u>1"=400'</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWNG. BY <u>DDB</u></p> <p>CHK. BY <u>LP</u></p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS												
DATE	REVISIONS																

**LEGAL DESCRIPTION:** (CONTINUED FROM SHEET 1)

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED JULY 13, 2007 IN OFFICIAL RECORDS BOOK 44327, PAGE 355, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION LOCATED WITHIN THE PLAT OF POMPANO PARK RECINO PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 181, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:  
 PARCEL A OF POMPANO PARK RECINO PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 181, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:  
 TRACT "A" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

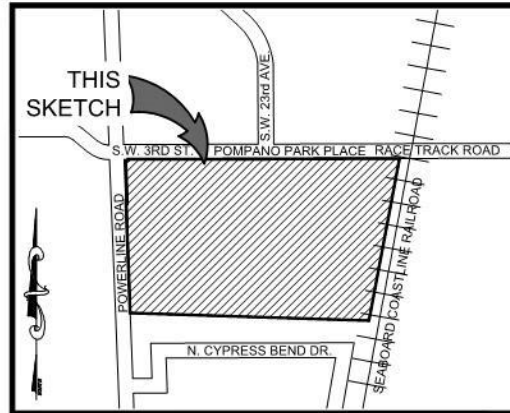
TOGETHER WITH:  
 A PORTION OF TRACT "B" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 3, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD; THENCE S 88° 01' 37" E ALONG SAID NORTH LINE, AND ALONG SAID CENTERLINE AND THE EXTENSION THEREOF, A DISTANCE OF 1328.63 FEET; THENCE S 00° 09' 21" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 88° 01' 37" E ALONG SAID PARALLEL LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 571.42 FEET; THENCE S 00° 09' 21" E A DISTANCE OF 763.84 FEET; THENCE S 89° 46' 38" W A DISTANCE OF 585.81 FEET; THENCE N 45° 11' 21" W A DISTANCE OF 49.53 FEET; THENCE N 00° 09' 21" W A DISTANCE OF 680.99 FEET; THENCE S 88° 01' 37" E A DISTANCE OF 49.86 FEET; THENCE N 00° 09' 21" W A DISTANCE OF 71.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4:  
 A PORTION OF GOVERNMENT LOT 6 OF SECTION 03, TOWNSHIP 49 SOUTH, RANGE 42 EAST; SAID PORTION ALSO BEING A PART OF TRACT "B" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137, AT PAGE 33, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 3; RUN THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1708.26 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD AND ALONG SAID CENTERLINE, A DISTANCE OF 1328.63 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 53.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD AS SHOWN ON THE AFORESAID PLAT OF ARVIDA POMPANO PARK; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 571.42 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15678, AT PAGE 145, OF THE AFOREMENTIONED PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE, CONTINUING SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 689.71 FEET TO A POINT FOR CORNER; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 710.57 FEET; THENCE SOUTH 51 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 43.24 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "B", ARVIDA POMPANO PARK; THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 655.37 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15678, PAGE 145; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 763.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 9,653,282 SQUARE FEET (221.608 ACRES) MORE OR LESS.

<b>SKETCH &amp; DESCRIPTION</b> ISLES CASINO TRACTS "A" & "B", ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R. PARCEL "A", POMPANO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R. PORTION OF N ½ OF SECTION 3-49-42 POMPANO BEACH BROWARD COUNTY FLORIDA	 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860	DATE <u>6/18/19</u>	DATE	REVISIONS
		SCALE <u>1"=400'</u>		
		FIELD BK. <u>N/A</u>		
		DWNG. BY <u>DDB</u>		
		CHK. BY <u>LP</u>		
		SHEET <u>2</u> OF <u>5</u>		
		DRAWING NO. <u>10230.00 SKETCH &amp; DESCRIPTION.dwg</u>		



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON IS PER McLAUGHLIN ENGINEERING COMPANY'S, ALTA/NSPS LAND TITLE SURVEY POMPANO PARK, JOB ORDER NO. V-3272, LAST UPDATED MAY 9, 2018.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=400' OR SMALLER.
9. EASEMENTS, NON-VEHICULAR ACCESS LINE AND ACCESS OPENING ARE NOT SHOWN HEREON FOR CLARITY.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 18, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA



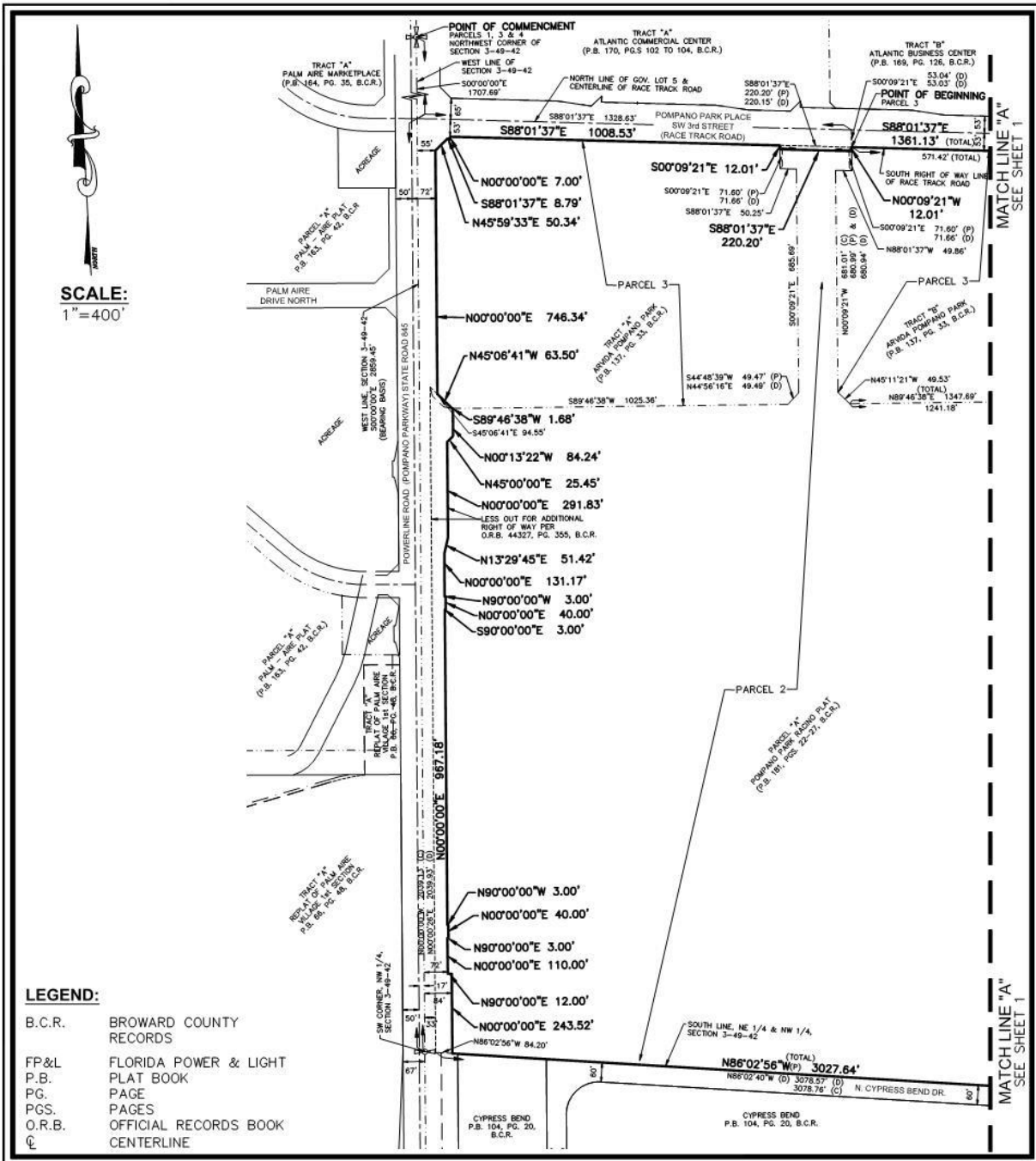
Digitally signed  
by Lee Powers  
Date:  
2019.06.19  
10:01:33 -04'00'

**SKETCH & DESCRIPTION**  
**ISLES CASINO**  
TRACTS "A" & "B", ARVIDA POMPANO  
PARK, P.B. 137, PG. 33, B.C.R.  
PARCEL "A", POMPANO PARK RACINO  
PLAT, P.B. 181, PGS. 22-27, B.C.R.  
PORTION OF N ½ OF SECTION 3-49-42  
POMPANO BEACH BROWARD COUNTY FLORIDA

**KEITH**  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860  
SHEET 3 OF 5  
DRAWING NO. 10230.00 SKETCH & DESCRIPTION.dwg

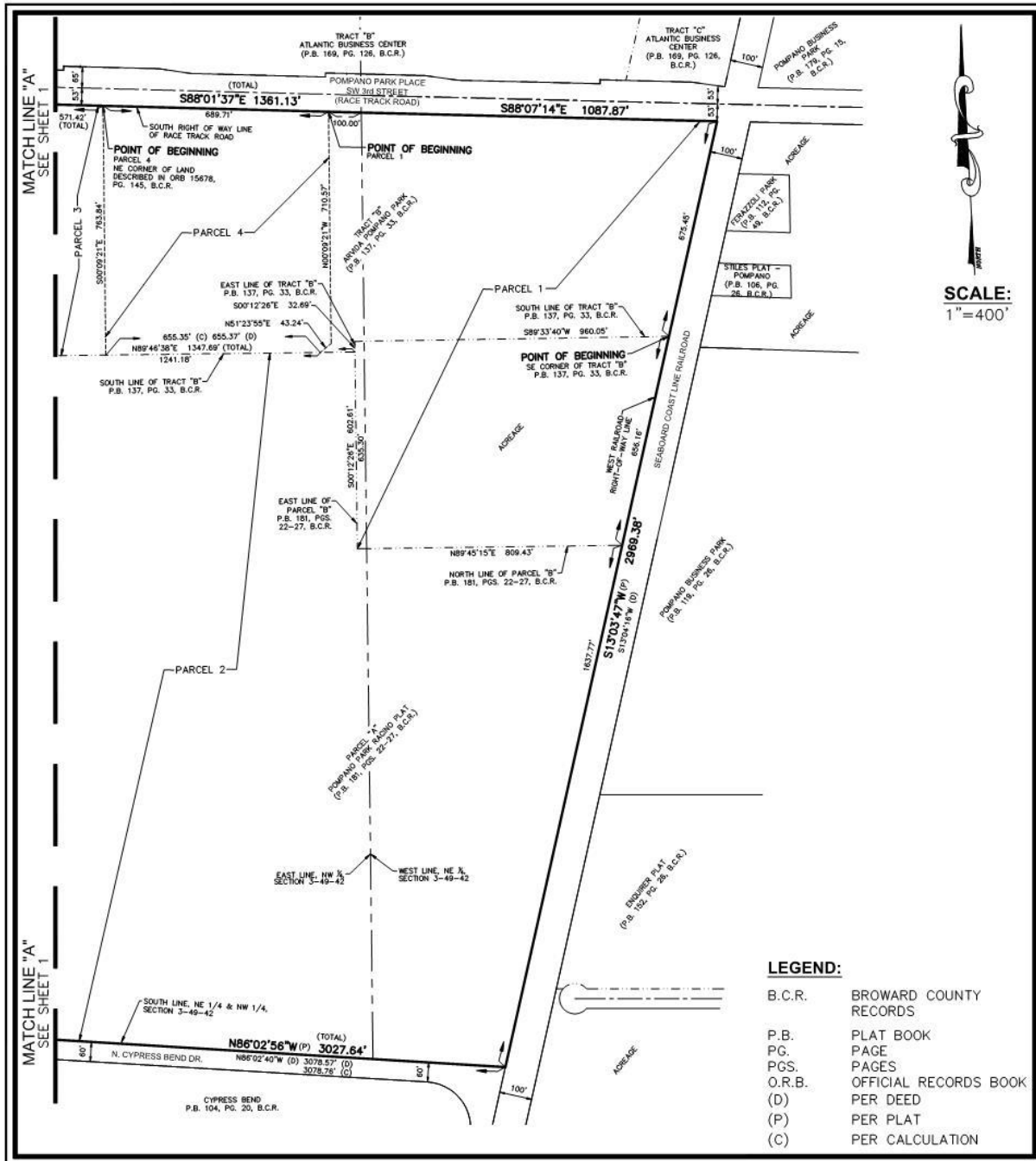
DATE 6/18/19  
SCALE 1"=400'  
FIELD BK. N/A  
DWNG. BY DDB  
CHK. BY LP

DATE	REVISIONS



SKETCH & DESCRIPTION	DATE	REVISIONS
ISLES CASINO	6/18/19	
TRACTS "A" & "B", ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.	SCALE 1"=400'	
PARCEL "A", POMPANO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R.	FIELD BK. N/A	
PORTION OF N 1/2 OF SECTION 3-49-42	DWNG. BY DDB	
POMPANO BEACH BROWARD COUNTY FLORIDA	CHK. BY LP	

**KEITH**  
 301 EAST ATLANTIC BOULEVARD  
 POMPANO BEACH, FLORIDA 33060-6643  
 (954) 788-3400 FAX (954) 788-3500  
 EMAIL: mail@KEITHteam.com LB NO. 6860  
 SHEET 4 OF 5  
 DRAWING NO. 102300 SKETCH & DESCRIPTION.dwg



**SKETCH & DESCRIPTION**  
**ISLES CASINO**  
 TRACTS "A" & "B", ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.  
 PARCEL "A", POMPANO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R.  
 PORTION OF N 1/2 OF SECTION 3-49-42  
 POMPANO BEACH BROWARD COUNTY FLORIDA

**KEITH**  
 301 EAST ATLANTIC BOULEVARD  
 POMPANO BEACH, FLORIDA 33060-6643  
 (954) 788-3400 FAX (954) 788-3500  
 EMAIL: mail@KEITHteam.com LB NO. 6860  
 SHEET 5 OF 5  
 DRAWING NO. 10230.00 SKETCH & DESCRIPTION.dwg

DATE 6/18/19  
 SCALE 1"=400'  
 FIELD BK. N/A  
 DWNG. BY DDB  
 CHK. BY LP

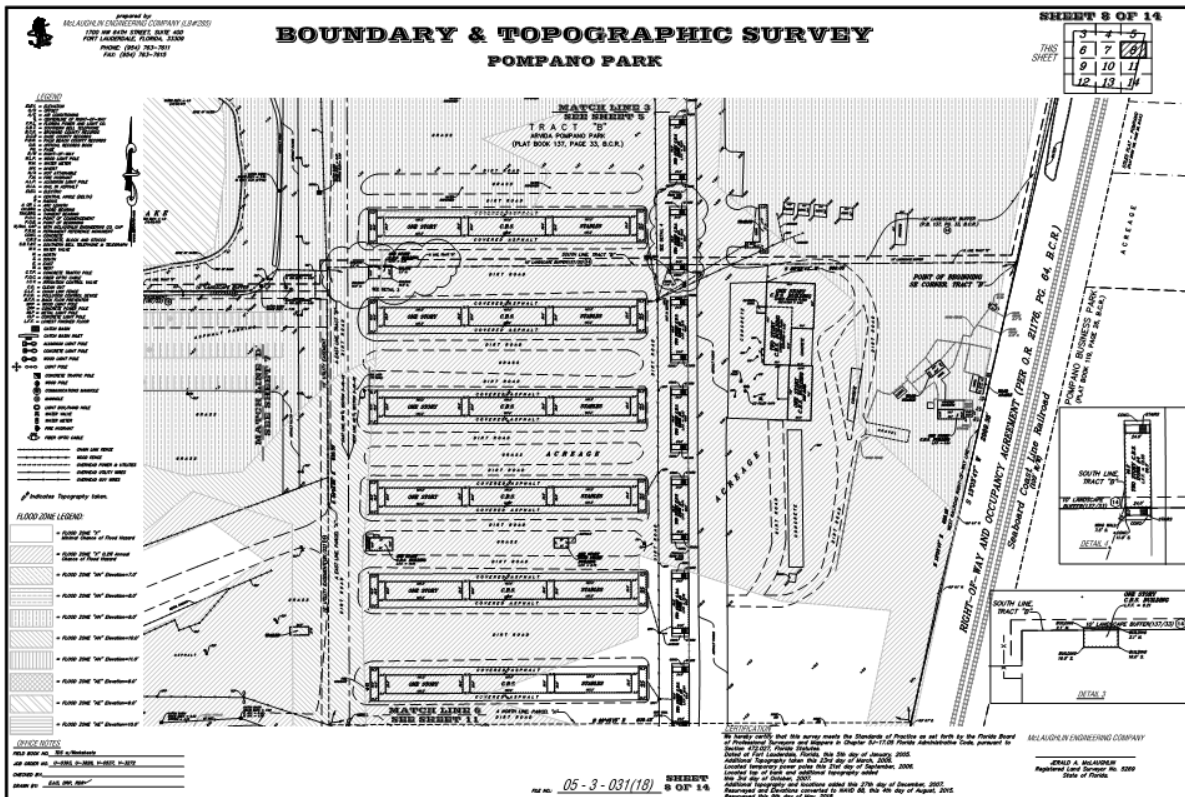
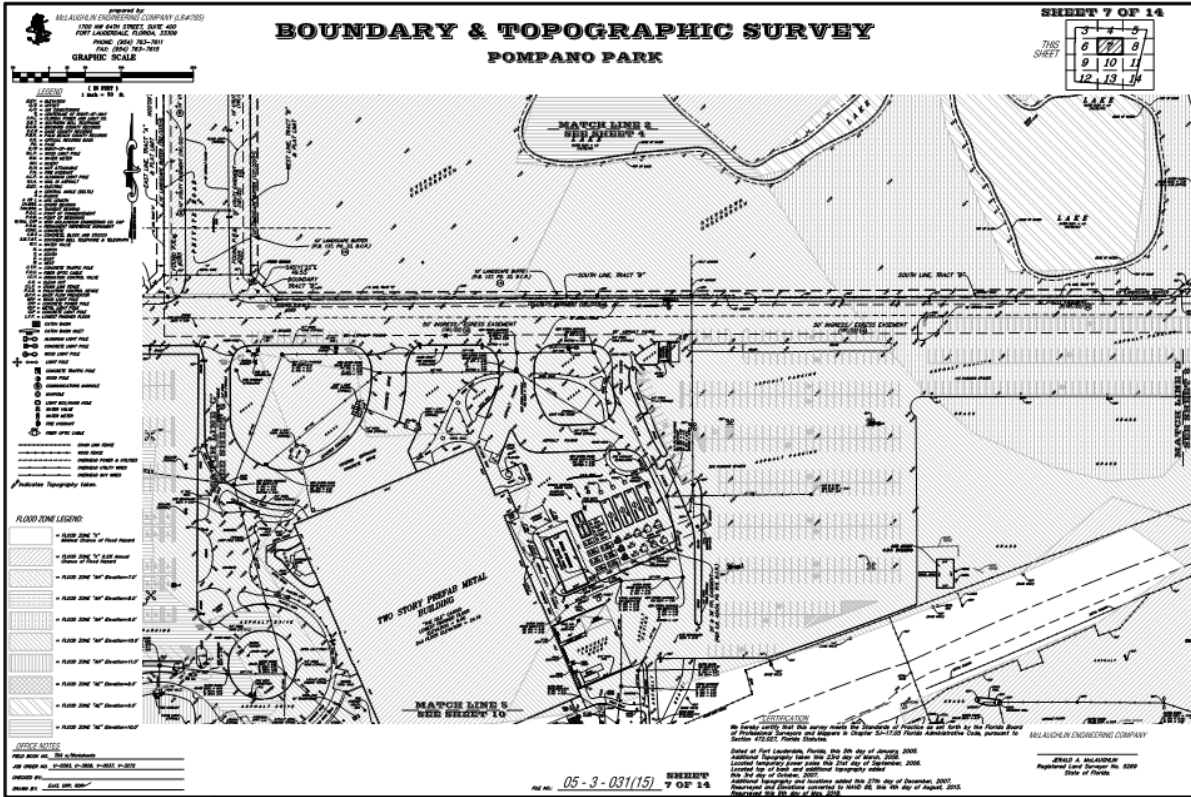
DATE	REVISIONS



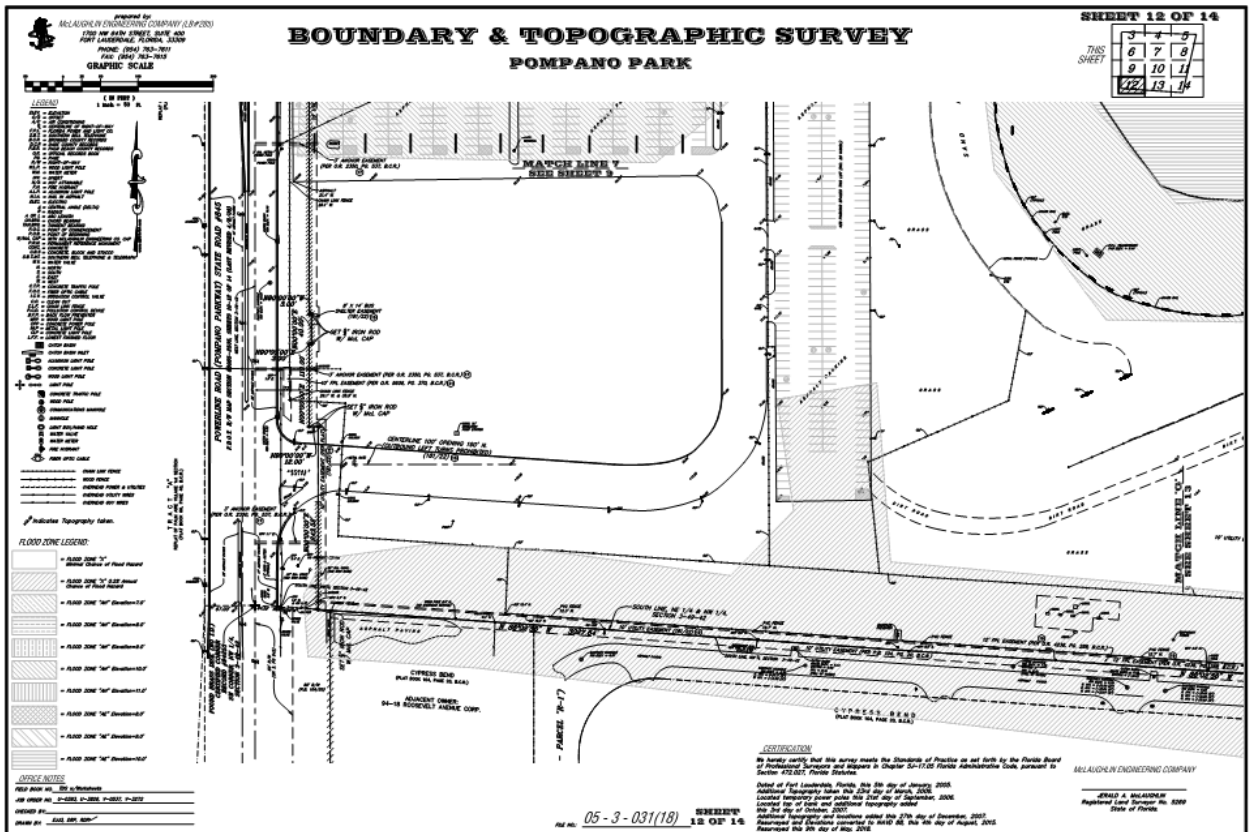
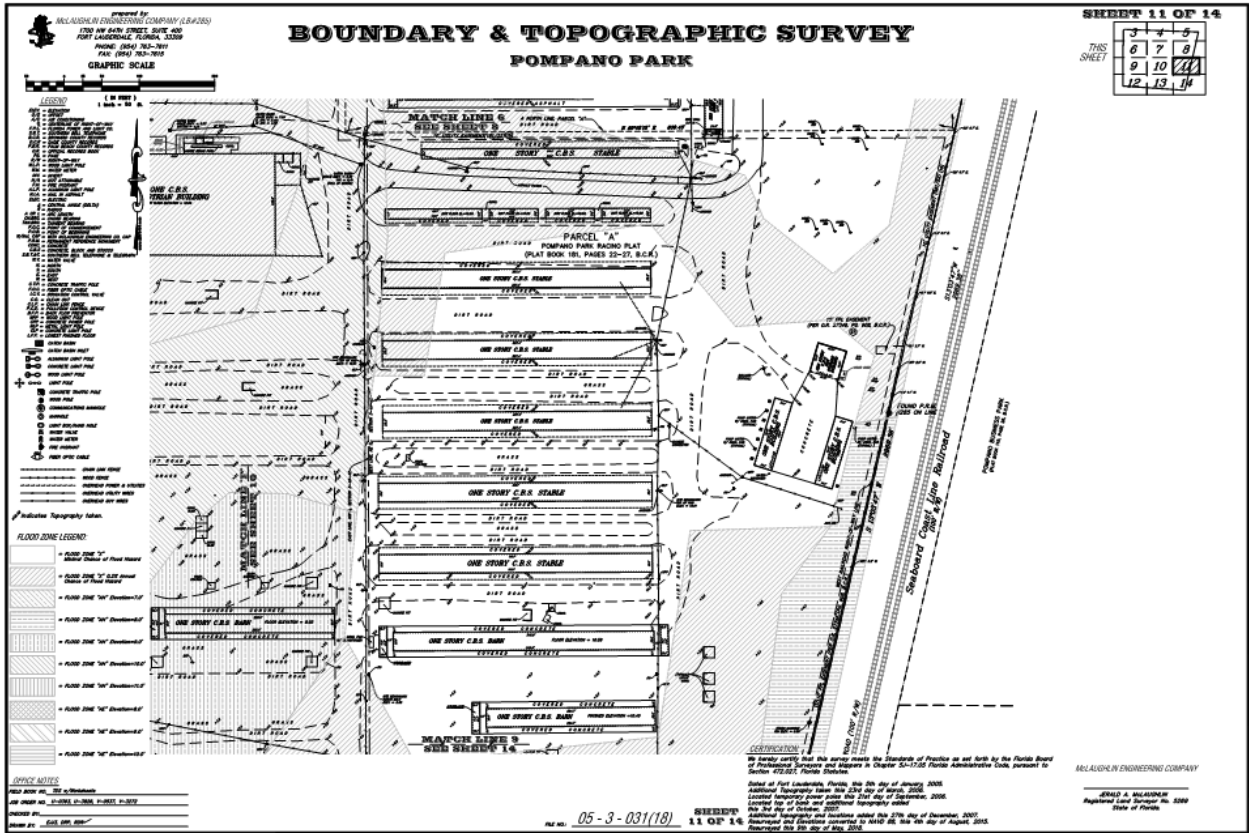


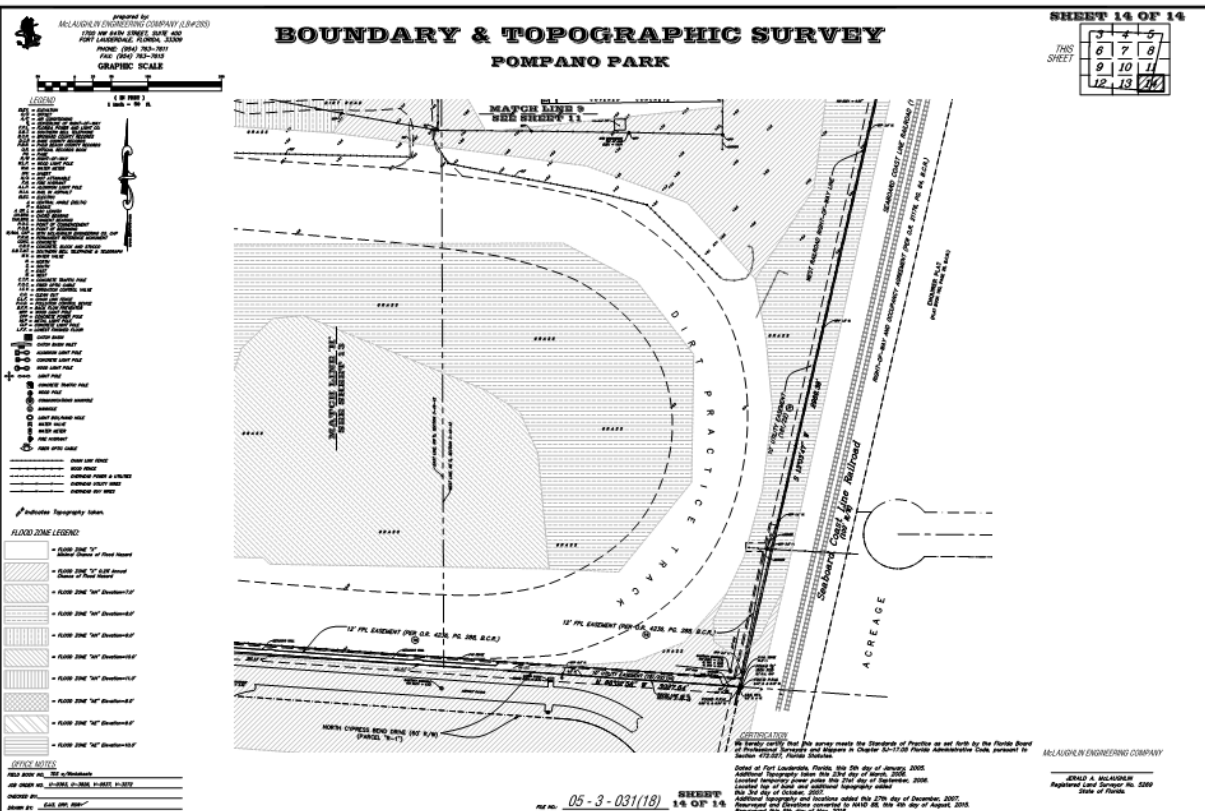
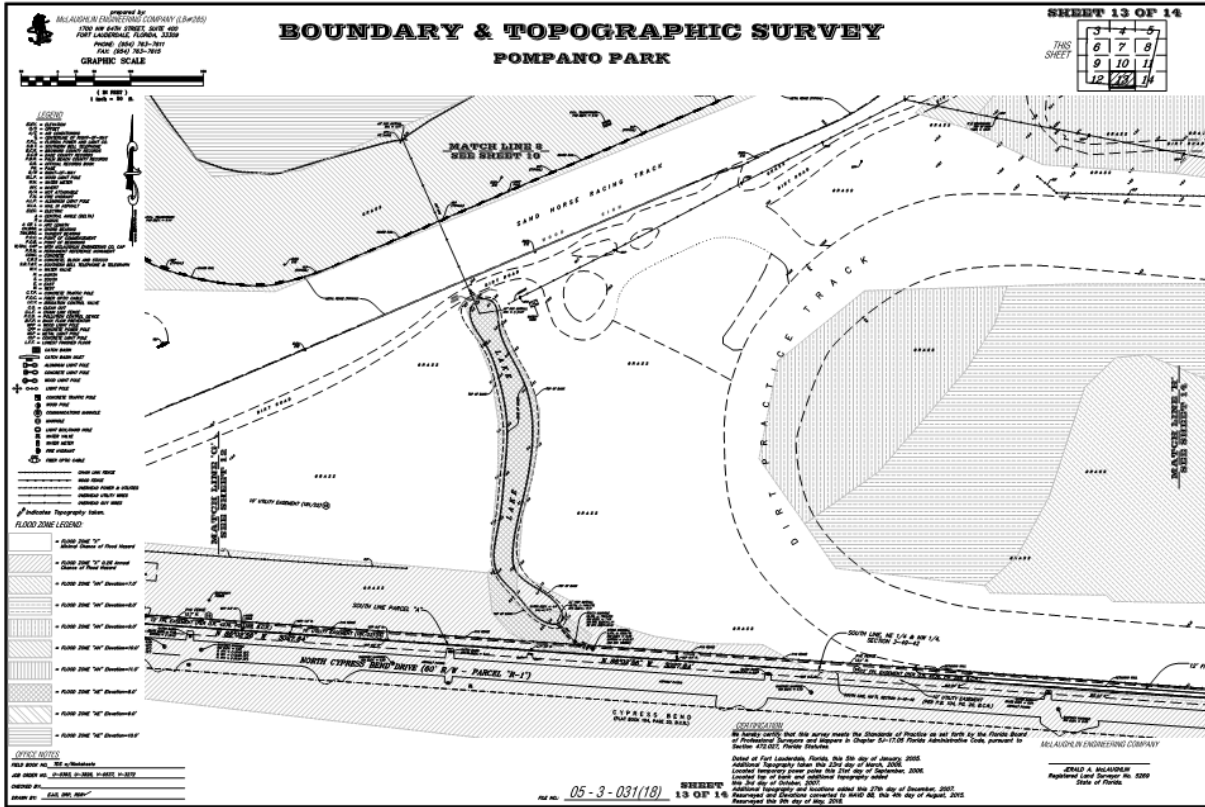






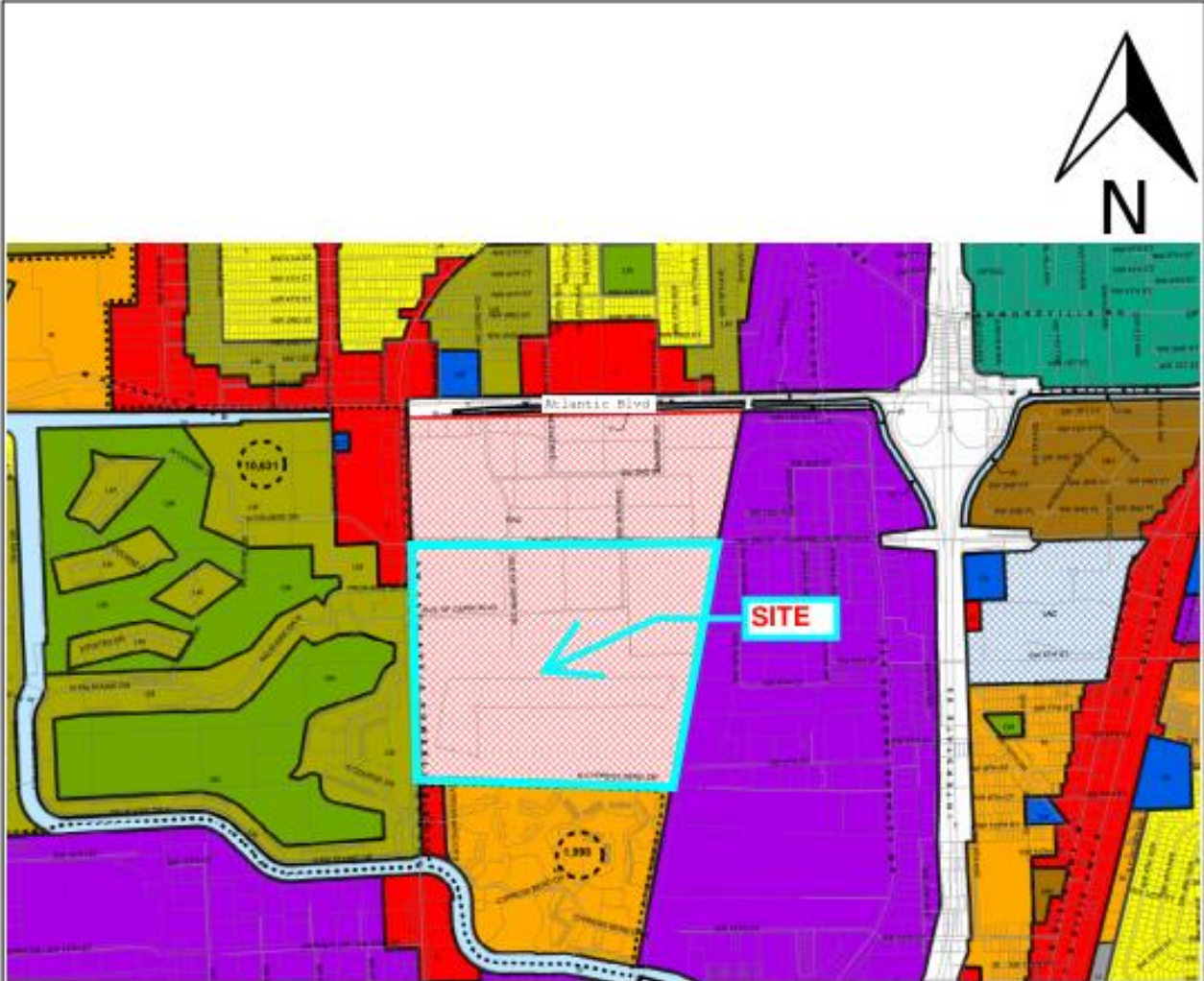






**EXHIBIT B**

**PROJECT LOCATION & PROPOSED FUTURE LAND  
USE MAP OF AMENDMENT AREA**



- |                             |                               |
|-----------------------------|-------------------------------|
| L- LOW 1-5 DU/AC            | T- TRANSPORTATION             |
| LM- LOW-MEDIUM 5-10 DU/AC   | U- UTILITIES                  |
| M- MEDIUM 10-16 DU/AC       | CF- COMMUNITY FACILITIES      |
| MH- MEDIUM-HIGH 16-25 DU/AC | DPTOC                         |
| H- HIGH 25-46 DU/AC         | ETOC                          |
| IRREGULAR DENSITY           | OR- RECREATION OPEN SPACE     |
| C- COMMERCIAL               | W- WATER                      |
| CR- COMMERCIAL RECREATION   | RAC- REGIONAL ACTIVITY CENTER |
| I- INDUSTRIAL               | LAC- LOCAL ACTIVITY CENTER    |

**LIVE! RESORTS  
POMPANO**

**LOCATION AND  
POMPANO BEACH  
LAND USE MAP**

**EXHIBIT B**





**EXHIBIT C**

**POTABLE WATER & SANITARY SEWER PROVIDER  
LETTER**



VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE  
WATER AND WASTEWATER

Name of Requestor: **James Kahn, AICP**  
Name of Business: **Keith and Associates, Inc.**  
Property Address: **Live! Resorts Pompano (777 Isle of Capri Circle, Pompano Beach, FL 33069)**

The undersigned service provider confirms the following:  
We service the above address with Water and Wastewater and this property has availability.

CERTIFICATION

I certify that the foregoing information is true and correct.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
City of Pompano Beach  
Name of Entity Providing Services

A. Randolph Brown  
\_\_\_\_\_  
Print of Name

1205 NE 5<sup>th</sup> Ave  
\_\_\_\_\_  
Pompano Beach, FL 33060  
Address

Utilities Director  
\_\_\_\_\_  
Print of Title

May 3, 2019  
\_\_\_\_\_  
Date

954-545-7043  
\_\_\_\_\_  
Phone Number

This certification may not be signed by the Applicant, by any related parties of the Applicant or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Applicant will fail threshold.

**EXHIBIT D**

**SOLID WASTE PROVIDER LETTER**



Luigi Pace  
GOVERNMENT AFFAIRS  
Lpace@wm.com  
WASTE MANAGEMENT  
2380 COLLEGE AVENUE  
DAVIE, FL 33317  
954.991.5089

March 20, 2019

Mr. James Kahn  
Keith  
2312 S Andrews Ave.  
Fort Lauderdale, FL 33316

RE: Live Resorts

Dear Mr. Kahn,

I have reviewed the information you sent me regarding the land use amendment for the proposed project in Pompano Beach. Per your letter, I wanted to inform you that Waste Management's local disposal facilities have the adequate volume space to safely accommodate the anticipated waste generated by the proposed project. In addition, Waste Management's collections operations have sufficient equipment available to provide the required services to this project during all the developmental phases from construction to final occupation by residents and tenants.

Waste Management is the authorized municipal hauler for the City of Pompano Beach, please contact us as soon as you are ready to begin construction at this site so that Waste Management can provide the containers that you will need during this project.

If you should have any additional, questions please do not hesitate in giving me a call.

Thank you,

A handwritten signature in black ink, appearing to read "Luigi Pace". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Luigi Pace  
Government Affairs Manager

**EXHIBIT E**  
**DRAINAGE PROVIDER LETTER**

**Erin Ladd**

---

**From:** John Sfiropoulos <John.Sfiropoulos@copbfl.com>  
**Sent:** Tuesday, June 18, 2019 4:09 PM  
**To:** James Kahn  
**Cc:** Michael Vonder Meulen; Martin Grinbank  
**Subject:** RE: LUPA information verification

Mr. Kahn,

I apologize for delay on this. The information provided has been verified by City.

Thank you,  
John Sfiropoulos, PE  
City Engineer  
954 5457009

---

**From:** James Kahn <JKahn@keithteam.com>  
**Sent:** Tuesday, June 11, 2019 2:35 PM  
**To:** John Sfiropoulos <John.Sfiropoulos@copbfl.com>  
**Cc:** Michael Vonder Meulen <MVonderMeulen@keithteam.com>; Martin Grinbank <MGrinbank@keithteam.com>  
**Subject:** LUPA information verification

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

Mr. Sfiropoulos,

Attached is a request to verify information in the proposed Land Use Amendment for the Regional Activity Center. If you have any questions please do not hesitate to contact me.

Sincerely,

James Kahn



**James Kahn, AICP**  
Planner  
2312 S. Andrews Ave, Ft. Lauderdale  
Office: 954.788.3400  
Email: [JKahn@keithteam.com](mailto:JKahn@keithteam.com)  
[www.KEITHteam.com](http://www.KEITHteam.com)



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**  
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Martin Grinbank  
Keith Engineering  
301 East Atlantic Blvd, Pompano Beach

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: "Isle Casino Pompano Park" Land Use Plan Amendment – Drainage Analysis

Dear Sir,

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Heilman", written over a light blue horizontal line.

Joe Heilman  
Construction Project Manager  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0764  
E-mail: [JHeilman@Broward.org](mailto:JHeilman@Broward.org)

March 15, 2019

**EXHIBIT F**

**INVENTORY OF PARKS RELATED TO BCPC  
CERTIFICATION**



**EXHIBIT F**  
**Inventory of Neighborhood Parks**  
 Updated June, 2019

City owned properties

**Inventory of Mini-Parks**

Name of Facility	Park District	Size (In acres)
1. McNab Park	4	2.5
2. Founders Park	6	1.7
3. Blanche Ely Tot Lot	11	0.3
4. Kendall Lakes	11	0.2
5. Apollo Park	11	4.4
6. Coleman Park	12	0.5
7. Novelty Park	12	1.0
8. E. Pat Larkins Community Center	12	2.9
9. Avondale Park	13	2.6
10. Fairview Park	14	2.3
11. Skolnik Community Ctr.	21	3.5
12. Cresthaven Park	24	1.4
13. Highland Park & Recreation Ctr.	25	3.3
14. Sandspur Park (Pompano Highlands)	25	2.3
15. Canine Corner (Dog Park)	6	1.8
16. Annie Adderly Gillis Park	12	0.8
17. Sanders Park	11	0.6
18. Lovely Park	11	0.2
Total acres		32.3

**Inventory of Neighborhood Parks**

Name of Facility	Park District	Size (In.acres)
1. Alsdorf Boat Launch Park	2	10.0
2. Exchange Club Park	2	7.5
3. Harbor's Edge Park	3	8.1
4. Kester Park	6	8.4
5. Norwood Pines Park	8	5.4
6. Weaver (Canal Pointe) Park	11	12.4
7. Hunter's Manor Park	18	8.3

8. McNair Park	19	6.4
9. Palm-Aire property	21	4.9
10. Brummer Park	21	5.0
11. Airpark Jogging Path	N/A	8.4
12. Elks Club Property	6	10.4
13. Centennial Park (Sample McDougal House)	6	4.2
Total acres		99.4

### **Inventory of Small Urban Open Spaces**

Name of Facility	Park District	Size (In acres)
1. N.E. 16th Street Park	1	0.6
2. Marine Drive Park	1	0.1
3. Scott Winters (Sunset) Park	1	1.0
4. N.E. 10th Street.Park	1	0.1
5. North Riverside Dr. Park	1	0.4
6. Indian Mound Park	1	1.0
7. Hillsboro Inlet Park	1	2.3
8. Lake Santa Barbara Park	4	0.2
9. S.E. 13th Street Park	5	0.1
10. S.E. 15th Street Park	5	0.1
11. Downtown Park	6	0.1
12. Pompano Canal Park	7	0.2
13. S.E.11 Ave. Park	7	0.2
14. 220 East Atlantic Park	7	0.9
15. Lyons Park	10	0.3
16. Old Water Tower Site	10	0.2
17. Jackson Park	11	1.8
18. Dr. MLK Blvd. Park	12	0.8
19. Cresthaven Open Space @ NE 5 <sup>th</sup>	24	0.4
20. NE 16 <sup>th</sup> Street Park	1	0.2
Total acres		11.0

### **Inventory of Recreational Areas at Public School Sites**

Name of Facility	Park District	Size (In acres)
1. Pompano Beach Elementary School	6	3.4
2. Pompano Beach Middle School	6	2.0
3. Pompano Beach High School**	6	7.5
4. McNab Elementary School	9	2.0
5. Cypress Elementary School	10	5.2
6. Sanders Park Elementary School	11	3.2
7. Blanche Ely High School **	12	6.5

8. Markham Elementary School	16	2.9
9. Charles Drew Elementary School	19	4.6
10. Cross Creek SED Center	19	7.2
11. Cypress Run Alternative School	19	2.0
12. Cresthaven Elementary School	24	2.3
13. Crystal Lake Middle School	23	3.2
14. Palm View Elementary School	23	2.2
15. Norcrest Elementary School**	25	6.2
Total acres		60.4

### Neighborhood Parks Analysis

#### Privately Owned Facilities

1. John Knox Village	14	1.8
2. Cypress Bend	20	10.1
3. Palm Aire	21	48.6

#### City owned properties

Mini parks		32.3
Neighborhood Parks		102.6
Small Open Spaces		11.0
School Sites**		40.2

\*\*does not include schools with \*\*

**Grand Total 243.4**

## Inventory of Community Parks

Name of Facility	Size (In acres)	
1. Pompano (Jaycee) Community Park	71.1	
2. Mitchell/Moore (Westside) Community Park	15.8	
3. Public Beach	32.4	
4. North Pompano Park	20.4	
5. Palm Aire Lakes Park	97.0	
<b>Total</b>		<b>236.7</b>

### Other Large Open Spaces and Parks

Name of Facility	size (in acres)	
1. Boys & Girls Club	9.5	
2. Sand & Spurs Stables	11.5	
3. Arboretum	33.0	
4. Pompano Beach Cemetery	17.0	
5. Pompano Beach Golf Course	67.94	(15% of the total Community Park Requirement of 452.9 acres)
<b>Total</b>		<b>138.94</b>
<b>Grand Total</b>		<b>619.04</b>

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

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

## Notes:

- a. Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry @ \$75,000 for 0.813 acres.
- b. Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- c. Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.
- d. Cresthaven Park acquired by annexation effective September 2000 for 1.43 acres
- e. Cresthaven Elementary School acquired by annexation effective September 2000 for 2.3 acres.
- f. Removed CRA Plat Park 2.3 acres.
- g. Added Canal Pointe Park of 10.744 acres, acquired
- h. Added Hunters Manor, 8.26 acres, acquired July 21, 2000 from Hunter-8 & Landco IV for \$423,915.14
- i. Removed Carver Homes Park of 17.2 acres after Land Use Plan amendment, passed July 24, 2001, Ordinance 2001-77.
- j. Added Cresthaven Park (1.4 acres) and Cresthaven Elementary School (2.3 acres) after Land Use Plan amendment passed January 22, 2002 Ordinance 2002-31.
- k. Added 8.3 acres Hunter's Manor Park purchased through Broward County Safe Parks and Land Preservation Bond Program and removed old Hunters Manor Park (8.3 acres).
- l. Northwest Multi-Purpose Center 13,526 sq.ft on 2.92 acres, southwest corner of NW 6<sup>th</sup> Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36<sup>th</sup> Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8<sup>th</sup> Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50<sup>th</sup> Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42<sup>nd</sup> Court & NE 15<sup>th</sup> Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18<sup>th</sup> Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16<sup>th</sup> Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3<sup>rd</sup> Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1<sup>st</sup> Avenue, , added after annexation of Leisureville, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres
- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16<sup>th</sup> Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.

- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park (Sample-McDougal House) was added to this inventory.
- hh. Removed the Oceanside parking lot 3.2 acres and added the 97 acre Palm Aire Lakes Park which includes approximately 37 acres of land and 60 acres of water, all of which is publicly accessible.

Item 6.b.-d. Methodology of 2018 Population Figure for Park Requirement

	2017 est.	Buildout
Population	109,441	157,311
Broward County Parks Requirements (3 acres per 1,000 population)	328.3 acres	472 acres
<b>Total Parks supplied</b>	<b>619.04 acres</b>	<b>619.04 acres</b>
<i>(If the City adds 10% of the County-owned lands to this total, it becomes 625.3 acres)</i>		

Buildout population calculations

77,326	Maximum number of dwelling units allowed by future land use map*
- 10,826	14% of dwelling units held for seasonal use
66,500	Total dwelling units for permanent residents
<u>x 2.27</u>	Persons per occupied dwelling unit from 2010 Census (up from 2.11 in 2000 Census)
150,955	Buildout population projection
<u>+6,356</u>	(2,800 units @2.27)
157,311	Buildout population with LUPA

\* Includes: the 2,800 additional units in the Live! Pompano RAC; the 235 additional units for Hidden Harbor; the 2,399 additional units in the ETOC; the increase of 122 units for Hillsboro Shores; the net reduction of 207 units from the Jefferson Amendment (even though those are anticipated to be eventually built as flex units) and net addition of 24 dwelling units from the 1600 Corporation Amendment; the net addition 64 dwelling units by 2 Habitats and John Knox Village; the net addition 303 dwelling units by the WH Pompano LUPA; the net addition 1,300 dwelling units by the Isle of Capri RAC LUPA; the net additional 88 units created by the D.R. Horton land use plan amendment in 2013; the 190 units created by the KOI land use plan amendment in 2012; the 187 units created by the St. Joseph land use plan amendment in 2012 and the additional 907 units created by the Palm-Air North amendment adopted in July 2010 and the net additional 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

**EXHIBIT G**

**MASS TRANSIT VERIFICATION LETTER**



Transportation Department  
**TRANSIT DIVISION- Service and Capital Planning**  
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**VIA EMAIL**

April 11, 2019

James Kahn, AICP  
 Planner  
 KEITH  
 2312 South Andrews Avenue  
 Fort Lauderdale, FL 33316

RE: Transit Verification Letter – Isle Casino LUPA

Dear Mr. Kahn:

Broward County Transit (BCT) has reviewed your correspondence dated March 20, 2019, regarding the Isle Casino Land Use Plan Amendment (LUPA) located in the City of Pompano Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed route 14 and the City of Pompano Beach Community Shuttle Red route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
14	Weekday	5:00a – 11:57p	20 minutes
	Saturday	5:36a – 11:05p	45 minutes
	Sunday	7:40a – 8:09p	45 minutes
Pompano Beach Community Shuttle Red Route (BCT 705)	Weekday	9:00a – 4:57p	65 - 78 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Please be advised of the following BCT bus stops that are adjacent to or within the amendment site:

- 1111
- 1112
- 1113
- 1114
- 1170

Broward County Board of County Commissioners  
 Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)





Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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

- 1171
- 1172
- 1173
- 1174
- 1175
- 4058

Specifically, BCT will request ADA improvements and shelter easements for bus stops 1112, 1113, and 4058 located along Powerline Road / SR 814. This request will be made separately as part of the future development or plat review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-8554 or email me at [rhatch@broward.org](mailto:rhatch@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Ryan Hatch*

Ryan Hatch, Service Planner, Service and Capital Planning

Broward County Board of County Commissioners

Mark D. Bogan • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Hoiness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)

**EXHIBIT H**

**ARCHAEOLOGICAL & HISTORICAL STRUCTURE  
LETTER**



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Ms. Kaitlyn Riquelmy
Keith
2312 S. Andrews Ave.
Ft. Lauderdale, Florida

June 7, 2019

Re: DHR Project File No. 2019-3216 / Received by DHR: May 31, 2019
Requested Review for Cultural Resources for Land Use Plan Amendment Application
Isle Casino Racing Pompano Park
777 Isle of Capri Pompano Beach, Broward County

Ms. Riquelmy:

Our office reviewed the referenced project in accordance with Chapters 267.061 Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

We note that 8BD2206, the Old Pompano Beach Race Track was determined eligible for the National Register of Historic Places (NRHP) by this office and was recorded in 1999 before it was demolished. 8BD2206 was located north of the current parcel.

We have reviewed the proposed project parcel, currently the site of Isle Casino Racing Pompano Park. It is the opinion of this office that it is not eligible for the NRHP. However, we request that since most of the complex will be demolished and most of the buildings and the racetracks are 50 years or older, or close to 50 years, that the applicant record the complex as a historic resource group for our records. This should include stables, racetracks, buildings and any other structures. The Resource Group Form and directions for completing it can be obtained from the FMSF Office at https://www.dos.myflorida.com/historical/preservation/master-site-file/documents-forms/, or by calling 850-245-6440.

For any questions concerning our comments, please contact Robin Jackson, Historic Preservationist, Compliance and Review at 850.245.6496, or by electronic mail at robin.jackson@dos.myflorida.com.

Sincerely,

Handwritten signature of Jason Aldridge

For
Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources and
State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street• Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com





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

May 30, 2019



**Kaitlyn Riquelmy**  
 Keith and Associates  
 2312 S. Andrews Ave.  
 Ft. Lauderdale, FL 33316  
 Phone: 954.788.3400  
 Email: DrewGatewood@edc-inc.com

In response to your inquiry of May 30, 2019 the Florida Master Site File lists no archaeological sites and one historic structures in the following parcels of Broward County:

**Parcel ID: 4942-03-22-0010, 4942-03-22-0020, 4942-03-22-0021, 4942-03-22-0022, and 4942-03-22-0023 with a quarter mile buffer as shown on the corresponding map.**

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Cody VanderPloeg  
 Archaeological Data Analyst  
 Florida Master Site File  
 Cody.VanderPloeg@dos.myflorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • [www.flheritage.com/preservation/sitefile](http://www.flheritage.com/preservation/sitefile)  
 850.245.6440 ph | 850.245.6439 fax | [SiteFile@dos.state.fl.us](mailto:SiteFile@dos.state.fl.us)

# APPENDIX

## PM PEAK HOUR TRIP GENERATION COMPARISON

### EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out														
G R O U P 1	1					55%	45%	3,589	2,937	6,526	1.8%	120	3,538	2,868	6,406	0.0%	0	3,538	2,868	6,406	
	2					16%	84%	165	813	968	15.4%	149	113	706	819	0.0%	0	113	706	819	
	3					48%	52%	1,175	1,273	2,448	18.3%	448	949	1,051	2,000	34.0%	680	626	694	1,320	
	4					61%	39%	317	203	520	51.0%	265	145	110	255	0.0%	0	145	110	255	
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
								<b>Total:</b>	5,236	5,226	10,462	9.4%	982	4,745	4,735	9,480	7.2%	680	4,422	4,378	8,800
ITE Land Use Code		Rate or Equation																			
435		Y=3.58(X)																			
710		LN(Y) = 0.95*LN(X)+0.36																			
820		LN(Y) = 0.74*LN(X)+2.89																			
221		LN(Y) = 0.96*LN(X)+-0.63																			

### PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out														
G R O U P 2	1					55%	45%	1,969	1,611	3,580	3.0%	106	1,944	1,530	3,474	0.0%	0	1,944	1,530	3,474	
	2					16%	84%	314	1,646	1,960	6.9%	136	258	1,566	1,824	0.0%	0	258	1,566	1,824	
	3					48%	52%	588	637	1,225	27.3%	334	458	433	891	34.0%	303	302	286	588	
	4					61%	39%	955	611	1,566	20.4%	320	718	528	1,246	0.0%	0	718	528	1,246	
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
								<b>Total:</b>	3,826	4,505	8,331	10.8%	896	3,378	4,057	7,435	4.1%	303	3,222	3,910	7,132
ITE Land Use Code		Rate or Equation																			
435		Y=3.58(X)																			
710		LN(Y) = 0.95*LN(X)+0.36																			
820		LN(Y) = 0.74*LN(X)+2.89																			
221		LN(Y) = 0.96*LN(X)+-0.63																			
																		<b>NET NEW TRIPS</b>	<b>IN</b>	<b>OUT</b>	<b>TOTAL</b>
																		-1,200	-468	-1,668	

K:\FTL\_TPTO\14306000 - Pompano Park\Lupa\Calcs\Trip Gen\TRIP GEN 10\_Redevelopment.xlsx: PRINT-PM PEAK HOUR  
4/17/2019, 2:45 PM

## Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour  
*Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily  
 Average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (EXISTING)			
GROSS TRIP GENERATION			
INPUT	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	155	813
	Retail	1,175	1,273
	Restaurant	0	0
	Cinema/Entertainment	3,589	2,937
	Residential	317	203
	Hotel	0	0
	5,236	5,226	
INTERNAL TRIPS			
OUTPUT	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	42	107
	Retail	226	222
	Restaurant	0	0
	Cinema/Entertainment	51	69
	Residential	172	93
	Hotel	0	0
	491	491	
OUTPUT	<b>Total % Reduction</b>		<b>9.4%</b>
	Office		15.4%
	Retail		18.3%
	Restaurant		
	Cinema/Entertainment		1.8%
	Residential		51.0%
Hotel			
EXTERNAL TRIPS			
OUTPUT	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	113	706
	Retail	949	1,051
	Restaurant	0	0
	Cinema/Entertainment	3,538	2,868
	Residential	145	110
	Hotel	0	0
	4,745	4,735	

## Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour  
*Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily  
 average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

<b>SUMMARY (PROPOSED)</b>			
<b>GROSS TRIP GENERATION</b>			
<b>INPUT</b>	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	314	1,646
	Retail	588	637
	Restaurant	0	0
	Cinema/Entertainment	1,969	1,611
	Residential	955	611
	Hotel	0	0
		3,826	4,505
<b>INTERNAL TRIPS</b>			
<b>OUTPUT</b>	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	56	80
	Retail	130	204
	Restaurant	0	0
	Cinema/Entertainment	25	81
	Residential	237	83
	Hotel	0	0
		448	448
<b>OUTPUT</b>	<b>Total % Reduction</b>	<b>10.8%</b>	
	Office	6.9%	
	Retail	27.3%	
	Restaurant		
	Cinema/Entertainment	3.0%	
	Residential	20.4%	
Hotel			
<b>EXTERNAL TRIPS</b>			
<b>OUTPUT</b>	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	258	1,566
	Retail	458	433
	Restaurant	0	0
	Cinema/Entertainment	1,944	1,530
	Residential	718	528
	Hotel	0	0
		3,378	4,057