

# **Broward Partnership For The Homeless INC.**

## **Application For Amendment to City of Pompano Beach Land Use Plan**

| Table of Contents   | Page | Exhibit # |
|---|------|-----------|
| 1. Applicant Information .....  | 3    |           |
| 2. Amendment Site Description.....  | 4    | A/B       |
| 3. Existing and Proposed Uses.....  | 5    | C/D       |
| 4. Analysis of Public Facilities and Service.....   | 6    |           |
| a. Potable Water.....   | 6    | E         |
| b. Sanitary Sewer.....  | 7    | F         |
| c. Solid Waste.....   | 8    | G         |
| d. Drainage.....  | 10   | H         |
| e. Recreation and Open Space.....   | 11   | I         |
| f. Traffic Circulation.....   | 12   |           |
| g. Mass Transit.....  | 19   | J         |
| h. Public Education Analysis.....   | 19   |           |
| 5. Analysis of Natural and Historical Resources.....  | 20   |           |
| 6. Affordable Housing.....  | 21   |           |
| 7. Land Use Compatibility.....  | 21   |           |
| 8. Hurricane Evacuation Analysis.....   | 22   |           |
| 9. Redevelopment Analysis.....  | 22   |           |
| 10. Intergovernmental Coordination.....   | 22   |           |
| 11. Public Outreach.....  | 22   |           |
| 12. Describe Consistency with Highlighted Regional Issues and<br>Policies of the Broward County Land Use<br>Plan..... | 23   |           |
| 13. Additional Support Documents.....   | 24   |           |
| 14. Plan Amendment Copies.....  | 25   |           |

### Exhibits

|           |   |
|-----------|---|
| Exhibit A | Legal Description/Survey                |
| Exhibit B | Location Map                            |
| Exhibit C | Zoning Map                              |
| Exhibit D | Existing City of Pompano Beach Land Use |
| Exhibit E | Potable Water Provider Letter           |
| Exhibit F | Sanitary Sewer Provider Letter          |
| Exhibit G | Solid Waste Provider Letter             |
| Exhibit H | Drainage Provider Letter                |
| Exhibit I | Municipal Park Summary                  |
| Exhibit J | Mass Transit Verification letter        |

## 1. APPLICANT INFORMATION

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

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

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

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- 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:** The Broward Partnership for the Homeless, Inc. ("BPHI") is planning to develop up to 138 residential units on the area in which the currently green space abutting the north homeless assistance center at 1700 Blount Road. Affordable housing supply and homelessness continue to be issues in the City of Pompano Beach and throughout the country. Currently, Broward Partnership provides more than 200 beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing of the homeless has appeared to show some success. Rapid re-

housing is an intervention designed to help individuals and families quickly exit homelessness and return to more permanent housing. Broward Partnership proposes to develop this 138 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments will be consistent with the surrounding area.

The request is to change the City of Pompano Beach Land Use from Industrial to Commercial. Once the land use designation becomes commercial, the property would be available for affordable flex units under the City's comprehensive plan and Broward County policy.2.16. The ultimate intent of the local land use plan amendment is to allow for the 138 unit affordable residential development since time is of the essence.

Pompano Beach is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing and affordable housing. Affordable housing supply and homelessness continue to be issue throughout the country. Broward Partnership provides hundreds beds for the homeless within the existing shelter. Along with the proposed Local Land Use Amendment, rezoning and allocation of flex units, Broward Partnership proposes to develop an affordable 138 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. The proposed use of affordable residential apartments is suitable to the mixed use character of the area. Providing new housing opportunities along with providing for rapid re-housing of the homeless furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

## **2. 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 located North of DR. Martin Luther King Blvd on the east side of Blount Road. The site has 500 feet of road frontage and is 583 feet deep. The site is approximately 6.7 net acres and gross acreage is approximately 7.0 acres.

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

**Response:** The entire amendment site is Parcel E of Broward County Plat NO.2 as recorded in Plat Book159 Page 16. See Exhibit A for survey and legal description.

- 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 is provided as **Exhibit B**.

### 3. EXISTING AND PROPOSED USES

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

**Response:** See **Exhibit C** for Current Land use Plan Designation.

|          | <u>Broward County</u> | <u>City of Pompano Beach</u> |
|----------|-----------------------|------------------------------|
| Current  | Commerce              | Industrial                   |
| Proposed | Commerce              | Commercial                   |

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

**Response:** No flex has been used.

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

**Response:** Amendment site is developed with Broward County Community Service uses in the front of the site.

|                      |        |                         |
|----------------------|--------|-------------------------|
| Adjacent Properties: | North: | Distribution Center     |
|                      | South: | Broward County Facility |
|                      | East:  | Distribution Center     |
|                      | West:  | Distribution Center     |

- 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.

**Response:** The amendment site currently has 49,073 square feet of community facilities which will remain. The proposed amendment is to allow development of the rear of the site

**PROPOSED USES**

| Type of Use        | Square footage |
|--------------------|----------------|
| Commercial 7 acres | 1,835,010 SF*  |

\*Based on City of Pompano code. Includes 49,073 SF existing community facility.

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.

**EXISTING POMPNO ADOPTED ENTITLEMENTS**

| Land Use Category | Lot Coverage | Height |
|-------------------|--------------|--------|
| Industrial        | 65%          | 45 Ft  |
| Commercial        | 60%          | 105 Ft |

\*Based on 2 floors Industrial, and 10 floors Commercial.

**NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY**

| Type of Land Use | Allowed      | Proposed     | Net Change     |
|------------------|--------------|--------------|----------------|
| Commercial       | 1,835,010 SF | 1,835,010 SF | +1,835,010 SF  |
| Industrial       | 397,586 SF   | 0 SF         | -397,586 SF    |
|                  |              |              | +1,437,424 SF* |

\*Includes 49,073 SF existing community facility.

**4. 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 Plan.

**Response:** The level of service for potable water service is 112 gallons per person per day, adopted in April 2020.

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 facility servicing the project is Water Treatment Plat 2A. The current plant capacity is 40 MGD and the current demand is 14.40 MGD. There are planned expansions. The wellfield serving the area is 2A/NRW, with a permitted withdrawal of 19.2 MGD with an expiration date of 10/19/2040.

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 below compares the existing Industrial Land Use to the proposed Commercial amendment. The net estimated demand increase is 63,932 gallons/day.

| Current Land Use Plan Designation: Industrial |                 |              |
|---|-----------------|--------------|
| Development Intensity                         | Generation Rate | Demand       |
| 397,586 SF                                    | 33 GPD/1,000 SF | 13,120 GPD   |
| Proposed Land Use Designation: Commercial     |                 |              |
| Development Intensity                         | Generation Rate | Demand       |
| 183,501 SF Commercial                         | 37 GPD/1,000 SF | 6,789 GPD    |
| 1,651,509 SF Office                           | 42 GPD/1,000 SF | 69,363 GPD   |
| Net Change:                                   |                 | + 63,032 GPD |

4. 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 will be included in **Exhibit D**.

#### 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 is 78.4 gallons per capita per day, adopted April 2020.

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 site is served by the Broward County North Regional Wastewater Treatment Plant. The current plant capacity is 95 MGD and the current demand is 67.2 MGD. There are no planned capacity expansions.

- 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 below compares the Commercial land use to the Industrial amendment. The net estimated demand increase is 50,921 gallons/day.

| Current Land Use Plan Designation: Industrial |                  |             |
|---|------------------|-------------|
| Development Intensity                         | Generation Rate  | Demand      |
| 397,589 SF                                    | 27 GPD/1,000 SF  | 10,735 GPD  |
| Proposed Land Use Designation: Commercial     |                  |             |
| Development Intensity                         | Generation Rate  | Demand      |
| 183,501 SF Commercial                         | 30 GPD/1,000 GPD | 5,505 GPD   |
| 1,651,509 SF Office                           | 34 GPD/1,000 GPD | 56,151 GPD  |
| Net Change:                                   |                  | +50,921 GPD |

- 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 will be included in **Exhibit E**.

#### 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:

|                              |   |
|------------------------------|---|
| <u>Residential</u>           | 8.9 lbs. per unit per day                                 |
| <u>Industrial/Commercial</u> |   |
| Factory/Warehouse            | 2 lbs per 100 sq.ft. per day                              |
| Office Building              | 1 lbs. per 100 sq.ft. per day                             |
| <u>Retail</u>                | 4 lbs. per 100 sq.ft. per day                             |
| <u>Supermarket</u>           | 9 lbs. per 100 sq.ft. per day                             |
| Restaurant                   | 2 lbs. per meal per day                                   |
| Drug store                   | 5 lbs. per 100 sq.ft. per day                             |
| Hotel/Motel                  | 3 lbs. per room per day                                   |
| <u>Institution</u>           |   |
| Grade School                 | 10 lbs. per room per day plus 1/4 lb. per student per day |
| Middle/High School           | 8 lbs. per room per day 1/4 lb. per student per day       |
| Hospital                     | 8 lbs. per bed per day                                    |
| Nursing Home                 | 3 lbs. per person per day                                 |

Source: City of Pompano Beach Comprehensive Plan 2010, Solid Waste Element

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on 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 majority of material collected within the city is transported to the Monarch Hill Landfill. The facility is projected to have capacity through 2032 with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.

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

**Response:** Analysis indicates that there will increase in the solid waste demand by 7,952 pounds per day.

| Current Land Use Plan Designation: Industrial  |                   |                  |
|--|-------------------|------------------|
| Development Intensity                          | Generation Rate * | Demand           |
| 397, 586 SF                                    | 2 lbs./100 sf/day | 15,903 lbs./ day |
| Proposed Land Use Plan Designation: Commercial |                   |                  |
| Development Intensity                          | Generation Rate * | Demand           |
| 183, 501 SF Commercial                         | 4 lbs./100 sf/day | 7,340 lbs./day   |
| 1,651,509 SF Office                            | 1 lbs./100 sf/day | 16,515 lbs./day  |
| Net Change                                     |                   | + 7,952 lbs./day |

- 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 will be included in Exhibit F.

#### D. Drainage Analysis

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

The city has adopted the following LOS standards for Drainage:

- 10-year 24-hour storm for minimum crown of road
- 25-year 72 hour for allowable discharge
- 100-year 72 hour for minimum finish floor

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

**Response:** The site elevation depicted on the Broward County 100-year Flood Map 2060 is 13.50' NAVD. The site is located within the limits of the Broward County Water Control District #3.

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

**Response:** There are no existing or planned connections to the district's drainage system and no planned improvements to the district's facilities.

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:** The site is presently licensed under Broward County License no. SWM2001-012 and SFWMD ERP no. 06-03120-P. The existing permits will be modified prior to any additional construction.

3. 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 applicable governmental drainage standards.

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

**Response:** The letter from the local drainage district will be included in **Exhibit G**.

#### **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 acres per 1,000 for urban open spaces).

2. For the 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 municipal community parks inventory must be submitted.

**Response:** Not applicable.

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

**Response:** Not applicable.

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

**Response:** See Exhibit H.

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:** Proposed amendment does not result in loss of open space.

**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:

- Hammondville Rd (E of NW 31st Ave-FTPK)
- Hammondville Rd (E of Powerline)
- Hammondville Rd (E of I-95)
- Copans Rd (E of Blount Rd)
- Copans Rd (E of Powerline Rd)
- Copans Rd (E of Military Trail)
- Lyons Rd (N of Copans Rd)
- Lyons Rd (N of Coconut Creek Pkwy)
- Florida's Turnpike (N of Atlantic Blvd)
- Florida's Turnpike (N of Coconut Creek Pkwy)
- NW 31st Ave (N of Atlantic Blvd)
- Blount Rd (N of Coconut Creek Pkwy)
- Blount Rd (N of Copans Rd)
- Powerline Rd (N of Atlantic Blvd)
- Powerline Rd (N of Copans Rd)
- Andrews Ave (N of Atlantic Blvd)

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.

| Table 1: Existing 2019 Conditions LOS Analysis |                                   |               |                        |                       |          |
|--|-----------------------------------|---------------|------------------------|-----------------------|----------|
| Roadway  | Segment                           | Facility Type | Maximum Service Volume | 2019 Peak Hour Volume | 2019 LOS |
| Hammondville Rd                                | E of NW 31 <sup>st</sup> Ave-FTPK | 4 Lanes       | 2920                   | 2518                  | D        |
| Hammondville Rd                                | E of Powerline                    | 4 Lanes       | 2920                   | 2185                  | D        |
| Hammondville Rd                                | E of I-95                         | 4 Lanes       | 2920                   | 3040                  | E        |
| Copans Rd                                      | E of Blount Rd                    | 4 Lanes       | 3401                   | 3515                  | F        |
| Copans Rd                                      | E of Powerline Rd                 | 6 Lanes       | 5121                   | 4560                  | C        |
| Copans Rd                                      | E of Military Trail               | 6 Lanes       | 5121                   | 5178                  | F        |
| Lyons Rd                                       | N of Copans Rd                    | 4 Lanes       | 3222                   | 3563                  | F        |
| Lyons Rd                                       | N of Coconut Creek Pkwy           | 4 Lanes       | 3222                   | 3040                  | C        |
| Florida's Turnpike                             | N of Atlantic Blvd                | 6 Lanes       | 10060                  | 9757                  | D        |
| Florida's Turnpike                             | N of Coconut Creek Pkwy           | 6 Lanes       | 10060                  | 10194                 | E        |
| NW 31 <sup>st</sup> Ave                        | N of Atlantic Blvd                | 4 Lanes       | 3580                   | 1672                  | C        |
| Blount Rd                                      | N of Coconut Creek Pkwy           | 2 Lanes       | 1197                   | 884                   | D        |
| Blount Rd                                      | N of Copans Rd                    | 4 Lanes       | 2628                   | 846                   | C        |
| Powerline Rd                                   | N of Atlantic Blvd                | 6 Lanes       | 5390                   | 3753                  | C        |
| Powerline Rd                                   | N of Copans Rd                    | 6 Lanes       | 5390                   | 3468                  | C        |
| Andrews Ave                                    | N of Atlantic Blvd                | 4 Lanes       | 3401                   | 1511                  | 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 2019 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 2020 *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 County Metropolitan Planning Organization (MPO). The level of service for the long-term planning horizon is summarized in Table 3.



**Table 2: Short-Term 2024 Conditions LOS Analysis**

| Roadway                 | Segment                           | Facility Type | Maximum Service Volume | Growth Rate | 2024 Peak Hour Volume | 2024 LOS |
|-------------------------|-----------------------------------|---------------|------------------------|-------------|-----------------------|----------|
| Hammondville Rd         | E of NW 31 <sup>st</sup> Ave-FTPK | 4 Lanes       | 2920                   | 2.90%       | 2911                  | D        |
| Hammondville Rd         | E of Powerline                    | 4 Lanes       | 2920                   | 2.86%       | 2520                  | D        |
| Hammondville Rd         | E of I-95                         | 4 Lanes       | 2920                   | -1.23%      | 2858                  | D        |
| Copans Rd               | E of Blount Rd                    | 4 Lanes       | 3401                   | 1.84%       | 3855                  | F        |
| Copans Rd               | E of Powerline Rd                 | 6 Lanes       | 5121                   | 1.69%       | 4961                  | D        |
| Copans Rd               | E of Military Trail               | 6 Lanes       | 5121                   | 1.77%       | 5656                  | F        |
| Lyons Rd                | N of Copans Rd                    | 4 Lanes       | 3222                   | 0.98%       | 3743                  | F        |
| Lyons Rd                | N of Coconut Creek Pkwy           | 4 Lanes       | 3222                   | 0.56%       | 3126                  | F        |
| Florida's Turnpike      | N of Atlantic Blvd                | 6 Lanes       | 10060                  | 1.30%       | 10412                 | F        |
| Florida's Turnpike      | N of Coconut Creek Pkwy           | 6 Lanes       | 10060                  | 1.30%       | 10881                 | F        |
| NW 31 <sup>st</sup> Ave | N of Atlantic Blvd                | 4 Lanes       | 3580                   | 0.84%       | 1744                  | C        |
| Blount Rd               | N of Coconut Creek Pkwy           | 2 Lanes       | 1197                   | 2.84%       | 1019                  | C        |
| Blount Rd               | N of Copans Rd                    | 4 Lanes       | 2628                   | 0.79%       | 880                   | C        |
| Powerline Rd            | N of Atlantic Blvd                | 6 Lanes       | 5390                   | 1.22%       | 3988                  | C        |
| Powerline Rd            | N of Copans Rd                    | 6 Lanes       | 5390                   | 1.70%       | 3776                  | C        |
| Andrews Ave             | N of Atlantic Blvd                | 4 Lanes       | 3401                   | 5.45%       | 1984                  | F        |

| Table 3: Long-Term 2040 Conditions LOS Analysis |                                   |               |                        |                       |          |
|---|-----------------------------------|---------------|------------------------|-----------------------|----------|
| Roadway   | Segment                           | Facility Type | Maximum Service Volume | 2040 Peak Hour Volume | 2040 LOS |
| Hammondville Rd                                 | E of NW 31 <sup>st</sup> Ave-FTPK | 4 Lanes       | 2920                   | 4627                  | F        |
| Hammondville Rd                                 | E of Powerline                    | 4 Lanes       | 2920                   | 3981                  | F        |
| Hammondville Rd                                 | E of I-95                         | 4 Lanes       | 2920                   | 2347                  | D        |
| Copans Rd                                       | E of Blount Rd                    | 4 Lanes       | 3401                   | 5178                  | F        |
| Copans Rd                                       | E of Powerline Rd                 | 6 Lanes       | 5121                   | 6498                  | F        |
| Copans Rd                                       | E of Military Trail               | 6 Lanes       | 5121                   | 7505                  | F        |
| Lyons Rd  | N of Copans Rd                    | 4 Lanes       | 3222                   | 4380                  | F        |
| Lyons Rd  | N of Coconut Creek Pkwy           | 4 Lanes       | 3222                   | 3420                  | F        |
| Florida's Turnpike                              | N of Atlantic Blvd                | 6 Lanes       | 10060                  | 12816                 | F        |
| Florida's Turnpike                              | N of Coconut Creek Pkwy           | 6 Lanes       | 10060                  | 13405                 | F        |
| NW 31 <sup>st</sup> Ave                         | N of Atlantic Blvd                | 4 Lanes       | 3580                   | 1995                  | C        |
| Blount Rd                                       | N of Coconut Creek Pkwy           | 2 Lanes       | 1197                   | 1606                  | C        |
| Blount Rd                                       | N of Copans Rd                    | 4 Lanes       | 2628                   | 998                   | C        |
| Powerline Rd                                    | N of Atlantic Blvd                | 6 Lanes       | 5390                   | 4845                  | C        |
| Powerline Rd                                    | N of Copans Rd                    | 6 Lanes       | 5390                   | 4959                  | C        |
| Andrews Ave                                     | N of Atlantic Blvd                | 4 Lanes       | 3401                   | 4741                  | 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*, 11<sup>th</sup> Edition. The existing land use allows for a maximum of 183,501 SF Commercial use, 1,651,509 square feet of office use.

The existing and proposed development's peak hour trips were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11<sup>th</sup> Edition. The following ITE Land Use Codes (LUCs) were used for P.M. peak hour periods:

LUC 130 (Industrial Park)

LUC 710 (General Office Building)

LUC 820 (Shopping Center >150K)

The trip generation results of the existing and proposed land use trip generation calculations are summarized in Tables 4 and 5.

**Table 4 – Trip Generation – Existing Land Use**

| Land Use                     | ITE Code | PM Rate       | PM Trips |
|------------------------------|----------|---------------|----------|
| Industrial Park (397,586 SF) | 130      | 0.34/1,000 SF | 135      |
| <b>Total</b>                 |          | <b>135</b>    |          |

Source: ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

**Table 5 – Trip Generation - Proposed Amendment Land Use Designation**

| Land Use                                  | ITE Code       | PM Rate       | PM Trips |
|---|----------------|---------------|----------|
| General Office Building<br>(1,651,509 SF) | 710            | 1.44/1,000 SF | 2378     |
| Commercial (183,501 SF)                   | 820<br>(>150K) | 3.40/1000 SF  | 624      |
| <b>Total</b>                              |                | <b>3002</b>   |          |

Source: ITE *Trip Generation Manual*, 11<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:** There is no mass transit on Blount Road. Service is provided both on Copans Road and Dr. Martin Luther King Blvd.

Existing Broward County Bus Transit Service

- **Broward County Transit Route 83** operates on Copans Road north of the site.
  - **Broward County Transit Route 60** operates on MLK just west of Blount Road.
2. Describe how the proposed amendment furthers or supports mass transit use.

**Response:** There is no direct service to the site.

**Response:** The mass transit verification letter from Broward County Transit will be include in **Exhibit I**.

#### 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:** Not applicable commercial land use.

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

**Response:** Not applicable.

## **5. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**Response:** The site is developed, and no listed historic sites or districts associated with the site.

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

**Response:** Site is developed and 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.

- 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 developed as well as surrounding areas. 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 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

## **6. 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:** The proposed land use is commercial, not applicable.

## **7. 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 amendment site is surrounded by both government facilities and major corporations in an industrial setting. Provision of a commercial parcel would fit into the fabric of the area. The site will require rezoning and site plan approval for permitted uses within the allowed districts. During the review of the applications appropriate

setbacks and buffers will be provided as appropriate. Infrastructure is available to the site and any negative impacts will be addressed.

## **8. 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

## **9. 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.

## **10. 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:** Site is not adjacent to another local government.

## **11. PUBLIC OUTREACH**

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

**Response:** Notices will be sent in accordance with code provisions to adjacent owners and publicly advertised.

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

The subject property is located on the east side of NW 30<sup>th</sup> Avenue (Blount Road) between MLK and Copans Road. The Platted parcel E is developed with existing community facilities fronting Blount Road. The existing infrastructure has adequate capacity to accommodate water, sewer drainage and solid waste demands. The amendment supports the Goals, Objectives and Policies of the City's Comprehensive Plan listed below.

### **Policy 01.01.02**

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards.

### **Policy 01.01.03**

Phase development concurrent with the availability or phasing of infrastructure, potable water, traffic and drainage capacity.

### **Policy 01.01.05**

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

### **Policy 01.01.11**

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

### **Policy 01.01.1**

The city will continue to differentiate on the adopted Future Land Use and Zoning Maps. The commercial and industrial land use categories and zoning designations which are consistent with but more specific than the County's Commerce land use category in regard to intensity, permitted uses and compatibility with adjacent and surrounding land uses.

### **Policy 01.16.01**

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



**13. ADDITIONAL SUPPORTING DOCUMENTS**

None

**14. PLAN AMENDMENT COPIES**

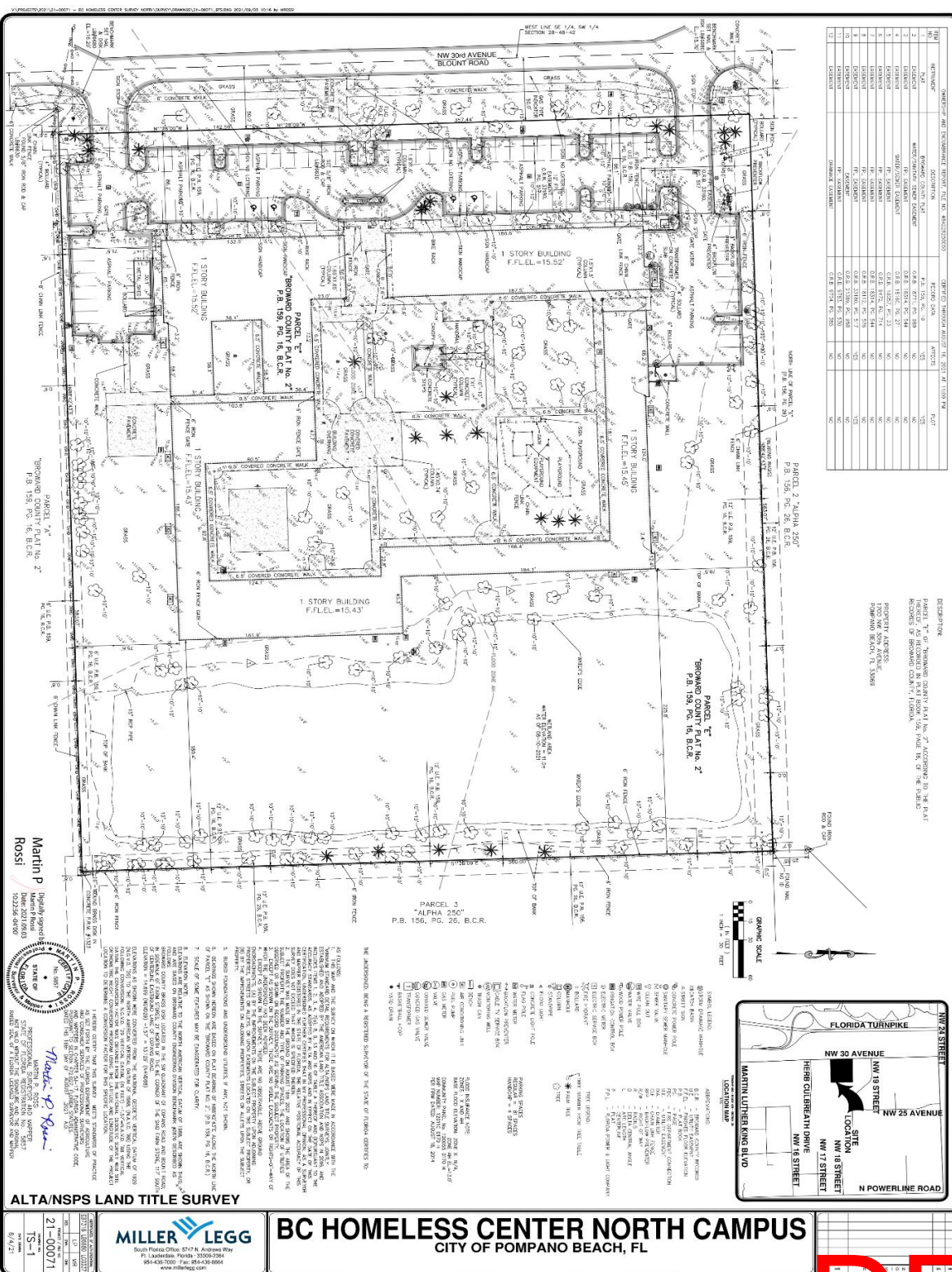
Electronically submitted to the City of Pompano Beach.

## EXHIBIT A

Legal Description/ Survey

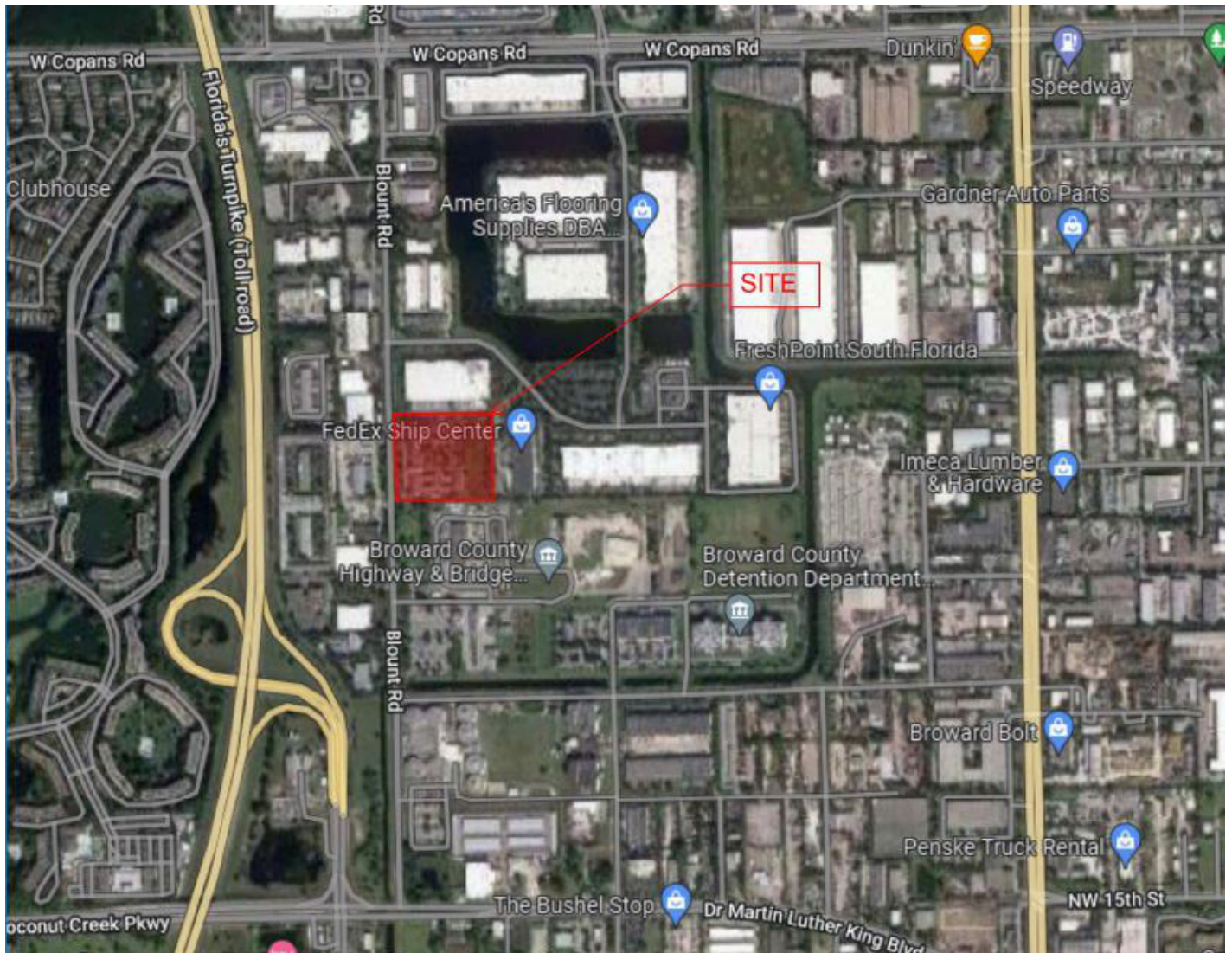
# EXHIBIT A

## Legal Description/ Survey



## EXHIBIT B

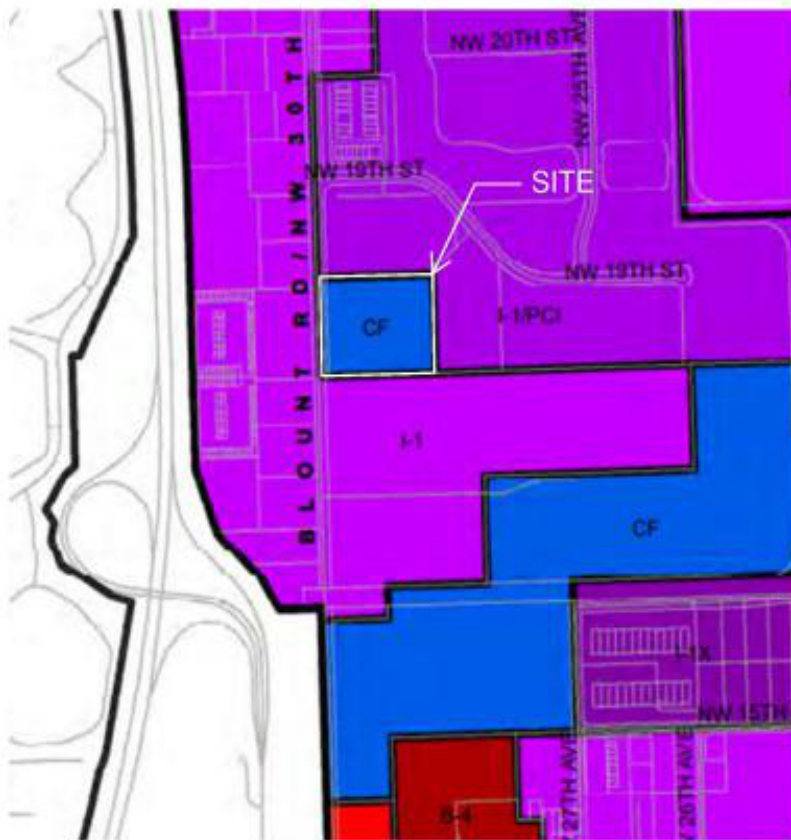
### Location Map





## EXHIBIT C

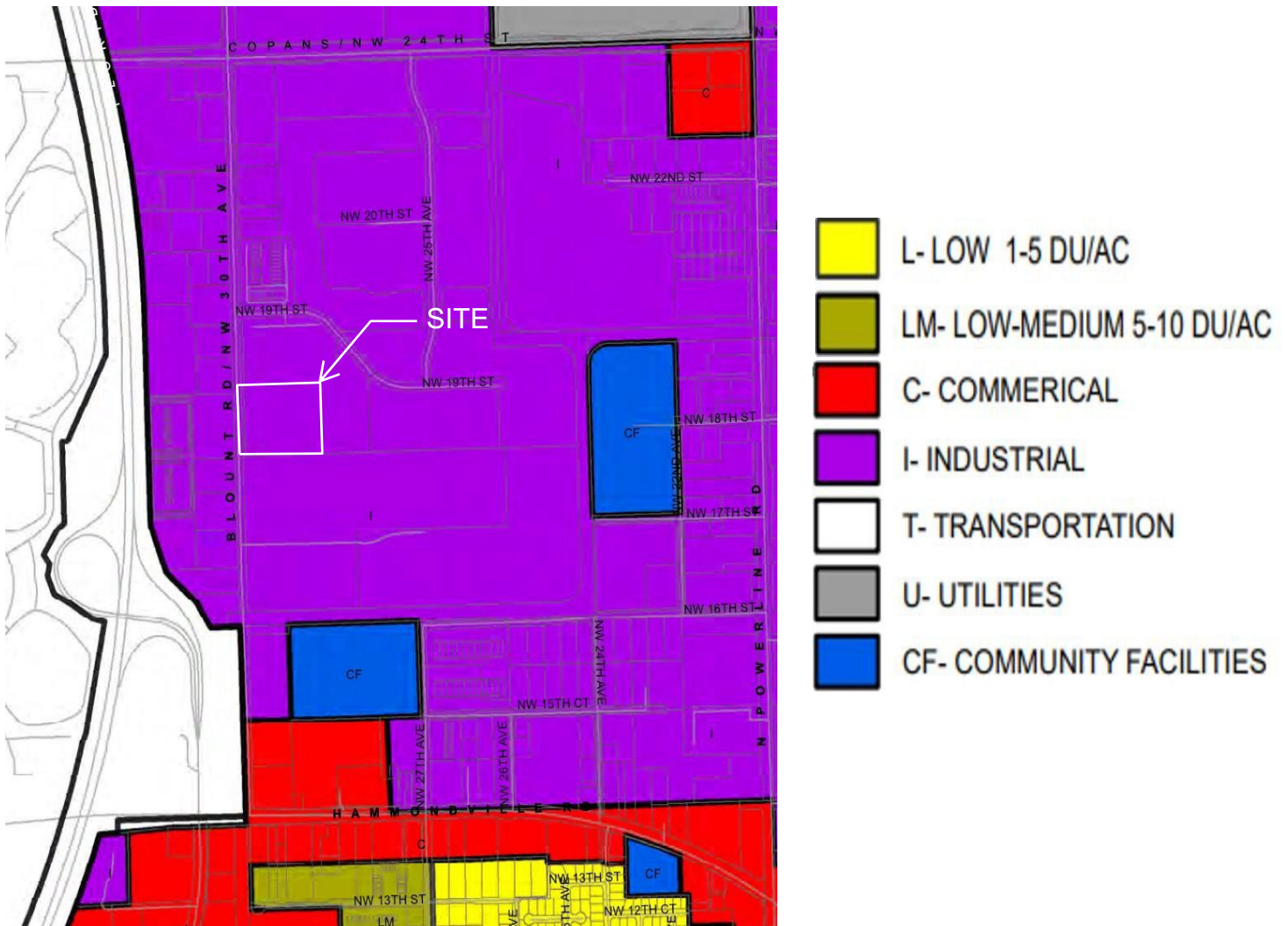
### City of Pompano Beach Zoning Map



- B-3 - GENERAL BUSINESS
- B-4 - HEAVY BUSINESS
- CF - COMMUNITY FACILITIES
- I-1 - GENERAL INDUSTRIAL
- I-1X - SPECIAL INDUSTRIAL

## EXHIBIT D

## Existing City of Pompano Beach Land Use



## EXHIBIT E

Potable Water Provider Letter

## EXHIBIT F

Sanitary Sewer Provider Letter



## EXHIBIT G

Solid Waste Provider Letter

## EXHIBIT H

Drainage Provider Letter

# EXHIBIT I

## Municipal Park Summary

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

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

City of Pompano Beach  
Recreation and Open Space Element DIA

November 2019  
Page 10

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

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

## EXHIBIT J

Mass Transit Letter