

Palm Aire Land Use Plan Amendment to Remove the Dashed Line



April, 2025
Prepared by City of Pompano Beach
Department of Development Services



DRC

PZ25-92000001

06/18/2025



DRC

P225-92000001

06/18/2025

TABLE OF CONTENTS

1. Transmittal Information	1
2. Applicant Information	2
3. Amendment Site Description	3
4. Existing and Proposed Uses	4
5. Analysis of Public Facilities and Services	5
A. Potable Water	6
B. Sanitary Sewer	7
C. Solid Waste	9
D. Drainage	10
E. Recreation and Open Space	11
F. Traffic Circulation	12
G. Mass Transit	30
H. Public Education Analysis	32
6. Analysis of Natural and Historical Resources	33
7. Affordable Housing	35
8. Land Use Compatibility	35
9. Hurricane Evacuation Analysis	36
10. Redevelopment Analysis	36
11. Intergovernmental Coordination	36
12. Describe Consistency with Highlighted Regional Issues and Policies of the Broward County Land Use Plan	36
13. Additional Support Documents	37
14. Plan Amendment Copies	37

EXHIBITS

Exhibit A	Palm Aire Stipulated Settlement Agreement
Exhibit B	Future Land Use Element Text Amendment
Exhibit C	Legal Description
Exhibit D	Adopted and Proposed City Land Use Map
Exhibit E	Adopted County Land Use Map
Exhibit F	Water and Wastewater Service Provider Correspondence
Exhibit G	Solid Waste Service Provider Correspondence
Exhibit H	Drainage Service Provider Correspondence
Exhibit I	Parks Inventory
Exhibit J	Trip Generation
Exhibit K	Transit Provider Correspondence
Exhibit L	Historic and Archaeologic Resource Correspondence
Exhibit M	City of Pompano Beach West Wellfield Map

DRC

PZ25-92000001

06/18/2025

1. TRANSMITTAL INFORMATION

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

Response: The transmittal letter and ordinance approved on first reading are attached to this application.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

Jean E. Dolan, AICP, CFM
Principal Planner
City of Pompano Beach
Development Services Department
100 W. Atlantic Blvd.
Pompano Beach, Florida 33060

Phone (954)786-4045
jean.dolan@copbfl.com

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

Response: The P&Z minutes will be provided upon request. The City Commission minutes will be provided upon request. Videos of all public hearings are available on the City's website at the following link.

<https://www.pompanobeachfl.gov/government/strategic-communications/web-streaming>

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

Response: The City conducted one outreach meeting in the Palm Aire Community to discuss the change in the land use mapping approach. Public notice was also provided as legally required for the Planning and Zoning Board hearings and the two City Commission hearings. The hearings were advertised via a 500' mailing prior to the Planning and Zoning Board hearing and all condo associations were noticed within Palm Aire. Newspaper advertisements were also provided in accordance with Chapter 163 and 166 for advertising ordinances.

- E. Whether the amendment is one of the following:

- *Development of Regional Impact
- *Small scale development activity (Per Florida Statutes)
- *Emergency (please describe on separate page)

Response: This map amendment is a large-scale amendment.

2. APPLICANT INFORMATION

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

David L. Recor, ICMA-CM
Development Services Director
City of Pompano Beach
Phone (954)786-4664
Email: david.recor@copbfl.com

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

Jean E. Dolan, AICP, CFM
Principal Planner
City of Pompano Beach
Development Services Department
100 W. Atlantic Blvd.
Pompano Beach, Florida 33060
Phone (954)786-4045
Email: jean.dolan@copbfl.com

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

Response: The subject property has many owners, therefore, the City of Pompano Beach is the Applicant.

- 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 distribution of residential units in Palm Aire has been governed by a court ordered "Stipulated Settlement Agreement" (SSA) since 1985 (**Exhibit A**). The City and County Comprehensive Plans already had this area designated as a dashed-line land use category with an irregular density of 7 dwelling units per gross acre prior to the adoption of the SSA. The 10,631 total dwelling units to be built in Palm Aire was also previously established by the developers of the area. At the time the SSA was approved by the courts, 6,420 of the units in Palm Aire (60% of the total) were already built. Though the court records from the 1985 action no longer exist, it can be surmised that the impetus for this court action was due to disagreements between the developers and the city regarding the appropriate density for each of the remaining development parcels in Palm Aire.

Since the SSA became effective in 1985, the remaining 4,211 units in Palm Aire have been allocated and all but 82 of those units have been built. The 82 unbuilt units are assigned in the SSA to a portion of Parcel "O" which is currently vacant and for-sale.

The purpose of this land use plan amendment application is to change the land use planning approach for Palm Aire from a dashed-line with a fixed number of units to a traditional land use

approach. This involves placing the appropriate land use designation on each development parcel that most closely matches the actual constructed density. Because the currently adopted residential land use categories provide for a range of densities and that density is based on gross acreage, the change in the land use methodology creates additional residential entitlements. To mitigate the increase in units caused by the requirement to use the “maximum” density in each land use category, the existing High 25-46 (City) land use category has been divided into two categories, High-1 being up to 36 du/acre and High-2 being up to 46 du/ac. The County’s High 50 land use category is assumed to remain the same on the County’s version of this land use plan which results in the net increase in units being higher on the County’s Plan than on the City’s Plan. The city plan will be the controlling document once it is recertified by the County. The City is processing a concurrent text amendment to the Plan Implementation Requirements in the Future Land Use Element to adopt this variation in the high land use category and to clarify how requests for redevelopment in Palm Aire will be reviewed. The text amendment is provided in **Exhibit B**.

This land use plan amendment only changes the land use categories for the residential parcels in Palm Aire. All commercial and recreational (most predominantly the remaining golf courses) land use designations are not being changed by this application or if they are changing, as they are for the two city fire stations and Brummer Park, for example, those changes reflect existing development and those infrastructure impacts are already being served. The infrastructure impact analysis, therefore, only includes the theoretical impacts of the additional residential units if the existing development parcels within Palm Aire are ever redeveloped up to the maximum gross density.

Only three parcels are being entitled that were not already entitled either by the SSA or a previous land use plan amendment (the golf course north of Atlantic Boulevard). These include the 11.97-acre MH 25 designated parcel (4942050047) which is known as the Oaks Country Club project and is currently requesting to use 39 moderate income restricted flex units and County Policy 2.16.3 for a 270-unit project; the 2.6-acre parcel (494204420010) which was previously granted 99 flex units; and the 2.43-acre Medium 16 designated parcel (494204020013) that was previously granted 40 flex units. These three properties are currently vacant.

3. AMENDMENT SITE DESCRIPTION

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

Response: Palm Aire is north and south of Atlantic Boulevard and bounded on the west by the Florida Turnpike. South of Atlantic Boulevard, Palm Aire is between Powerline Road and the Turnpike and is generally north of McNab Road. North of Atlantic Boulevard, it is between NW 31st Avenue and the Turnpike and is generally south of the Golfview Mobile Home Park.

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

Response: The legal description of the Palm Aire dashed-line boundary is provided as **Exhibit C**.

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

Response: A portion of the City's Future Land Use map showing the property in its current and proposed land use scheme is provided as *Exhibit D*.

4. EXISTING AND PROPOSED USES

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

Response: The county land use map also has Palm Aire as a dashed line area with an irregular density of 7 du/ac as well as Commercial land use and Commercial Recreation land use. The County land use map allows for 10,748 total units. The proposed land use scheme for the county's map is the same as the city map except the High 1 and High 2 land use categories on the city plan will remain as High 50 on the county's land use plan. *See Exhibit E*.

The gross acreage by each land use category for both the city and county plans are shown below.

Residential Land Use Categories			
City Plan	Acres	County Plan	Acres
Low 1-5	123	Low 5	123
LM 5-10	104	LM 10	104
M 10-16	330	M16	330
MH 16-25	138	MH 25	138
H(1) 25-35	122	H 50	177
H(2) 35-46	54		
Total Residential	871		871
Commercial	33	Commercial	33
Recreation/CR	587	CR	587
Community Facility	4	Community	4
Primary Drainage	90	Primary Drainage	90
Total Nonresidential	714		714
Grand Total	1,585	Grand Total	1,585

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

Response: As noted in the response to section 2.D above, flexibility units have been issued to two parcels inside Palm Aire to date and are being considered for a third parcel (the Oaks Clubhouse project) which is currently subject to a legal challenge. These units are included in this proposed

land use plan amendment and the city would like to return all previously issued flex units to the city's flex pool once this amendment is approved. None of the three parcels associated with flex unit allocations have been developed to date.

C. Existing use of amendment site and adjacent areas.

Response:

TABLE 1 - ADJACENT EXISTING USES AND CITY LAND USE MAP DESIGNATIONS

	North of the portion of Palm Aire north of Atlantic Blvd	South of McNab Road and the Pompano Canal	West of Palm Aire Boundary	East of Powerline Rd and west of NW 31st Avenue
Existing Use	Mobile Home Park	Fort Lauderdale Residential/Pompano Industrial	Florida Turnpike/Coconut Creek	LIVE!/Commercial Uses
City Land Use Plan Designation	Low-Medium 10	Residential is in Fort Lauderdale/ Pompano land use is Industrial	NA	RAC/Commercial

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:

TABLE 2 – CURRENT AND PROPOSED RESIDENTIAL ENTITLEMENTS

Residential	Existing County Plan	Existing City Plan
Fixed Number of Units in Dashed Line	10,748	10,631

Residential	Proposed County Plan	Proposed City Plan
Units per Traditional Land Use Categories	19,196	17,150
Minus Fixed Number of Units	10,748	10,631
Net Increase in Residential Units	8,448	6,519

As noted in the response to 2.D, this land use plan amendment is not changing the land use entitlements for the nonresidential land uses in Palm Aire. Any change to the Commercial land use designation is to reflect the Community Facility land uses (the two Fire Stations) and the impacts from those facilities are already being served. The County can choose to keep those fire stations with a commercial land use if that is preferred. No new nonresidential land is being designated so no additional nonresidential entitlements are being created or analyzed with this amendment.

The net increase in units in Palm Aire is caused by the change from a fixed number of units to a traditional land use methodology where density is based on gross acreage. All of the roads, and

common areas (including nonprimary drainage like retention ponds) are now assigned a density which matches the density of the current development of the associated parcel. For these additional units to be built, major redevelopment of existing, primarily multi-family condo projects, would have to occur. Most of this net increase, therefore, is theoretical and is unlikely to be built in the foreseeable future without a catastrophic natural or economic event.

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

Response: See response above.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Potable Water Analysis

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

Response: Potable Water Subelement Level of Service:

Objective 07A.02.00 – Level of Service

The City of Pompano Beach shall maintain the level of service standard of 161 or less gallons per capita per day; the BCWWS District 1 LOS is 112 gpcpd and the BCWWS District 2 LOS is 96 gpcpd.

The 10 Year Water Supply Facilities Work Plan is dated October 2020 and is available for download at the following link: Pompanobeachfl.gov/compmap/WaterSupplyPlan2020

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

Response: The majority of the city is provided with potable water from the city's water system. The city's Lime Softening Plant (40 MGD) and Membrane Plant (10 MGD) have a total design capacity of 50 MGD and a 2024 finished water demand of approximately 15.03 MGD.

The city's Water Use Permit with the SFWMD, valid through the year 2065, provides for 19.75 MGD withdrawal (2 MGD was purchased from the C-51 Reservoir). The total raw water withdrawn in 2024 was 16.02 MGD leaving 3.73 MGD (19% of permitted withdrawal) for future growth.

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

- 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:

TABLE 3 - POTABLE WATER DEMAND - CURRENT RESIDENTIAL ENTITLEMENTS

Land Use	Fixed # of Units	Multiplier GPD/Unit*	Adopted Land Use GPD
City MF Residential	10,631	250	2,657,750
County MF Residential	10,748	250	2,687,000

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application.

TABLE 4 - POTABLE WATER DEMAND – PROPOSED NET NEW ENTITLEMENTS

Land Use	# of Net New Units	Multiplier GPD/Unit*	Proposed Net New Land Use GPD
City MF Residential	6,519	250	1,629,750
County MF Residential	8,448	250	2,112,000

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application.

- 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 email verifying the above information is provided in *Exhibit F*.

B. Sanitary Sewer Analysis

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

Response: The level of services from the City's adopted Comprehensive Plan (2020) is as follows:

Sanitary Sewer Sub-Element Objective 06.02.00 – Level of Service

The following level of service standards shall be the minimum levels of service standards for the providers of sanitary sewer services within the city limits of the City of Pompano Beach.

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

14.68 million gallons used per day in 2018

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

70.500 million gallons used per day in 2018

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

Response: The City of Pompano Beach provides for sanitary sewer collection only. The City's collection system consists of gravity lines, pump stations and force mains. Wastewater collection lines are continually being updated throughout the city as needed.

All wastewater collected is pumped to the Broward County North District Regional Wastewater Treatment Plant, which is located within the city. The County Plant receives wastewater from Pompano, as well as other municipalities. The plant has a licensed treatment capacity of 95 MGD, of which 87.015 MGD has been reserved by the County and large users, including the City of Pompano Beach. The County predicts the plant has available capacity to serve demand through 2035.

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

The City's average daily demand in 2024 was 13.8 million gallons per day, which is 81% of Pompano's reserved capacity. This leaves 3.2 MGD for future growth.

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: TABLE 5 - WASTEWATER DEMAND - ADOPTED ENTITLEMENTS

Residential Land Use	Fixed # of Units	Multiplier GPD*	Adopted Land Use GPD
City Plan Residential	10,631	250	2,657,750
County Plan Residential	10,748	250	2,687,000

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application.

TABLE 6 - WASTEWATER DEMAND – PROPOSED NET NEW ENTITLEMENTS

Residential Land Use	Net New # of Units	Multiplier GPD*	Proposed Land Use GPD
City MF Residential	6,519	250	1,629,750
County MF Residential	8,448	250	2,112,000

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application.

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 email verifying the above information is provided in *Exhibit F*.

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, Objective 09.02.00:

Residential 8.9 lbs. per unit per day

Source: City of Pompano Beach Comprehensive Plan 2020 (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 dispose of solid waste material and garbage within the City. The City's contract with Waste Management guarantees 100% of all solid waste generated will be disposed of through September 30, 2027 with an option to renew through 2032. Waste Management primarily uses the Monarch Hill landfill which has 7.262 million tons of remaining capacity based on current demand of 1.23 million tons of municipal waste per year which is equivalent to 0.0034 tons per day of disposal capacity. This is 6.2 years of remaining capacity.

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

Response:

Table 7 - Solid Waste Demand - Adopted Residential Entitlements

* Multiplier Based On City of Comprehensive Plan 2020 Solid Waste LOS Standards.

Residential Land Use	Multiplier Lbs/Day* Per Unit	Adopted Land Use Lbs/Day
City plan residential – 10,631	9	95,679
County plan residential – 10,748	9	96,732

Table 8 - Solid Waste Demand - Proposed Entitlements

* Multiplier Based On City of Comprehensive Plan 2020 Solid Waste LOS Standards

Net New Residential Units	Multiplier Lbs/100 SF	Proposed Land Use Lbs/Day
City plan residential – 6,519	9	58,671
County plan residential – 8,448	9	76,032

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

information of party providing verification.

Response: The email verifying the above information is provided in *Exhibit G*.

D. Drainage Analysis

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

Response: Broward County Environmental Protection and Growth Management Department reviews and approves all stormwater plans within the city to ensure that level of service standards are being met. The city has adopted the following level of service standards for stormwater per the South Florida Water Management District requirements:

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

These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater.

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

Response: The amendment area is located within the jurisdiction of the South Florida Water Management District. The primary drainage system that serves the city is comprised of drainage canals, water control facilities, and surface lakes. The primary drainage system is maintained and operated by the South Florida Water Management District. The primary drainage system discharges excess storm water from storm events into the Atlantic Ocean via the Intracoastal Waterway. The primary drainage system also provides recharge of the Biscayne Aquifer, the primary raw water source. The secondary drainage system that serves the city is comprised of drainage pipe, catch basin inlets, manholes, control structures, exfiltration trench, and retention areas. The secondary drainage system is maintained and operated by the City of Pompano Beach. The secondary drainage system discharges excess storm water from storm events into the primary drainage system.

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

Response: The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SWMMP) in 2013. The SWMMP includes a list of recommended stormwater capital improvement projects throughout the city. There are no improvements identified for Palm Aire.

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: Palm Aire has multiple permits for drainage that cover the entire 1,585 acres. If redevelopment occurs, the permits for the specific area being redeveloped will be identified and reviewed and submitted for any necessary modifications.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one percent chance 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: There are no known drainage deficiencies in Palm Aire which has both significant pervious area (the golf courses) and the city's raw water wellfield which lowers groundwater levels.

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 email verifying the above information is provided in *Exhibit H*.

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. The city has enough park land to meet this standard for the projected population beyond the current planning horizon of 2040. If the entire additional density being created in Palm Aire is built, the city would eventually need to add additional park land to meet the 5-acre per thousand level of service sometime between 2040 and "buildout".

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

Response: See *Exhibit I*.

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

Response: The net impact on the county's 3-acre per 1,000 LOS based on full buildout of the

8,448 net new units created as a result of changing the land use methodology in Palm Aire is 61 acres ($8,448 \times 2.39 \text{ pph} = 20,191 \text{ people} \times 3 \text{ ac}/1000 = 61 \text{ acres}$). Per the buildout population calculation in the Park Inventory in Exhibit I, the city would need 550.2 total acres of park land to meet the 3-acre per 1,000 LOS and the city currently has 609.8 acres as “discounted” by the county. The city actually has 776.13 acres of park land when 100% of the golf course is included in the total as it in when the city calculates our local LOS of 5-acres/1,000.

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

Response: “Buildout” population is a theoretical number based on total redevelopment of the residential neighborhoods on the land use map to full density and may never be realized, particularly in Palm Aire. The Comprehensive Plan only requires parks to meet the adopted level of service standard up to the current planning horizon of 2040 which is not changed by this land use plan amendment. That said, the “buildout” population of Pompano, when the 6,519 net new units in the land use plan amendment are added, is 183,299 which makes the city park need 916 acres by this unknown buildout date (the city currently has 776 acres of “undiscounted” park land) and the county park need per the 3-acres per 1,000 standard, approximately 550 acres. The county’s buildout park demand estimate for Pompano is still being met based on the city’s current parks inventory as qualified and discounted by the county (see the most recent parks inventory for Pompano dated January, 2025 provided in *Exhibit I*).

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

Response: Both the city and county parks and recreation level of service standards will continue to be met through the 2040 planning horizon after the land use planning method in Palm Aire is revised as proposed in this amendment. Park concurrency is measured by the city at time of site plan approval so if there is ever an approaching park-land deficiency, the city will address it at time of site plan for the redevelopment parcel in question.

F. Traffic Circulation Analysis

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

Response: Major roadways serving the amendment site include:

- Rock Island Road
- Florida’s Turnpike
- SR 7
- NW 31 Avenue
- Lyons Road

- Oakland Park Boulevard
- Prospect Road
- NW 21 Avenue
- SR A1A (S Ocean Drive)
- Commercial Boulevard
- Powerline Road
- McNab Road
- Cypress Creek Road
- NW 62 Street
- I-95
- Atlantic Boulevard
- Coconut Creek Parkway
- Dixie Highway
- Copans Road
- Sample Road

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

Broward County

Per BrowardNEXT2.0 Comprehensive Plan Policy T2.4.2, 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 LOS D standards in their adopted Comprehensive Plan.

In addition, the level of service standard, corresponding service volumes, existing (2020) daily and peak hour volume and existing (2020) level of service for the surrounding roadway network are summarized in **Table 9**. Note that existing (2020) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization's (MPO) Level of Service Spreadsheet-2020.

Table 9: Existing (2020) Peak Hour and Daily Conditions LOS Analysis

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	2020 Peak Hour Volume	2020 Peak Hour LOS	Maximum Daily Service Volume	2020 Daily Volume	2020 Daily LOS
Rock Island Road	N of Commercial Boulevard	4LA	3,401	2,803	C	37,810	29,500	C
Rock Island Road	N of McNab Road	4LA	3,401	2,755	C	37,810	29,000	C
Florida's Turnpike	N of Commercial Boulevard	8LA	10,220	10,042	D	123,600	105,700	D
Florida's Turnpike	N of Atlantic Boulevard	6LA	10,220	8,341	D	123,600	87,800	C
SR 7	N of Bailey Road	6LA	5,390	4,180	C	59,900	44,000	C
SR 7	N of NW 62 Street	6LA	5,390	4,180	C	59,900	44,000	C
SR 7	N of Southgate Boulevard	6LA	5,390	4,845	C	59,900	51,000	C
SR 7	N of Atlantic Boulevard	6LA	4,500	4,798	F	50,000	50,500	E
NW 31 Avenue	N of NW 19 Street	6LA	4,851	3,088	C	53,910	32,500	C
NW 31 Avenue	N of Oakland Park Boulevard	6LA	4,851	2,328	C	53,910	24,500	C
NW 31 Avenue	N of Commercial Boulevard	6LA	4,851	2,328	C	53,910	24,500	C
NW 31 Avenue	N of Prospect Road	6LA	4,851	2,518	C	53,910	26,500	C
Lyons Road	N of Cypress Creek Road	6LA	4,851	2,375	C	53,910	25,000	C
Oakland Park Boulevard	E of SR 7	6LA	5,390	5,320	D	59,900	56,000	C
Lyons Road	N of McNab Road	4LA	3,222	2,280	C	35,820	24,000	C
Oakland Park Boulevard	E of SW 31 Avenue	6LA	5,390	5,130	C	59,900	54,000	C
Lyons Road	N of NW 6 Mr	4LA	3,222	1,634	C	35,820	17,200	C
Oakland Park Boulevard	E of I-95	6LA	4,500	5,178	F	50,000	54,500	F
Lyons Road	N of Coconut Creek Parkway	4LA	3,222	2,850	C	35,820	30,000	C
Lyons Road	N of Copans Road	4LA	3,222	3,373	F	35,820	35,500	D
Lyons Road	N of Sample Road	6LA	4,851	3,088	C	53,910	32,500	C
Prospect Road	S of Commercial Boulevard	4LA	3,401	1,482	C	37,810	15,600	C
NW 21 Avenue	N of Oakland Park Boulevard	2LA	1,197	1,596	F	13,320	16,800	F
SR-A1A (S Ocean Drive)	N of Hallandale Beach	2LA	1,197	3,420	C	13,320	5,400	C
Commercial Boulevard	E of SR 7	6LA	5,390	4,845	C	59,900	51,000	C
Commercial Boulevard	E of NW 21 Avenue	6LA	5,390	5,035	C	59,900	53,000	C
Commercial Boulevard	E of I-95	6LA	5,390	4,180	C	59,900	44,000	C

Table 9: Existing (2020) Peak Hour and Daily Conditions LOS Analysis (Continued)

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	2020 Peak Hour Volume	2020 Peak Hour LOS	Maximum Daily Service Volume	2020 Daily Volume	2020 Daily LOS
Powerline Road	N of Oakland Park Boulevard	6LA	5,390	2,423	C	59,900	25,500	C
Powerline Road	N of Prospect Road	6LA	5,390	2,660	C	59,900	28,000	C
Powerline Road	N of Commercial Boulevard	6LA	5,390	3,278	C	59,900	34,500	C
Powerline Road	N of Cypress Creek Road	6LA	5,390	3,705	C	59,900	39,000	C
Powerline Road	N of Atlantic Boulevard	6LA	5,390	3,563	C	59,900	37,500	C
Powerline Road	N of Copans Road	6LA	5,390	3,278	C	59,900	34,500	C
McNab Road	E of SW 81 Avenue	6LA	5,390	3,230	C	59,900	34,000	C
McNab Road	E of Rock Island Road	6LA	5,390	3,563	C	59,900	37,500	C
Cypress Creek Road	E of SR 7	6LA	5,390	3,468	C	59,900	36,500	C
NW 62 Street	E of SW 31 Avenue	6LA	5,390	4,133	C	59,900	43,500	C
McNab Road	E of SW 31 Avenue	4LA	3,401	1,577	C	37,810	16,600	C
McNab Road	E of Powerline Road	6LA	5,121	1,150	C	56,905	12,100	C
McNab Road	E of Military Trail	6LA	5,121	827	C	56,905	8,700	C
I-95	N of Cypress Creek Road	10LA	13,620	19,950	F	164,200	210,000	F
I-95	N of Atlantic Boulevard	10LA	13,620	19,950	F	164,200	210,000	F
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	2,898	C	59,900	30,500	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	4,750	F	50,000	50,000	D
Atlantic Boulevard	E of SR 7	6LA	5,390	5,035	C	59,900	53,000	C
Atlantic Boulevard	E of Lyons Road	6LA	5,390	4,608	C	59,900	48,500	C
Atlantic Boulevard	E of Florida Turnpike	6LA	5,390	4,608	C	59,900	48,500	C
Atlantic Boulevard	E of Powerline Road	6LA	5,390	4,655	C	59,900	49,000	C
Atlantic Boulevard	E of I-95	6LA	5,390	5,273	D	59,900	55,500	C
Coconut Creek Parkway	E of SR 7	4LA	2,920	1,615	D	32,400	17,000	D
Coconut Creek Parkway	E of Lyons Road	4LA	2,920	1,520	D	32,400	16,000	D
Dixie Highway	N of NE 38 Street	4LA	3,580	2,280	C	39,800	24,000	C
Dixie Highway	N of Commercial Boulevard	4LA	3,580	1,919	C	39,800	20,200	C
Dixie Highway	N of McNab Road	6LA*	5,400	2,423	B	60,000	25,500	B

Copans Road	E of SR 7	4LA	3,401	2,708	C	37,810	28,500	C
Table 9: Existing (2020) Peak Hour and Daily Conditions LOS Analysis (Continued)								
Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	2020 Peak Hour Volume	2020 Peak Hour LOS	Maximum Daily Service Volume	2020 Daily Volume	2020 Daily LOS
Copans Road	E of Lyons Road	4LA	3,401	2,660	C	37,810	28,000	C
Copans Road	E of Blount Road	6LA	5,121	2,803	C	56,905	29,500	C
Copans Road	E of Powerline Road	6LA	5,121	3,563	C	56,905	37,500	C
Sample Road	E of SR 7	6LA	5,390	5,748	F	59,900	60,500	F
Sample Road	E of Lyons Road	6LA	5,390	4,988	C	59,900	52,500	C
Lyons Road	N of Atlantic Boulevard	6LA	4,851	1,634	C	53,910	17,200	C

Note: * Capacity was determined from the MPO Level of Service Spreadsheet-2020 when the roadway was a 6-lane divided roadway, therefore, those values are reflected in the analysis. The roadway is currently a 4-lane divided roadway.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (2025) and long term (2040) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volume Broward County Metropolitan Planning Organization plans and projections.

Response:

The projected level of service for long-term (2045) projected level of service was determined using 2045 traffic volume forecasts obtained from the Broward Country MPO's *Level of Service Spreadsheet-2020*. The level of service for the long-term planning horizon is summarized in **Table 10**. Note that a short-term (2025) analysis was not conducted given that 2025 is the current year and updated MPO's data is not available.

Table 10: Long-Term 2045 LOS Analysis								
Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	2045 Peak Hour Volume	2045 Peak Hour LOS	Maximum Daily Service Volume	2045 Daily Volume	2045 Daily LOS
Rock Island Road	N of Commercial Boulevard	4LA	3,401	3,553	F	37,810	37,400	D
Rock Island Road	N of McNab Road	4LA	3,401	3,829	F	37,810	40,300	F
Florida's Turnpike	N of Commercial Boulevard	8LA	13,620	14,659	E	164,200	154,300	D
Florida's Turnpike	N of Atlantic Boulevard	6LA	10,220	12,816	F	123,600	134,900	F
SR 7	N of Bailey Road	6LA	5,390	6,413	F	59,900	67,500	F
SR 7	N of NW 62 Street	6LA	5,390	6,413	F	59,900	68,100	F
SR 7	N of Southgate Boulevard	6LA	5,390	7,277	F	59,900	76,600	F
SR 7	N of Atlantic Boulevard	6LA	4,500	7,277	F	50,000	76,600	F
NW 31 Avenue	N of NW 19 Street	6LA	4,851	3,572	C	53,910	37,600	C
NW 31 Avenue	N of Oakland Park Boulevard	6LA	4,851	3,401	C	53,910	35,800	C
NW 31 Avenue	N of Commercial Boulevard	6LA	4,851	3,401	C	53,910	35,800	C
NW 31 Avenue	N of Prospect Road	6LA	4,851	5,957	F	53,910	62,700	F
Lyons Road	N of Cypress Creek Road	6LA	4,851	5,852	F	53,910	61,600	F
Oakland Park Boulevard	E of SR 7	6LA	5,390	6,593	F	59,900	69,400	F
Lyons Road	N of McNab Road	4LA	3,222	4,798	F	35,820	50,500	F
Oakland Park Boulevard	E of SW 31 Avenue	6LA	5,390	6,460	F	59,900	68,000	F
Lyons Road	N of NW 6 Mr	4LA	3,222	3,658	F	35,820	38,500	F
Oakland Park Boulevard	E of I-95	6LA	4,500	6,612	F	50,000	69,600	F
Lyons Road	N of Coconut Creek Parkway	4LA	3,222	3,420	F	35,820	36,000	F
Lyons Road	N of Copans Road	4LA	3,222	4,380	F	35,820	46,100	F
Lyons Road	N of Sample Road	6LA	4,851	4,218	C	53,910	44,400	C
Prospect Road	S of Commercial Boulevard	4LA	3,401	3,382	D	37,810	35,600	C
NW 21 Avenue	N of Oakland Park Boulevard	2LA	2,628	3,240	F	29,160	34,100	F
SR-A1A (S Ocean Drive)	N of Hallandale Beach	2LA	1,197	4,076	D	13,320	12,400	D
Commercial Boulevard	E of SR 7	6LA	5,390	6,251	F	59,900	65,800	F
Commercial Boulevard	E of NW 21 Avenue	6LA	5,390	5,843	F	59,900	61,500	F
Commercial Boulevard	E of I-95	6LA	5,390	5,700	F	59,900	60,000	F

Table 10: Long-Term 2045 LOS Analysis (Continued)

Roadway	Segment	Existing Laneage	Maximum Peak Hour Service Volume	2045 Peak Hour Volume	2045 Peak Hour LOS	Maximum Daily Service Volume	2045 Daily Volume	2045 Daily LOS
Powerline Road	N of Oakland Park Boulevard	6LA	5,390	5,463	C	59,900	57,500	C
Powerline Road	N of Prospect Road	6LA	5,390	4,199	C	59,900	44,200	C
Powerline Road	N of Commercial Boulevard	6LA	5,390	6,261	C	59,900	65,900	C
Powerline Road	N of Cypress Creek Road	6LA	5,390	6,280	C	59,900	66,100	C
Powerline Road	N of Atlantic Boulevard	6LA	5,390	4,845	C	59,900	51,000	C
Powerline Road	N of Copans Road	6LA	5,390	4,959	C	59,900	52,200	C
McNab Road	E of SW 81 Avenue	6LA	5,390	5,292	D	59,900	55,700	C
McNab Road	E of Rock Island Road	6LA	5,390	6,099	F	59,900	64,200	F
Cypress Creek Road	E of SR 7	6LA	5,390	6,280	F	59,900	66,100	F
NW 62 Street	E of SW 31 Avenue	6LA	5,390	5,928	F	59,900	62,400	F
McNab Road	E of SW 31 Avenue	4LA	3,401	3,354	D	37,810	35,300	C
McNab Road	E of Powerline Road	6LA	3,401	2,472	C	37,810	26,020	C
McNab Road	E of Military Trail	6LA	5,121	2,717	C	56,905	28,600	C
I-95	N of Cypress Creek Road	10LA	13,620	32,452	F	164,200	341,600	F
I-95	N of Atlantic Boulevard	10LA	13,620	31,559	F	164,200	332,200	F
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	5,073	C	59,900	53,400	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	3,924	D	50,000	41,300	D
Atlantic Boulevard	E of SR 7	6LA	5,390	6,052	F	59,900	63,700	F
Atlantic Boulevard	E of Lyons Road	6LA	5,390	5,900	F	59,900	62,100	F
Atlantic Boulevard	E of Florida Turnpike	6LA	5,390	6,603	F	59,900	69,500	F
Atlantic Boulevard	E of Powerline Road	6LA	5,390	7,296	F	59,900	76,800	F
Atlantic Boulevard	E of I-95	6LA	5,390	6,289	F	59,900	66,200	F
Coconut Creek Parkway	E of SR 7	4LA	2,920	3,202	F	32,400	33,700	E
Coconut Creek Parkway	E of Lyons Road	4LA	2,920	2,907	D	32,400	30,600	D
Dixie Highway	N of NE 38 Street	4LA	3,580	3,905	F	39,800	41,100	F
Dixie Highway	N of Commercial Boulevard	4LA	3,580	3,325	C	39,800	35,000	C
Dixie Highway	N of McNab Road	6LA*	5,400	4,475	C	60,000	47,100	C

Copans Road	E of SR 7	4LA	3,401	3,829	F	37,810	40,300	F
Table 10: Long-Term 2045 LOS Analysis (Continued)								
Roadway	Segment	Existing Laneage	Maximum Peak Hour Service Volume	2045 Peak Hour Volume	2045 Peak Hour LOS	Maximum Daily Service Volume	2045 Daily Volume	2045 Daily LOS
Copans Road	E of Lyons Road	4LA	3,401	5,026	F	37,810	52,900	F
Copans Road	E of Blount Road	6LA	5,121	5,178	F	56,905	54,500	C
Copans Road	E of Powerline Road	6LA	5,121	6,498	F	56,905	68,400	F
Sample Road	E of SR 7	6LA	5,390	4,636	C	53,500	48,800	C
Sample Road	E of Lyons Road	6LA	5,390	5,187	C	53,500	54,600	F
Lyons Road	N of Atlantic Boulevard	6LA	4,851	3,658	C	53,910	38,500	C

Note: * Capacity was determined from the MPO Level of Service Spreadsheet-2020 when the roadway was a 6-lane divided roadway, therefore, those values are reflected in the analysis. The roadway is currently a 4-lane divided roadway.

3. Planning council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily 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 and identify the resulting level of service change for the short (5 year) and long-range planning horizons.

Response: The trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition for the current and proposed land use designations. The existing land use designation allows for a maximum of 1,479 single-family detached housing units, 5,219 multifamily housing low-rise units, 1,660 multifamily housing mid-rise units, and 2,120 multifamily housing high-rise units. The proposed amendment includes 2,710 single-family detached housing units, 9,562 multifamily housing low-rise units, 3,040 multifamily housing mid-rise units, and 3,884 multifamily housing high-rise units.

The trip generation potential for the site and for the proposed land use designation was determined using ITE land use code (LUC) 210 (Single-Family Detached Housing), LUC 220 (Multifamily Housing [Low-Rise]), LUC 221 (Multifamily Housing [Mid-Rise]), LUC 222 (Multifamily Housing [High-Rise]).

The proposed amendment is expected to generate 25,012 more inbound trips and 25,012 more outbound trips, resulting in a total increase of 50,024 trips daily, and 2,392 more inbound trips and 1,431 more outbound trips, resulting in a total increase of 3,823 trips during the P.M. peak hour. A summary of the trip generation rates and calculations is presented in **Table 11**. Detailed trip generation calculations are presented in Exhibit J.

Table 11: Trip Generation Summary					
Land Use Code		ITE Code	Scale	Daily Trips	P.M. Peak Hour Trips
Existing	Single-Family Detached Housing	210	1,479 dwelling units	12,030	1,250
	Multifamily Housing (Low-Rise)	220	5,219 dwelling units	33,530	2,265
	Multifamily Housing (Mid-Rise)	221	1,660 dwelling units	7,872	648
	Multifamily Housing (High-Rise)	222	2,120 dwelling units	8,348	574
	Subtotal			61,780	4,737
Proposed	Single-Family Detached Housing	210	2,710 dwelling units	21,002	2,209
	Multifamily Housing (Low-Rise)	220	9,562 dwelling units	61,368	4,132
	Multifamily Housing (Mid-Rise)	221	3,040 dwelling units	14,454	1,186
	Multifamily Housing (High-Rise)	222	3,884 dwelling units	14,980	1,033
	Subtotal			111,804	8,560
Net New Total Trips				50,024	3,823

External amendment traffic was distributed to the surrounding roadway network based on a select zone analysis performed utilizing the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Regional Planning Model (SERPM).

It is expected that 34 percent (34%) of project traffic will access the site to/from the north, 28 percent (28%) of project traffic will access the site to/from the south, 14 percent (14%) of project traffic will access the site to/from the east, and 24 percent (24%) of project traffic will access the site to/from the west. The FSUTMS SERPM output of the external amendment traffic distribution is contained in Exhibit J.

Impacts to the surrounding roadway network were evaluated to identify specific links that would be both significantly and adversely impacted as a result of the increase in project traffic associated with the proposed land use plan amendment. Links were considered to be significantly impacted if the proposed land use amendment contributed net new external trips in excess of 3.0 percent (3.0%) of the roadway's maximum service volume reported in the Broward County MPO's Level of Service Spreadsheet-2020. This approach is consistent with the current methodology for impact determination used by the Broward County Planning Council. Significantly impacted links were considered to be adversely impacted when the total traffic volume reported for the horizon year exceeded the maximum service volume reported for the appropriate level of service standard. The long-term (2045) analysis is summarized in **Table 12**.

Based on the analyses performed, 18 roadway segments will be adversely impacted in the long-term (2045) by the amendment. Comparing the roads with LOS E or F with and without the project shows only one additional segment (McNab Road east of SW 31st Avenue) fails with full buildout of this amendment.

Table 12: 2045 Peak Hour Significance Calculations

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
Rock Island Road	N of Commercial Boulevard	4LA	3,401	1.07%	3,553	F	1%	38	1.2%	No	3,591	No
Rock Island Road	N of McNab Road	4LA	3,401	1.56%	3,829	F	0%	0	0.0%	No	3,829	No
Florida's Turnpike	N of Commercial Boulevard	8LA	13,620	1.84%	14,659	E	3%	115	1.0%	No	14,774	No
Florida's Turnpike	N of Atlantic Boulevard	6LA	10,220	2.15%	12,816	F	0%	0	0.0%	No	12,816	No
SR 7	N of Bailey Road	6LA	5,390	2.14%	6,413	F	1%	38	0.7%	No	6,451	No
SR 7	N of NW 62 Street	6LA	5,390	2.14%	6,413	F	0%	0	0.0%	No	6,413	No
SR 7	N of Southgate Boulevard	6LA	5,390	2.01%	7,277	F	2%	76	1.5%	No	7,353	No
SR 7	N of Atlantic Boulevard	6LA	4,500	2.07%	7,277	F	2%	76	3.7%	Yes	7,353	Yes
NW 31 Avenue	N of NW 19 Street	6LA	4,851	0.63%	3,572	C	3%	115	2.4%	No	3,687	No
NW 31 Avenue	N of Oakland Park Boulevard	6LA	4,851	1.84%	3,401	C	4%	153	3.2%	Yes	3,554	No

Table 12: 2045 Peak Hour Significance Calculations (Continued)												
Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
NW 31 Avenue	N of Commercial Boulevard	6LA	4,851	1.84%	3,401	C	9%	344	7.3%	Yes	3,745	No
NW 31 Avenue	N of Prospect Road	6LA	4,851	5.46%	5,957	F	10%	382	8.1%	Yes	6,339	Yes
Lyons Road	N of Cypress Creek Road	6LA	4,851	5.86%	5,852	F	12%	459	9.7%	Yes	6,311	Yes
Oakland Park Boulevard	E of SR 7	6LA	5,390	0.96%	6,593	F	0%	0	0.0%	No	6,593	No
Lyons Road	N of McNab Road	4LA	3,222	4.42%	4,798	F	0%	0	0.0%	No	4,798	No
Oakland Park Boulevard	E of SW 31 Avenue	6LA	5,390	1.04%	6,460	F	1%	38	0.7%	No	6,498	No
Lyons Road	N of NW 6 Mr	4LA	3,222	4.95%	3,658	F	5%	191	6.2%	Yes	3,849	Yes
Oakland Park Boulevard	E of I-95	6LA	4,500	1.11%	6,612	F	0%	0	0.0%	No	6,612	No
Lyons Road	N of Coconut Creek Parkway	4LA	3,222	0.80%	3,420	F	4%	153	5.0%	Yes	3,573	Yes

Table 12: 2045 Peak Hour Significance Calculations (Continued)

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
Lyons Road	N of Copans Road	4LA	3,222	1.19%	4,380	F	3%	115	3.7%	Yes	4,495	Yes
Lyons Road	N of Sample Road	6LA	4,851	1.46%	4,218	C	3%	115	2.4%	No	4,333	No
Prospect Road	S of Commercial Boulevard	4LA	3,401	5.13%	3,382	D	1%	38	1.2%	No	3,420	No
NW 21 Avenue	N of Oakland Park Boulevard	2LA	2,628	4.12%	3,240	F	1%	38	6.4%	Yes	3,278	Yes
SR-A1A (S Ocean Drive)	N of Hallandale Beach	2LA	1,197	0.77%	4,076	D	13%	497	83.7%	Yes	4,573	Yes
Commercial Boulevard	E of SR 7	6LA	5,390	1.16%	6,251	F	0%	0	0.0%	No	6,251	No
Commercial Boulevard	E of NW 21 Avenue	6LA	5,390	0.64%	5,843	F	5%	191	3.6%	Yes	6,034	Yes
Commercial Boulevard	E of I-95	6LA	5,390	1.45%	5,700	F	0%	0	0.0%	No	5,700	No
Powerline Road	N of Oakland Park Boulevard	6LA	5,390	5.02%	5,463	C	4%	153	2.9%	No	5,616	No

Table 12: 2045 Peak Hour Significance Calculations (Continued)

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
Powerline Road	N of Prospect Road	6LA	5,390	2.31%	4,199	C	6%	229	4.4%	Yes	4,428	No
Powerline Road	N of Commercial Boulevard	6LA	5,390	3.64%	6,261	F	14%	535	10.2%	Yes	6,796	Yes
Powerline Road	N of Cypress Creek Road	6LA	5,390	2.78%	6,280	C	18%	688	13.1%	Yes	6,968	Yes
Powerline Road	N of Atlantic Boulevard	6LA	5,390	1.44%	4,845	C	7%	268	5.1%	Yes	5,113	No
Powerline Road	N of Copans Road	6LA	5,390	2.05%	4,959	C	3%	115	2.2%	No	5,074	No
McNab Road	E of SW 81 Avenue	6LA	5,390	2.55%	5,292	D	4%	153	2.9%	No	5,445	No
McNab Road	E of Rock Island Road	6LA	5,390	2.85%	6,099	F	5%	191	3.6%	Yes	6,290	Yes
Cypress Creek Road	E of SR 7	6LA	5,390	3.24%	6,280	F	7%	268	5.1%	Yes	6,548	Yes
NW 62 Street	E of SW 31 Avenue	6LA	5,390	1.74%	5,928	F	1%	38	0.7%	No	5,966	No
McNab Road	E of SW 31 Avenue	4LA	3,401	4.51%	3,354	D	11%	421	12.9%	Yes	3,775	Yes
McNab Road	E of Powerline Road	6LA	3,401	4.60%	2,472	C	7%	268	8.2%	Yes	2,740	No

Table 12: 2045 Peak Hour Significance Calculations (Continued)

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
McNab Road	E of Military Trail	6LA	5,121	9.14%	2,717	C	6%	229	4.6%	Yes	2,946	No
I-95	N of Cypress Creek Road	10LA	13,620	2.51%	32,452	F	0%	0	0.0%	No	32,452	No
I-95	N of Atlantic Boulevard	10LA	13,620	2.33%	31,559	F	4%	153	1.4%	No	31,712	No
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	3.00%	5,073	C	4%	153	2.9%	No	5,226	No
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	-0.70%	3,924	D	4%	153	7.3%	Yes	4,077	No
Atlantic Boulevard	E of SR 7	6LA	5,390	0.81%	6,052	F	11%	421	8.0%	Yes	6,473	Yes
Atlantic Boulevard	E of Lyons Road	6LA	5,390	1.12%	5,900	F	16%	612	11.7%	Yes	6,512	Yes
Atlantic Boulevard	E of Florida Turnpike	6LA	5,390	1.73%	6,603	F	19%	726	13.8%	Yes	7,329	Yes
Atlantic Boulevard	E of Powerline Road	6LA	5,390	2.27%	7,296	F	12%	459	8.7%	Yes	7,755	Yes
Atlantic Boulevard	E of I-95	6LA	5,390	0.77%	6,289	F	3%	115	2.2%	No	6,404	No
Coconut Creek Parkway	E of SR 7	4LA	2,920	3.93%	3,202	F	1%	38	2.9%	No	3,240	No

Table 12: 2045 Peak Hour Significance Calculations (Continued)

Roadway	Segment	Existing Lanes	Maximum Peak Hour Service Volume	Growth Rate	2045 Peak Hour Volume	2045 Peak Hour LOS	% Assignment	Trips	% Impact	Significant Impact	2045 Peak Hour Volumes with Proposed Amendment	Adverse?
Coconut Creek Parkway	E of Lyons Road	4LA	2,920	3.65%	2,907	D	1%	38	2.9%	No	2,945	No
Dixie Highway	N of NE 38 Street	4LA	3,580	2.85%	3,905	F	2%	76	2.2%	No	3,981	No
Dixie Highway	N of Commercial Boulevard	4LA	3,580	2.93%	3,325	C	5%	191	5.6%	Yes	3,516	No
Dixie Highway	N of McNab Road	6LA*	5,400	3.39%	4,475	C	1%	38	1.5%	No	4,513	No
Copans Road	E of SR 7	4LA	3,401	1.66%	3,829	F	1%	38	1.2%	No	3,867	No
Copans Road	E of Lyons Road	4LA	3,401	3.56%	5,026	F	0%	0	0.0%	No	5,026	No
Copans Road	E of Blount Road	6LA	5,121	3.39%	5,178	F	1%	38	0.8%	No	5,216	No
Copans Road	E of Powerline Road	6LA	5,121	3.29%	6,498	F	2%	76	1.5%	No	6,574	No
Sample Road	E of SR 7	6LA	5,390	-0.77%	4,636	C	1%	38	0.7%	No	4,674	No
Sample Road	E of Lyons Road	6LA	5,390	0.16%	5,187	C	0%	0	0.0%	No	5,187	No
Lyons Road	N of Atlantic Boulevard	6LA	4,851	4.95%	3,658	C	0	229	0	Yes	3,887	No

Note: * Capacity was determined from the MPO Level of Service Spreadsheet-2020 when the roadway was a 6-lane divided roadway, therefore, those values are reflected in the analysis. The roadway is currently a 4-lane divided roadway.

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

Response: No supplemental studies are being provided at this time.

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 four bus routes that serve Palm Aire have 30-40 minute headways during the work-week and are listed below. Map routes and bus stop time-tables can be found at the following link: <https://www.broward.org/BCT/Schedules/pages/default.aspx>

Route 42 (Atlantic Boulevard)

Route 14 (Powerline Road)

Route 60 (NW 31st Avenue in Pompano Beach)

Route 62 (Portions of McNab Road and Cypress Creek Road)

The BCT “Premo Plan” also shows Bus Rapid Transit improvements proposed on Powerline Road to be constructed between 2026-2033 with service starting in 2033.



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

Response: If Palm Aire is redeveloped to capture the net new units created by this change in land use methodology, it will become even more transit-oriented due to higher densities. Any future redevelopment will be reviewed for transit related access and amenities.

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

Response: Correspondence from BCT is provided as *Exhibit K*.

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 – The Application for the School Board is based on the city’s post land use plan amendment entitlements only. The ultimate density in the County’s Plan cannot be built without another local land use plan amendment so any attempt to approach the total density in the county plan will require another impact analysis.

Response: It must be noted that this land use plan amendment application is not in response to a development project. The Palm Aire land use category is being changed from a “dashed line with a fixed number of units” to a land use methodology that assigns a land use category to each development parcel that most closely reflects the actual density of the built environment. This method is based on gross land area and assigns the same density to the net built land area and to all roads, common areas and retention ponds maintained as common area by the local neighborhood association. By “entitling” common areas, the total number of units possible in the area increases but cannot actually be developed without significant, if not total, redevelopment of an existing, occupied community. This “growth” in potential density, therefore, is largely theoretical.

That said, to fulfill the requirements to determine the type of unit that this additional density might be for student generation calculations, the assumption was made that the additional density would be distributed in the same manner as the current densities and unit types would mirror current unit types in those density categories. The percentage of each density category and the distribution of the additional density by the unit type in the same proportion as the densities is shown below.

Percentage of each Residential Land Use Category				City	County
City Plan	Acres	County Plan	Acres	Percent	Percent
Low 1-5	123	Low 5	123	14%	14%
LM 5-10	104	LM 10	104	12%	12%
M 10-16	330	M16	330	38%	38%
MH 16-25	138	MH 25	138	16%	16%
H(1) 25-35	122	H 50	176	14%	20%
H(2) 35-46	54			6%	
Total Residential	871		871	100%	100%

Net New Units Distributed by Housing Type			
City -Plan	Unit Type Distribution	County-Plan	Unit Type Distribution
Low 1-5 (Single-Family)	923	Low 5 (Single-Family)	930
LM 5-10 (Townhouse)	776	LM 10 (Townhouse)	782
M 10-16 (Garden Apts)	2,468	M16 (Gardens Apts)	2,486
MH 16-25 (Midrise)	1,033	MH 25 (Midrise)	1,040
H(1) 25-35 (Highrise)	913	H 50 (High Rise)	3,210
H(2) 35-46 (Highrise)	406		
Total Net New Units	6,519		8,448

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

Response: The City will provide the necessary payment directly to the School Board.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

Response: See correspondence from the Department of State in *Exhibit L*.

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

Response: See correspondence from the Department of State in *Exhibit L*.

- C. Wetlands.

Response: There are no wetlands in Palm Aire.

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

Response: There are no LAPCs in Palm Aire.

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

Response: Palm Aire is not coastal and does not contain any Priority Planning Areas.

- 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: Palm Aire is a developed suburban community and does not provide habitat for any significant wildlife.

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

Response: Palm Aire is a landscaped suburban community and does not have any natural areas to accommodate regulated plant species.

- 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: There are three wellfields in Palm Aire (See West Wellfield Map in Exhibit M), two existing and one future wellfield, therefore, all three wellfield zones of influence are present within Palm Aire. These wells supply about 75% of the city’s total raw water supply and as the eastern wellfield on the Pompano Air Park becomes salt-water intruded, the Palm Aire wellfields will provide 100% of the city’s raw water supply.

Currently, the northern wellfield in Palm Aire (north of Atlantic Boulevard) is within a built-out Residential Planned Unit Development. The city staff worked with the designers of that project to create room for the wellfields and underground infrastructure. Challenges during construction of that project created a learning experience for the city and because of it, allowing development in the vicinity of our raw water wells will be approached with even more caution in the future.

The two wellfields south of Atlantic Boulevard, one existing and one future, are within the areas with a Recreation and Open Space (OR) land use on the city’s land use plan and a Commercial Recreation (CR) land use on the County’s land use map. The land use designations of these two wellfields will not be changed by this land use plan amendment application.

The active wellfield south of Atlantic Blvd was formerly a golf course but is now a remnant parcel

of the lakes created to replace the golf course by the owner at the time and later sold to the city as a city park. Unfortunately, the tract containing the active well sites was not included in the transaction for the lake park and is, therefore, currently in private ownership. The city will be looking for opportunities to put that property under city ownership or otherwise protect it from development encroachment in perpetuity.

The future wellfield to the south of the lake tract is within an active golf course and the land use is not being changed by this land use plan amendment application. The city staff is in active communications with the golf course owner to determine if the future wellfield location can be put under city ownership or otherwise protected from development encroachment in perpetuity.

- 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: This change in land use methodology applies to an existing built community that has already modified soils as necessary to accommodate suburban development. Any change in soil conditions or topography to accommodate redevelopment will likely be related to fill for higher finished floor elevations. Any development application for actual redevelopment in Palm Aire will be reviewed and permitted prior to any soil alterations.

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

Response: Palm Aire is not near the beach.

7. AFFORDABLE HOUSING

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

Response: The city will require a minimum and maximum 15% set-aside of moderate-income housing for any new development project within Palm Aire. The units can either be provided with a Declaration of Restrictive Covenants or can be bought out under Chapter 154.80 using the \$10,000 per unit buyout which has been escalating at 3% per year since 2023 (current amount is \$10,609 per unit). Funds from any affordable housing buyout will be deposited in the city’s Affordable Housing Trust Fund.

8. LAND USE COMPATIBILITY

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

Response: The purpose of this land use plan amendment is to change the land use scheme in Palm Aire from a “dashed line with a fixed number of units” to a traditional land use approach based on

actual built land use densities. Because the proposed land use scheme reflects the existing densities built within Palm Aire and the land use change is not associated with a development project, it will have little to no effect on compatibility with adjacent communities. The Florida Turnpike creates a strong separation between Palm Aire and Coconut Creek so no impact on that municipality is anticipated. McNab Road forms the boundary between Palm Aire and Fort Lauderdale and the densities south of McNab Road are similar to those in Palm Aire. Powerline Road creates a significant boundary between Palm Aire on the west side and the LIVE! project and the Cypress Bend community on the east side. The LIVE! project is already the most intense of those three communities regardless of any possible future redevelopment within Palm Aire.

9. HURRICANE EVACUATION ANALYSIS

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

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

Response: Palm Aire is not in a hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

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

Response: Palm Aire is not within the City's Community Redevelopment Area.

11. INTERGOVERNMENTAL COORDINATION

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

Response: Palm Aire is the western most and southern most community in Pompano and is adjacent to both Coconut Creek and Fort Lauderdale. The required copies have been provided for their review.

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

Response: The highlighted regional issues of the County's Plan are discussed in context of the proposed change to the land use methodology within Palm Aire.

- **Climate Change Resilience / Disaster Planning and Post-Disaster Redevelopment** – This amendment provides some flexibility for redevelopment by using gross density rather than a fixed

number of units. If a catastrophic event requires total redevelopment of existing buildings, this land use scheme provides a modest increase in gross entitlements that might make redevelopment more financially feasible after such an event, thereby making the area more resilient.

- **Targeted Redevelopment** – The Palm Aire Community is built out in regard to the fixed number of units in the current dashed line land use area. The city has been using flex units to entitle some of the remnant residential parcels that were never entitled in the original Stipulated Settlement Agreement. This approach is resulting in lawsuits. Removing the dashed line with a fixed number of units will enable individual property owners to request additional entitlements through traditional land use plan amendments.

- **Housing Affordability** – Consistent with County Policy 2.16.2, the city will require new development in Palm Aire utilizing the additional entitlements created through this land use plan amendment process to provide 15% moderate income affordable housing or buyout of same per the city's code section 154.80.

13. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

Response: No additional support documents are provided at this time.

B. Any proposed voluntary mitigation or draft agreements.

Response: No voluntary mitigation or draft agreements have been prepared at this time.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

Response: The city will coordinate with BCPC staff to ensure the adequate number of hard and electronic copies of this application are provided for review.

EXHIBITS

DRC

PZ25-92000001

06/18/2025

A: PALM AIRE STIPULATED SETTLEMENT AGREEMENT

DRC

PZ25-92000001

06/18/2025

**STIPULATION, SETTLEMENT and
MASTER PLAN AGREEMENT
FOR PALM-AIRE**

In consideration of the mutual promises herein contained and in order to resolve and settle all pending litigation between the parties as is more particularly described in Exhibit "A" attached hereto, the City of Pompano Beach, a municipal corporation of the State of Florida, ("City") and FPA Corporation, a Delaware corporation authorized to do business in the State of Florida, ("FPA"), its successors and assigns, agree as follows:

Section 1. Preamble and Intent of the Parties.

1.1 Palm-Aire is a residential and recreation development consisting of approximately 1,750 acres located within the City of Pompano Beach, Florida, as more particularly described on the Pompano Beach Land Use Plan Map as being circumscribed with dotted lines with a maximum density of 7 dwelling units per acre. FPA is the developer of Palm-Aire.

1.2 The maximum number of residential dwelling units permitted to be developed within Palm-Aire under the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan is 10,631.

1.3 The City and FPA wish to enter into a Master Plan agreement to distribute the land uses and residential dwelling units within Palm-Aire in accordance with the requirements of the Broward County Land Use Plan, the Pompano Beach Land Use Plan and the requirements of the City's Zoning Code.

Section 2. Approval of Master Plan and Distribution of Dwelling Units.

FPA and the City agree that distribution of land uses within Palm-Aire shall be as provided in the "Palm-Aire Master Plan" attached as Exhibit "B". FPA and the City further agree that the distribution of dwelling units within Palm-Aire shall be as provided in the "Palm-Aire Unit Summary" attached as Exhibit "C", except as provided in Section 7 below. The City Planning Department shall verify the unit count contained in Exhibit "C" and any discrepancy shall be corrected.

Section 3. Update of Traffic Study. FPA agrees that within ninety (90) days of the execution of this Agreement, that FPA will provide the City with an update of the Palm-Aire Traffic Study performed by Kimley-Horne & Associates. FPA further agrees that it will provide the City with an update

85 JUL 26 PM 3:53

CEF 12707 PAGE 605

DRC

29-
9.1

of this traffic study on an annual basis to be performed by an independent traffic engineer acceptable to the City beginning one year from the date of this Agreement and ending when the last site plan completing all development within Palm-Aire has been approved by the City.

Section 4. Transportation Improvements within Palm-Aire. FPA and the City recognize that future development within Palm-Aire may result in the need for additional transportation improvements within Palm-Aire. FPA recognizes that, as the developer of Palm-Aire, FPA is responsible for the development of an internal transportation system sufficient to accommodate all growth within Palm-Aire regardless of the ultimate ownership of the individual parcels within Palm-Aire. Accordingly, FPA agrees to be responsible for the installation of all transportation related improvements indicated to be needed by the Palm-Aire traffic study as updated as provided in Section 3 above, or as determined to be needed by mutual agreement between FPA and the City.

Section 5. Drainage Plan. The City recognizes that FPA has planned and arranged the recreational land within Palm-Aire in such a manner as to provide for the drainage requirements of the residential land and the arrangement of these drainage facilities is unique to Palm-Aire. Accordingly, in recognition of the drainage plan for Palm-Aire, the City agrees that a proper use of the golf courses within Palm-Aire is for the drainage and retention requirements of the residential areas and that this use is consistent with and does not alter the primary recreational use of the golf course and that the utilization of the golf course in this manner is consistent with the requirements of the RZ-1 zoning district, subject, however, to the review and approval by the Planning and Zoning Board of all new drainage facilities except those drainage facilities associated with the development of Palm-Aire North Course Estates Section 4.

Section 6. Zoning Districts. All undeveloped residential property within Palm-Aire shall be developed consistent with the City's existing RC-1 zoning district unless application is made by FPA for a rezoning to another zoning district, and said application is approved by the City. Notwithstanding the above, the residential density within Palm-Aire shall be controlled by the effective land use plan and this Agreement. The City agrees that all existing densities within Palm-Aire were developed in conformance with the City's Land Use Plan and land development regulations in existence at the time of said development and are consistent with all applicable zoning and

land development regulations, and, FPA agrees that the City may rezone developed areas within Palm-Aire to more closely reflect the existing uses and densities.

Section 7. Allocation and Reallocation of Remaining Units.

7.1 As Exhibit "C" indicates, there are 326 permitted dwelling units that are unallocated to a specific parcel within Palm-Aire. The parties agree that the remaining unallocated dwelling units may be utilized by FPA to increase the density on any residential parcel which is subject to this Agreement over and above the density otherwise provided for in this Agreement, subject to the approval by the City of a site plan which includes the increased density and subject to the payment of any additional impact fees that may be required by Broward County.

7.2 The parties further agree that if FPA constructs less than the number of units permitted on any parcel as depicted on Exhibit "C", the unbuilt dwelling units shall be added to the number of remaining dwelling units provided for in 7.1 above, and shall be allocated as provided in Section 7.1 above.

7.3 It is acknowledged that City approval is a condition precedent to any change in land use density from those densities provided in Exhibit "C".

Section 8. Agreement as Order of the Court. The parties agree to submit to the appropriate courts, this Stipulation, Settlement and Master Plan Agreement for approval and adoption into a final order which shall be binding and enforceable as against the parties.

Section 9. Recordation. This Agreement shall be recorded in the Public Records of Broward County, Florida and the terms of this Agreement shall be a covenant running with the land, and shall be binding as to all successors in interest to FPA.

Vernadette Davis
Sharon Rucker

CITY OF POMPANO BEACH

By: [Signature]

Mayor

By: [Signature]

City Manager

Attest: [Signature]

City Clerk

DRC

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared E. PAT LARKINS, JAMES E. SODERLUND and SANDRA D. ROZAR of the City of Pompano Beach, to me known to be the persons described in and who executed the foregoing Stipulation, Settlement and Master Plan Agreement for Palm-Aire and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 25th day of July, 1985.

[Signature]
Notary Public
My commission expires: MAY 22 1987

FPA CORPORATION

By: Thor Amli
President

Attest: [Signature]
Assistant Secretary

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared THOR AMLIE and DOUGLAS MILLER, of FPA Corporation, to me known to be the persons described in and who executed the foregoing Stipulation, Settlement and Master Plan Agreement for Palm-Aire and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 25th day of July, 1985.

[Signature]
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 6 1986
BONDED THRU GEN. INS. UNDERWRITERS

CEF 12707 PAGE 603

DRC

EXHIBIT "A"

1. FPA Corporation, a Delaware Corporation v. City of Pompano Beach, Florida, et al., Case No. 85-6454, United States District Court, Southern District of Florida.
2. FPA Corporation, Oxford Development Enterprises, Inc., Palm Aire/Oxford Associates, Limited, a Maryland Limited Partnership by and through its General Partner, Oxford Equities Corporation; and Oxford Construction Services, Inc. v. City of Pompano Beach, Florida, E.F. Kleingartner and Eugen Guydosik, Case No. 85-13807 CG, in the Circuit Court of the 17th Judicial Circuit in and for Broward County, Florida.

THIS IS NOT AN
OFFICIAL COPY

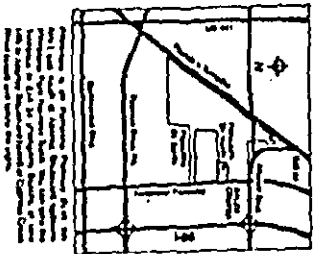
OFF 12707 PAGE 609
REC

DRC

PZ25-92000001

06/18/2025

EXHIBIT "B"



PALM-AIRE MASTER PLAN

PPA Community
2601 Palm Aire Drive North
Fort Lauderdale, Florida 33309
(305) 972-5000



OFF 12707 PAGE 610

TO TURNPIKE



DRC

EXHIBIT "C"

Palm-Aire Unit Summary
(Parcels Keyed to Master Plan)

<u>Parcel</u>		<u>Units</u>	
		<u>Built</u>	<u>Unbuilt</u>
A-G,I,J,K	Condo Associations 1-10	4,484	
H-1	Cypress Estates #1	36	
H-2	Palm-Aire Estates	26	
H-3	Cypress Estates #2	3	
L-1	Condo Association #11 (Oak Crse. Est. #2)	597	
L-2	Oaks Course Estates #2 (PB 104/44)	-	131
M	Condo Association #12	331	
N	Condo Association #14	72	
O	Palm Aire Cypress Course Est. #3 (PB 108/48)	-	400
P	Palm Aire Oakes Course Est. #3 (PB 108/1)	-	1182
Q	Palm Aire North Course Est. #4 (PB 122/21)	-	259*
R-1	Palm-Aire North Course Est. #3 (PB 114/39)	-	288
R-2	Palm-Aire North Course Est. #3 (PB 114/39)		
	(250 Lifecare units x 1/2)	125	
R-3	Commercial Parcel (PB 114/39)		
S	Condo Association #52	119	
T	Condo Association #53	100	
U	Spa Hotel (178 rooms x 1/2)	89	
V	Renaissance Club	18	
X-1	Palm-Aire Cypress Course Est. #4 (PB 118/36)	60	451
X-2	Palm-Aire Cypress Course Est. #4 (PB 118/36)	-	417
Y-1	Palm-Aire Cypress Course Est. #5 (PB 115/12)	360	159
Y-2	Palm-Aire Cypress Course Est. #5 (PB 115/12)	-	384
Z	Palm-Aire Cypress Course Est. #7 (PB 123/35)	-	104
AA	Palm-Aire Cypress Course Est. #6	-	100
		<hr/> 6,420	<hr/> 3,875

Total Units Allocated (built and unbuilt)	10,295
Total Units Permitted by Land Use Plan	10,631
Remaining Unallocated Units	326

* Reduction from 298 subject to issuance of building permit to Oxford Development Enterprises, Inc., or its related entity, the only condition precedent to which is compliance of existing building plans revised to show reduced density and agreed upon security and access modifications, and compliance with the South Florida Building Code as provided in the settlement agreement between the parties in FPA Corporation, et al. v. City of Pompano Beach, et al., Case No. 85-13807 CG, in the Circuit Court of the 17th. Judicial Circuit in and for Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
 COUNTY ADMINISTRATOR

REC 12707 PAGE 611

DRC

PZ25-92000001

06/18/2025

EXHIBIT B: FUTURE LAND USE ELEMENT, PLAN IMPLEMENTATION REQUIREMENTS TEXT AMENDMENT

DRC

PZ25-92000001

06/18/2025

**FUTURE LAND USE ELEMENT
PLAN IMPLEMENTATION REQUIREMENTS
TEXT AMENDMENTS FOR PALM AIRE**

• • •

A. Residential Land Use

Each parcel of land within an area which is designated in a Residential land use category by the Land Use Plan must be zoned in a zoning district which permits any one or more of the following uses, but not other uses:

1. Residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Land Use Plan Map.
 - a. Accessory dwelling units are permitted in single-family residential areas per and subject to Florida Statutes Chapter 163.31771 without the need to calculate density.
 - b. A studio or efficiency unit no greater than 500 square feet in size is considered a half-unit for density calculation purposes.
 - c. Within Palm Aire, the minimum density allowed regardless of the land use designation or the zoning district, will equal 100% of the previously approved and built number of units at a specific location. All Applications for redevelopment within Palm Aire will require written consent from the applicable Homeowners'/Condominium Association with jurisdiction over the property. For an individually owned lot, no change in residential unit type will be allowed that creates an inconsistency with the existing character of the block face.

2. Agriculture

• • •

3. Residential Density

a. Density Standards

Residential areas are shown on the Pompano Beach Land Use Map according to the following residential classifications:

- Low permits up to five dwelling units per gross acre.
- Low-Medium permits up to ten dwelling units per gross acre.
- Medium permits up to sixteen dwelling units per gross acre.
- Medium-High permits up to twenty-five dwelling units per gross acre.
- High permits up to forty-six dwelling units per gross acre.
- Within Palm Aire, the High residential classification is divided into High 1 which allows up to 36 units per gross acre and High 2 which allows up to 46 units per gross acre.

• • •

DRC

PZ25-92000001

06/18/2025

EXHIBIT C: LEGAL DESCRIPTION OF DASHED LINE BOUNDARY OF PALM AIRE LAND USE CATEGORY

DRC

PZ25-92000001

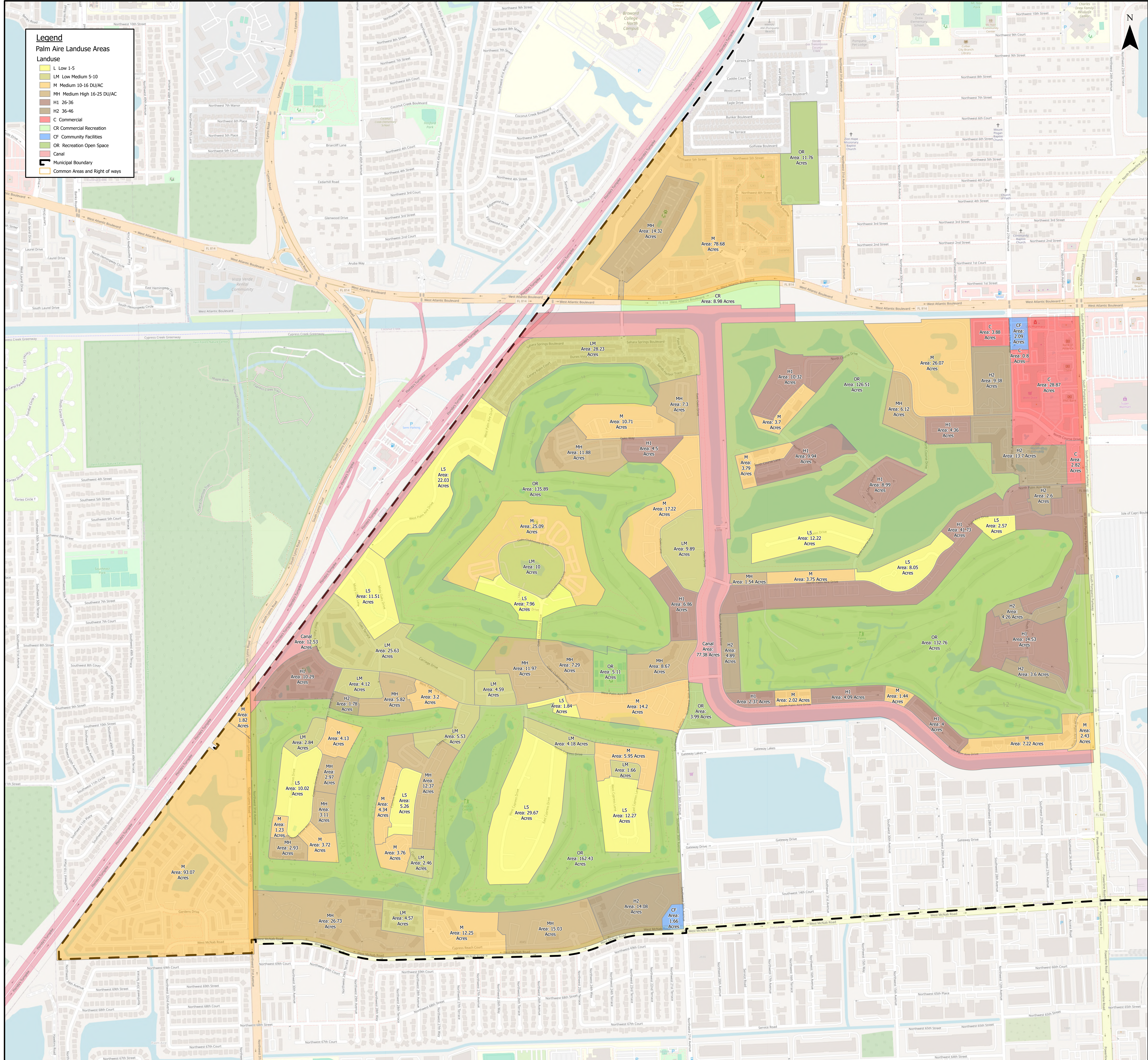
06/18/2025

EXHIBIT D: PALM AIRE ADOPTED AND PROPOSED CITY FUTURE LAND USE MAP

DRC

PZ25-92000001

06/18/2025



Legend

Palm Aire Landuse Areas

Landuse

- L Low 1-5
- LM Low Medium 5-10
- M Medium 10-16 DU/AC
- MH Medium High 16-25 DU/AC
- H1 26-36
- H2 36-46
- C Commercial
- CR Commercial Recreation
- CF Community Facilities
- OR Recreation Open Space
- Canal
- Municipal Boundary
- Common Areas and Right of ways

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

Created by:
Engineering Department
GIS Division | A.S.

City of Pompano Beach

Palm Aire Land Use

DRC

PZ25-92000001

0.17 0.26 0.34 Miles

06/18/2025



Florida's Warmest Welcome

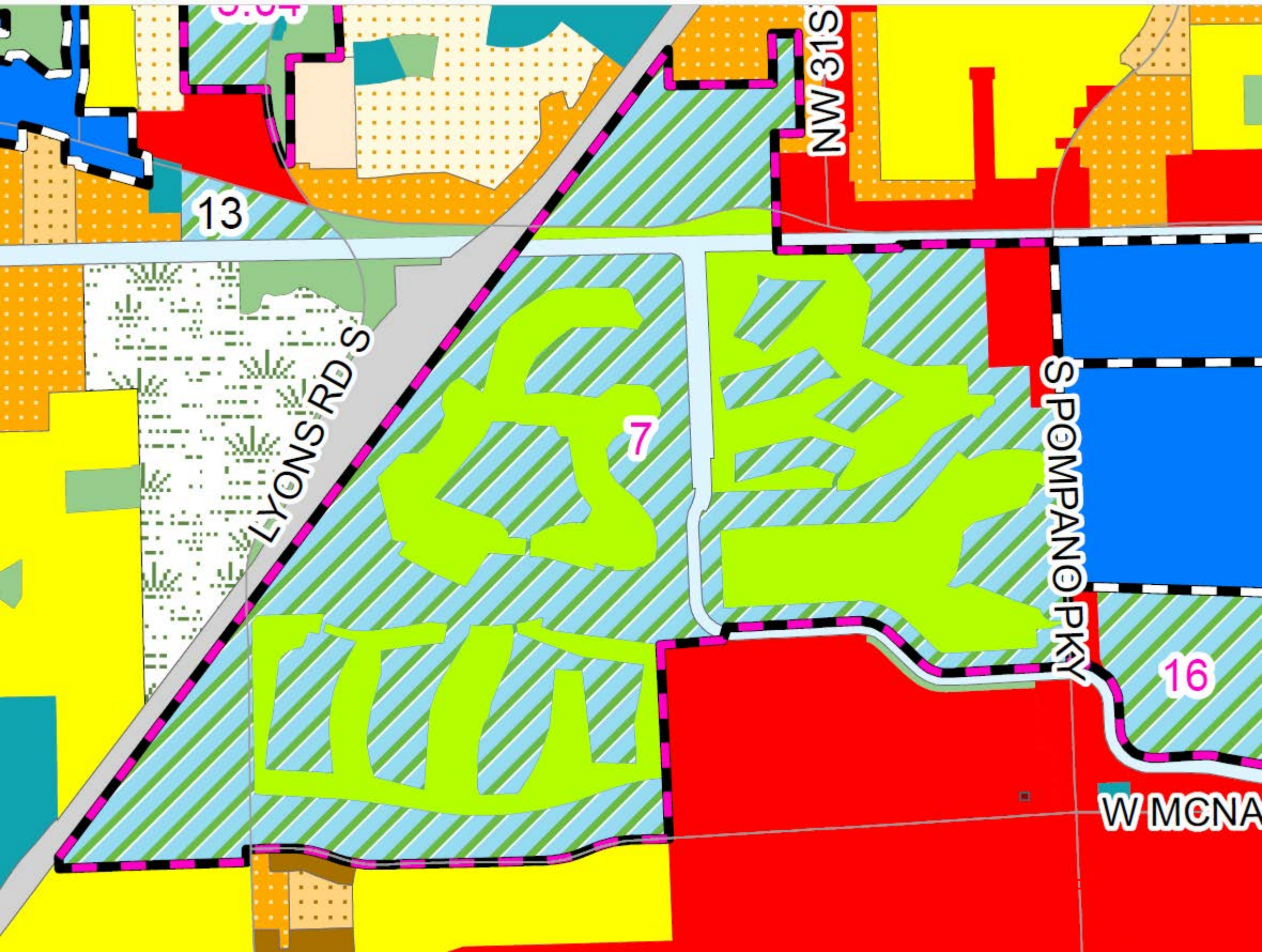
Folder: Z:\InitialPro Projects\Planning Department\06182025 Palm Aire Plans

EXHIBIT E: COUNTY ADOPTED LAND USE MAP

DRC

PZ25-92000001

06/18/2025



13

LYONS RD S

NW 31S

7

S POMPAÑO PKY

16

W MCNA

EXHIBIT F: WATER AND WASTEWATER PROVIDER CORRESPONDENCE

DRC

PZ25-92000001

06/18/2025



Florida's Warmest Welcome

**City of Pompano Beach
UTILITIES ADMINISTRATION**

Phone: (954) 545-7044 Fax: (954) 545-7046

MEMORANDUM NO. 25-27

DATE: April 10, 2025

TO: Jean E. Dolan, Principal Planner

FROM: A. Randolph Brown, Utilities Director

SUBJECT: Palm Aire LUPA Application, Sanitary Sewer, Potable Water Land Use Plan Amendment Application

I have reviewed the Analysis of Public Facilities and Services in Section 5, including Section 5.A, potable water analysis. I have verified the plant and permit information shown. The current plant demands and flows are correct.

My review of Section 5.B, items 1 through 4 of the sanitary sewer analysis for the referenced application shows the correct plant and permit capacity information. The current wastewater system demands and flows are correct. The City can accommodate the projected flows based on current capacity in the sewer treatment system. Each project will be required to determine the adequacy of the sanitary sewer collection system at the time of site plan approval, which is the City's current practice.

Please advise if you need any further verification from the City of Pompano Beach Utility Department.

DRC

PZ25-92000001

06/18/2025

EXHIBIT G: SOLID WASTE PROVIDER CORRESPONDENCE

DRC

PZ25-92000001

06/18/2025

From: [Limonos Cruz, Andres](#)
To: [Jean Dolan](#)
Cc: [Russell Ketchem](#)
Subject: Re: Service Provider Letter for Palm Aire LUPA to remove Dashed Line land use category
Date: Tuesday, April 15, 2025 10:57:16 AM
Attachments: [image002.png](#)

This Message Is From an External Sender

This message came from outside your organization.

Jean,

I was just asked by my team to modify the answer to the following please see below:

The City contracts with Waste Management, Inc of Florida to dispose of solid waste material and garbage generated within the City. The City's contract with Waste Management guarantees 100% of all solid waste generated will be properly managed. Waste Management has sufficient capacity within its network of facilities to safely manage the solid waste material generated in the City of Pompano.

Best regards,

Andres Limones Cruz

Government Affairs Manager

Waste Management Inc. of Florida

alimonos@wm.com

C: 786-261-7812
2380 College Ave
Davie, FL 33317

Access WM 24/7 with [MyWM](#)

From: Jean Dolan <Jean.Dolan@copbfl.com>
Sent: Tuesday, April 15, 2025 9:11 AM
To: Limones Cruz, Andres <alimonos@wm.com>
Cc: russell.ketchem@copbfl.com <russell.ketchem@copbfl.com>
Subject: [EXTERNAL] RE: Service Provider Letter for Palm Aire LUPA to remove Dashed Line land use category

Thanks Andres! Good to know! I'll fix that statement in the Application.
Jean

From: Limones Cruz, Andres <alimonos@wm.com>
Sent: Tuesday, April 15, 2025 9:07 AM

DRC

PZ25-92000001

06/18/2025

From: [Carvalho, Felipe](#)
To: [Jean Dolan](#)
Cc: [Khoury, Nick](#); [Ash, Craig](#); [Carey, Christopher](#); [Herrera, Barbara](#); [Phillips, David](#); [Limonos Cruz, Andres](#)
Subject: RE: Monarch Hill Landfill, total capacity and remaining capacity
Date: Friday, April 4, 2025 3:25:06 PM
Attachments: [image001.png](#)

This Message Is From an External Sender

This message came from outside your organization.

Jean,

I hope this email finds you well.

Monarch Hill remaining life is 6.2 years for Class I and 10.5 years for C&D.

We received a total of 1.23M tons in 2024.

Please let us know if you have additional questions.

Thanks,

Felipe Carvalho

Area Manager of Disposal Operations

Florida Area

fcarval1@wm.com

C: 561-397-5749

2700 Wiles Road

Pompano Beach, FL 33073



From: Jean Dolan <Jean.Dolan@copbfl.com>

Sent: Thursday, April 3, 2025 12:58 PM

To: Roccapriore, Jeff <JRoccapr@wm.com>

Cc: Ashwas, Huda <HASHWAS@broward.org>

Subject: [EXTERNAL] RE: Monarch Hill Landfill, total capacity and remaining capacity

Hi Jeff – just checking in to see if you can confirm the Monarch Hill landfill total and remaining capacity. I just “googled” it and it pulled this information from your Land Use Plan amendment you recently got approved from Broward County.

DRC

PZ25-92000001

06/18/2025

As of November (2024), Monarch Hill has about six years of capacity remaining, according to WM's proposed land use plan. The landfill takes in about 5,000 tons of material a day, 90% of which is C&D waste and 10% is MSW. Feb 27, 2025

Thanks,
Jean

From: Jean Dolan
Sent: Thursday, March 27, 2025 7:25 AM
To: 'jroccapr@wm.com' <jroccapr@wm.com>
Subject: Monarch Hill Landfill, total capacity and remaining capacity

Hi Jeff – I got your contact information from the Broward County Planning Council. They suggested you would know the above information about the Monarch Hill landfill which I need to insert into a Land Use Plan Amendment Application for a project in Pompano. We appreciate your help with this data.

Thanks,
Jean



Hours of Operation Mon – Thurs 7am to 6pm



Recycling is a good thing. Please recycle any printed emails.

DRC

PZ25-92000001

06/18/2025

EXHIBIT H: DRAINAGE SERVICE PROVIDER CORRESPONDENCE

DRC

PZ25-92000001

06/18/2025

From: [John Sfiropoulos](#)
To: [Jean Dolan](#)
Subject: RE: Service Provider Letter for Palm Aire LUPA to remove Dashed Line land use category
Date: Monday, February 24, 2025 2:48:59 PM

This looks good Jean, thank you. My apologies for delay....the 2-days of strategic planning set me back a bit.



From: Jean Dolan <Jean.Dolan@copbfl.com>
Sent: Wednesday, February 19, 2025 4:53 PM
To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Subject: Service Provider Letter for Palm Aire LUPA to remove Dashed Line land use category

Hi John - please review the Drainage section of the LUPA Application we're preparing to change the land use methodology in Palm Aire from the dashed-line with a fixed number of units to a traditional land use scheme. I attached the new version of the Future Land Use Map if you're curious about what that looks like. Please review the drainage section (attached) of the Application and send me an email with any changes or confirmation that it is correct. I will include your confirmation email as an Exhibit to the Application.

Thanks,
Jean



Hours of Operation Mon – Thurs 7am to 6pm

DRC

PZ25-92000001

06/18/2025

EXHIBIT I: PARKS INVENTORY

DRC

PZ25-92000001

06/18/2025

Inventory of Neighborhood Parks

Updated January, 2024

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

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**	6.2
Total acres	60.4

Neighborhood Parks**Privately Owned Facilities**

1. John Knox Village

1.8
DRC

2. Cypress Bend	10.1
3. Palm Aire (less 6.09 acres for 3100 W. Atlantic Blvd)	<u>42.5</u>
Total acres	54.4

Grand Total **252.6**

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	82.5 (15% of the total Community Park Requirement of 550 acres)
Total	120.5
Grand Total	609.8

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 3rd Avenue

Broward County Environmental Land 38.70
 Pompano Highlands Natural Preserve
 4200 Block east of FEC RR

Notes:

- Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry @ \$75,000 for 0.813 acres.
- Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.

- 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.
- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park was added to this inventory
- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre "Palm Aire Property" as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial
- kk. Removed 6.09 acres of Palm Aire Golf Course converted to CR for private indoor tennis facility

DRC

II. Airpark LUPA eliminates the 33 acre “arboretum”.

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	183,299
Broward County Parks Requirements (3 acres per 1,000 population)	338.4 acres	406.7 acres	550 acres
Total Parks supplied	609.8 acres	609.8 acres	609.8 acres
<i>(If the City adds 10% of the County-owned lands to this total, it becomes 610 acres)</i>			

Buildout population calculations

89,178	Maximum number of dwelling units allowed by future land use map*
- 12,484	14% of dwelling units held for seasonal use
76,694	Total dwelling units for permanent residents
x 2.39	Persons per occupied dwelling unit from 2020 Census estimate (down from 2.49 in 2017 census estimates)
183,299	Buildout population projection

* Includes: 6,519 new units from change in land use methodology for Palm Aire; 138 units on 1700 Blount Road; 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 of 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

EXHIBIT J: TRAFFIC GENERATION AND DISTRIBUTION

DRC

PZ25-92000001

06/18/2025

EXHIBIT J - DAILY TRIP GENERATION COMPARISON

EXISTING DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS				
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
							In	Out																		
GROUP 1	1	Single-Family Detached Housing	11	210	1479	du	50%	50%	6,015	6,015	12,030	0.0%	0	6,015	6,015	12,030	0.0%	0	6,015	6,015	12,030	0.0%	0	6,015	6,015	12,030
	2	Multifamily Housing (Low-Rise)	11	220	5219	du	50%	50%	16,765	16,765	33,530	0.0%	0	16,765	16,765	33,530	0.0%	0	16,765	16,765	33,530	0.0%	0	16,765	16,765	33,530
	3	Multifamily Housing (Mid-Rise)	11	221	1660	du	50%	50%	3,936	3,936	7,872	0.0%	0	3,936	3,936	7,872	0.0%	0	3,936	3,936	7,872	0.0%	0	3,936	3,936	7,872
	4	Multifamily Housing (High-Rise)	11	222	2120	du	50%	50%	4,174	4,174	8,348	0.0%	0	4,174	4,174	8,348	0.0%	0	4,174	4,174	8,348	0.0%	0	4,174	4,174	8,348
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation		Total:		30,890	30,890	61,780	0.0%	0	30,890	30,890	61,780	0.0%	0	30,890	30,890	61,780	0.0%	0	30,890	30,890	61,780	
		210		LN(Y) = 0.92*LN(X)+2.68																						
		220		Y=6.41*(X)+75.31																						
		221		Y=4.77*(X)+46.46																						
		222		Y=3.76*(X)+377.04																						

PROPOSED DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent																			
							In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Single-Family Detached Housing	11	210	2710	du	50%	50%	10,501	10,501	21,002	0.0%	0	10,501	10,501	21,002	0.0%	0	10,501	10,501	21,002	0.0%	0	10,501	10,501	21,002
	2	Multifamily Housing (Low-Rise)	11	220	9562	du	50%	50%	30,684	30,684	61,368	0.0%	0	30,684	30,684	61,368	0.0%	0	30,684	30,684	61,368	0.0%	0	30,684	30,684	61,368
	3	Multifamily Housing (Mid-Rise)	11	221	3040	du	50%	50%	7,227	7,227	14,454	0.0%	0	7,227	7,227	14,454	0.0%	0	7,227	7,227	14,454	0.0%	0	7,227	7,227	14,454
	4	Multifamily Housing (High-Rise)	11	222	3884	du	50%	50%	7,490	7,490	14,980	0.0%	0	7,490	7,490	14,980	0.0%	0	7,490	7,490	14,980	0.0%	0	7,490	7,490	14,980
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
			ITE Land Use Code		Rate or Equation		Total:		55,902	55,902	111,804	0.0%	0	55,902	55,902	111,804	0.0%	0	55,902	55,902	111,804	0.0%	0	55,902	55,902	111,804
		210	LN(Y) = 0.92*LN(X)+2.68																							
		220	Y=6.41*(X)+75.31																							
		221	Y=4.77*(X)+46.46																							
		222	Y=3.76*(X)+377.04																							
		NET NEW TRIPS		IN		OUT		TOTAL																		
				25,012		25,012		50,024																		

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS								
					Percent																										
Land Use					ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total					
GROUP 1	1	Single-Family Detached Housing				11	210	1479	du	25%	75%	216	649	865	0.0%	0	216	649	865	0.0%	0	216	649	865	0.0%	0	216	649	865		
	2	Multifamily Housing (Low-Rise)				11	220	5219	du	24%	76%	394	1,247	1,641	0.0%	0	394	1,247	1,641	0.0%	0	394	1,247	1,641	0.0%	0	394	1,247	1,641		
	3	Multifamily Housing (Mid-Rise)				11	221	1660	du	23%	77%	165	554	719	0.0%	0	165	554	719	0.0%	0	165	554	719	0.0%	0	165	554	719		
	4	Multifamily Housing (High-Rise)				11	222	2120	du	26%	74%	126	359	485	0.0%	0	126	359	485	0.0%	0	126	359	485	0.0%	0	126	359	485		
	5																														
	6																														
	7																														
	8																														
	9																														
	10																														
	11																														
	12																														
	13																														
	14																														
	15																														
ITE Land Use Code						Rate or Equation						Total:		901	2,809	3,710	0.0%	0	901	2,809	3,710	0.0%	0	901	2,809	3,710	0.0%	0	901	2,809	3,710
210						LN(Y) = 0.91*LN(X)+0.12																									
220						Y=0.31*(X)+22.85																									
221						Y=0.44*(X)+11.61																									
222						Y=0.22*(X)+18.85																									

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS								
					Percent																										
Land Use					ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total					
GROUP 2	1	Single-Family Detached Housing	11	210	2710	du	25%	75%	375	1,125	1,500	0.0%	0	375	1,125	1,500	0.0%	0	375	1,125	1,500	0.0%	0	375	1,125	1,500					
	2	Multifamily Housing (Low-Rise)	11	220	9562	du	24%	76%	717	2,270	2,987	0.0%	0	717	2,270	2,987	0.0%	0	717	2,270	2,987	0.0%	0	717	2,270	2,987					
	3	Multifamily Housing (Mid-Rise)	11	221	3040	du	23%	77%	305	1,021	1,326	0.0%	0	305	1,021	1,326	0.0%	0	305	1,021	1,326	0.0%	0	305	1,021	1,326					
	4	Multifamily Housing (High-Rise)	11	222	3884	du	26%	74%	227	646	873	0.0%	0	227	646	873	0.0%	0	227	646	873	0.0%	0	227	646	873					
	5																														
	6																														
	7																														
	8																														
	9																														
	10																														
	11																														
	12																														
	13																														
	14																														
	15																														
ITE Land Use Code						Rate or Equation		Total:																							
210						LN(Y) = 0.91*LN(X)+0.12		1,624			0.0%		0			0.0%		0			0.0%		0								
220						Y=0.31*(X)+22.85		5,062																							
221						Y=0.44*(X)+11.61		6,686																							
222						Y=0.22*(X)+18.85																									
																							IN			OUT			TOTAL		
NET NEW TRIPS																							723			2,253			2,976		

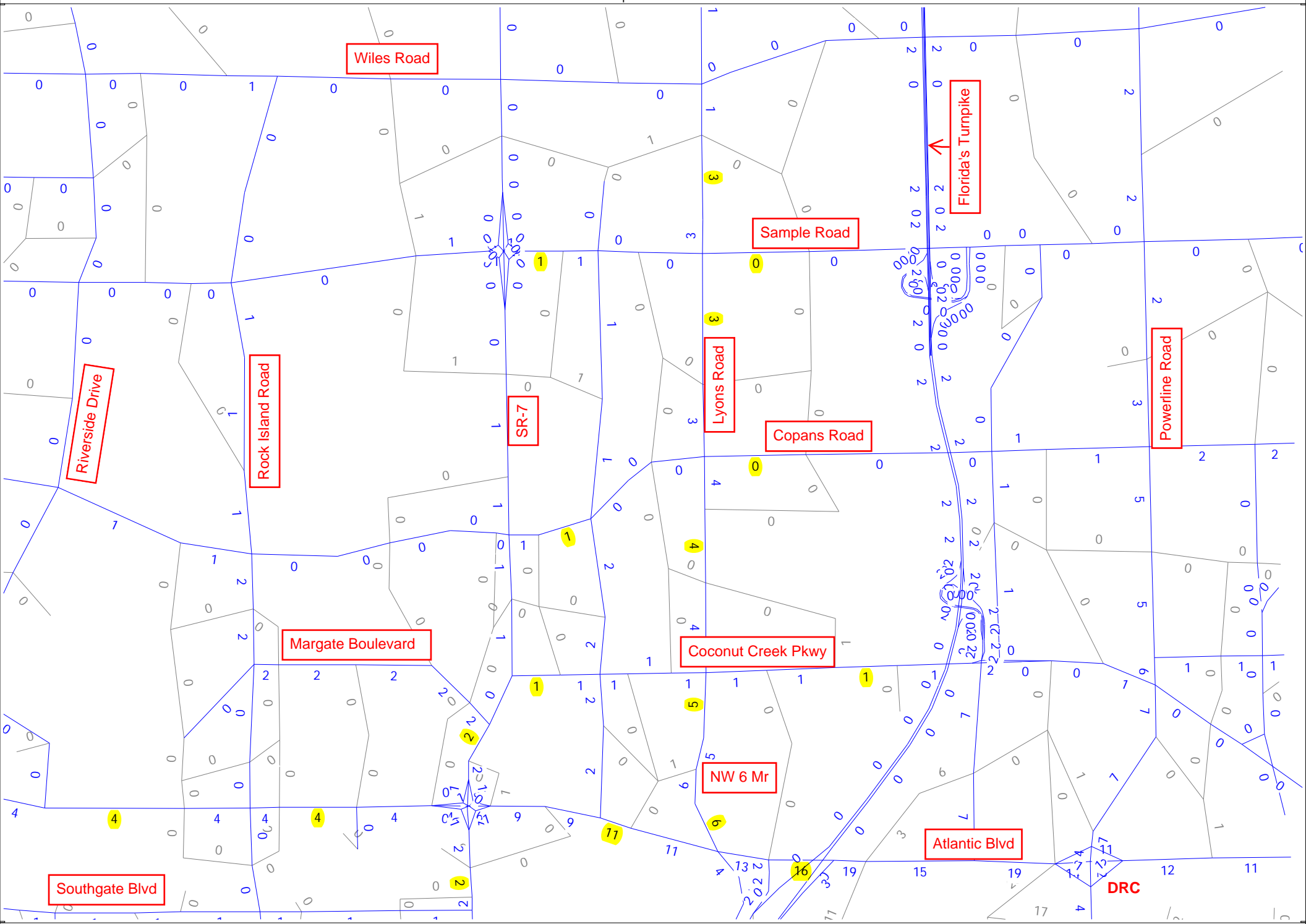
PM PEAK HOUR TRIP GENERATION COMPARISON

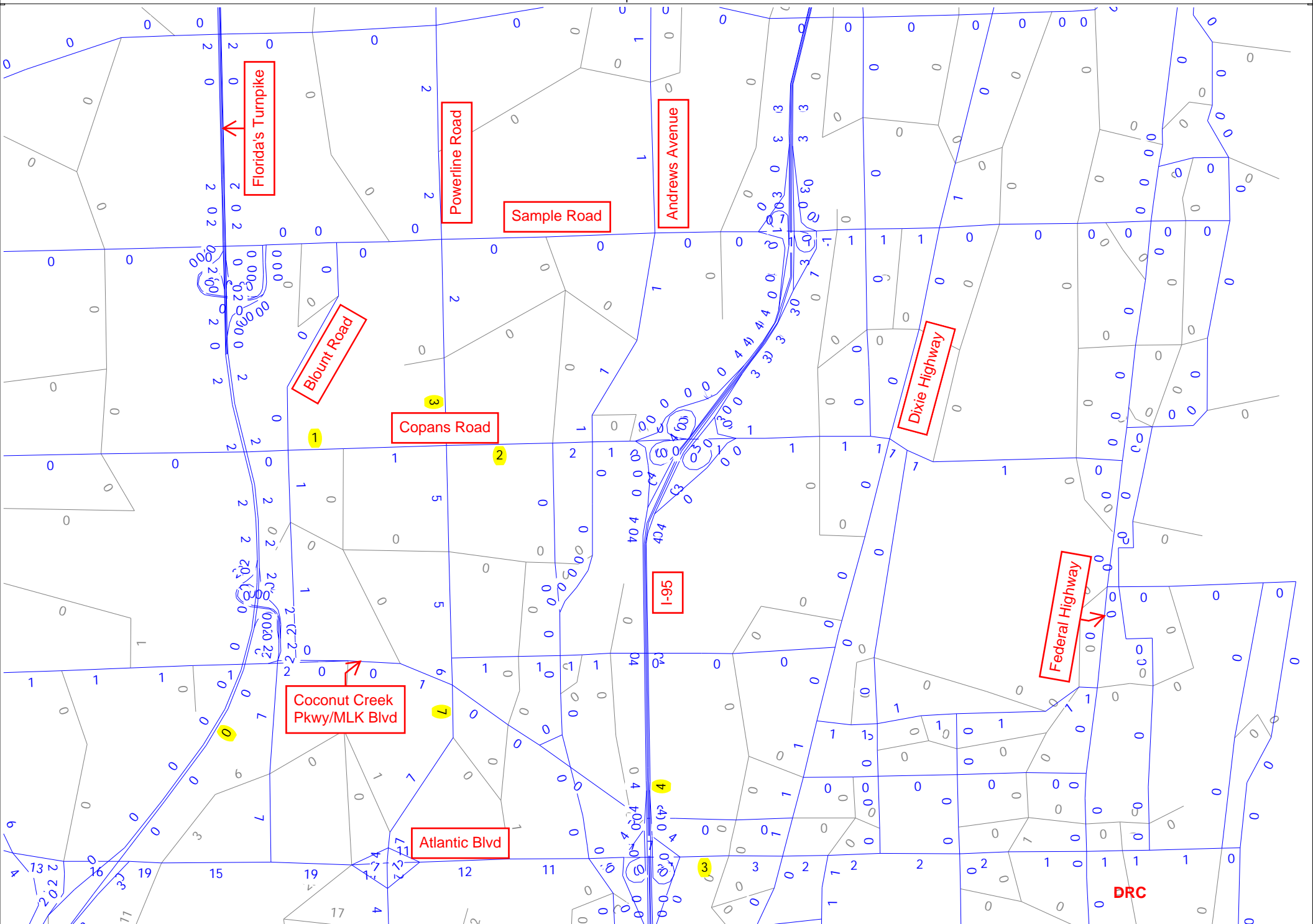
EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS							
					Percent																								
Land Use					ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total			
GROUP 1	1	Single-Family Detached Housing				11	210	1479	du	63%	37%	788	462	1,250	0.0%	0	788	462	1,250	0.0%	0	788	462	1,250	0.0%	0	788	462	1,250
	2	Multifamily Housing (Low-Rise)				11	220	5219	du	63%	37%	1,427	838	2,265	0.0%	0	1,427	838	2,265	0.0%	0	1,427	838	2,265	0.0%	0	1,427	838	2,265
	3	Multifamily Housing (Mid-Rise)				11	221	1660	du	61%	39%	395	253	648	0.0%	0	395	253	648	0.0%	0	395	253	648	0.0%	0	395	253	648
	4	Multifamily Housing (High-Rise)				11	222	2120	du	62%	38%	356	218	574	0.0%	0	356	218	574	0.0%	0	356	218	574	0.0%	0	356	218	574
	5																												
	6																												
	7																												
	8																												
	9																												
	10																												
	11																												
	12																												
	13																												
	14																												
	15																												
ITE Land Use Code					Rate or Equation					Total:	2,966	1,771	4,737	0.0%	0	2,966	1,771	4,737	0.0%	0	2,966	1,771	4,737	0.0%	0	2,966	1,771	4,737	
210					LN(Y) = 0.94*LN(X)+0.27																								
220					Y=0.43*(X)+20.55																								
221					Y=0.39*(X)+0.34																								
222					Y=0.26*(X)+23.12																								

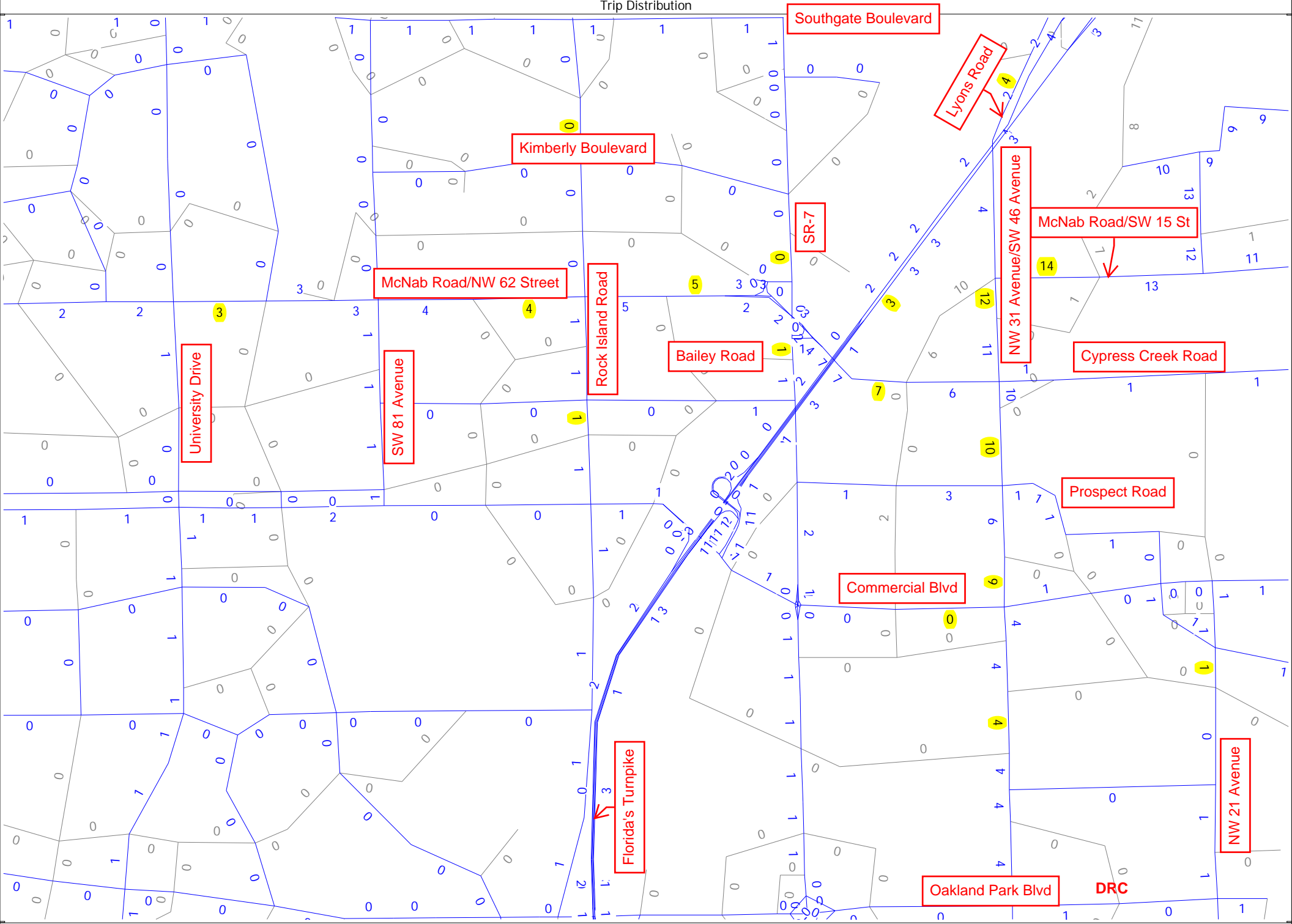
PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

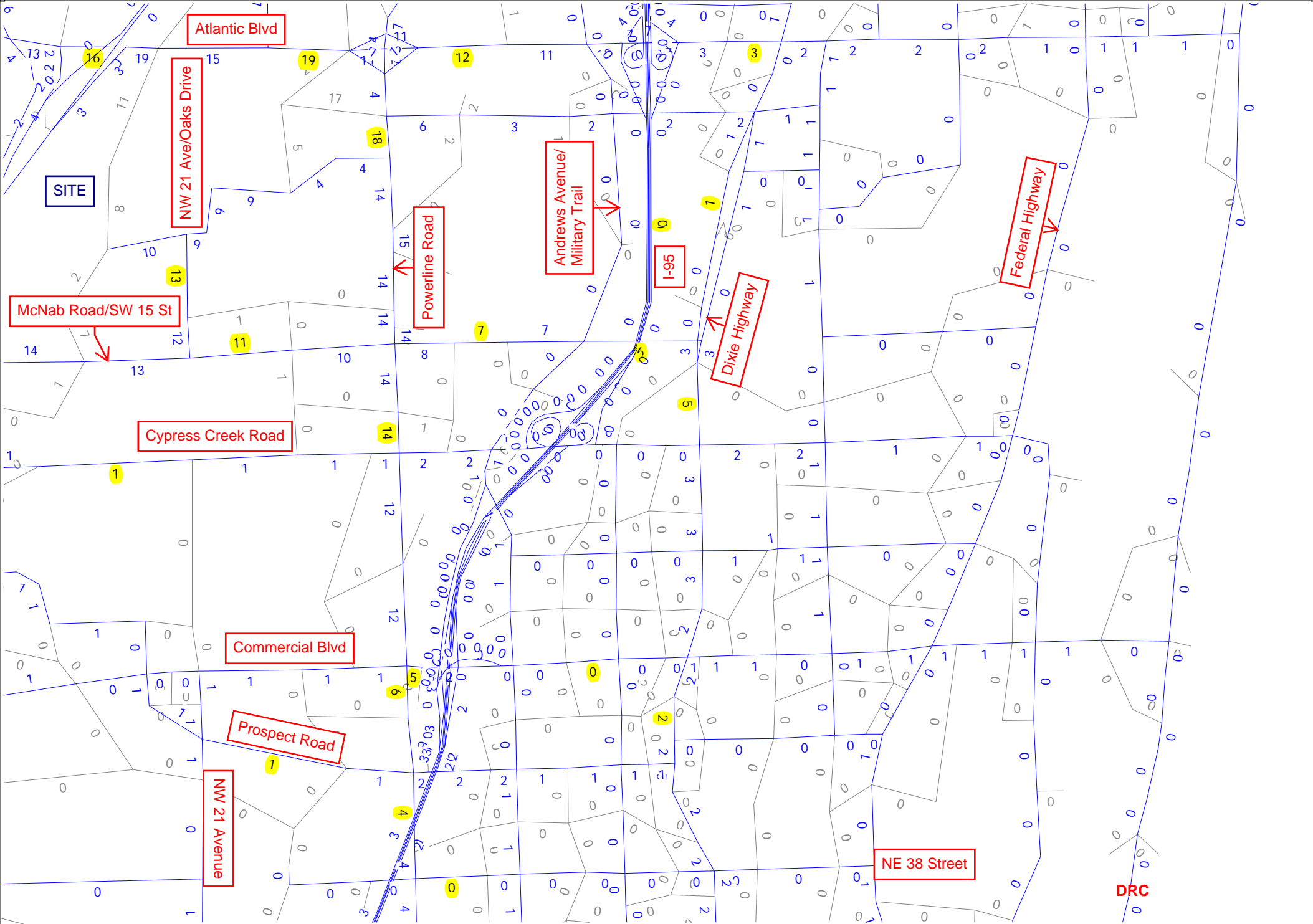
ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS				
					Percent																					
Land Use					ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Single-Family Detached Housing	11	210	2710	du	63%	37%	1,392	817	2,209	0.0%	0	1,392	817	2,209	0.0%	0	1,392	817	2,209	0.0%	0	1,392	817	2,209
	2	Multifamily Housing (Low-Rise)	11	220	9562	du	63%	37%	2,603	1,529	4,132	0.0%	0	2,603	1,529	4,132	0.0%	0	2,603	1,529	4,132	0.0%	0	2,603	1,529	4,132
	3	Multifamily Housing (Mid-Rise)	11	221	3040	du	61%	39%	723	463	1,186	0.0%	0	723	463	1,186	0.0%	0	723	463	1,186	0.0%	0	723	463	1,186
	4	Multifamily Housing (High-Rise)	11	222	3884	du	62%	38%	640	393	1,033	0.0%	0	640	393	1,033	0.0%	0	640	393	1,033	0.0%	0	640	393	1,033
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
ITE Land Use Code					Rate or Equation		Total:	5,358	3,202	8,560	0.0%	0	5,358	3,202	8,560	0.0%	0	5,358	3,202	8,560	0.0%	0	5,358	3,202	8,560	
210					LN(Y) = 0.94*LN(X)+0.27																					
220					Y=0.43*(X)+20.55																					
221					Y=0.39*(X)+0.34																					
222					Y=0.26*(X)+23.12																					
																						IN	OUT	TOTAL		
NET NEW TRIPS																						2,392	1,431	3,823		



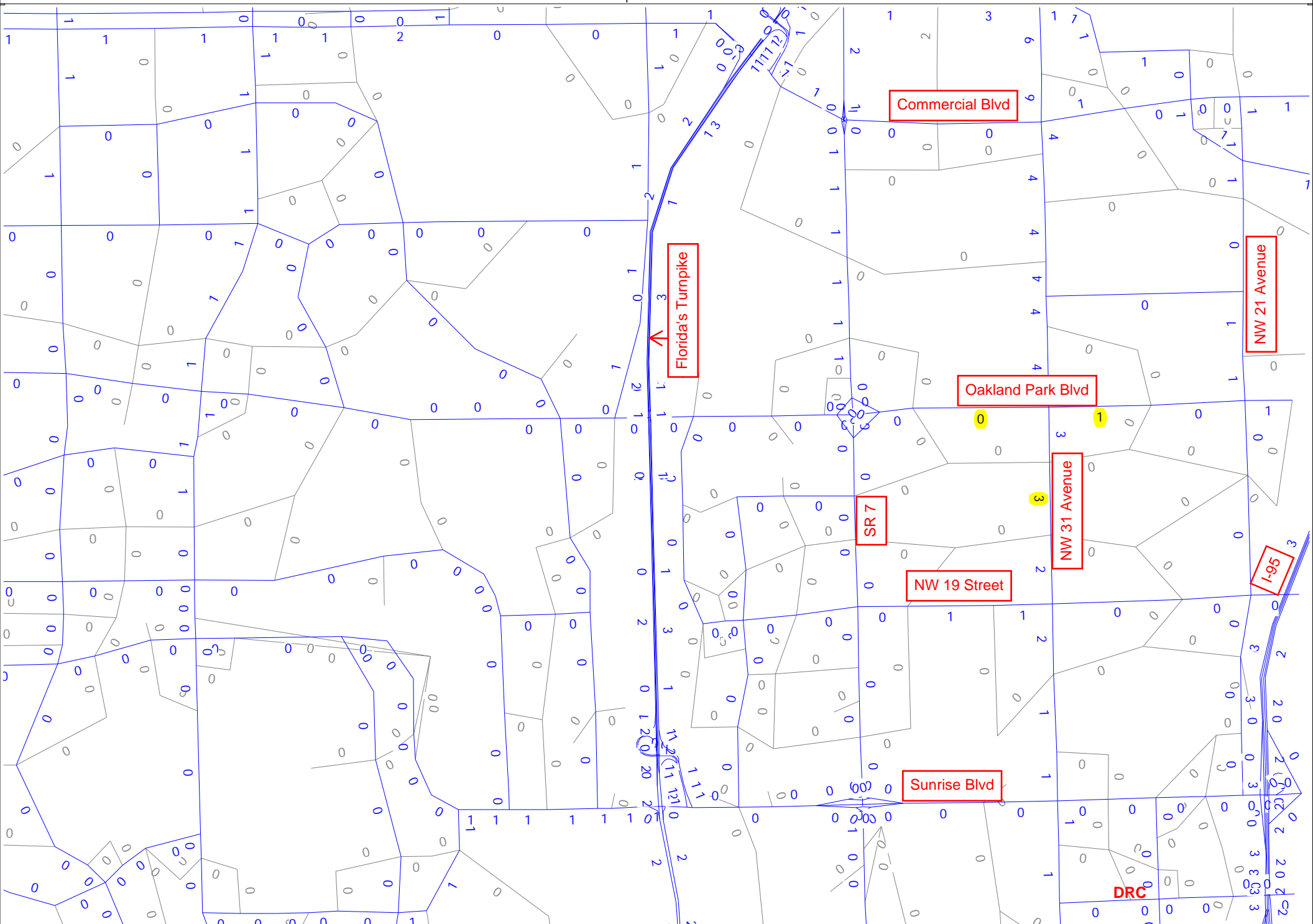


DRC





DRC



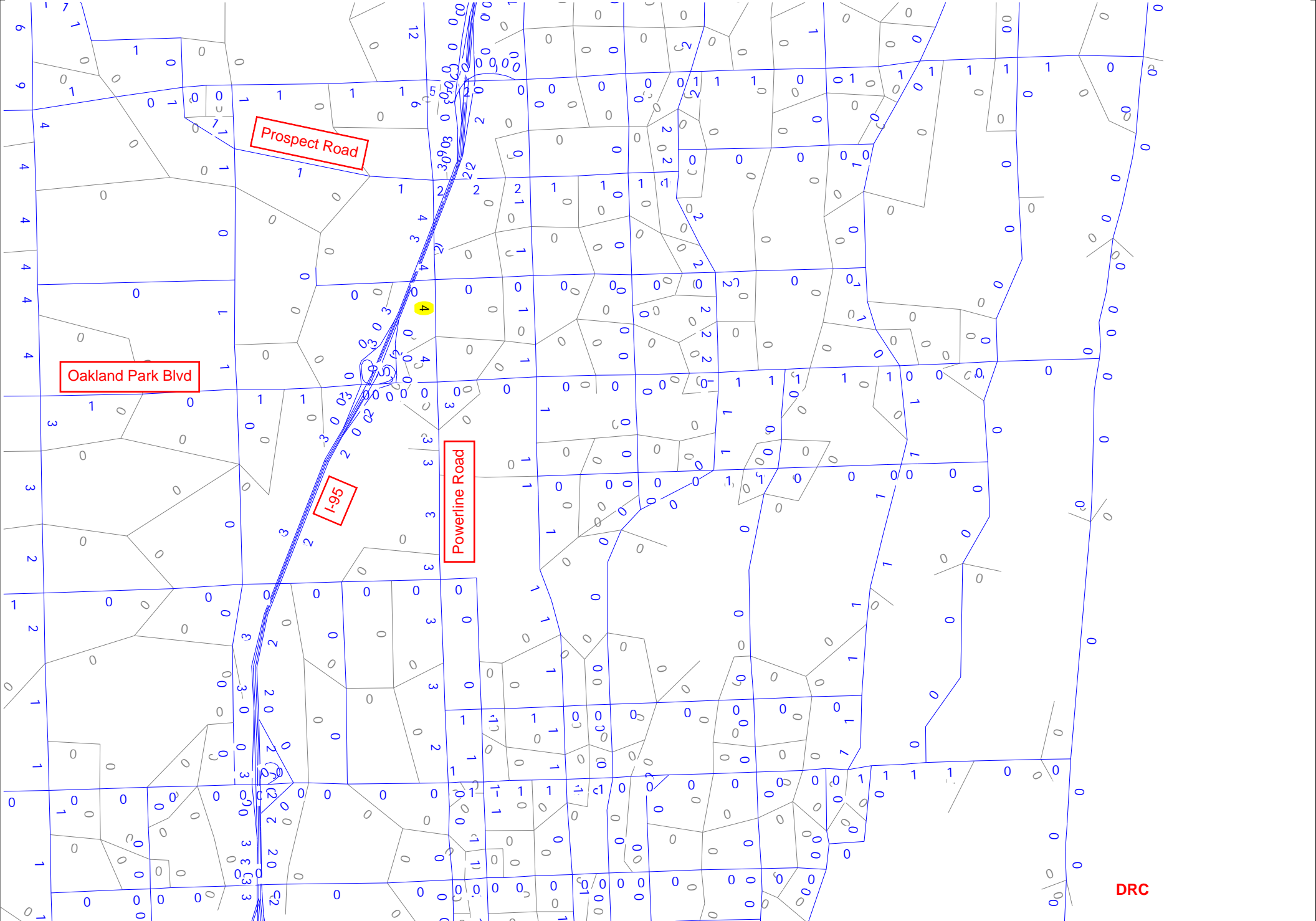


EXHIBIT K: TRANSIT PROVIDER CORRESPONDENCE

DRC

PZ25-92000001

06/18/2025



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

March 6, 2025

Jean Dolan, Principal Planner
City of Pompano Beach

RE: Land Use Plan Amendment (LUPA) – Palm Aire – Transit Verification Letter

Dear Jean Dolan,

Broward County Transit (BCT) has reviewed your correspondence dated February 19, 2025, regarding the proposed Land Use Plan Amendment (LUPA) for Palm Aire for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 14, 31, 42, 60, 62, and the Pompano Beach Community Shuttle Red Route. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 14 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 14 runs 4:44 a.m. to 12:15 a.m. with a frequency of 24 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 14	Weekday	4:44 A.M. – 12:15 A.M.	24 minutes
	Saturday	5:05 A.M. – 11:32 P.M.	34 minutes
	Sunday	7:29 A.M. – 9:02 P.M.	42 minutes
BCT Route 31	Weekday	5:22 A.M. – 12:21 A.M.	34 minutes
	Saturday	5:26 A.M. – 12:05 A.M.	30 minutes
	Sunday	6:30 A.M. – 11:01 P.M.	40 minutes
BCT Route 42	Weekday	5:10 A.M. – 11:07 P.M.	38 minutes
	Saturday	5:20 A.M. – 10:56 P.M.	45 minutes
	Sunday	8:35 A.M. – 9:20 P.M.	60 minutes
BCT Route 60	Weekday	5:15 A.M. – 12:09 A.M.	29 minutes
	Saturday	5:15 A.M. – 11:49 P.M.	35 minutes
	Sunday	9:00 A.M. – 9:39 P.M.	60 minutes
BCT Route 62	Weekday	4:53 A.M. – 11:54 P.M.	33 minutes
	Saturday	5:57 A.M. – 11:23 P.M.	30 minutes
	Sunday	6:40 A.M. – 10:48 P.M.	33 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

DRC

PZ25-92000001

06/18/2025

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Pompano Beach Red – BCT 705	Monday	9:00 A.M. – 4:57 P.M.	65/83 minutes

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

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Planner

Service and Strategic Planning – Broward County Transit

DRC

PZ25-92000001

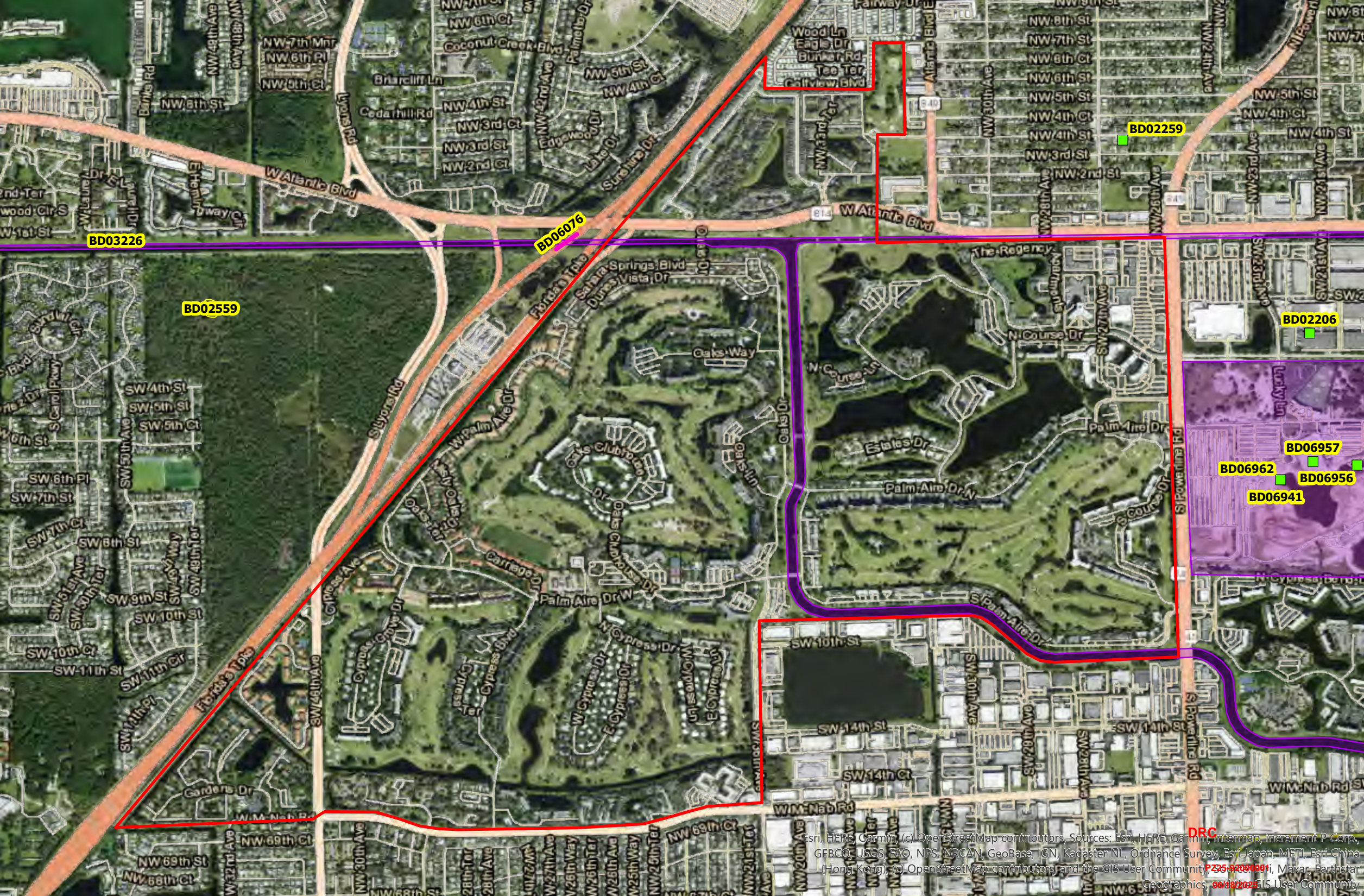
06/18/2025

EXHIBIT L: HISTORIC AND ARCHAEOLOGICAL RESOURCES CORRESPONDENCE

DRC

PZ25-92000001

06/18/2025





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

Cultural Resource Roster

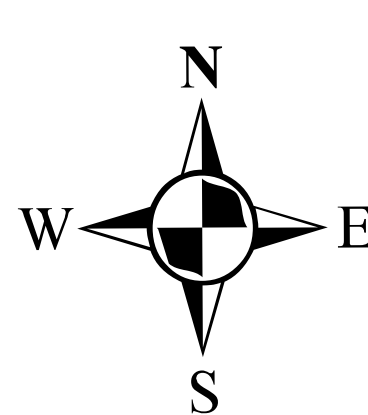
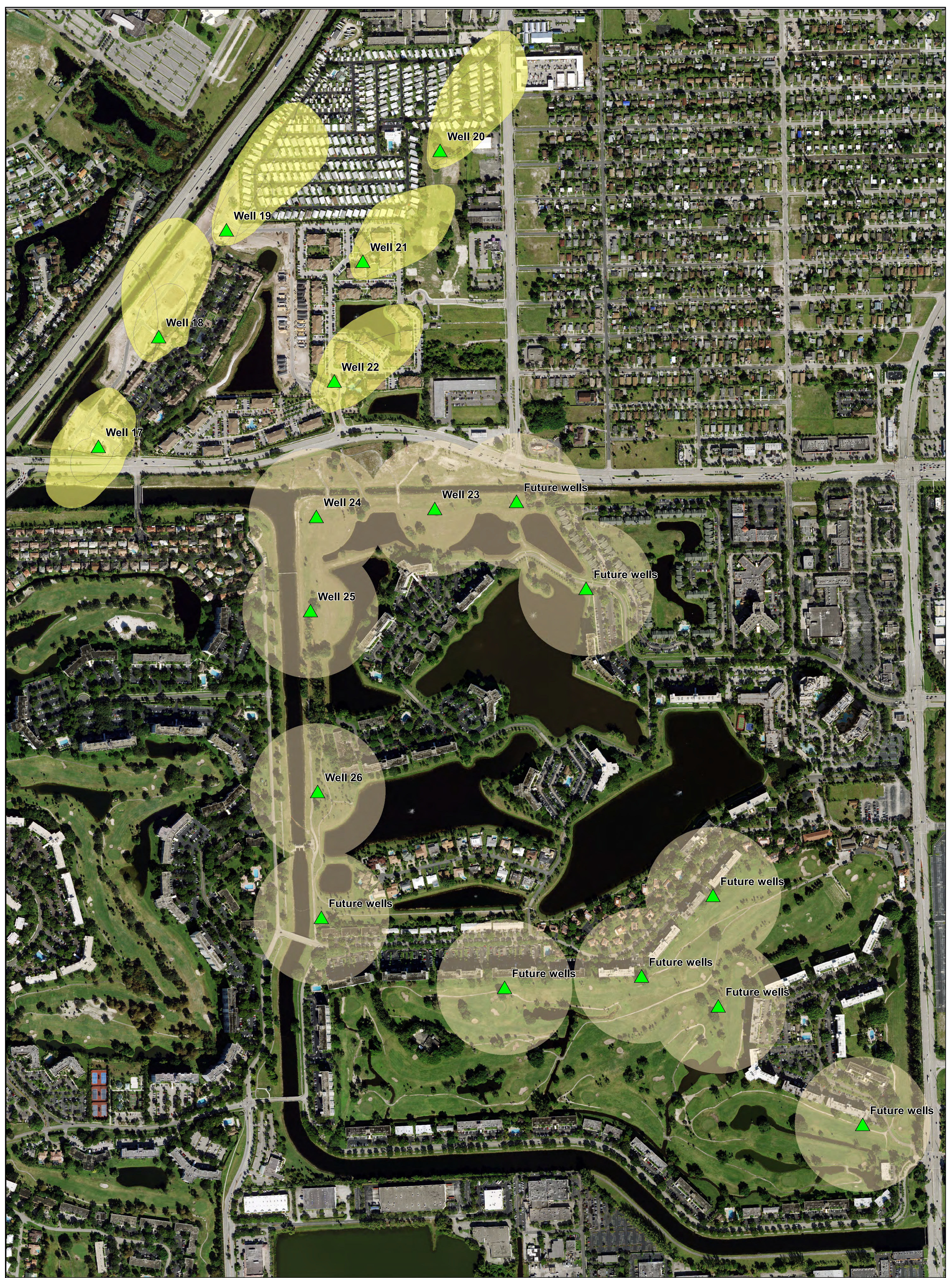
SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD03226	RG	POMPANO CANAL	Pompano Beach	Linear Resource - 0 Contrib Resources	Not Eligible	

EXHIBIT M: CITY OF POMPANO BEACH WEST WELLFIELD MAP

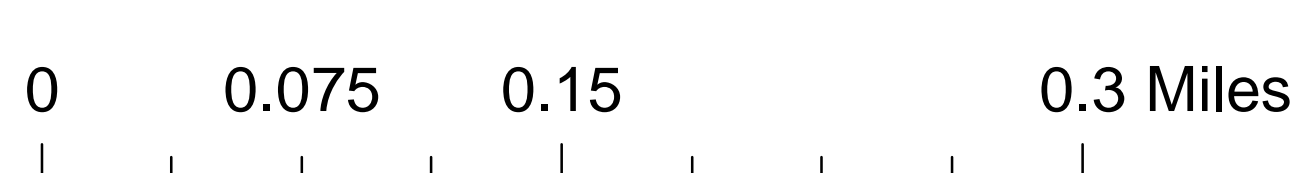
DRC

PZ25-92000001

06/18/2025






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



West Wellfield

Legend

-  Wellfields
-  Pompano Wellfield Protection Zones
-  rwnNetworkStructure 500 feet Buffer

DRC



PZ25-92000001
06/18/2025