

Broward Partnership For The Homeless INC.

Application For Amendment to City of Pompano Beach Land Use Plan

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

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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.

Dodie Keith
KEITH & Associates
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Pompano Beach, FL 33060
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- C. Name, title, address, telephone, facsimile number, and e-mail of the property owner.

Larry Mahoney
Broward County Board of County Commissioners
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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 138 affordable residential units on the area in which the currently green space abutting the north homeless assistance center (HAC) at 1700 Blount Road. Affordable housing supply and homelessness continue to be issues in the City of Pompano Beach and throughout the country. BPHI proposes to develop this 138 unit residential apartment building which will provide individuals and families with affordable housing for very low and low income individuals. This project provides permanent housing targeted for those who were homeless or at risk of becoming homeless and can work with a dedicated case manager to stabilize their unique situations. Broward Partnership prides itself with being a good neighbor and believes

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that the proposed addition of affordable residential apartments at this location would be a natural location providing the next level of assistance. The project will be managed by an experienced professional management company with extensive in operating similar affordable housing developments.

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 2.16.3. The ultimate intent of the local land use plan amendment is to allow for the 138 unit affordable residential development.

The proposed use of affordable residential apartments is suitable to the use of the area. The site will provide within a short travel distance many potential employers. Current trends in land use is to provide housing in proximity to employment base. Providing affordable housing opportunities furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

The Land Use Plan Amendment is the first step in the process. Rezoning, flex allocation and plat note delegation will all be necessary prior to the final site plan approval.

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 Jr. 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 Book 159 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 by adjacent areas.

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

Response: Amendment site is developed with Broward County Homeless Assistance Center in the front portion of the parcel.

Adjacent Properties: North:	Distribution Center
South:	Broward County Bridge & Highway Building/yard
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 Homeless Assistance Center which will remain. The proposed amendment is to allow development of 138 residential affordable units on the rear of the site utilizing the Commercial land use and allocation of flexibility units.

PROPOSED USES

Type of Use	Square footage
Commercial 7 acres	1,829,520 SF*

*Based on City of Pompano Future Land Use Element Policy 01.7.17.

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 City of Pompano Future Land Use Element Policy 01.7.17.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Type of Land Use	Allowed	Proposed	Net Change
Commercial	1,829,520 SF	1,829,520 SF	+1,829,520 SF
Industrial	792,792 SF	0 SF	-792,792 SF
			+1,036,728 SF

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.

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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 no 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.

- 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 decrease from the current land use with the 138 residential units is 1,155 GPD, and the decrease in demand by 56,467 GPD by the proposed commercial designation.

Portable Water Demand

Current Land Use Designation: Industrial		
Development Intensity	Generation Rate	Demand
792,792	26 GPD/ 1,000 SF	20,613 GPD
Proposed Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	37 GPD/1,000 SF	6,769 GPD
1,646,568 SF Office	42 GPD/ 1,000 SF	69,156 GPD
		TOTAL: 75,925 GPD
		NET CHANGE: +55,312 GPD
Proposed Residential Units		
Development Intensity	Generation Rate	Demand
138 Residential Units	141 GPD/Day/Unit	19,458 GPD
		NET CHANGE: -1,155 GPD
Source: Guidelines determining ability to provide potable water and wastewater (BC-2012)		

- 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**.

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B. Sanitary Sewer Analysis

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

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.

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

Response: The sanitary sewer demand as illustrated below compares the Commercial land use to the Industrial amendment. The net estimated demand decrease from the current land use with the 138 residential units is 2,849 GPD, and a decrease in demand by 47,671 GPD by the proposed commercial designation.

Sanitary Sewer Demand

Current Land Use Designation: Industrial		
Development Intensity	Generation Rate	Demand
792,792	21 GPD/ 1,000 SF	16,649 GPD
Proposed Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	30 GPD/1,000 SF	5,488 GPD
1,646,568 SF Office	34 GPD/1,000 SF	55,983 GPD
		TOTAL: 61,471 GPD
		NET CHANGE: +44,822 GPD
Proposed Residential Units		
Development Intensity	Generation Rate	Demand
138 Residential Units	100 GPD/Day/Unit	13,800 GPD
		NET CHANGE: -2,849 GPD

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4. 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

1. 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 2030 with a remaining capacity of 19 million cubic yards and an average annual 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: The solid waste demand as illustrated below compares the Commercial land use to the Industrial amendment. The net estimated demand increase from the current land use is 7,928 Lbs/day. The 138 residential units decrease the generation significantly from both existing and proposed.

Solid Waste Demand

Current Land Use Designation: Industrial		
Development Intensity	Generation Rate	Demand
792,792	2 Lbs./100 SF/Day	15,856 Lbs/Day
Proposed Land Use Plan Designation: Commercial		
Development Intensity	Generation Rate	Demand
182,952 SF Commercial	4 Lbs/100 SF/Day	7,318
1,646,568 SF Office	1 Lbs/100 SF/Day	16,466
		TOTAL: 23,784
NET CHANGE: +7,928 Lbs/Day		
Proposed Residential Units		
Development Intensity	Generation Rate	Demand
138 Residential Units	8.9 Lbs/Unit/Day	1,228 Lbs/Day
NET CHANGE: -14,628 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.

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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

2. 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 in zone AH(13) and the Finished Floor elevation will be 14 feet. The site is located within the limits of the Broward County Water Control District #3.

Application is being made for a CLOMA (Conditional Letter of Map Amendment) in which FEMA will conditionally remove the building from the flood zone, and it is expected that the letter will be within 30-45 days. Once the building has been constructed, we will file for a LOMAR-F (Letter of Map Revision, based on fill) which will permanently remove the building from the flood zone.

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. The additional development on the site will require relocation of the drainage requirements of the existing facilities. There are currently conversations with the county which owns the adjacent site to reroute the drainage requirements from existing retention area on the amendment site to the adjacent county property. The relocation will provide retention storage as well as water quality. Detailed plans will be provided and permitted as part of the site development applications.

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. Copies of the permits are

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included in **Exhibit G**. The existing permits will be modified to accommodate the relocated drainage and the proposed site development as part of the permit process. Negotiations are underway with Broward County to provide drainage requirements.

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 yards, 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. Application has been submitted for a LOMA-F to bring the site out of the floodplain. The application has been approved by the city floodplain manager and is in **Exhibit G**.

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. 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: See **Exhibit H** for inventory of parks provided by City of Pompano Beach. In addition to city provided parks, the site will incorporate recreational amenities for the residents.

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: Based on updated information of 2.49 people per unit, the 138 units will generate 344 people increasing the build out population to 177,054, See **Exhibit H** for inventory of parks and calculations.

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

Response: See **Exhibit H** for inventory of parks and calculations.

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)

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- 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 Dr. Martin Luther King Jr. Blvd)
- 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 (2019) peak hour volume and existing (2019) 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 st 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 st Ave	N of Atlantic Blvd	4 Lanes	3580	1672	C
Blount Rd	N of Dr. Martin Luther King Jr. Blvd	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

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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 st 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 st Ave	N of Atlantic Blvd	4 Lanes	3580	0.84%	1744	C
Blount Rd	N of Dr. Martin Luther King Jr. Blvd	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

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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 st 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 st Ave	N of Atlantic Blvd	4 Lanes	3580	1995	C
Blount Rd	N of Dr. Martin Luther King Jr. Blvd	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

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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*, 11th 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* 11th Edition. The following ITE Land Use Codes (LUCs) were used for P.M. peak hour periods:

LUC 130 (Industrial Park)

LUC 223 (Affordable Housing – Income Limits)

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 Designation

Land Use	ITE Code	PM Rate	PM Trips
Industrial Park (792,792 SF)	130	0.34/1,000 SF	270
Total		270	

Source: ITE *Trip Generation Manual*, 11th Edition.

Table 5 – Trip Generation - Proposed Amendment Land Use Designation

Land Use	ITE Code	PM Rate	PM Trips
General Office Building (1,646,568 SF)	710	1.44/1,000 SF	2371
Commercial (182,952 SF)	820 (>150K)	3.40/1000 SF	622
Total		2993	

Source: ITE *Trip Generation Manual*, 11th Edition.

Table 6 – Trip Generation - Proposed Residential Use

Land Use	ITE Code	PM Rate	PM Trips
Affordable Housing - Income Limits (138 Residential Units)	223	0.46/Dwelling Units	63
Total		63	

Source: ITE *Trip Generation Manual*, 11th 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: The Blue Route Community Bus stops at the site on Blount Road. The route goes to the Northeast Transit Center located just north of Atlantic Blvd. at Dixie Hwy and Dr. Martin Luther King Boulevard. Route frequency currently is 3 times a day. Discussions are underway to increase the frequency once project is completed. Broward County Transit service is also available on Copans Road (Route 83) and NW 31 Ave (Route 60), both of which also go to the Northeast Transit Center.

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

Response: There is a Community Bus stop directly in front of the site.

Response: The mass transit verification letter from Broward County Transit is 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: The School Board of Broward County has reviewed the project and the availability report is attached, see **Exhibit J**.

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

Response: Fee and application have been made.

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: Site has been researched and not listed on any historic sites or districts.

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

Response: Site was reviewed by the State Division of Historical Resources and that the site is not listed on the Florida Master Site File (**Exhibit K**). Site has been developed and no indication any of archaeological findings.

C. Wetlands.

Response: No wetlands are located within the subject property or identified on jurisdictional maps.

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- 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. On site investigation was made and there has been no evidence of any endangered, threatened or species of special concern associated with the subject parcel. See **Exhibit L**.

- 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. Best management practices required by the water management design engineering standards will be followed.

- 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 project meets several of the policy strategies which help provide a supply of affordable housing.

a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;

g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;

h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions

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. Amending the land use to a commercial designation would allow provision of flex units that would enable a portion of the site to be developed as affordable residential. Placing affordable residences in an area of job concentration is sound planning practices. The site will be developed with generous buffers to mitigate adjacent uses. During the review of the site plan appropriate setbacks and buffers will be provided in coordination with staff review. 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 immediately 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 30th Avenue (Blount Road) between MLK and Copans Road. The Platted parcel E is developed with existing HAC 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, wastewater, transportation, solid waste, schools and drainage capacity.

Policy 01.01.05

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

Policy 01.01.11

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

Policy 01.01.15

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

Policy 01.14.01

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.

Objective 03.01.00

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The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low and moderate income and those special housing needs, including homelessness.

Policy 03.01.04

The City shall continue to cooperate with other local governments concerning providing affordable housing for very-low, low, and moderate income households and the homeless.

13. ADDITIONAL SUPPORTING DOCUMENTS

None

14. PLAN AMENDMENT COPIES

Electronically submitted to the City of Pompano Beach.

EXHIBIT A

Legal Description/ Survey

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

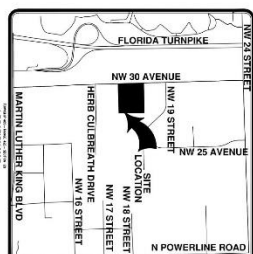


EXHIBIT B

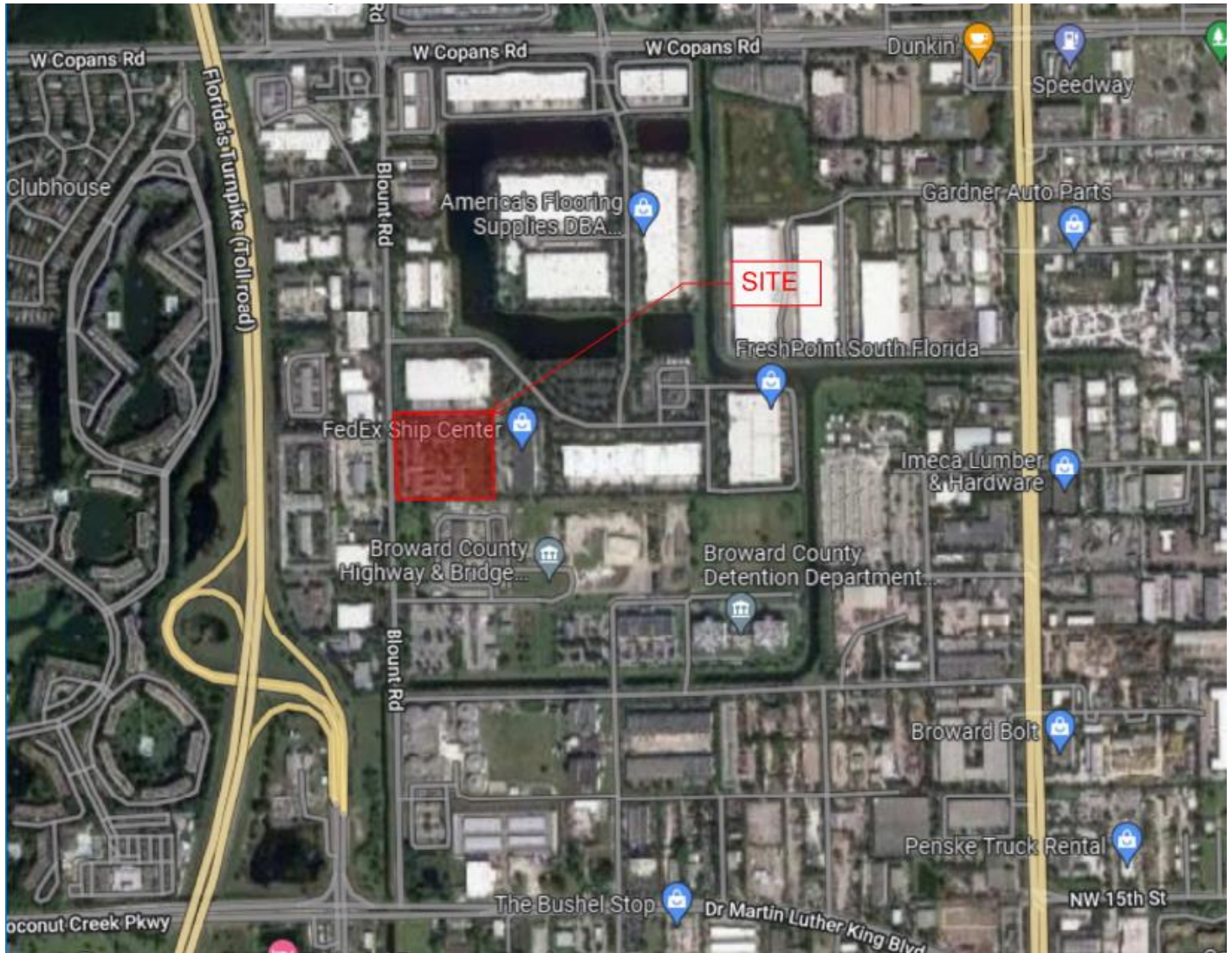
Location Map

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022



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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

EXHIBIT C

Existing City of Pompano Beach Land Use Map

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

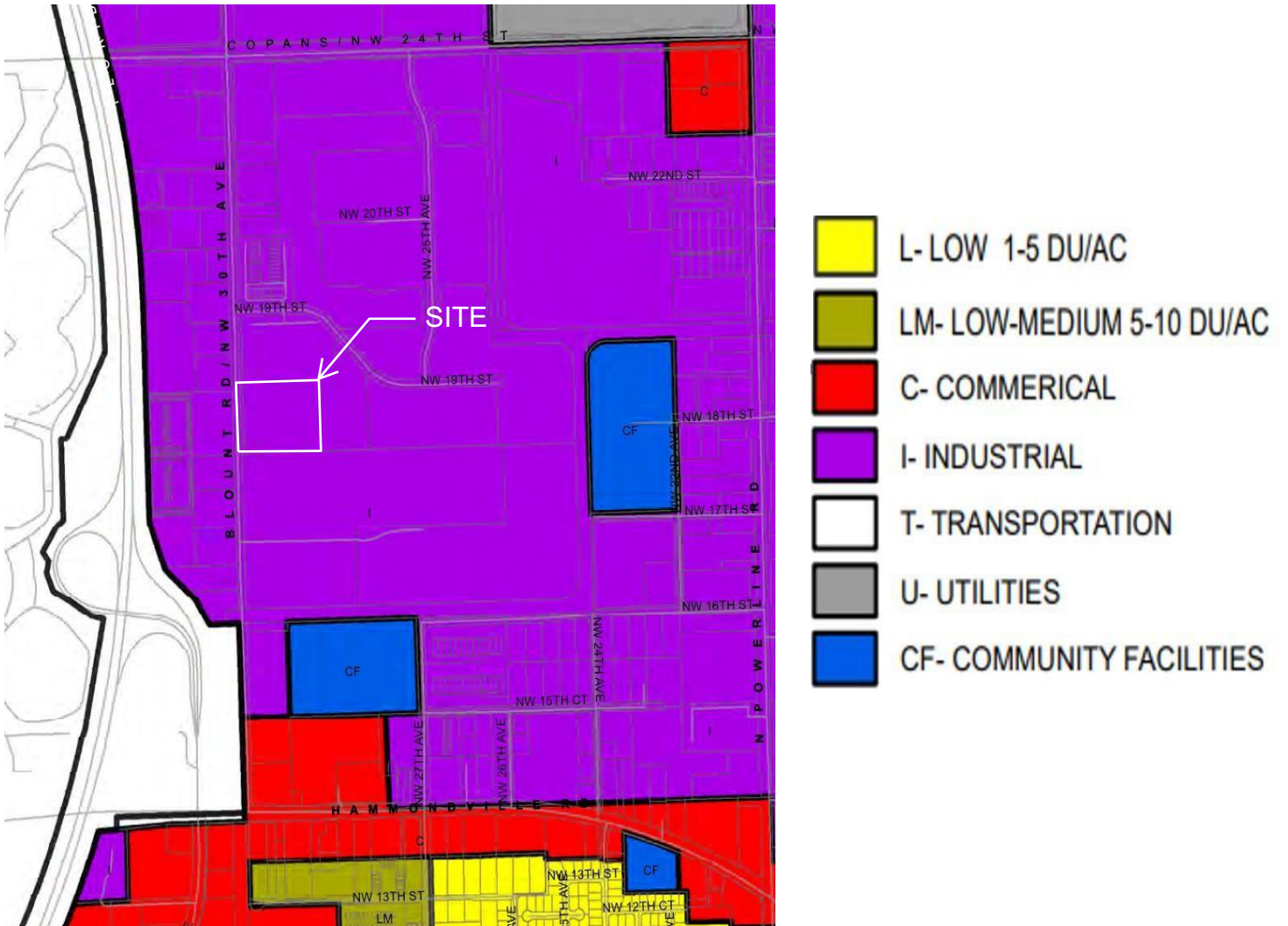


EXHIBIT D

Potable Water Provider Letter

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

EXHIBIT E

Sanitary Sewer Provider Letter

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

EXHIBIT F

Solid Waste Provider Letter

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022



Luigi Pace
GOVERNMENT AFFAIRS
Lpace@wm.com
WASTE MANAGEMENT

July 20, 2022

Mr. Juan Chapa
Keith
301 E Atlantic Blvd.
Pompano Beach, FL 33060

RE: Solid Waste Capacity 1700 SW 30th Ave. Pompano Beach

Dear Mr. Chapa,

I have reviewed the information you sent me regarding the land use amendment for the proposed project in Pompano Beach. Waste Management owns and operates Monarch Hill landfill located at 2700 Wiles Road, Pompano Beach, FL 33073. The landfill has estimated capacity of 8 years at current demand.

Accordingly, we believe that there is adequate volume space to safely accommodate the anticipated waste generated by the proposed project.

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Luigi Pace', with a stylized flourish at the end.

Luigi Pace
Government Affairs Manager

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

EXHIBIT G

Drainage Provider Letter

Permits

(REQUESTED, WILL BE INCLUDED PRIOR TO P&Z BOARD)

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

P&Z

BPH – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

South Florida Water Management District

**BEG. PERMIT
NUMBER** 06-03130-P

APPLICATION NO.
001114-4

- 06-03130-P -

P&Z

BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 06-03130-P**

Form #0941
08/95

DATE ISSUED: January 2, 2001

PERMITTEE: BROWARD COUNTY
115 SOUTH ANDREWS AVE, RM 212
FT. LAUDEDALE, FL 33301

PROJECT DESCRIPTION: A SURFACE WATER MANAGEMENT SYSTEM SERVING 6.69 ACRE(S) OF INSTITUTIONAL DEVELOPMENT KNOWN AS NORTH HOMELESS ASSISTANCE CENTER.

PROJECT LOCATION: BROWARD COUNTY, SEC 28 TWP 48S RGE 42E

PERMIT DURATION: Five years from the date issued to complete construction of the surface water management system as authorized herein. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 001114-4, dated November 14, 2000. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

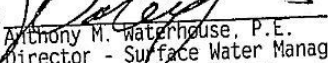
Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing,
2. the attached General Conditions.
3. the attached 7 Special Conditions, and
4. the attached 5 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 2nd day of January, 2001, in accordance with Section 120.60(3), Florida Statutes.

BY: 
Anthony M. Waterhouse, P.E.
Director - Surface Water Management
Palm Beach Service Center

Certified Mail No. 7000 0600 0025 9430 2143

Enclosures

Handwritten initials and date:
AS
1/9/01

ENVIRONMENTAL RESOURCE PERMIT

CHAPTER 40E-4 (10/95)

40E-4.321 Duration of Permits

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C. is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. the effective date of the local government's comprehensive plan amendment.
2. the effective date of the local government development order.
3. the date on which the District issues the conceptual approval, or
4. the latest date of the resolution of any Chapter 120.57, F.A.C., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. the Governing Board takes action on an application for extension of an individual permit, or

2. staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific authority 373.044, 373.113 F.S. Law Implemented 373.413, 373.416, 373.419, 373.426 F.S. History—New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4/20/94, 10-3-95

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NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1999), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Petition for Administrative Proceedings

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order: If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order: A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (FLAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with FLAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with FLAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or

Revised August, 2000

publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

- (1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;
- (2) a statement of the preliminary agency action;
- (3) an explanation of how the person's substantial interests will be affected by the agency determination; and
- (4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitation imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

- (a) the caption shall read:
Petition for (Variance from) or (Waiver of) Rule (Citation)
- (b) The name, address, telephone number and any facsimile number of the petitioner;

(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner, (if any);

(d) the applicable rule or portion of the rule;

(e) the citation to the statute the rule is implementing;

(f) the type of action requested;

(g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;

(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and

(i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and

b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201 INITIATION OF PROCEEDINGS (INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) - All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(f) A demand for relief.

Revised August, 2000

28-105.301 INITIATION OF PROCEEDINGS
(NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
 - (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
 - (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
 - (e) A demand for relief.

28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

- (3) Requests for hearing filed in accordance with this rule shall include:
- (a) The name and address of the party making the request, for purposes of service;
 - (b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
 - (c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:

- (a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;

(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;

(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;

(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and

(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.

(2) The 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.

(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57, and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.

(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.

GENERAL CONDITIONS

1. ALL ACTIVITIES AUTHORIZED BY THIS PERMIT SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT AND PART IV, CHAPTER 373, F.S.
2. THIS PERMIT OR A COPY THEREOF, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY. THE COMPLETE PERMIT SHALL BE AVAILABLE FOR REVIEW AT THE WORK SITE UPON REQUEST BY THE DISTRICT STAFF. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT.
3. ACTIVITIES APPROVED BY THIS PERMIT SHALL BE CONDUCTED IN A MANNER WHICH DOES NOT CAUSE VIOLATIONS OF STATE WATER QUALITY STANDARDS. THE PERMITTEE SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND POLLUTION CONTROL TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS. TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PERMITTED WORK. TURBIDITY BARRIERS SHALL REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL PRACTICES SHALL BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS DESCRIBED IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL; A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988), INCORPORATED BY REFERENCE IN RULE 40E-4.091, F.A.C. UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE PERMIT. THEREAFTER THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE PERMITTEE SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
4. THE PERMITTEE SHALL NOTIFY THE DISTRICT OF THE ANTICIPATED CONSTRUCTION START DATE WITHIN 30 DAYS OF THE DATE THAT THIS PERMIT IS ISSUED. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ACTIVITY AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMMENCEMENT NOTICE FORM NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED COMPLETION DATE.
5. WHEN THE DURATION OF CONSTRUCTION WILL EXCEED ONE YEAR, THE PERMITTEE SHALL SUBMIT CONSTRUCTION STATUS REPORTS TO THE DISTRICT ON AN ANNUAL BASIS UTILIZING AN ANNUAL STATUS REPORT FORM. STATUS REPORT FORMS SHALL BE SUBMITTED THE FOLLOWING JUNE OF EACH YEAR.

P&Z

6. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE PERMITTED ACTIVITY, THE PERMITTEE SHALL SUBMIT A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO.0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT DRAWINGS FOR THE PURPOSE OF DETERMINING IF THE WORK WAS COMPLETED IN COMPLIANCE WITH PERMITTED PLANS AND SPECIFICATIONS. THIS SUBMITTAL SHALL SERVE TO NOTIFY THE DISTRICT THAT THE SYSTEM IS READY FOR INSPECTION. ADDITIONALLY, IF DEVIATION FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. BOTH THE ORIGINAL AND REVISED SPECIFICATIONS MUST BE CLEARLY SHOWN. THE PLANS MUST BE CLEARLY LABELED AS "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.
7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE SYSTEM TO BE IN COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS; AND THE ENTITY APPROVED BY THE DISTRICT IN ACCORDANCE WITH SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, ACCEPTS RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE SYSTEM. THE PERMIT SHALL NOT BE TRANSFERRED TO SUCH APPROVED OPERATION AND MAINTENANCE ENTITY UNTIL THE OPERATION PHASE OF THE PERMIT BECOMES EFFECTIVE. FOLLOWING INSPECTION AND APPROVAL OF THE PERMITTED SYSTEM BY THE DISTRICT, THE PERMITTEE SHALL INITIATE TRANSFER OF THE PERMIT TO THE APPROVED RESPONSIBLE OPERATING ENTITY IF DIFFERENT FROM THE PERMITTEE. UNTIL THE PERMIT IS TRANSFERRED PURSUANT TO SECTION 40E-1.6107, F.A.C., THE PERMITTEE SHALL BE LIABLE FOR COMPLIANCE WITH THE TERMS OF THE PERMIT.
8. EACH PHASE OR INDEPENDENT PORTION OF THE PERMITTED SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE LOCATED WITHIN THE AREA SERVED BY THAT PORTION OR PHASE OF THE SYSTEM. EACH PHASE OR INDEPENDENT PORTION OF THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFER OF RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE PHASE OR PORTION OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
9. FOR THOSE SYSTEMS THAT WILL BE OPERATED OR MAINTAINED BY AN ENTITY THAT WILL REQUIRE AN EASEMENT OR DEED RESTRICTION IN ORDER TO ENABLE THAT ENTITY TO OPERATE OR MAINTAIN THE SYSTEM IN CONFORMANCE WITH THIS PERMIT, SUCH EASEMENT OR DEED RESTRICTION MUST BE RECORDED IN THE PUBLIC RECORDS AND SUBMITTED TO THE DISTRICT ALONG WITH ANY OTHER FINAL OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, PRIOR TO LOT OR UNIT SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE COUNTY OR MUNICIPAL ENTITIES, FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE LOCAL GOVERNMENT ENTITY. FAILURE TO SUBMIT THE APPROPRIATE FINAL DOCUMENTS WILL RESULT IN THE PERMITTEE REMAINING LIABLE FOR CARRYING OUT MAINTENANCE AND OPERATION OF THE PERMITTED SYSTEM AND ANY OTHER PERMIT CONDITIONS.

10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.
12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.
13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.
14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.
15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.
16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.
17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.
19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 15.5 FEET NGVD.
2. DISCHARGE FACILITIES: TOTAL ON-SITE RETENTION.
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
4. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
5. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
6. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
7. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF BROWARD COUNTY.

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

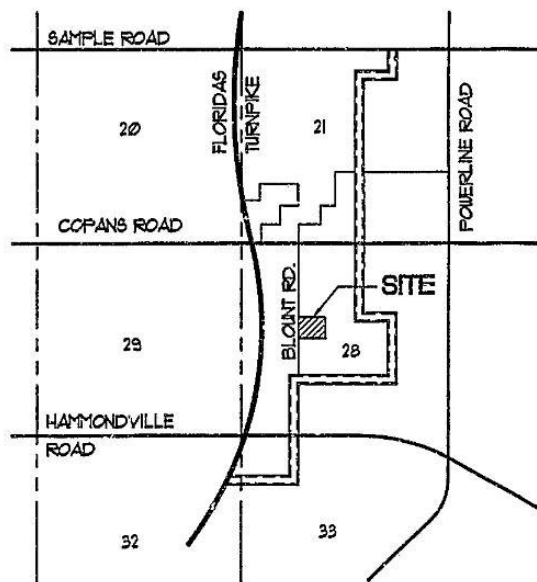
10/26/2022

001114-4

ORIGINAL SUBMITTAL

NOV 14 2000

WPB

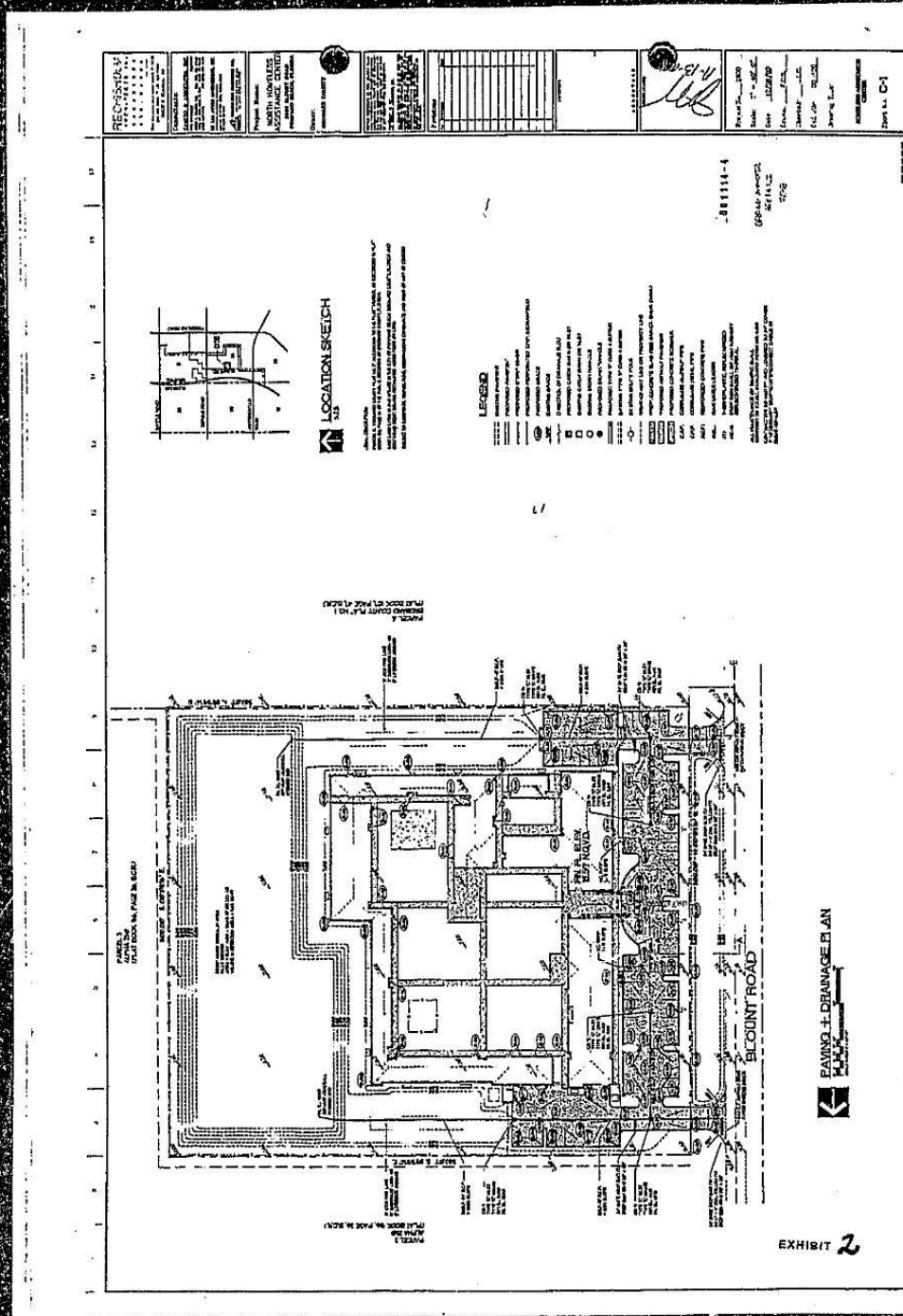


LOCATION SKETCH

N.T.S.

EXHIBIT **1**

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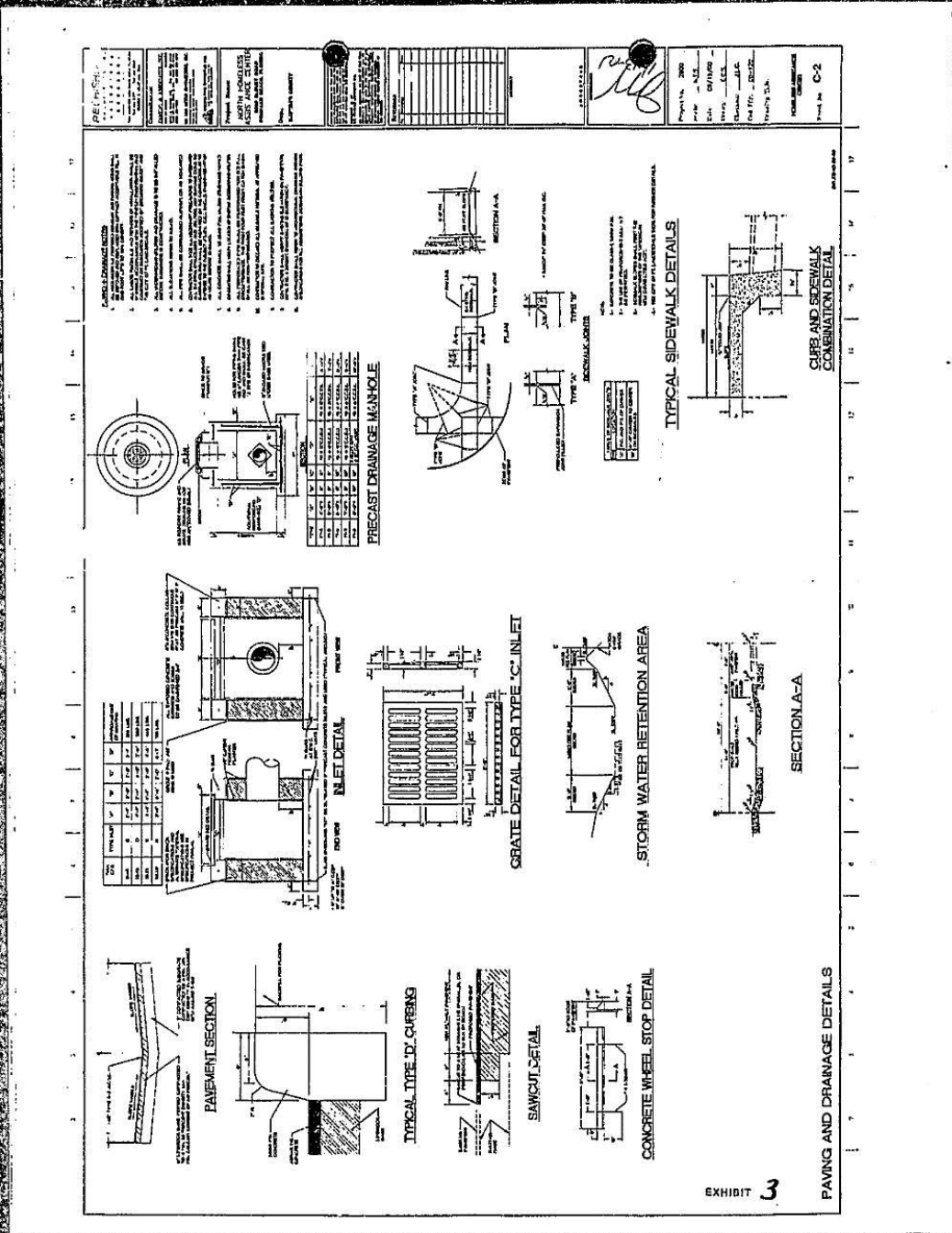


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BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022



PROJECT: NORTH HOMELESS ASSISTANCE CENTER

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 001114-4

LOCATION: BROWARD COUNTY, S28/T48S/R42E

OWNER: BROWARD COUNTY

PROJECT AREA: 6.69 ACRES DRAINAGE AREA: 6.69 ACRES

PROJECT USE: INSTITUTIONAL

FACILITIES:

1. PROPOSED: This application is for the construction and operation of a surface water management system to serve a 6.69 acre institutional development known as North Homeless Assistance Center. The proposed surface water management system will consist of inlets, culverts, swales, and a dry retention area which will provide water quality treatment and storage. No offsite discharge is proposed.

PROJECT LEVEL:

DRAINAGE BASIN: C-14 EAST

RECEIVING BODY: ON SITE RETENTION

WATER QUALITY:

Water quality treatment will be provided within the onsite dry retention pond.

ENVIRONMENTAL ASSESSMENT:ENVIRONMENTAL SUMMARY:

The project site consists of a 6.7 acre upland parcel in the City of Pompano Beach, Broward County, Florida. The surrounding land use consists of roadways, cleared parcels, and commercial development. The applicant proposes to construct a surface water management system for a county homeless assistance center and associated parking. There are no wetlands present on site and no wetland protection or mitigation requirements for this parcel.

The proposed activities have been reviewed for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based on the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Exhibit HA

APPLICATION NUMBER: 001114-4
LOCATION: BROWARD COUNTY. S28/T48S/R42E

APPLICABLE LAND USE:

In the following table the water management acreage includes the dry retention pond and swales.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE
TOTAL ACRES	6.69		6.69 acres
WTRM ACREAGE	2.26		2.26 acres
PAVEMENT	.87		.87 acres
BUILD COVERAGE	1.44		1.44 acres
PERVIOUS	2.12		2.12 acres

DEPARTMENT APPROVAL:

NATURAL RESOURCE MANAGEMENT

Anita R. Bain
Anita R. Bain

DATE: 12/10/20

SURFACE WATER MANAGEMENT

Carlos A. de Rojas
Carlos A. de Rojas, P.E.

DATE: 12/12/20

Exhibit 4b

P&Z

STAFF REPORT DISTRIBUTION LIST

NORTH HOMELESS ASSISTANCE CENTER
 APPLICATION NUMBER: 001114-4
 PERMIT MODIFICATION NUMBER: 06-03130-P

INTERNAL DISTRIBUTION

Reviewer:
☒ Eric P. Bergquist
☒ Robert F. Hopper
☒ Anita R. Bain
☒ Carlos A. DeRojas, P.E.
☒ H. Azizi
☒ J. Giddings - LEC
☒ J. Golden - REG
☒ R. Robbins - NRM
☒ Service Center Director - BSC
☒ A. Waterhouse - REG
☒ P. Bell - LEG
☒ ERC Engineering
☒ ERC Environmental
☒ Enforcement
☒ Permit File

DEPT. OF ENVIRONMENTAL PROTECTIONEXTERNAL DISTRIBUTION

☒ Owner:
BROWARD COUNTY
☒ Applicant:
BROWARD COUNTY OF
☒ Applicant's Agent
DIPOMPEO CONSTRUCTION CORPORATION
☒ Engineer, County of:
BROWARD
☒ Engineer, City of:
Pompano Beach
☒ Local Drainage District:
BROWARD COUNTY WCD 3
COUNTY
☒ Broward -BCDPEP
 -Director, Water Mgmt Div

BUILDING AND ZONINGOTHER

City of Sunrise
☒ David Sinclair
 FDEP
 Florida Audubon - Charles Lee
 Florida Fish & Wildlife Conservation Com
 Old Plantation WCD

EXHIBIT 5

P&Z

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

City of Sunrise
Attn: John Foglesong
10770 W. Oakland Park Boulevard
Sunrise, FL 33351

David Sinclair
11011 Hagan Ranch Road
Boynton Beach, FL 33437

FDEP
Div of Recreation and Park - District 7
13798 SE Federal Highway
Hobe Sound, FL 33455

Florida Fish & Wildlife Conservation Commission
Bureau of Protected Species Management
620 S Meridian Street
Tallahassee, FL 32399-6000

Old Plantation WCD
Pat O'Quinn
Plantation, FL

EXHIBIT 5

P&Z

Sent By: HP LaserJet 3100;

305 665 8488;

Dec-11-00 2:36PM;

Page 1/2

**CITY OF POMPANO BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
ADMINISTRATIVE REPORT NO. 01-029**

DATE: October 18, 2000

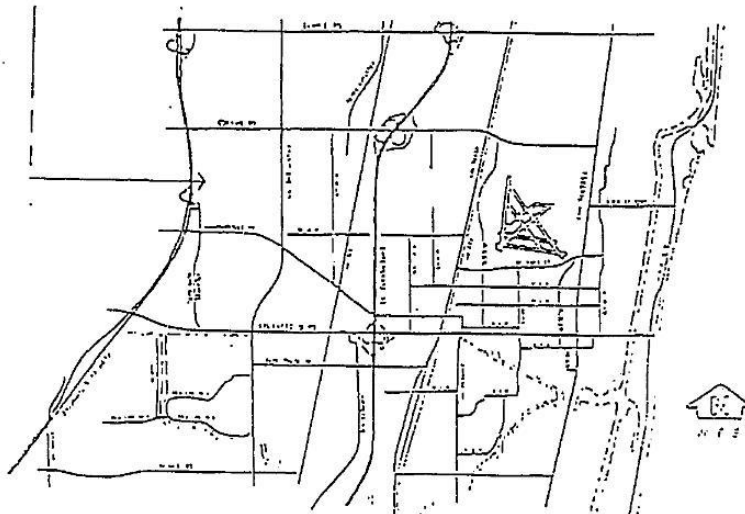
TO: Planning & Zoning Board/Local Planning Agency

FROM: Reagan Yarbrough, Zoning Director

RE: Application for site Plan Approval - Broward County

(PRA 00-5339)

The following is a brief summary of information on the subject and surrounding properties, together with City departments, Development Review Committee and/or utility company comments. The applicant proposes to construct a 200 bed homeless assistance center and shelter. the building consists of 36,295 sq. ft. of enclosed area and 2,649 sq. ft. of covered patio on a gross site area of 316,491 sq. ft. or approximately 7.2 acres.

1700 N.W. 30th Avenue

1

Post to Fax Note	7671	Date	12-11	Mail	2
To	Robert Koppert	From	Robert L. Carneal		
City Dept.	SEWMD	Co	Carneal & Assoc.		
Phone #		Phone #	305 665 7602		
Fax #		Fax #			

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BPM - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

Sent By: HP LaserJet 3100;

305 665 8488;

Dec-11-00 2:38PM;

Page 2/2

ZONING DEPARTMENT RECOMMENDATION

This application was reviewed at a DRC meeting held on 9/6/00 and has been revised to substantially comply with departments comments. Zoning Department staff recommends approval subject to the following conditions:

- 1) Applicant must be granted Special Exception approval from the Zoning Board of Appeals for the proposed use.
- 2) Provide updated surveys with building permit sets.
- 3) Correct the site data relative to the canopy and lot coverage.
- 4) Correct parking space size to 10' x 20' as required by code.
- 5) Photometric plan shall be corrected to insure light spillage will not exceed 3.0 footcandles at property lines.
- 6) Correct light pole and tree island conflicts.
- 7) Provide an irrigation plan for the entire property to meet code requirements.

Sent By: HP 1/25/00 3:03

305 665 8488;

Dec-4-00 3:47PM;

Page 1/2

11/25/00 P. 5/26



EASTCOAST TESTING & ENGINEERING, INC.

4100 North Powerline Rd. - Suite G-1
Pompano Beach, FL 33073
Broward (954) 972-7845 (SOIL) - Dade (305) 947-4768

4361 Okeechobee Blvd. - Suite A-5
West Palm Beach, FL 33409
(800) 329-7845 (SOIL) - (407) 471-8220

September 29, 2000

FACIMILE #954.971.8872
ESTABLISHED 1931

Lab No. 206712

TEST REPORT OF: S. F. W. M. D. Exfiltration
(FDOT Usual Open Hole)

CLIENT: Di Pompeo Construction Corp.
ENGINEER: NOT FURNISHED
PROJECT: North Broward Homeless Assistance Center

TESTED BY: H.E./S.R. on 9/21/00
RESULTS OF TEST

TEST LOCATION: App. 245' N and 60' W of SEPC
Soils Description:

0.0-2.0 Gray fine grained sand, trace of roots
2.0-4.0 Dark brown fine grained sand trace of roots and organics
4.0-7.0 Brown fine grained sand
7.0-10.0 Pale brown fine grained sand

Depth of Test Hole 10 ft Water Table 3.5

DEPTH of GROUND WATER TABLE: 8.0 Feet Below Existing Grade
TIME TOTAL FLO GPM
10 Minutes 2.5 Gallons 0.25

AVERAGE CUBIC FEET/ SEC. Q= 0.0005569789
HYDRAULIC CONDUCTIVITY: K= 1.209511E-05

Respectfully Submitted By:
EASTCOAST TESTING ENGINEERING, INC.

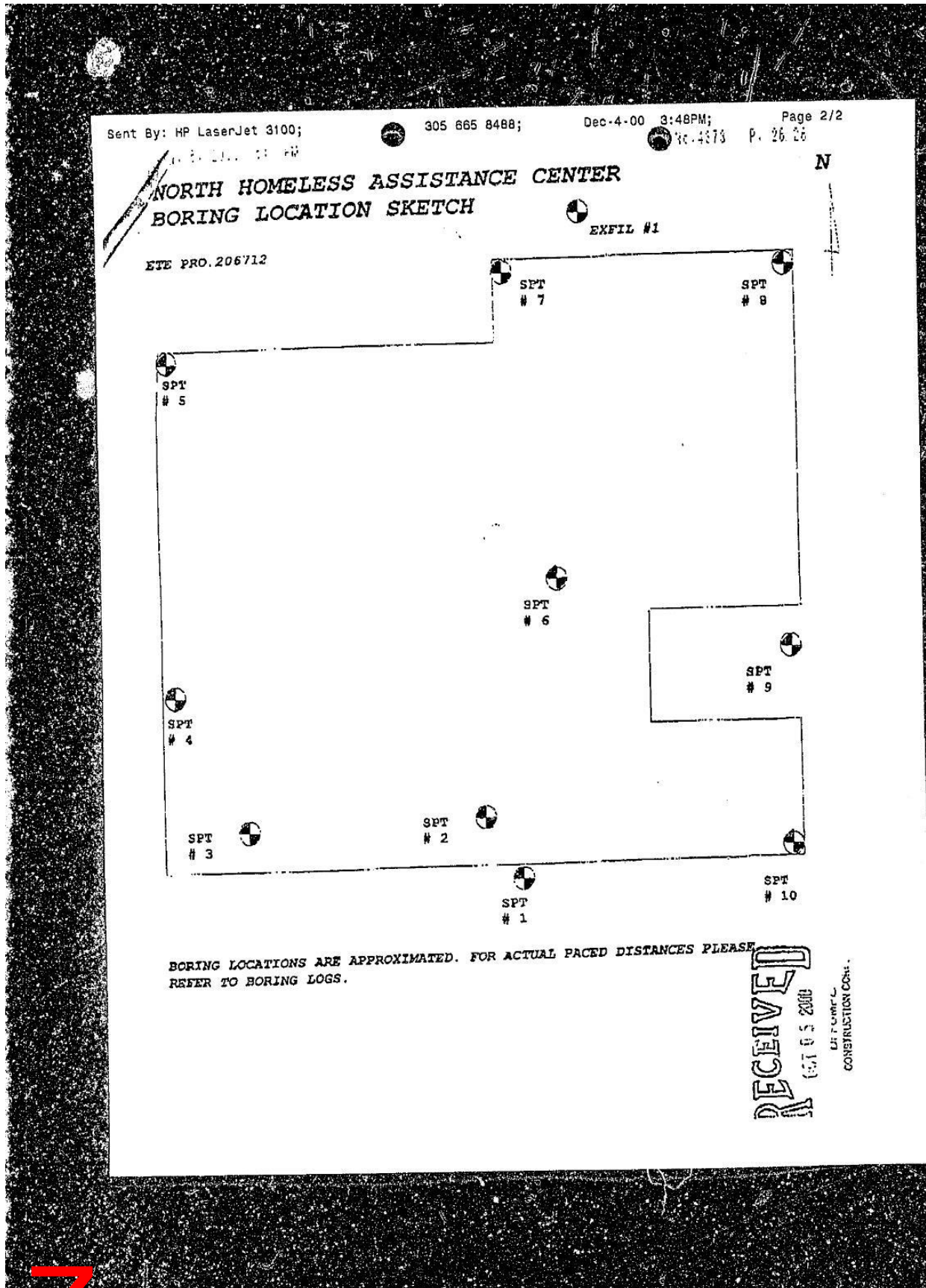
D. Mark Le Blanc, V.P., P.E.
State of Florida # 35583
Special Inspector #1177

Craig S. Smith, President

RECEIVED
OCT 05 2000

Post-It Fax Note	7671	Date	11-30	# of pages	2
To	ERIC BERGQUIST	From	José L. Camero		
Co./Dept.	SF/MD	Co.	Camero & Assoc.		
Phone #		Phone #	305 465 7602		
Fax #	904-682-6896	Fax #			

SETTLEMENT INVESTIGATIONS ANALYTICAL & ENVIRONMENTAL LABORATORY



PERMIT APPLICATION ROUTING Environmental Resource Regulation Division			
Application Number:	<u>001114-4</u>	Permit Number:	
Related Application Number:			
Applicant:	<u>COUNTY OF BROWARD</u>		
Project:	<u>NORTH HOMELESS ASSISTANCE CENTER</u>		
County:	<u>Broward</u>	Permit Type:	<u>ERP</u>
		Land Use Type:	<u>COM</u>
30 Day Deadline: <u>12/13/00</u>			
No Fee Required:			
Fee Received:	<u>\$2000.00</u>	Fee Due:	\$ _____
		(Do Not Issue Permit)	
		DATE RECEIVED	DATE OUT
PROCESSED BY:	<u>Mary Waters</u>	<u>11/15/00</u>	<u>11/15/00</u>
ROUTE TO:			
<u>Carlos DeRojas</u>	_____	_____	_____
<u>Anita Bain</u>	_____	_____	_____
<u>ENV. RES. COMPL. DIV.</u>	_____	_____	_____
<u>GIS</u>	_____	_____	_____
<u>RIGHT-OF-WAY</u>	<u>5260</u>	_____	_____
<u>WEEKLY MAIL/Fran</u>	_____	_____	_____
NRM Signoff: _____		Date: _____	
COMMENTS:			
FOR RIM USE ONLY			
Application Submittal Included:			
Application Form: <u>6</u>	Plans: <u>6</u>	Aerials: <u>6</u>	Engineer Reports: <u>6</u>
		Adjacent Property Owners Lists: <u>0</u>	

P&Z



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

(receipt)

Receipt No. 0000045587 - 0001

Refer to Application: 001114-4

Project Name : NORTH HOMELESS ASSISTANCE CENTER

BROWARD COUNTY OF
115 SOUTH ANDREWS AVENUE ROOM 212
FORT LAUDERDALE, FL 33301

REVENUE ACCOUNT CODE	RECEIPT OF PERMIT APPLICATION TYPE OF APPLICATION		FEE AMOUNT
4615	ERP GENERAL PERMIT STANDARD GEN. PERMIT - NEW		\$2,000.00
ITEM	TRANS TYPE	DATE RECEIVED	CHECK NO
1	PAYMENT MADE BY APPLICANT	11/14/2000	0377118
			AMOUNT RECEIVED
			\$2,000.00
			=====
			BALANCE DUE
			\$0.00

PROCESSED BY : MWATERS
DATE : November 15, 2000
BRANCH OFFICE : WPB

c: Applicant
Accounting
Control
File

GOVERNING BOARD

Michael Collins, *Chairman*
Michael D. Minton, *Vice Chairman*
Mitchell W. Berger

Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason

Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams

EXECUTIVE OFFICE

Frank R. Finch, P.E., *Executive Director*
James E. Blount, *Chief of Staff*

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BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-1680 • www.sfwmd.gov

NOTICE

November 15, 2000

Subject: Environmental Resource Permit Application
Application No. 001114-4
Applicant County of Broward
Broward County, S 28/T 48 S/R 42 E

The South Florida Water Management District is currently processing the attached application. If you have any comments or objections concerning this project, please submit them in writing to this office within 30 days of receipt of this notice.

This is also an opportunity for applicable State agencies to concur with or object to the proposed project under the federal consistency provision of the Coastal Zone Management Act. Review must be in accordance with the procedures adopted by the Interagency Management Committee on October 25, 1989. Findings of inconsistency must describe how the project conflicts with your agency's statutory authorities in the Florida Coastal Management Program and provide alternative measures, if any, which would make the project consistent. Commenting agencies must provide a copy of all consistency comments letters to the Florida Coastal Management Program Director, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Please refer to the applicants name and application number as referenced above in any correspondence to help facilitate processing. Questions concerning this project should be addressed to Rob Robbins at (561) 682-6951 or Tony Waterhouse at (561) 682-6867.

BAC:mw

Attachments

c: US Army Corps of Engineers
Department of Environmental Protection/Office of Protected Species Management
Department of State, Division of Historical Resources
Regional Planning Council
Department of Community Affairs

GOVERNING BOARD

Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger

Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason

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Harkley R. Thornton
Trudi K. Williams

EXECUTIVE OFFICE

Frank R. Finch, P.E., Executive Director
James E. Blount, Chief of Staff

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SECTION C Environmental Resource Permit Notice of Receipt of Application

This information is required in addition to that required in other sections of the application. Please submit five copies of this notice of receipt of application and all attachments with the other required information. **PLEASE SUBMIT ALL INFORMATION ON PAPER NO LARGER THAN 2' x 3'.**

Project Name: North Homeless Assistance Center
 County: Broward
 Owner: The County of Broward
 Applicant: John DiPompeo, Jr. / DiPompeo Construction Corporation
 Applicant's Address: 2101 NW 33 Street, Pompano Beach, FL 33069

1. Indicate the project boundaries on a USGS quadrangle map. Attach a location map showing the boundary of the proposed activity. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it. SEE ATTACHED.
2. Provide the names of all wetlands, or other surface waters that would be dredged, filled, impounded, diverted, drained, or would receive discharge (either directly or indirectly), or would otherwise be impacted by the proposed activity, and specify if they are in an Outstanding Florida Water or Aquatic Preserve: N/A
3. Attach a depiction (plan and section views), which clearly shows the works or other facilities proposed to be constructed. Use multiple sheets, if necessary. Use a scale sufficient to show the location and type of works. PAVING and DRAINAGE Plan.
4. Briefly describe the proposed project (such as "construct a deck with boatshelter", "replace two existing culverts", "construct surface water management system to serve 150 acre residential development"): CONSTRUCT AND OPERATE SURFACE WATER SYSTEM TO SERVE 6.7 ACRES OF A COMMERCIAL PARCEL.
5. Specify the acreage of wetlands or other surface waters, if any, that are proposed to be disturbed, filled, excavated, or otherwise impacted by the proposed activity: 0 ACRES OF WETLANDS.
6. Provide a brief statement describing any proposed mitigation for impacts to wetlands and other surface waters (attach additional sheets if necessary): N/A

FOR AGENCY USE ONLY

Application Name:
 Application Number:
 Office where the application can be inspected:

ORIGINAL SUBMITTAL
 NOV 14 2000

WPB

001114-4

P&Z

OWNER(S) OF LAND	ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER)
NAME County of Broward, c/o Ed Seymour,	NAME DiPompeo Construction Corporation
ADDRESS 115 South Andrews Ave, Rm 212	ADDRESS 2101 NW 33 Street, Suite 1600 A
CITY, STATE, ZIP Ft. Lauderdale, FL 33301	CITY, STATE, ZIP Pompano Beach, FL 33069
COMPANY AND TITLE N/A	COMPANY AND TITLE DiPompeo Const. Corp, Pres.
TELEPHONE (954) 357-6412 FAX (954) 357-6411	TELEPHONE (954) 917-6252 FAX (954) 917-4646
AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED)	CONSULTANT (IF DIFFERENT FROM AGENT)
NAME John DiPompeo, Jr.	NAME Camero & Associates, Inc.
COMPANY AND TITLE DiPompeo Const. Corp., Pres.	COMPANY AND TITLE Jorge L. Camero, PE, President
ADDRESS 2101 NW 33 Street, Suite 1600 A	ADDRESS 7400 SW 50 Terr., Suite 204
CITY, STATE, ZIP Pompano Beach, FL 33069	CITY, STATE, ZIP Miami, Florida 33163
TELEPHONE (954) 917-6252 FAX (954) 974-4646	TELEPHONE (305) 665-7602 FAX (305) 665-8488

Name of project, including phase if applicable North Homeless Assistance Center

Is this application for part of a multi-phase project? ☐ yes ☒ no

Total applicant-owned area contiguous to the project 6.7 ac

Total project area for which a permit is sought 6.7 ac

Impervious area for which a permit is sought ac

What is the total area (metric equivalent for federally funded projects) of work in, on, or over wetlands or other surface waters?

0 acres square feet hectares square meters

Number of new boat slips proposed. N/A

Project location (use additional sheets, if needed)

County(ies) Broward County

Section(s) 28 Township 48S Range 42E

Section(s) Township Range

Land Grant name, if applicable See Attached Legal Description

Tax Parcel Identification Number N/A owned by Broward County

Street address, road, or other location 1700 Blount Road

City, Zip Code if applicable Pompano Beach, FL 33069

001114-4

ORIGINAL SUBMITTAL

NOV 14 2000

WFB

Describe in general terms the proposed project, system, or activity.

Construction and operation of a surface water management system to serve 6.7 acres of a commercial parcel.

If there have been any pre-application meetings, including at the project site, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives. None

Please identify by number any MSSW/Wetland resource/ERP/ACOE Permits pending, issued or denied for projects at the location, and any related enforcement actions.

Agency	Date	No./Type of Application	Action Taken
N/A			

Note: The following information is required only for projects proposed to occur in, on or over wetlands that need a federal dredge and fill permit and/or authorization to use state owned submerged lands and is not necessary when applying solely for an Environmental Resource Permit. Please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

1. N/A

2.

3.

4.



Public Works Department
Office of Project Management and Construction
Construction Management Division
Governmental Center Annex, Room A550
115 S. Andrews Avenue, Fort Lauderdale, FL 33301
(954) 357-6419 • FAX (954) 357-6411

September 14, 2000

ORIGINAL SUBMITTAL

NOV 14 2000

WPB

To: South Florida Water Management District

**DESIGN/BUILDER'S CERTIFICATION
TO ACT AS AGENT FOR BROWARD COUNTY**

Di Pompeo Construction Corporation, pursuant to its Agreement with Broward County to construct a Homeless Assistance Center on certain land owned by Broward County and located in Pompano Beach, Florida, is authorized to obtain all necessary permits on behalf of Broward County to comply with the aforementioned project requirements.

Edmond Maurice

Edmond Maurice, Contract Administrator
Director of Construction Management Division

Notarized Signature

Bernadine A. Gichon



Bernadine A. Gichon
Commission # CC 943868
Expires June 8, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

RECEIVED

OCT 02 2000

DI POMPEO
CONSTRUCTION CORP.

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS — An Equal Opportunity Employer and Provider of Services

Norman Abramowitz Scott I. Cowan Suzanne N. Gunzburger Kristin D. Jacobs Ilene Lieberman Lori Nance Parrish John E. Rodstrom, Jr.
Visit us on the Internet: www.broward.org

CAMERO & ASSOCIATES, INC.
ENGINEERS PLANNERS

November 13, 2000

Mr. Carlos de Rojas, P.E.
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Resource Protection Department
3301 Gun Club Road
West Palm Beach, FL 33406

SUBJ: NORTH HOMELESS ASSISTANCE CENTER
2050 Blount Road
Pompano Beach, Broward County, Florida
Our Job No. 00-120
Via Federal Express

RECEIVED

NOV 14 2000

ENV RES REGULATION

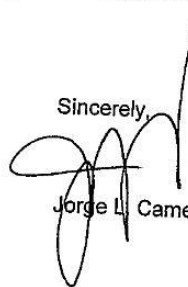
Dear Carlos:

Enclosed are the documents required for a permit modification for the above subject site. The documents enclosed are as follows:

1. Six- (6) sets of the Paving and Drainage Plans and Details signed and sealed.
2. Six- (6) sets of the permit applications fully executed.
3. Check in the amount of \$2,000.00 for a general permit.
4. Six- (6) copies of the Warranty Deed for the property.
5. Six- (6) sets of the Drainage Calculations, signed and sealed.
6. Six- (6) prints of the property survey signed and sealed.
7. Six- (6) prints of the Aerial Photographs with the site denoted.
8. Six- (6) copies of the Design/Builder's Certification to act as Agent for Broward County.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,



Jorge L. Camero, P.E.

cc: Robert E. Chisholm
JLC/db
00120-04 doc

7400 SOUTHWEST 50TH TERRACE MIAMI, FLORIDA 33155
(305) 665-7602 (305) 665-8488 (FAX)

P&Z

BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

Nov. 13. 2000 1:08PM No. 6329 P. 3/3

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$574.80

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$900.00

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$900.00

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$900.00

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$900.00

STATE OF FLORIDA
DEPT. OF REVENUE
STAMP TAX
JUL 17 1999
\$900.00

TOGETHER WITH

The Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 28, Township 40 South, Range 2 East;

LESS road right of way for Copans Road, Blount Road;

TOGETHER WITH

The West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 28;

LESS road right of way for Copans Road, and;

LESS that canal right of way lying East of above said Parcel; as described in Official Record Book 4479, Page 90, Public Records of Broward County, Florida;

TOGETHER WITH

That portion of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) lying West and South of that canal right of way; as described in Official Record Book 4479, Page 90, Public Records of Broward County, Florida, of said Section 28.

TOGETHER WITH

The Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 28;

LESS the road right of way for Blount Road.

TOGETHER WITH

That portion of land in the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) and the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 28;

LESS the road right of way for Blount Road; and

LESS that portion of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) and that portion of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 28, Township 40 South, Range 2 East, bounded by the North canal right of way line as described in Official Record Book 4479, Page 90, Public Records of Broward County, Florida, and a line 1095.0 feet North of and parallel with the above said North canal right of way line.

SAID LANDS containing 182.60 acres, more or less.

The property hereby conveyed does not constitute any part of the homestead of the grantor, who in fact resides at 230 Compass Drive, Fort Lauderdale, Florida.

SUBJECT TO reservations, restrictions, limitations and easements record and taxes for the year 1979 and subsequent years.

RECEIVED
NOV 23 2000
DI PUMPEO
CONSTRUCTION CORP.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

EXHIBIT "A"

P&Z

BPM - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

001114-4

ORIGINAL SUBMITTAL

NOV 14 2020

WPB

LAND DESCRIPTION:

PARCEL E, "BROWARD COUNTY PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING IN AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 291.537 SQUARE FEET/ 6.6928 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

P&Z

CAMERO & ASSOCIATES, INC.
ENGINEERS PLANNERS

DRAINAGE CALCULATIONS

PROJECT: North Homeless Assistance Center
2050 Blount Road
Pompano Beach, Broward County, Florida

ORIGINAL SUBMITTAL

NOV 14 2000

WPB

PREPARED BY: Camero & Associates, Inc.
Jorge L. Camero, PE
Florida Registration No. 32545
Job No. 00-120
September 18, 2000

I. GIVEN:

A. Acreage's:

1. Roofs	=	62,786 SF	=	1.44 AC
2. Paving/walks	=	37,999 SF	=	0.87 AC
3. Green Areas	=	190,713 SF	=	4.38 AC
Total	=	291,498 SF	=	6.69 AC

B. OTHER:

1. The existing average site grade is about elevation 12.50' N.G.V.D.
2. Average wet season water table elevation is 9.00' N.G.V.D.
3. B.C. 100 year flood elevation is 14.50' N.G.V.D.

II. COMPUTATIONS:

A. Quality

1. Compute the first inch of runoff

$$1 \text{ IN} \times \frac{1 \text{ FT}}{12 \text{ IN}} \times 6.69 \text{ AC} = 0.12 \text{ AC-FT}$$

Pretreatment:

$$1/2 \text{ IN} \times 1 \text{ FT} / 12 \text{ IN} \times (6.69 - 1.44) \text{ AC} = 0.22 \text{ AC-FT}$$

2. Compute 2.5 IN. times percentage of imperviousness

a). Total Project - (lake + roof)

$$= 6.69 - (0 + 1.44)$$

$$= 5.25 \text{ AC site area, for water quality pervious/imp.}$$

b). Impervious Area

$$= (\text{site area for water quality pervious/imp.}) - \text{pervious}$$

$$= 5.25 \text{ AC} - 4.38 \text{ AC}$$

$$= 0.87 \text{ AC impervious area for water quality pervious/impervious}$$

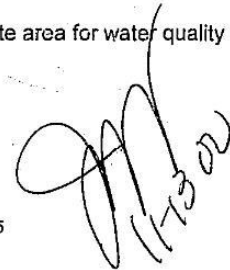
c). Percentage of imperviousness for water quality

$$= \text{Impervious area for water quality} \times 100 \% \text{ Site area for water quality}$$

$$= (0.87 \text{ AC} / 5.25 \text{ AC}) \times 100\%$$

$$= 17\% \text{ impervious}$$

7400 SOUTHWEST 50TH TERRACE SUITE 204 MIAMI, FL 33155
(305) 665-7602 (305) 665-8488 (FAX)



P&Z

Drainage Calculations, continued, 00-120

- d). For 2.5 IN. times the percentage Impervious
 $= 2.5 \text{ IN} \times 0.17$
 $= 0.41 \text{ IN}$ to be treated
- e). Compute volume required for quality detention
 $= \text{inches to be treated} \times (\text{total site} - \text{lake})$
 $= 1 \text{ IN} \times (6.69 \text{ AC} - 0) \times 1 \text{ FT}/12 \text{ IN}$
 $= 0.56 \text{ AC-FT}$
 Use 0.56 AC-FT or 24,394 CF or 6.69 AC-IN

Run-off Calculations:

Northwest Area:

Area of contour elevation 14.00 = 98,615 SF

Area of contour elevation 13.00 = 71,068 SF

Area of contour elevation 10.00 = 56,275 SF

VOLUME IN DETENTION AREA TO ELEV. 14.00 = 246,270 CF or 5.65 AC-FT

Soil Storage:

Average site grade = 14.50 N.G.V.D.

Average wet season water table = 9.00' N.G.V.D.

Depth to water table = 5.50'

Compacted water storage estimated by the Soil Conservation
 Service = 6.75 inches

% of Impervious = 17%

Soil storage value = $S = 6.75 \text{ inches} \times (1 - 0.17) = 5.6 \text{ inches}$

100 year - 1 day = 18.0 inches

25 year - 1 day = 13.0 inches

3 year - 1 day = 6.7 inches

7400 Southwest 50th Terrace Suite 204 Miami, FL 33155
 (305) 665-7602 -- (305) 665-8488 (Fax)

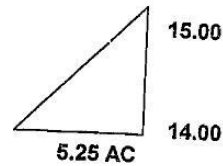
gm
 11-13-02

P&Z

Drainage Calculations, continued, 00-120

Stage (Ft.) - Storage (AF)

15.50 (Fin. Floor)



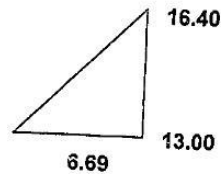
(see volumetric calcs)
Detention Area (AF)

Site (AF)

Total (AF)

9.00	0	0	0
14.00	5.65	0	5.65
15.00	$5.65 + \frac{(98,615 \text{ SF})(1 \text{ FT})}{43,560 \text{ SQ FT/ AC}} = 7.91$	$\frac{1}{2} (5.25)(1) = 2.63$	10.54
15.50	$5.65 + \frac{(98,615)(1.5)}{43,560 \text{ SQ FT/ AC}} = 9.05$	$2.63 + (0.5)(5.25) = 5.26$	14.7

Pre-Development:



9.0	0
1640	$\frac{1}{2}(6.69)(3.40) = 1640$

JLC/db
CAL00120.DOC

7400 Southwest 50th Terrace Suite 204 Miami, FL 33155
(305) 665-7602 -- (305) 665-8488 (Fax)

[Handwritten signature]
11-13-00

P&Z

PROGRAM NAME.....: SCS

PROJECT NAME.....: North Homeless Assistance Center
 ENGINEER'S NAME.....: J.L. Camero
 PROJECT AREA.....: 6.69 ACRES
 GROUND STORAGE.....: 5.6 INCHES
 TERMINATION DISCHARGE.....: 1 CFS
 DISTRIBUTION TYPE.....: SFWMD
 RETURN FREQUENCY.....: 100 YEARS
 RAINFALL DURATION.....: 3 -DAY
 24-HR RAINFALL.....: 18 INCHES
 REPORTING SEQUENCE.....: STANDARDIZED

STAGE (FT)	STCRAGE (AF)	DISCHARGE (CFS)
9.00	0.00	0.00
14.00	5.65	0.00
15.00	10.54	0.00
15.50	14.70	0.00

- - - - - R E S E R V O I R - - - - -										
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	OUTFLOW (AF)	ACCUM. DISCHGE (CFS)	INSTANT DISCHGR (CFS)	AVERAGE DISCHGR (CFS)	STAGE (FT)
0.00	0.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
4.00	0.44	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
8.00	0.88	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
12.00	1.31	0.01	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
16.00	1.75	0.06	0.1	0.0	0.0	0.0	0.0	0.0	0.0	9.03
20.00	2.19	0.17	0.2	0.1	0.1	0.0	0.0	0.0	0.0	9.08
24.00	2.63	0.32	0.3	0.2	0.2	0.0	0.0	0.0	0.0	9.16
28.00	3.27	0.60	0.5	0.3	0.3	0.0	0.0	0.0	0.0	9.29
32.00	3.91	0.93	0.6	0.5	0.5	0.0	0.0	0.0	0.0	9.45
36.00	4.55	1.30	0.7	0.7	0.7	0.0	0.0	0.0	0.0	9.64
40.00	5.18	1.71	0.7	1.0	1.0	0.0	0.0	0.0	0.0	9.84
44.00	5.82	2.15	0.8	1.2	1.2	0.0	0.0	0.0	0.0	10.05
48.00	6.46	2.61	0.8	1.5	1.5	0.0	0.0	0.0	0.0	10.28
52.00	7.27	3.22	1.3	1.8	1.8	0.0	0.0	0.0	0.0	10.58
56.00	8.93	4.55	3.0	2.5	2.5	0.0	0.0	0.0	0.0	11.22
58.00	10.30	5.70	4.6	3.2	3.2	0.0	0.0	0.0	0.0	11.77
59.00	11.30	6.57	6.8	3.7	3.7	0.0	0.0	0.0	0.0	12.18
59.50	12.20	7.36	10.7	4.1	4.1	0.0	0.0	0.0	0.0	12.53
59.75	15.24	10.11	74.0	5.6	5.6	0.0	0.0	0.0	0.0	13.31
60.00	18.27	12.93	76.1	7.2	7.2	0.0	0.0	0.0	0.0	14.16
60.50	19.58	14.17	16.7	7.9	7.9	0.0	0.0	0.0	0.0	14.42
61.00	20.27	14.82	8.7	8.3	8.3	0.0	0.0	0.0	0.0	14.52
62.00	21.19	15.69	5.3	8.7	8.7	0.0	0.0	0.0	0.0	14.62
64.00	22.30	16.75	3.5	9.3	9.3	0.0	0.0	0.0	0.0	14.75
68.00	23.60	17.99	2.1	10.0	10.0	0.0	0.0	0.0	0.0	14.89
72.00	24.46	18.83	1.4	10.5	10.5	0.0	0.0	0.0	0.0	14.99

MAXIMUM STAGE = 14.99 FEET
 MAXIMUM DISCHARGE = 0.00 CFS

Handwritten signature and date:
 11-13-20

P&Z

PROGRAM NAME.....: SCS

PROJECT NAME.....: North Homeless Assistance Center
 ENGINEER'S NAME.....: J.L. Camer
 PROJECT AREA.....: 6.69 ACRES
 GROUND STORAGE.....: 5.6 INCHES
 TERMINATION DISCHARGE.....: 1 CFS
 DISTRIBUTION TYPE.....: SFWD
 RETURN FREQUENCY.....: 25 YEARS
 RAINFALL DURATION.....: 3 -DAY
 24-HR RAINFALL.....: 13 INCHES
 REPORTING SEQUENCE.....: STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
9.00	0.00	0.00
14.00	5.65	0.00
15.00	10.54	0.00
15.50	14.70	0.00

- - - - - R E S E R V O I R - - - - -

TIME (HR)	RAIN (IN)	ACCUM. FALL RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	OUTFLOW (AF)	DISCHGE (CFS)	INSTANT DISCHGR (CFS)	AVERAGE DISCHGR (CFS)	STAGE (FT)
0.00	0.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
4.00	0.32	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
8.00	0.63	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
12.00	0.95	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.00
16.00	1.27	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.02
20.00	1.58	0.04	0.1	0.0	0.0	0.0	0.0	0.0	0.0	9.05
24.00	1.90	0.09	0.1	0.1	0.1	0.0	0.0	0.0	0.0	9.11
28.00	2.36	0.22	0.3	0.1	0.2	0.0	0.0	0.0	0.0	9.19
32.00	2.82	0.40	0.3	0.2	0.2	0.0	0.0	0.0	0.0	9.29
36.00	3.28	0.60	0.4	0.3	0.3	0.0	0.0	0.0	0.0	9.41
40.00	3.74	0.84	0.4	0.5	0.5	0.0	0.0	0.0	0.0	9.54
44.00	4.21	1.10	0.5	0.6	0.6	0.0	0.0	0.0	0.0	9.67
48.00	4.67	1.38	0.5	0.8	0.8	0.0	0.0	0.0	0.0	9.86
52.00	5.25	1.75	0.8	1.0	1.0	0.0	0.0	0.0	0.0	10.26
56.00	6.45	2.60	1.9	1.4	1.4	0.0	0.0	0.0	0.0	10.62
58.00	7.44	3.35	3.0	1.9	1.9	0.0	0.0	0.0	0.0	10.89
59.00	8.16	3.92	4.5	2.2	2.2	0.0	0.0	0.0	0.0	11.13
59.50	8.81	4.45	7.2	2.5	2.5	0.0	0.0	0.0	0.0	11.65
59.75	11.00	6.31	50.1	3.5	3.5	0.0	0.0	0.0	0.0	12.59
60.00	13.20	8.25	52.3	4.6	4.6	0.0	0.0	0.0	0.0	13.39
60.50	14.14	9.11	11.6	5.1	5.1	0.0	0.0	0.0	0.0	13.66
61.00	14.64	9.56	6.1	5.3	5.3	0.0	0.0	0.0	0.0	13.98
62.00	15.30	10.17	3.7	5.7	5.7	0.0	0.0	0.0	0.0	14.08
64.00	16.11	10.91	2.4	6.1	6.1	0.0	0.0	0.0	0.0	14.18
68.00	17.04	11.78	1.5	6.6	6.6	0.0	0.0	0.0	0.0	14.25
72.00	17.67	12.36	1.0	6.9	6.9	0.0	0.0	0.0	0.0	

MAXIMUM STAGE = 14.25 FEET
 MAXIMUM DISCHARGE = 0.00 CFS

Handwritten signature
 11-13-00

PROGRAM NAME.....: SCS

PROJECT NAME.....: North Homeless Assistance Center
 ENGINEER'S NAME.....: J.L. Camero
 PROJECT AREA.....: 6.69 ACRES
 GROUND STORAGE.....: 5.6 INCHES
 TERMINATION DISCHARGE.....: 1 CFS
 DISTRIBUTION TYPE.....: SFWMD
 RETURN FREQUENCY.....: 3 YEARS
 RAINFALL DURATION.....: 1 -DAY
 24-HR RAINFALL.....: 6.7 INCHES
 REPORTING SEQUENCE.....: STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
9.00	0.00	0.00
14.00	5.65	0.00
15.00	10.54	0.00
15.50	14.70	0.00

- - - - - R E S E R V O I R - - - - -									
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	ACCUM. VOLUME (AF)	INSTANT OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGR (CFS)	STAGE (FT)
0.00	0.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00
4.00	0.30	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00
8.00	0.92	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00
10.00	1.43	0.02	0.2	0.0	0.0	0.0	0.0	0.0	9.01
11.00	1.80	0.07	0.6	0.0	0.0	0.0	0.0	0.0	9.03
11.50	2.14	0.16	1.2	0.1	0.1	0.0	0.0	0.0	9.07
11.75	3.27	0.59	11.8	0.3	0.3	0.0	0.0	0.0	9.19
12.00	4.40	1.21	16.6	0.7	0.7	0.0	0.0	0.0	9.44
12.50	4.88	1.51	4.2	0.8	0.8	0.0	0.0	0.0	9.71
13.00	5.14	1.68	2.3	0.9	0.9	0.0	0.0	0.0	9.81
14.00	5.48	1.91	1.4	1.1	1.1	0.0	0.0	0.0	9.93
16.00	5.90	2.20	1.0	1.2	1.2	0.0	0.0	0.0	10.08
20.00	6.38	2.55	0.6	1.4	1.4	0.0	0.0	0.0	10.25
24.00	6.70	2.79	0.4	1.6	1.6	0.0	0.0	0.0	10.37

MAXIMUM STAGE = 10.37 FEET
 MAXIMUM DISCHARGE = 0.00 CFS

[Handwritten signature]
 11-13-00

P&Z

PROGRAM NAME.....: SCS - PRE-DEVELOPMENT

PROJECT NAME.....: North Homeless Assistance Center
 ENGINEER'S NAME.....: J.L. Camero
 PROJECT AREA.....: 6.69 ACRES
 GROUND STORAGE.....: 5.6 INCHES
 TERMINATION DISCHARGE.....: 1 CFS
 DISTRIBUTION TYPE.....: SFWMD
 RETURN FREQUENCY.....: 100 YEARS
 RAINFALL DURATION.....: 3 -DAY
 24-HR RAINFALL.....: 18 INCHES
 REPORTING SEQUENCE.....: STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
9.00	0.00	0.00
16.40	11.40	0.00

TIME (HR)	- - - - - R E S E R V O I R - - - - -									STAGE (FT)
	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. INSTANT OUTFLOW (AF)	DISCHGE (CFS)	AVERAGE DISCHGR (CFS)		
0.00	0.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00	
4.00	0.44	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00	
8.00	0.88	0.00	0.0	0.0	0.0	0.0	0.0	0.0	9.00	
12.00	1.31	0.01	0.0	0.0	0.0	0.0	0.0	0.0	9.00	
16.00	1.75	0.06	0.1	0.0	0.0	0.0	0.0	0.0	9.02	
20.00	2.19	0.17	0.2	0.1	0.1	0.0	0.0	0.0	9.06	
24.00	2.63	0.32	0.3	0.2	0.2	0.0	0.0	0.0	9.11	
28.00	3.27	0.60	0.5	0.3	0.3	0.0	0.0	0.0	9.21	
32.00	3.91	0.93	0.6	0.5	0.5	0.0	0.0	0.0	9.33	
36.00	4.55	1.30	0.7	0.7	0.7	0.0	0.0	0.0	9.47	
40.00	5.18	1.71	0.7	1.0	1.0	0.0	0.0	0.0	9.61	
44.00	5.82	2.15	0.8	1.2	1.2	0.0	0.0	0.0	9.77	
48.00	6.46	2.61	0.8	1.5	1.5	0.0	0.0	0.0	9.94	
52.00	7.27	3.22	1.3	1.8	1.8	0.0	0.0	0.0	10.16	
56.00	8.93	4.55	3.0	2.5	2.5	0.0	0.0	0.0	10.63	
58.00	10.30	5.70	4.6	3.2	3.2	0.0	0.0	0.0	11.03	
59.00	11.30	6.57	6.8	3.7	3.7	0.0	0.0	0.0	11.33	
59.50	12.20	7.36	10.7	4.1	4.1	0.0	0.0	0.0	11.59	
59.75	15.24	10.11	74.0	5.6	5.6	0.0	0.0	0.0	12.16	
60.00	18.27	12.93	76.1	7.2	7.2	0.0	0.0	0.0	13.17	
60.50	19.58	14.17	16.7	7.9	7.9	0.0	0.0	0.0	14.01	
61.00	20.27	14.82	8.7	8.3	8.3	0.0	0.0	0.0	14.30	
62.00	21.19	15.69	5.3	8.7	8.7	0.0	0.0	0.0	14.64	
64.00	22.30	16.75	3.5	9.3	9.3	0.0	0.0	0.0	15.04	
68.00	23.60	17.99	2.1	10.0	10.0	0.0	0.0	0.0	15.50	
72.00	24.46	18.83	1.4	10.5	10.5	0.0	0.0	0.0	15.80	

MAXIMUM STAGE = 15.80 FEET
 MAXIMUM DISCHARGE = 0.00 CFS

Handwritten signature and date:
 11-13-02

By signing this application form, I am applying, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

John DiPompeo, Jr. / DiPompeo Construction Corporation CGC 037741
 Typed/Printed Name of Applicant (if no Agent is used) or Agent (if one is so authorized below)

✓ [Signature] 10/27/00 ✓
 Signature of Applicant/Agent Date

President
 (Corporate Title if applicable)

AN AGENT MAY SIGN ABOVE ONLY IF THE APPLICANT COMPLETES THE FOLLOWING:

I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

 Signature of Applicant/Agent Date

(Corporate Title if applicable)

Please note: The applicant's original signature (not a copy) is required above.

PERSON AUTHORIZING ACCESS TO THE PROPERTY MUST COMPLETE THE FOLLOWING:

I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

John DiPompeo, Jr. / DiPompeo Construction Corporation CGC 037741
 Typed/Printed Name of Applicant

✓ [Signature] 10/27/00 ✓
 Signature of Applicant/Agent Date

President
 (Corporate Title if applicable)

FOR AGENCY USE ONLY	
ACOE Application # _____	DEP/WMD Application # _____
Date Application Received _____	Date Application Received _____
Proposed Project Lat. _____ N _____ O	Fee Received _____
Proposed Project Long. _____ N _____ O	Fee Receipt # _____

SECTION

Are any of the activities described in this application proposed to occur in, on, or over wetlands or other surface waters?

☐ yes ☒ no
 Is this application being filed by or on behalf of a government entity or drainage district?
☒ yes ☐ no

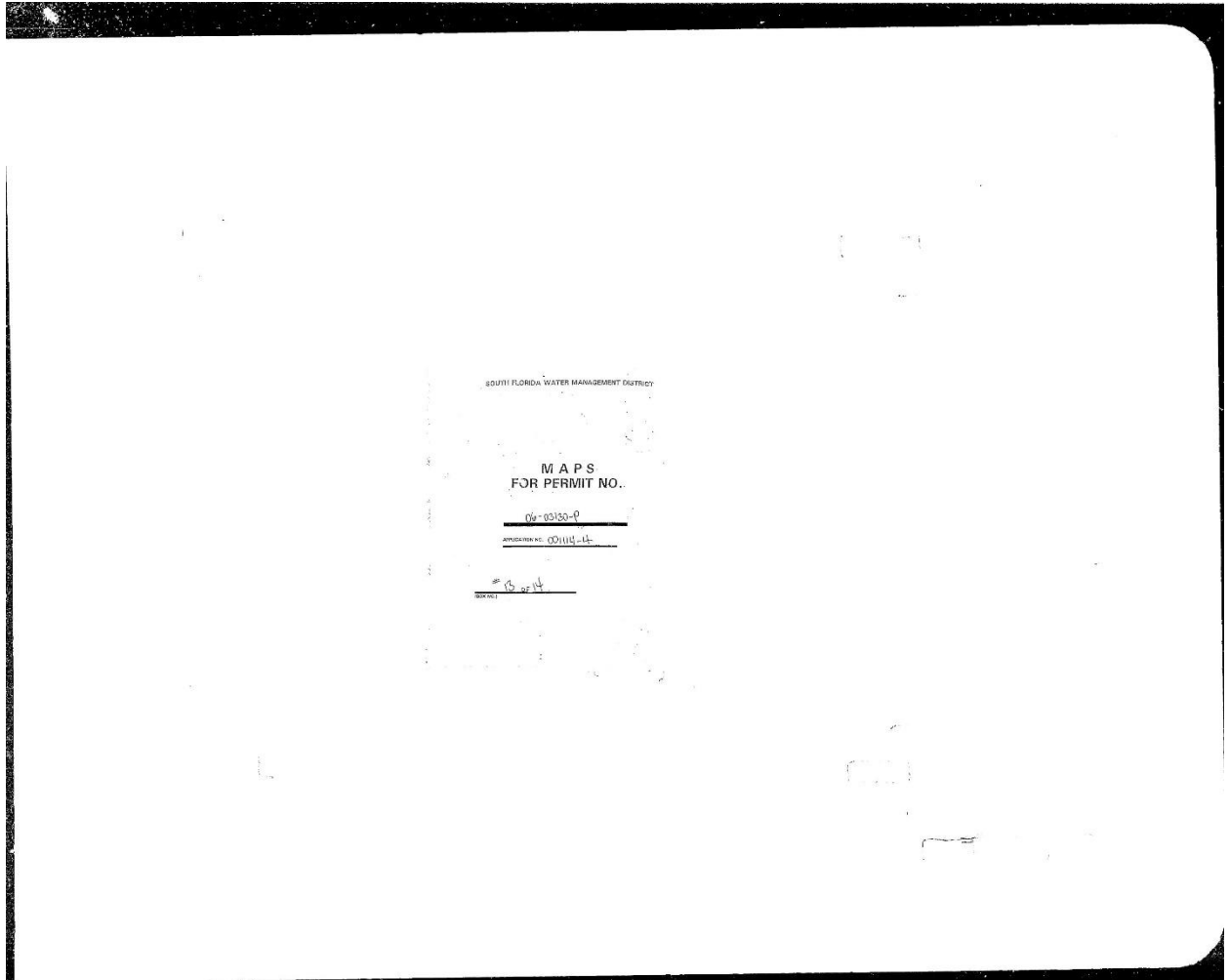
A. Type of Environmental Resource Permit Requested (check at least one)

- ☒ Notified General - include information requested in Section B.
☐ Standard General (Single Family Dwelling) - include information requested in Sections C and D.
☒ Standard General (all other projects) - include information requested in Sections C and D.
☐ Individual (Single Family Dwelling) - include information requested in Sections C and D.
☐ Individual (all other projects) - include information requested in Sections C and E.
☒ Conceptual - include information requested in Sections C and E.
☐ Mitigation Bank Permit (construction) - include information requested in Section C and F.
 (If the proposed mitigation bank involves the construction of a surface water management system requiring another permit defined above, check the appropriate box and submit the information requested by the applicable section.)
☐ Mitigation Bank (conceptual) - include information requested in Section C and F.

B. Type of activity for which you are applying (check at least one)

- ☒ Construction or operation of a new system including dredging or filling in, on or over wetlands and other surface waters.
☐ Alteration or operation of an existing system which was not previously permitted by a WMD or DEP.
☐ Modification of a system previously permitted by a WMD or DEP. Provide previous permit numbers.
☐ Alteration of a system ☐ Extension of permit duration ☐ Abandonment of a system
☒ Construction of additional phases of a system ☐ Removal of a system

C. Are you requesting authorization to use State Owned Lands. ☐ yes ☒ no
 (If yes include the information requested in Section G.)D. For activities in, on or over wetlands or other surface waters, check type of federal dredge and fill permit requested:
☐ Individual ☐ Programmatic General
☐ General ☐ Nationwide ☒ Not ApplicableE. Are you claiming to qualify for an exemption? ☐ yes ☒ no
 If yes provide rule number if known.

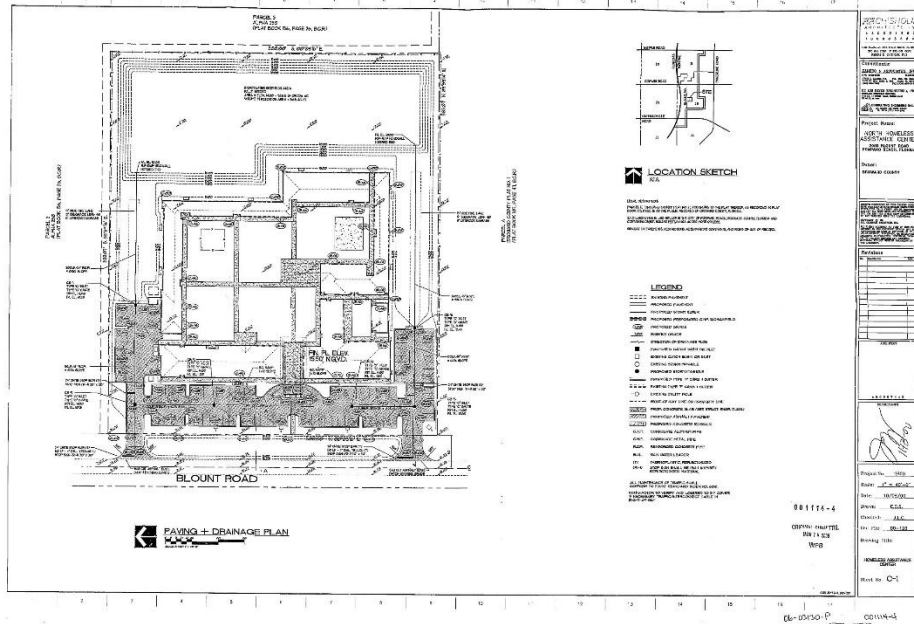


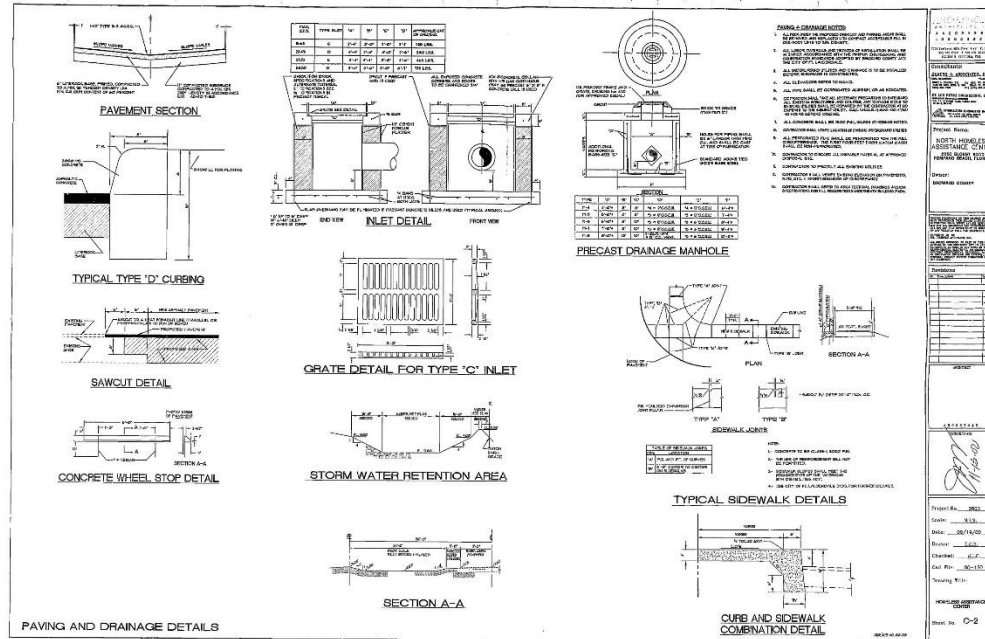
P&Z

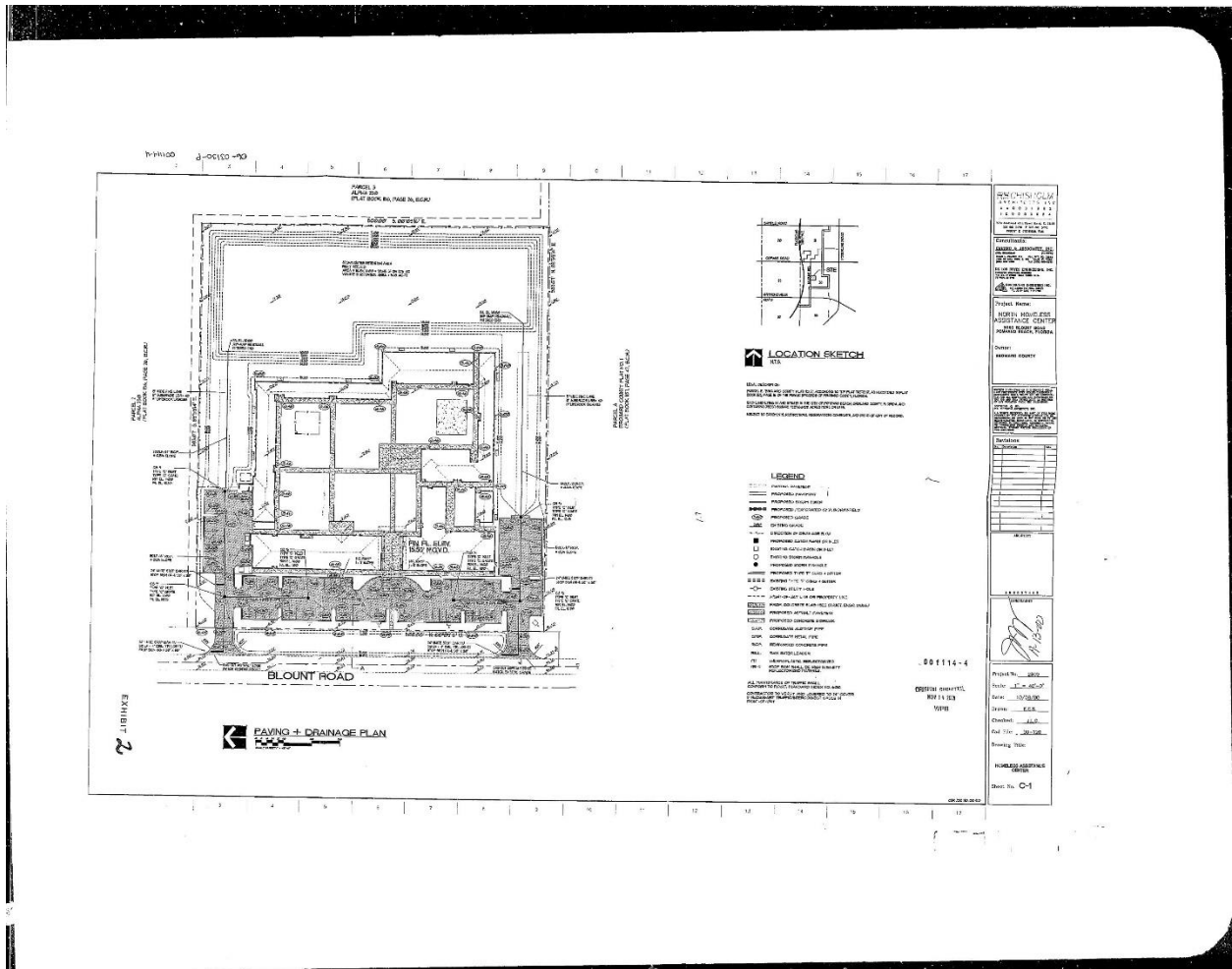
BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022





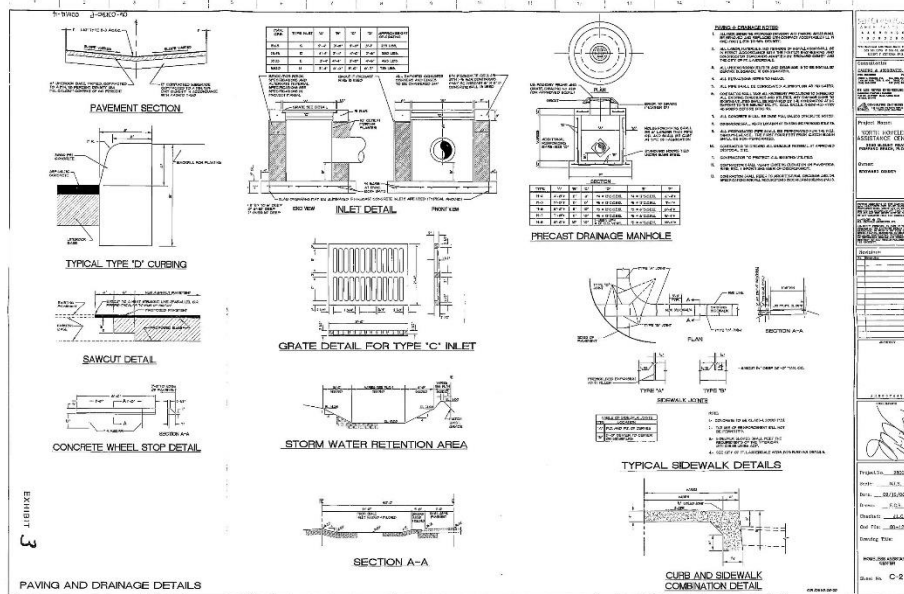


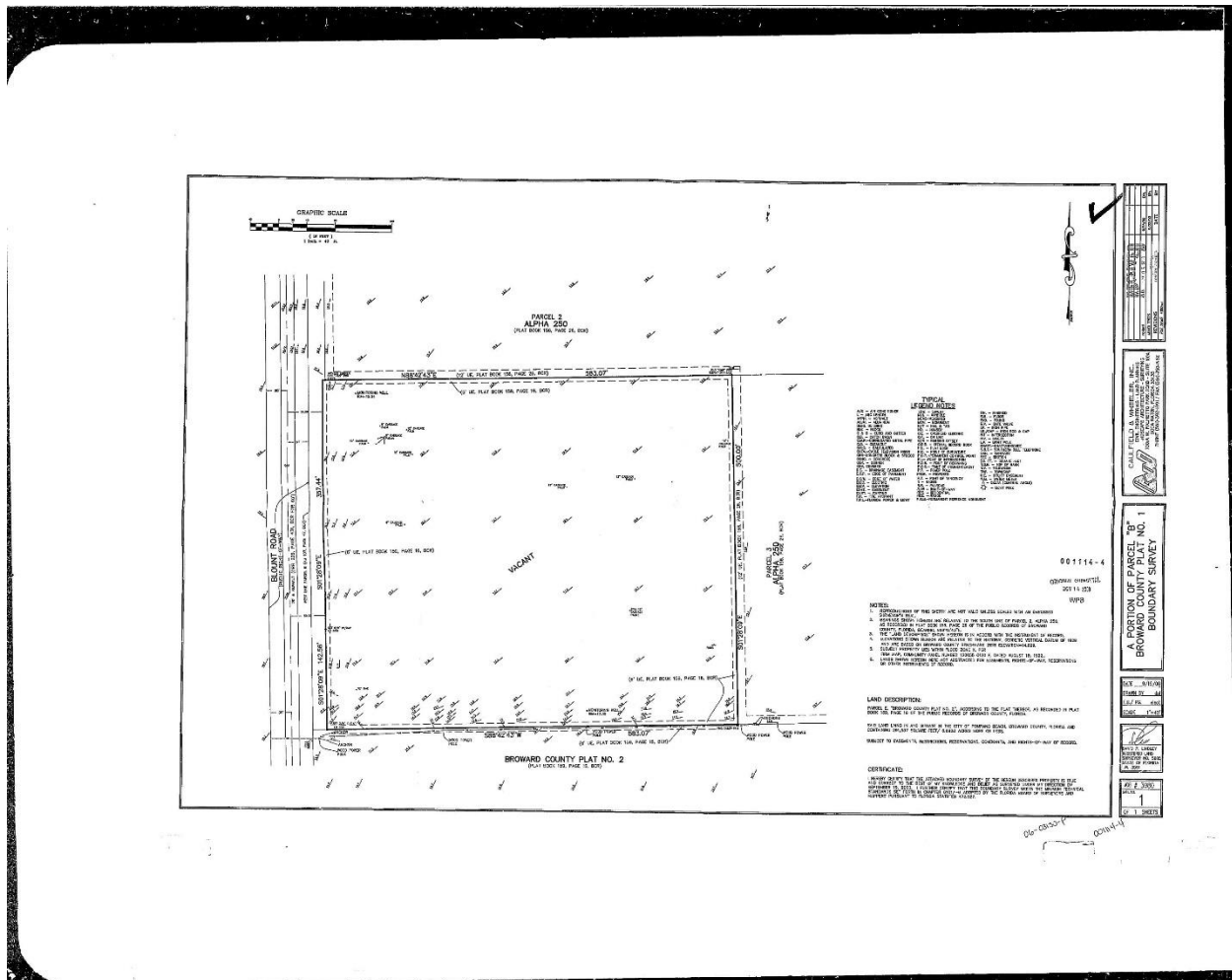
P&Z

BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022



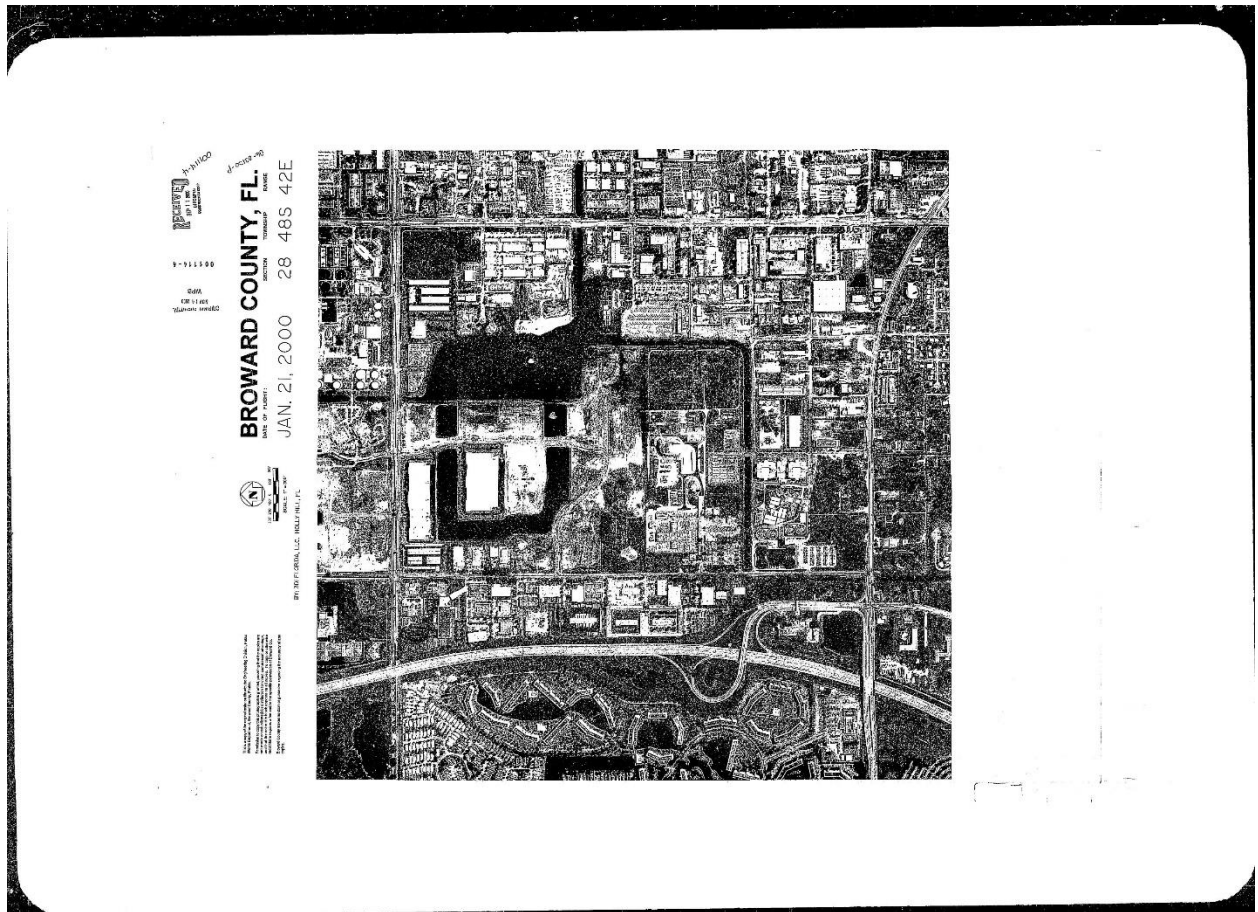


P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022



P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

Surface Water License - NORTH HOMELESS ASSISTANCE CENTER

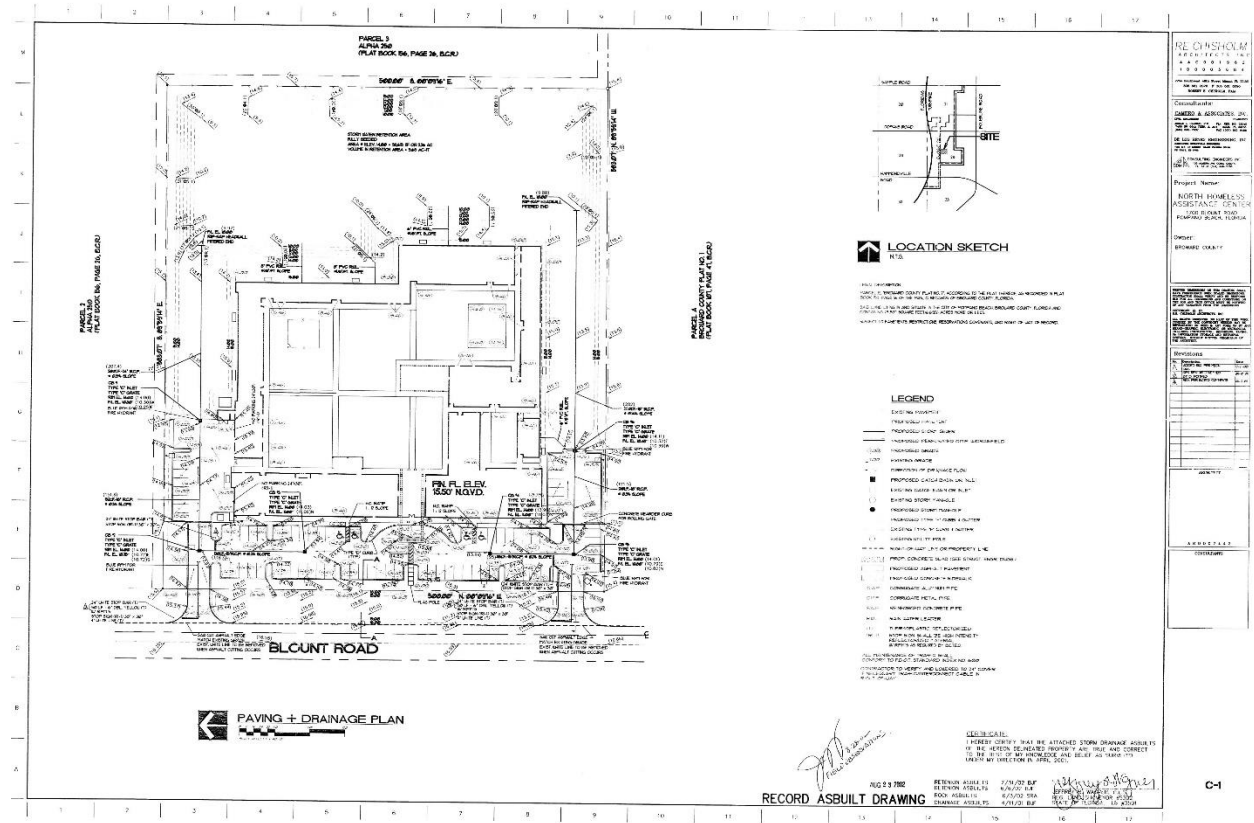
Surface Water License - Admin		Location	Project	Documents
SWM License Number:	SWM2001-012-0			
SFWMD Application Number:	001114-4			
SFWMD Permit Number:	06-03130-P			
Application Type:	BC Surface Water Management License		Application Received Date:	Dec 14, 2000
Project Name:	NORTH HOMELESS ASSISTANCE CENTER		30-Day Due Date:	Jan 12, 2001
Project Land Use:	(None)		Date RAI Sent:	mmm dd, yyyy
Project Acreage:	6.70	Total Acreage: 6.70	Response Received Date:	Jan 9, 2001
SFWMD Basin:	(None)			
Receiving Body:	No Discharge			
Waste Water System:	(None)			
Applicant	B C CONSTRUCTION MGT - Phone: (954) 357-6412			
Owner	B C CONSTRUCTION MGT		Operational Phase Begins:	Sep 10, 2007
Operating Entity	B C CONSTRUCTION MGT		Operational Phase Renewal Date:	Sep 10, 2012
Engineering Firm	Camero & Associates, Inc.			
Reviewer:	John Badalamenti			
Inspector:	Dinu Mocanu			

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022



P&Z

BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays. Please refer to the MT-1 instructions for additional information about this form.

Community Number: 120055

Property Name or Address: 1700 NW 30 Avenue

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: (Please Print or Type)
CARPELO JEBOAM

Telephone No.:
954 786 4062

Community Name:

Pompano Beach

Community Official's Signature: (required)



Date:

08/31/2022

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: (Please Print or Type)

Telephone No.:

Community Name:

Community Official's Signature (required):

Date:

P&Z

EXHIBIT H

Municipal Park Summary

P&Z

BPH – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

Inventory of Neighborhood Parks

Updated November, 2021

Inventory of Mini-Parks

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

Inventory of Neighborhood Parks

Name of Facility	Size (In.acres)
1. Alsdorf Boat Launch Park	10.0
2. Exchange Club Park	7.5
3. Harbor's Edge Park	8.1
4. Kester Park	8.4
5. Norwood Pines Park	5.4
6. Weaver (Canal Pointe) Park	12.4
7. Hunter's Manor Park	8.3
8. McNair Park	6.4
9. Brummer Park	5.0
10. Airpark Jogging Path	8.4
11. Elks Club Property	10.4
12. Centennial Park	4.2
Total acres	94.5

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Inventory of Small Urban Open Spaces

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

Inventory of Recreational Areas at Public School Sites

Name of Facility	Size (In acres)
1. Pompano Beach Elementary School	3.4
2. Pompano Beach Middle School	2.0
3. Pompano Beach High School**	7.5
4. McNab Elementary School	2.0
5. Cypress Elementary School	5.2
6. Sanders Park Elementary School	3.2
7. Blanche Ely High School **	6.5
8. Markham Elementary School	2.9
9. Charles Drew Elementary School	4.6
10. Cross Creek SED Center	7.2
11. Cypress Run Alternative School	2.0
12. Cresthaven Elementary School	2.3
13. Crystal Lake Middle School	3.2
14. Palm View Elementary School	2.2
15. Norcrest Elementary School**	<u>6.2</u>
Total acres	60.4

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Neighborhood Parks**Privately Owned Facilities**

1. John Knox Village	1.8
2. Cypress Bend	10.1
3. Palm Aire	<u>48.6</u>
Total acres	60.5

Grand Total **258.7**

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	
Total		236.7

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	76.6 (15% of the total Community Park Requirement of 510.7 acres)	
Total		147.6
Grand Total		643

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

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

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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 6th Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36th Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8th Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50th Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42nd Court & NE 15th Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18th Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16th Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3rd Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1st Avenue, , added after annexation of Leisureville, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres
- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16th Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.

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- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park was added to this inventory
- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre "Palm Aire Property" as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial

Item 6.b.-d. Methodology of 2020 and Buildout Population Figure for Park Requirement (note: the current Pompano Comp Plan has a 2040 planning horizon with a population projection of 135,553 by 2040 which is a park requirement of 406.7 acres.)

	2020 (Census)	2040 Planning Horizon	Buildout
Population	112,046	135,553	176,710
Broward County Parks Requirements 338.4 acres (3 acres per 1,000 population)		406.7 acres	531.1 acres
Total Parks supplied	643 acres	643 acres	643 acres
(If the City adds 10% of the County-owned lands to this total, it becomes 649.3 acres)			

Buildout population calculations

82,521	Maximum number of dwelling units allowed by future land use map*
- 11,553	14% of dwelling units held for seasonal use
70,968	Total dwelling units for permanent residents
x 2.49	Persons per occupied dwelling unit from 2017 Census estimate (up from 2.27 in 2010 Census)
176,710	Buildout population projection
+ 344	138 Residential Units x 2.49
177,054	Building Population with LUPA

* Includes: the 626 units in The Claridge (198), Hillsboro Light Towers (72) and the Citi Center irregular density area (356); the increase of 2,000 units in the Downtown TOC, the additional 2,800 units in the LIVE! RAC, the additional 4 units on the former site of FS 103, the increase of 122 units for Hillsboro Shores; the net increase of 2,399 units in the East Transit Oriented Corridor; 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.

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EXHIBIT I

Mass Transit Letter

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

July 01, 2022

Juan Chapa
Planning Intern
KEITH
301 E Atlantic Boulevard
Pompano Beach, FL 33060

RE: City of Pompano Beach 1700 NW 30 Ave, Pompano Beach Land Use Plan Amendment

Dear Mr. Chapa:

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2022, regarding the City of Pompano Beach 1700 NW 30 Ave, Pompano Beach Land Use Plan Amendment (LUPA) of the property located in the City of Pompano Beach for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to the Pompano Beach Community Shuttle Blue Route. Please refer to the following table for detailed information.

COMMUNITY SHUTTLE ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Pompano Beach Blue Route	Weekday	9:05a-5:02p	70 minutes

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

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

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BPHI – LAND USE AMENDMENT – September 29, 2022

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Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

Please feel free to call me at 954-357-8387 or email me at Lurodriguez@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis F. Rodriguez", with a horizontal line drawn through it.

Luis F. Rodriguez
Service Planner
Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

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EXHIBIT J

School Capacity

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The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-3392-2022

County Number: 82-MP-93 Municipality Number: 22-92000003
Broward Partnership for the Homeless, Inc.

August 19, 2022

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Effective Date: August 19, 2022	Single-Family:		Elementary: 3
Owner: Broward Partnership for the Homeless, Inc.	Townhouse:		
SBC Project Number: SBBC-3392-2022	Garden Apartments:		Middle: 3
County Project Number: 82-MP-93	Mid-Rise: 138		High: 5
Municipality Project Number: 22-92000003	High-Rise:		
Owner/Developer: Broward County Board of County	Mobile Home:		Total: 11
Jurisdiction: Pompano Beach	Total: 138		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Charles Drew Elementary	631	694	442	-252	-14	63.7%	7
Crystal Lake Middle	1,585	1,585	1,148	-437	-19	72.4%	13
Lincoln Ely High	2,786	3,065	1,993	-1,072	-42	65.0%	52

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				22/23	23/24	24/25	25/26	26/27
Charles Drew Elementary	449	-245	64.7%	402	381	361	331	311
Crystal Lake Middle	1,161	-343	73.2%	1,140	1,110	1,280	1,300	1,270
Lincoln Ely High	2,045	-1,020	66.7%	1,977	1,871	1,864	1,858	1,852

Estimates generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. Additional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project the charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes. The number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

School Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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BPHI - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2021-22 Contract Permanent Capacity	2021-22 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				22/23	23/24	24/25
Andrews High School	550	303	-247	303	303	303
Comermet Academy Pompano	750	127	-623	127	127	127

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Charles Drew Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Crystal Lake Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Manche Ely High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. Traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

School Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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BPM - LAND USE AMENDMENT - September 29, 2022

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10/26/2022

Comments

Staff reviewed the application for 138 (two or more bedroom) midrise units, which are anticipated to generate 11 (3 elementary, 3 middle and 5 high school) students.

Please be advised that this application was reviewed utilizing 2021/22 school year data because the current school year (2022/23) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2021/22 school year include Charles Drew Elementary, Crystal Lake Middle and Coconut Creek High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) capacity. These schools are expected to maintain their status through 2023/24. These projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2021/22- 2023/24). Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding the charter schools located within a two-mile radius of the site in the 2021/22 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are included above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 138 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 14, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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BPM - LAND USE AMENDMENT - September 29, 2022

PZ22-92000003

10/26/2022

SBBC-3392-2022 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/19/22
Date


Signature

Lisa Wight

Name

Planner

Title

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EXHIBIT K

Florida Master Site File Review

P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

From: Fowler, Christopher G. <Christopher.Fowler@DOS.MyFlorida.com>
Sent: Monday, August 1, 2022 12:15 PM
To: John Rinaldi <JRinaldi@keithteam.com>
Subject: RE: 07699.M5 - Archeological Data Analysis

Good afternoon

I searched the area you indicated with a 250-foot buffer. There were no previously recorded resources within the search area, however, the area has not been surveyed. Please see the attached search results map for reference. For SHPO correspondence, please contact the DHR Compliance & Review office. I pasted their info below for you. Have a great day.

<https://dos.myflorida.com/historical/preservation/compliance-and-review/>

Contact Information

CompliancePermits@dos.myflorida.com

Address

R. A. Gray Building
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250



850.245.6333

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.

Kind regards,

CHRIS FOWLER

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of
Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee,
Florida 32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

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Date: 8/1/2022



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BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022

EXHIBIT L

Threatened & Endangered Species Survey

P&Z



September 7, 2022

Mr. Timothy Gray, PSM, CFM
Project Surveyor II, Associate
KEITH & Associates
301 E Atlantic Blvd
Pompano Beach, FL 33060

**RE: Broward Partnership for the Homeless
Threatened & Endangered Species Survey
TCG Project No. 22-0074**

Dear Mr. Gray:

The Chappell Group, Inc. (TCG) performed a Threatened and Endangered Species Survey for the above referenced project. The project area consisted of the eastern portion of the ±6.7-acre property (Folio No. 484228250050) located at 1700 NW 30th Avenue in Section 28, Township 48, Range 42, in the City of Pompano Beach, Broward County, Florida. The property consisted of an existing homeless shelter with associated parking lot and retention area.

The purpose of this letter is to provide information on the identification of any endangered, threatened, or listed species of special concern observed on the property at the time of the inspection and/or the evidence of foraging or nesting of endangered, threatened, or listed species on the site. Three (3) qualified biologists from TCG conducted an on-site visual investigation of the subject site for indications of endangered, threatened, or listed species on September 7th, 2022. The investigation consisted of traversing the site to provide an overlapping field of view to determine if threatened or endangered species and/or threatened or endangered species habitat was located on the site (Figure 1). To conduct the assessment, numerous line and meandering transects were conducted throughout the site to ensure complete visual coverage.

Observed vegetation on-site consisted of native species, invasive species, trees and groundcovers common to disturbed uplands and retention areas. Species observed included but were not limited to torpedo grass (*Panicum repens*), Brazilian pepper (*Schinus terebinthifolia*), royal poinciana (*Delonix regia*), cocoplum (*Chrysobalanus icaco*), bald cypress (*Taxodium distichum*), willow trees (*Salix caroliniana*), and muscadine (*Vitis rotundifolia*).

The USDA-NCSS, SSURGO and STATSGO Digital Soil Survey was also reviewed to determine the soil characteristics of the subject parcel. The survey revealed the subject

1

714 East McNab Road, Pompano Beach, FL 33060 tel. 954.782.1908 fax. 954.782.1108 www.thechappellgroup.com

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

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BPHI – LAND USE AMENDMENT – September 29, 2022

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parcel consists of Immokalee fine sand which is poorly drained and is classified as a hydric soil by the U.S.D.A. Natural Resource Conservation Source (NRCS). Sandy soils are typically the most desired soil type for listed species such as gopher tortoise (*Gopherus polyphemus*), burrowing owl (*Athene cunicularia*), and the eastern indigo snake (*Drymarchon couperi*) due to their underground nesting and foraging habits.

Given the nature of the disturbed soils and vegetation observed onsite and the absence of direct evidence related to endangered, threatened, or listed species, use of the subject by such species would not be anticipated. The wildlife observed on site during the investigation was limited to a mockingbird (*Mimus polyglottos*).

Based on the site investigation, the location of the parcel, and the type of soil and vegetation observed, it was determined that no listed, endangered, or threatened species or evidence of nesting or foraging of these types of species existed on the property at the time of the inspection. The subject parcel is in an area surrounded by existing commercial, residential properties, and roadways/highways; and therefore, provides little habitat support for the potential use by endangered, threatened, or listed species. There is no proposed action which has the potential for a "Take" of threatened and endangered species present at the development site as a result of the project. A "Take," meaning to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct, will not occur to threatened and endangered species present in the county as a result of this project.

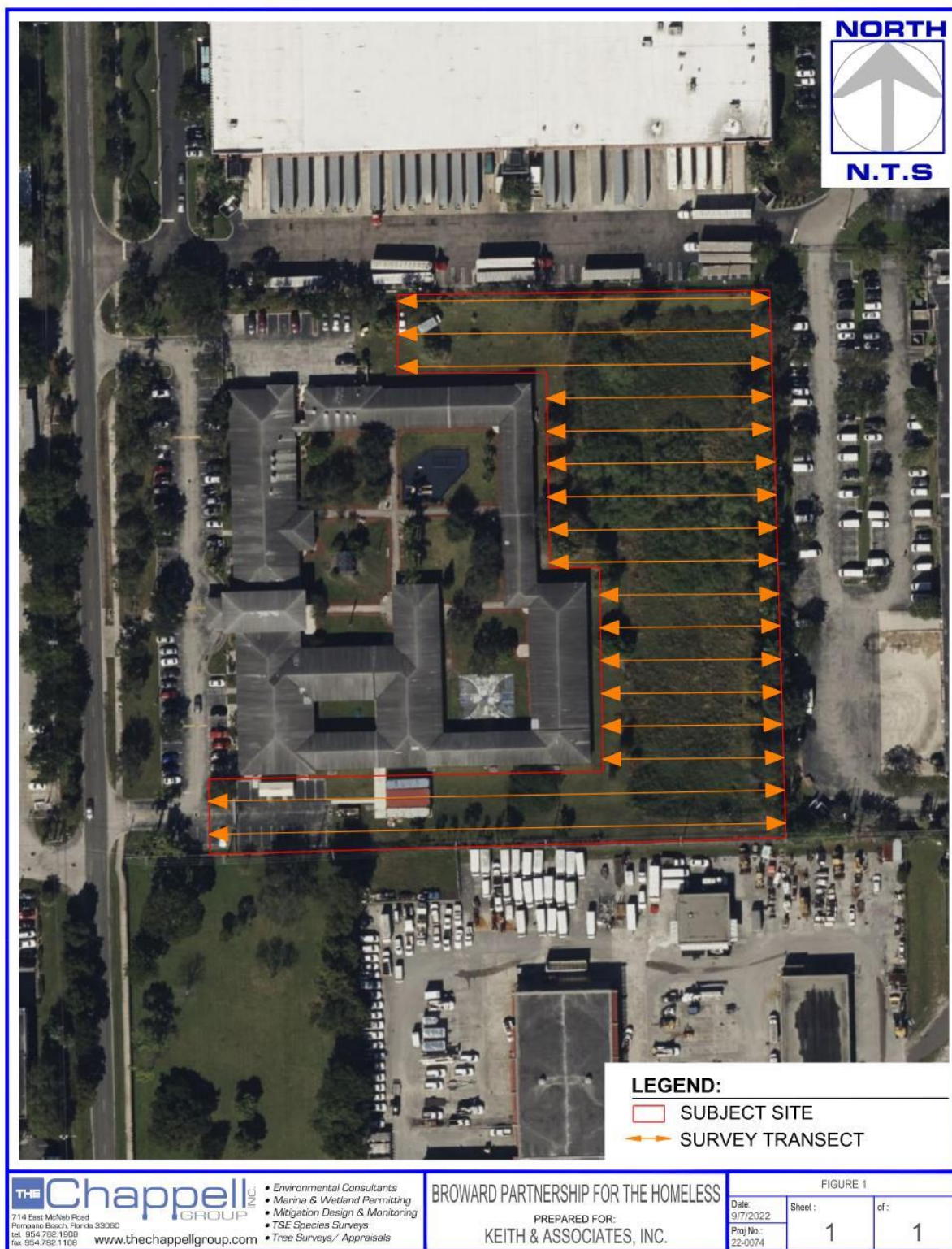
This letter and the information contained herein is based on the existing site conditions observed at the time of the survey inspection. If you have any further questions or comments, please feel free to contact my office at (954) 782-1908 or via email at jena@thechappellgroup.com.

Sincerely,

THE CHAPPELL GROUP, INC.

A handwritten signature in cursive script that reads "Jena Robbins".

Jena Robbins
Project Manager



P&Z

BPHI – LAND USE AMENDMENT – September 29, 2022

PZ22-92000003

10/26/2022