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APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

3100 West Atlantic, Inc.

**3100 W. Atlantic Blvd.
City of Pompano Beach**

June 23, 2022

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14 S.W. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

PZ22-92000002

7/27/2022

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, including the date that the local governing body held the transmittal public hearing. 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.**

To be provided.

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

David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Telephone: (954) 786-4664
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- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government.**

The applicant will provide public notification of the proposed amendment to Pompano Beach City staff that is consistent with the City Code of Ordinances and Florida Statutes. Pompano Beach will then mail the notification documents in accordance with the City Code of Ordinance and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper.

- 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)**

***Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

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Per Florida Statutes, this amendment is a small scale development as it is less than 50 acres in size.

2. APPLICANT INFORMATION

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

3100 W. Atlantic, Inc./3100 W. Atlantic II
61 NE 1st St.
Pompano Beach, FL 33060

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

Dunay, Miskel, & Backman, LLP
Matthew H. Scott, Esq.
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432
PH: (561) 405-3350
Email: mscott@dmblaw.com

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

3100 W. Atlantic, Inc./3100 W. Atlantic II
61 NE 1st St.
Pompano Beach, FL 33060

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.

The Property is a 9.02 gross acre parcel located along W. Atlantic Blvd. The Property has a City future land use designation of Recreation & Open Space and a Broward County Land use designation of Commercial Recreation. This amendment will change the land use designation for the Property on the City's future land use map to be consistent with the land use designation of Commercial Recreation on the Broward County future land use map.

Furthermore, this amendment will allow the development of a vacant parcel located along W. Atlantic Blvd. with a recreational use that is compatible with the surrounding residential uses. The Property was previously a part of the Palm Aire golf course that once operated within the Palm Aire community.

3. AMENDMENT SITE DESCRIPTION

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

The Property is generally located on the south side of W. Atlantic Blvd. between NW 31st Ave. and the Florida Turnpike within the municipal boundaries of the City of Pompano Beach. The project is 9.02 gross acres in size.

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

The survey and legal description of the property is attached as Exhibit A.

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

A location map of the property showing the proposed land uses is attached as Exhibit B.

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

The current land use designation on the Pompano Beach City Future Land Use Map is 9.02 gross acres of Recreation and Open Space and the land use designation on the Broward County Future Land Use Map is 9.02 gross acres of Commercial Recreation.

The applicant is proposing to amend the City of Pompano Beach Future Land Use Map to designate the future land use on the 9.02 gross acre property to Commercial Recreation. As this amendment will not analyze the full extent of the entitlements, the Applicant is requesting a text amendment this map amendment to provide entitlements for uses provided herein.

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

To date, the flexibility provisions of the Broward County Land Use Plan have not been used for this Property or any adjacent areas.

C. Existing use of amendment site and adjacent areas.

Subject Property: Vacant land

Adjacent Properties:

North	Multi-family Residential
South	South Florida Water Management District Right-of-Way
East	Vacant Land
West	Right-of-Way/W. Atlantic Blvd.

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

The applicant is proposing to develop a tennis center containing a 54,768 square foot building. Within this building, 5,044 square feet will be used for a clubhouse and the remaining 49,724 square feet will include 8 indoor tennis courts. However, for the purposes of this amendment the

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proposed use for the property will be based on a tennis facility with 12 tennis courts and a clubhouse building comprising a total building square footage of 982,278. This is based on the maximum allowable lot coverage within the Commercial Recreation zoning district, 50% maximum lot coverage and a maximum building height of 50 feet. The maximum allowable building height within the Commercial Recreation district is 105 feet. However, a clubhouse building that is 105 feet in height is not a realistic development scenario. As such, this analysis will be based on a maximum building height of 50 feet. A lot coverage of 50% and a building height of 50 feet yields a maximum building square footage of 982,278 square feet. Therefore, the maximum allowable development under the existing land use for this amendment is a golf course with a 982,278 square foot clubhouse building.

E. Maximum allowable development per 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.

The current land use designation per the adopted City of Pompano Beach Future Land Use Map is Recreation & Open Space. The most intensive use permitted within the Recreation & Open Space land use category that would be the most likely to be developed on the Property is a golf course with a clubhouse building comprising a total building square footage of 117,873 square feet. This is based on the maximum allowable lot coverage permitted in the Parks & Recreation zoning district of 10% and the maximum allowable building height of 30 feet.

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, including the adoption date of the 10 Year Water Supply Facilities Plan.

Per Objective 07.A.02.00 of the City's Potable Water Sub Element, the level of service for potable water shall be 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. This project is located within the City of Pompano Beach service area, therefore the level of service standard is 161 or less gallons per capita per day.

The 10 year water supply facilities plan was adopted by the City Commission of the City of Pompano Beach in October of 2020.

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

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The Pompano Beach Water Treatment Plant has a design capacity of 50 MGD with a demand of 15.41 MGD. There are no planned plant capacity expansions at this time.

The City utilizes the Biscayne Aquifer system for public water. The City's 20-year WUP No. 06-00070-W was issued by SFWMD on April 14, 2020 and will expire on September 14, 2025. It provides raw water supplies to the City's Water Treatment Plant, via 25 wells, with an annual allocation not to exceed 6,478 MG and a maximum month allocation not to exceed 610 MG.

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

The below potable water demand analysis was conducted using the Broward County Guidelines with the available use that is most applicable to a clubhouse, office use. As a clubhouse will only generate about a ¼ of the demand an office would generate, a 75% reduction was calculated into the equation.

Calculations for Existing Land Use Designation

Golf course w/ Clubhouse: 117,873 SF @ 42 gpd/1000 SF* = 4,950 gpd

Assume a 75% reduction for typical facility size associated with this use: = 1,238 gpd

Calculations for Proposed Land Use Designation

Tennis courts w/ Clubhouse: 982,278 SF @ 42 gpd/1000 SF * = 41,256 gpd

Assume a 75% reduction for typical facility size associated with this use: = 10,314 gpd

*Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

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

A letter from the service provider has been provided as Exhibit C (Potable Water Letter).

B. Sanitary Sewer Analysis

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

Per Objective 06.02.00 of the City's Sanitary Sewer Sub Element, the level of service standard is 17 MGD in treatment design capacity.

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

The project is serviced by the Broward County North Regional Wastewater Treatment

Plant (WWTP). The City has a large user agreement with Broward County for 17 MGD. There are no planned Plant capacity expansions at this time.

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.

The below sanitary sewer demand analysis was conducted using the Broward County Guidelines with the available use that is most applicable to a clubhouse, office use. As a clubhouse will only generate about a ¼ of the demand an office would generate, a 75% reduction was calculated into the equation.

Calculations for Existing Land Use Designation

Golf course w/ Clubhouse: 117,873 SF @ 34 gpd/1000 SF* = 4,008 gpd

Assume a 75% reduction for typical facility size associated with this use: = 1,002 gpd

Calculations for Proposed Land Use Designation

Tennis courts w/ Clubhouse: 982,278 SF @ 34 gpd/1000 SF * = 33,397 gpd

Assume a 75% reduction for typical facility size associated with this use: = 8,349 gpd

*Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

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

A letter from the service provider has been provided as Exhibit D (Wastewater Service Letter).

C. Solid Waste Analysis

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

Objective 9.02.00 of the City's Solid Waste Sub Element provides the level of service standards for solid waste. The level of service standard is determined by the use table listed in this objective. As there is no use category provided for commercial recreation uses, the nearest use available is office building, at a rate of 1 pound per 100 square feet per day. As the proposed commercial recreation use will only generate about ¼ of the solid waste utilized by an office building, the level of service standard utilized for this amendment is 1 pound per 100 square feet per day x 0.25.

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

The Property is served by the Monarch Hill Landfill. The Monarch Hill landfill has capacity until 2032 with a remaining capacity of 19 million cubic yards and average annual

consumption of 1.5 million cubic yards.

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

Assuming the level of service previously noted of 1 pound per 100 square feet per day x 0.25 and based the proposed 982,278 square foot clubhouse building with 12 indoor tennis courts, there will be approximately 2,455 lbs. of solid waste generated per day for collection ($982,278/100 \times 0.25 = 2,455 \times 1$ lbs. per capita per day) for the proposed development. As such, the landfill has ample capacity to service the needs of the project.

- 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.**

An letter from Waste Management confirming the information above is provided as Exhibit E (Solid Waste Letter).

D. Drainage Analysis

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

Per Objective 8.03.00 of the City's Stormwater Sub Element, the level of service standard for stormwater management shall be the standards adopted by the South Florida Water Management District which are intended to mitigate flooding caused by rain events only and do not take sea level rise impacts into consideration:

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

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

The Subject Property is located within the jurisdiction limits of South Florida Water Management District and Broward County Water Control District #3. Broward County Highway Construction and Engineering Division is responsible for the drainage system on Atlantic Blvd.

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

Currently, there are no planned drainage improvements set forth by the City.

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.

An application for a surface water management permit has not been submitted for this land use plan amendment. After development plans are finalized for the subject site, an application for a surface water management system permit through South Florida Water Management District and Broward County will be applied for and obtained.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.

The stormwater management system that will be designed in conjunction with the proposed development will meet all applicable governmental drainage standards, including the following: Broward Co. 100 yr. flood elevation = 13.50 NAVD, FEMA = X NAVD and Design Water El. = 4.00 NAVD.

6. 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.

A letter from the service provider has been provided as Exhibit F (Drainage Service Letter).

E. Recreation and Open Space Analysis

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

Per Objective 4.01.00 of the City's Recreation & Open Space Element, the level of service standard for recreational facilities and open space shall be 5 acres for each 1,000 residents.

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

This request is not applicable as the project will not create an increased demand for recreation and open space.

3. **Identify the net impact on demand for “community parks” acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

This request is not applicable as the project will not impact recreation and open space.

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

This request is not applicable as the project will not impact recreation and open space.

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.**

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

This policy is not applicable as the project will not reduce the amount of open space in Broward County.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. **The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

This policy is not applicable as the project is not located on a golf course.

- b. **Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

This policy is not applicable as the project is not located on a golf course.

- c. **Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

This policy is not applicable as the project is not located on a golf course.

- d. **Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

This policy is not applicable as the project is not located on a golf course.

- e. **Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

This policy is not applicable as the project is not located on a golf course.

F. Traffic Circulation Analysis

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

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

The roadway network that will be most impacted by the proposed land use plan amendment includes one (1) primary east-west roadway and six (6) primary north-south roadways. These seven (7) roadways include W. Atlantic Boulevard (SR 814), Banks Road, Lyons Road, Florida's Turnpike (SR 91), NW 31st Avenue (SR 849), Powerline Road (SR 845), and N. Andrews Avenue.

The number of lanes, current traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in the tables below. The first table documents the existing conditions on all study roadway segments for daily conditions while the second table presents the current conditions during the critical PM peak hour. (Year 2019 traffic volumes reported by the Broward Metropolitan Planning Organization (MPO) are presented in these tables as opposed to 2020 volumes. The 2020 volumes reported by the Broward MPO are viewed as inaccurate due to influences of COVID-19 during the data collection time period.)

As shown in these two tables, the segment of Lyons Road between McNab Road and W. Atlantic Boulevard is operating at level of service (LOS) “F” during the PM peak hour period as is the segment of the Florida’s Turnpike between Commercial Boulevard and Atlantic Boulevard. All other roadway segments in the project study area are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.

Florida Indoor Tennis Courts - Pompano Beach, Florida								
Existing (2019) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2019) Daily		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	56,000	0.93	C
	Banks Road	Lyons Road	6	D	59,900	56,000	0.93	C
	Lyons Road	FL Turnpike	6	D	59,900	55,500	0.93	C
	FL Turnpike	Project Access	6	D	59,900	51,500	0.86	C
	Project Access	NW 31st Avenue	6	D	59,900	51,500	0.86	C
	NW 31st Avenue	Powerline Road	6	D	59,900	51,500	0.86	C
	Powerline Road	Andrews Avenue	6	D	59,900	52,000	0.87	C
	Andrews Avenue	I-95	6	D	59,900	52,000	0.87	C
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	29,160	15,300	0.52	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	34,500	0.96	D
	Atlantic Blvd	NW 6th Manor	6	D	53,910	31,000	0.58	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	6	D	123,600	123,300	1.00	D
	Atlantic Blvd	Coconut Creek Pwy	6	D	123,600	102,700	0.83	D
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	39,800	17,600	0.44	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	41,000	0.68	C
	Atlantic Blvd	Hammondville Rd	6	D	59,900	39,500	0.66	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	37,810	15,500	0.41	C
	Atlantic Blvd	NW 15th St	4	D	37,810	15,900	0.42	C

¹ Capacities and 2019 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

Florida Indoor Tennis Courts - Pompano Beach, Florida								
Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) Daily		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	63,700	1.06	F
	Banks Road	Lyons Road	6	D	59,900	63,700	1.06	F
	Lyons Road	FL Turnpike	6	D	59,900	62,100	1.04	F
	FL Turnpike	Project Access	6	D	59,900	69,500	1.16	F
	Project Access	NW 31st Avenue	6	D	59,900	69,500	1.16	F
	NW 31st Avenue	Powerline Road	6	D	59,900	69,500	1.16	F
	Powerline Road	Andrews Avenue	6	D	59,900	76,800	1.28	F
	Andrews Avenue	I-95	6	D	59,900	76,800	1.28	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	29,160	20,800	0.71	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	50,500	1.41	F
	Atlantic Blvd	NW 6th Manor	6	D	53,910	38,500	0.71	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	164,200	154,300	0.94	D
	Atlantic Blvd	Coconut Creek Pwy	6	D	123,600	134,900	1.09	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	39,800	21,000	0.53	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	66,100	1.10	F
	Atlantic Blvd	Hammondville Rd	6	D	59,900	51,000	0.85	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	37,810	50,000	1.32	F
	Atlantic Blvd	NW 15th St	4	D	37,810	49,900	1.32	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

The tables below document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045).

Florida Indoor Tennis Courts - Pompano Beach, Florida								
Existing (2019) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2019) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	5,320	0.99	D
	Banks Road	Lyons Road	6	D	5,390	5,320	0.99	D
	Lyons Road	FL Turnpike	6	D	5,390	5,273	0.98	D
	FL Turnpike	Project Access	6	D	5,390	4,893	0.91	C
	Project Access	NW 31st Avenue	6	D	5,390	4,893	0.91	C
	NW 31st Avenue	Powerline Road	6	D	5,390	4,893	0.91	C
	Powerline Road	Andrews Avenue	6	D	5,390	4,940	0.92	C
	Andrews Avenue	I-95	6	D	5,390	4,940	0.92	C
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	1,454	0.55	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	3,278	1.02	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	2,945	0.61	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	6	D	10,220	11,714	1.15	F
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	9,757	0.95	D
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	1,672	0.47	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	3,895	0.72	C
	Atlantic Blvd	Hammondville Rd	6	D	5,390	3,753	0.70	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	1,473	0.43	C
	Atlantic Blvd	NW 15th St	4	D	3,401	1,511	0.44	C

¹ Capacities and 2019 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

Florida Indoor Tennis Courts - Pompano Beach, Florida								
Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	6,052	1.12	F
	Banks Road	Lyons Road	6	D	5,390	6,052	1.12	F
	Lyons Road	FL Turnpike	6	D	5,390	5,900	1.09	F
	FL Turnpike	Project Access	6	D	5,390	6,603	1.23	F
	Project Access	NW 31st Avenue	6	D	5,390	6,603	1.23	F
	NW 31st Avenue	Powerline Road	6	D	5,390	6,603	1.23	F
	Powerline Road	Andrews Avenue	6	D	5,390	7,296	1.35	F
	Andrews Avenue	I-95	6	D	5,390	7,296	1.35	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	1,976	0.75	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	4,798	1.49	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	3,658	0.75	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	13,620	14,659	1.08	E
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	12,816	1.25	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	1,995	0.56	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	6,280	1.17	F
	Atlantic Blvd	Hammondville Rd	6	D	5,390	4,845	0.90	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	4,750	1.40	F
	Atlantic Blvd	NW 15th St	4	D	3,401	4,741	1.39	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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

A trip generation comparison analysis has been performed for the existing (approved) land use designation and intensity and for the proposed land use designation and intensity. The trip generation comparison analysis was based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- o Recreation and Open Space (OR): 9.02 acres (golf course)

PROPOSED LAND USE AND INTENSITY

- o Commercial Recreation (CR)

A variety of land uses are permissible under the proposed land use designation including tennis courts, racquet club, health / fitness club, athletic club and recreational community center. When considering the applicable lot coverage (i.e. 50%) and maximum building height (i.e. 10 stories), the resulting development intensities were determined to be unrealistic and unreasonable. As such, it was determined that the proposed land use and intensity for this LUPA analysis would be that of the actual proposed development scenario which is 12 tennis / pickle ball courts.

The trip generation analysis was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #430 – Golf Course. The most appropriate land use category for the proposed land use designation is Land Use #490 – Tennis Courts. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #430 – Golf Course

- ☐ Weekday: $T = 3.74 (X)$
where T = number of trips and X = number of acres
- ☐ AM Peak Hour: $T = 0.19 (X)$ (74% in / 26% out)
- ☐ PM Peak Hour: $T = 0.28 (X)$ (34% in / 66% out)

ITE Land Use #490 – Tennis Courts

- ☐ Weekday: $T = 30.32 (X)$
where T = number of trips and X = number of tennis courts
- ☐ PM Peak Hour: $T = 4.21 (X)$ (50% in / 50% out)

Although the referenced ITE manual lacks AM peak hour trip generation data for tennis courts, the following trip generation analysis has applied the PM peak hour rate to the AM peak hour.

The table below presents the results of the trip generation comparison analysis for the existing and proposed land use designations.

Florida Indoor Tennis Courts - Pompano Beach, Florida Trip Generation Comparison Analysis								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Land Use Designation - Recreation and Open Space (OR)								
Golf Course - ITE Land Use #430	9.02 Acres	34	1	1	2	1	2	3
Proposed Land Use Designation - Commercial Recreation (CR)								
Tennis Courts - ITE Land Use #490	12 Courts	364	26	25	51	26	25	51
Difference (Proposed - Existing)		330	25	24	49	25	23	48

Source: ITE Trip Generation Manual (11th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 330 additional daily vehicle trips, 49 additional AM peak hour vehicle trips, and 48 additional PM peak hour vehicle trips.

Further analyses have been performed by assigning the net new daily and PM peak hour vehicle trips to the roadway segments within the project study area. The assignment of traffic to the surrounding roadway network is based upon the existing and future transportation infrastructure, land use patterns, prevailing traffic volumes and patterns, and knowledge of the overall study area. The resulting traffic assignment, significance test and resulting levels of service (LOS) are presented in the tables below.

Florida Indoor Tennis Courts - Pompano Beach, Florida												
Future (2045) Total (w LUPA) Traffic Conditions (PM Peak Hour Volumes)												
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted Service Volume ¹	Daily Project Traffic				Future (2045) Total PM Pk Hr		
						% Assign. ²	Project Traffic	% of Cap.	Sig. Impact?	Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	14%	7	0.13%	No	6,059	1.12	F
	Banks Road	Lyons Road	6	D	5,390	23%	11	0.20%	No	6,063	1.12	F
	Lyons Road	FL Turnpike	6	D	5,390	53%	25	0.46%	No	5,925	1.10	F
	FL Turnpike	Project Access	6	D	5,390	57%	27	0.50%	No	6,630	1.23	F
	Project Access	NW 31st Avenue	6	D	5,390	43%	21	0.39%	No	6,624	1.23	F
	NW 31st Avenue	Powerline Road	6	D	5,390	29%	14	0.26%	No	6,617	1.23	F
	Powerline Road	Andrews Avenue	6	D	5,390	15%	7	0.13%	No	7,303	1.35	F
	Andrews Avenue	I-95	6	D	5,390	8%	4	0.07%	No	7,300	1.35	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	9%	4	0.15%	No	1,980	0.75	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	16%	8	0.25%	No	4,806	1.49	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	14%	7	0.14%	No	3,665	0.76	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	13,620	4%	2	0.01%	No	14,661	1.08	F
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	3%	1	0.01%	No	12,817	1.25	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	14%	7	0.20%	No	2,002	0.56	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	9%	4	0.07%	No	6,284	1.17	F
	Atlantic Blvd	Hammondville Rd	6	D	5,390	5%	2	0.04%	No	4,847	0.90	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	3%	1	0.03%	No	4,751	1.40	F
	Atlantic Blvd	NW 15th St	4	D	3,401	4%	2	0.06%	No	4,743	1.39	F

¹ Capacities and 2045 volumes obtained from the Broward Metropolitan Planning Organization (MPO).

² Traffic assignment based upon the 2045 transportation network, surrounding land use patterns, and projected future traffic volumes / patterns.

Florida Indoor Tennis Courts - Pompano Beach, Florida Future (2045) Total (w LUPA) Traffic Conditions (Daily Volumes)												
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted Service Volume ¹	Daily Project Traffic				Future (2045) Total Daily		
						% Assign. ²	Project Traffic	% of Cap.	Sig. Impact?	Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	14%	46	0.08%	No	63,746	1.06	F
	Banks Road	Lyons Road	6	D	59,900	23%	76	0.13%	No	63,776	1.06	F
	Lyons Road	FL Turnpike	6	D	59,900	53%	175	0.29%	No	62,275	1.04	F
	FL Turnpike	Project Access	6	D	59,900	57%	188	0.31%	No	69,688	1.16	F
	Project Access	NW 31st Avenue	6	D	59,900	43%	142	0.24%	No	69,642	1.16	F
	NW 31st Avenue	Powerline Road	6	D	59,900	29%	96	0.16%	No	69,596	1.16	F
	Powerline Road	Andrews Avenue	6	D	59,900	15%	50	0.08%	No	76,850	1.28	F
	Andrews Avenue	I-95	6	D	59,900	8%	26	0.04%	No	76,826	1.28	F
Banks Road	Atlantic Blvd	Coconut Crk Pwy	4	D	29,160	9%	30	0.10%	No	20,830	0.71	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	16%	53	0.15%	No	50,553	1.41	F
	Atlantic Blvd	NW 6th Manor	6	D	53,910	14%	46	0.09%	No	38,546	0.72	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	164,200	4%	13	0.01%	No	154,313	0.94	D
	Atlantic Blvd	Coconut Crk Pwy	6	D	123,600	3%	10	0.01%	No	134,910	1.09	F
NW 31st Avenue	Atlantic Blvd	Coconut Crk Pwy	4	D	39,800	14%	46	0.12%	No	21,046	0.53	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	9%	30	0.05%	No	66,130	1.10	F
	Atlantic Blvd	Hammondville Rd	6	D	59,900	5%	17	0.03%	No	51,017	0.85	C
Andrews Avenue	Pompano Pk Pl	Atlantic Blvd	4	D	37,810	3%	10	0.03%	No	50,010	1.32	F
	Atlantic Blvd	NW 15th St	4	D	37,810	4%	13	0.03%	No	49,913	1.32	F

¹ Capacities and 2045 volumes obtained from the Broward Metropolitan Planning Organization (MPO).

² Traffic assignment based upon the 2045 transportation network, surrounding land use patterns, and projected future traffic volumes / patterns.

As shown in the preceding tables, many of the roadway segments within the project study area are forecast to operate at Level of Service (LOS) "F" in the 2045 horizon year; however, none of these roadway segments will be significantly impacted (i.e. greater than 3% of the adopted LOS "D" volume) by the traffic associated with the proposed land use. And, the project traffic does not cause any roadway segment to fail. Therefore, none of these roadway segments are deemed to be significantly and adversely impacted by this application.

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

A traffic analysis has been provided as Exhibit G.

G. Mass Transit

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

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Route 42, which travels from east to west along Atlantic Blvd. from the Pompano Beach Fishing Pier to Nob Hill Rd./Coral Ridge Rd. Please see the Table below for detailed information:

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 42	Weekday	5:40 am – 10:27 pm	44 Minutes
	Saturday	5:40 am – 10:27 pm	60 Minutes
	Sunday	8:45 am – 8:24 pm	60 Minutes

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

The proposed amendment will further support mass transit by adding employees to the site that could be potential mass transit riders.

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

See Exhibit H (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County 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 application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

This request is not applicable as the project does not impact public schools.

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

This request is not applicable as the project does not impact public schools.

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.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property. A letter from the State Department Division of Historic Resources confirming there are not historic places on the Property has been provided as Exhibit I (Division of Historic Resources Letter).

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

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

No wetlands are present on-site.

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

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map dated March 2000, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

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

The Property is not located in a Priority Planning Area.

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

The Applicant is not aware of any endangered, threatened species or species of special concern or commercial exploited species that inhabit the Property.

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

The applicant is not aware of any plants on the property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

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.

Site is located within Wellfield Protection Zone 1 and 2. Provisions for protection will be in accordance with Broward County requirements.

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.

Alteration of soil topography will be required as part of the site development. All natural feature identified during the construction process which require protection will be provided in accordance with local, county and state requirements.

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

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

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

This request is not applicable as the project does not include any residential uses.

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.

The Property has a City future land use designation of Recreation & Open Space and a Broward County Land use designation of Commercial Recreation. This amendment will change the land use designation for the Property on the City's future land use map to be consistent with the land use designation of Commercial Recreation on the Broward County future land use map. Additionally, the proposed Commercial Recreation designation is consistent with the Commercial Recreation designation of the remaining portions of the land that were once used for the Palm Aire golf course to the south of the Property and will provide a use that is also compatible with the surrounding residential uses. The Project has been designed to ensure compatibility with the adjacent residential uses. All of the tennis courts and pickle ball courts are within a fully enclosed building, eliminating any noise that would be generated by the use onto the adjacent residential properties. A drive aisle with landscaping will be placed along the south property to provide a buffer between the Property and the residential uses. Furthermore, the canal and South Florida Water Management District right-of-way area between the Property and the residential uses will provide an ample buffer area between the two uses.

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 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.

The Property is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS

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

The Property is not located within a Community Redevelopment Area or Community Development Block Grant 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.

The Property is not located adjacent to another local government in Broward County.

12. CONSISTENCY WITH POLICIES OF THE CITY OF POMPANO BEACH LAND USE PLAN

Policy 01.01.11-Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

As shown in the water and wastewater sections above, the facilities servicing the Project have more than adequate capacity for potable water and wastewater to serve the project.

Policy 01.03.11-Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

The proposed Commercial Recreation designation is consistent with the Commercial Recreation designation of the remaining portions of the land that were once used for the Palm Aire golf course to the south of the Property and will provide a use that is also compatible with the surrounding residential uses. Additionally, The Project has been designed to ensure compatibility with the adjacent residential uses. All of the tennis courts and pickle ball courts are within a fully enclosed building, eliminating any noise that would be generated by the use onto the adjacent residential properties. A drive aisle with landscaping will be placed along the south property to provide a buffer between the Property and the residential uses. Furthermore, the canal and South Florida Water Management District right-of-way area between the Property and the residential uses will provide an ample buffer area between the two uses.

Policy 01.14.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.

This amendment will facilitate the infill development of a vacant parcel of land located on W. Atlantic Blvd. There are existing public utilities available to the Property that will service the project.

Policy 04.05.02 To recognize the contribution that private recreational facilities provide in meeting the needs of seasonal residents and tourists and cooperate with them.

This amendment will facilitate the development of an indoor recreational facility that will provide tennis courts and pickle ball courts for the enjoyment of permanent and seasonal residents and tourists. The indoor facility is unique and provides the ability to play tennis or pickle ball during all seasons throughout the year. This is especially beneficial during the hot summer months when many are not able to play sports outdoors. This private facility will meet a need for all residents and tourists in providing an indoor recreational option.

13. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 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.

This request is not applicable to the project as it is a local, small scale amendment.

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.

This request is not applicable to the project as it is a local, small scale amendment.

Exhibits

- A. Survey & Legal Description**
- B. Map of Proposed Land Use Designation**
- C. Potable Water Letter**
- D. Wasterwater Service Letter**
- E. Solid Waste Letter**
- F. Drainage Service Letter**
- G. Traffic Analysis**
- H. Mass Transit Service Letter**
- I. Division of Historic Resources Letter**

Exhibit A

Survey & Legal Description

Exhibit B

Map of Proposed Land Use Designation

3100 W. Atlantic, Inc.
3100 W. Atlantic Blvd.
Land Use Plan Amendment
Locational Map



Proposed Land Use Designation: 9.02 Gross Acres
Commercial Recreation

P&Z

PZ22-92000002
7/27/2022

Exhibit C

Potable Water Letter



**VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE
WATER AND WASTEWATER**

Name of Requestor: **Amanda Martinez, Land Planner**

Name of Business: **Dunay, Miskel and Backman, LLP**

Property Address: **3100 W. Atlantic Blvd., Pompano Beach, FL 33069**

The undersigned service provider confirms the following:

We have a 12" water main runs along W. Atlantic Blvd. for the length of the property. The project will require a private lift station to be installed and maintained. This private lift station will connect to our 24" force main that runs along the Pompano Canal, just south of W. Atlantic Blvd.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature for A. Randolph Brown
Signature

A. Randolph Brown

Print of Name

Utilities Director

Print of Title

June 16, 2022

Date

City of Pompano Beach

Name of Entity Providing Services

1205 NE 5th Ave

Pompano Beach, FL 33060

Address

954-545-7043

Phone Number

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

P&Z

MEMO # 22-24

PZ22-92000002
7/27/2022

Exhibit D

Wastewater Service Letter



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

June 16, 2022

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th ST, Suite 36
Boca Raton, FL 33432

RE: ABILITY TO PROVIDE WASTEWATER SERVICE TO:

3100 W. Atlantic Blvd. Parcel ID's 48423370010/484232000143/484232000270/484232000260

Dear Ms. A. Martinez:

Reference is made to your June 3rd, 2022, email regarding the ability of Broward County Water & Wastewater Services (WWS) to provide wastewater services to the referenced development located within the City of Pompano Beach.

Nothing in this letter reserves capacity for the referenced development.

WASTEWATER TREATMENT

The referenced development's wastewater will be treated at North Regional Wastewater Treatment Plant (NRWWTP).

The referenced development is expected to increase wastewater demand from its current land use potential of 0.003 MGD to 0.025 MGD, for an increase of 0.022 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

As of May 2022, the one-year average day flow for the NRWWTP was 66.6 MGD and committed capacity was 3.63 MGD average day flow, for a total of 70.23 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

The NRWWTPs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 24.77 MGD (95.00 – 70.23). Current projections indicate capacity will be sufficient and no further expansion of the plant is contemplated.

P&Z

Broward County Board of County Commissioners
Tracy Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

WASTEWATER COLLECTION SYSTEM PIPING

The referenced development is within the service area of City of Pompano Beach. Please contact them for information on the ability of their wastewater collection system piping to provide the required level of service.

Please contact me at (954) 831-0968 or mmanrique@broward.org if you have any questions.

Sincerely,

Mario Manrique
Engineer

Rolando Nigaglioni, P.E., BCEE, PMP
Planning, Development and GIS Manager

MM/slk

cc: File: Rezoning and Land Use Plan Amendments

Exhibit E

Solid Waste Letter



Luigi Pace
GOVERNMENT AFFAIRS
Lpace@wm.com
WASTE MANAGEMENT

June 15, 2022

Ms. Amanda Martinez
Dunay Miskel Backman
14 S.E. 4th Street Suite 36
Boca Raton, FL 33432

RE: Solid Waste Capacity

Dear Ms. Martinez,

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

Accordingly, we believe that there is adequate volume space to safely accommodate the anticipated waste generated by the proposed project. Based on the proposed changes, Waste Management's collections operations have enough equipment available to provide the required services to this project during all the developmental phases from construction to final occupation by residents and tenants.

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

Thank you,

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

Luigi Pace
Government Affairs Manager

P&Z

PZ22-92000002

7/27/2022

Exhibit F

Drainage Service Letter



Utility Field Operations

Water and Reuse Distribution
Wastewater Transmission
Wastewater Pumping
Stormwater
Phone # (954) 786-4082
Fax # (954) 786-4003

June 22, 2022

Amanda Martinez
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

Re: Drainage Letter – Property located at 3100 W. Atlantic Blvd, Pompano Beach, FL
Folio ID: 48423370010, 484232000143, 484232000270,
484232000260

To Amanda Martinez:

In reference to your June 22nd email sent with attachments, I am able to confirm that the Utilities Department has reviewed the documentation provided and that the City of Pompano Beach does not provide a level of service for the areas adjacent to this property located at 3100 W. Atlantic Blvd.

The South Florida Water Management District (SFWMD) maintains the ROW area on the South side of this project and Florida Department of Transportation (DOT) maintains the ROW area on the North side.

The City of Pompano Beach has no future drainage projects planned for this area.

If you have any questions please contact me via e-mail at michael.taylor@copbfl.com or by phone at 954-786-4724.

Michael Taylor
Utilities Stormwater Manager
City of Pompano Beach, FL 33060

P&Z

PZ22-92000002
7/27/2022

Exhibit G

Traffic Analysis

MEMORANDUM

To: Amanda Martinez
Matt Scott, Esq.

From: Karl Peterson, P.E.

Date: April 14, 2022

Subject: Florida Indoor Tennis Courts – Pompano Beach, Florida
Land Use Plan Amendment – Traffic Analysis

KBP Consulting, Inc. has prepared the following traffic analysis associated with the proposed Land Use Plan Amendment (LUPA) application for the Florida Indoor Tennis Courts site on W. Atlantic Boulevard in Pompano Beach, Broward County, Florida.

F. TRAFFIC CIRCULATION ANALYSIS

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

The roadway network that will be most impacted by the proposed land use plan amendment includes one (1) primary east-west roadway and six (6) primary north-south roadways. These seven (7) roadways include W. Atlantic Boulevard (SR 814), Banks Road, Lyons Road, Florida's Turnpike (SR 91), NW 31st Avenue (SR 849), Powerline Road (SR 845), and N. Andrews Avenue. The project study area is presented graphically in Figure F.1 on the following page and a preliminary site plan is presented in Attachment A to this memorandum.

The number of lanes, current traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2. Table F.1.1 documents the existing conditions on all study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the critical PM peak hour. (Year 2019 traffic volumes reported by the Broward Metropolitan Planning Organization (MPO) are presented in these tables as opposed to 2020 volumes. The 2020 volumes reported by the Broward MPO are viewed as inaccurate due to influences of COVID-19 during the data collection time period.)

As shown in these two tables, the segment of Lyons Road between McNab Road and W. Atlantic Boulevard is operating at level of service (LOS) "F" during the PM peak hour period as is the segment of the Florida's Turnpike between Commercial Boulevard and Atlantic Boulevard. All other roadway segments in the project study area are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods. The 2019 traffic data published by the Broward MPO is presented in Attachment B.

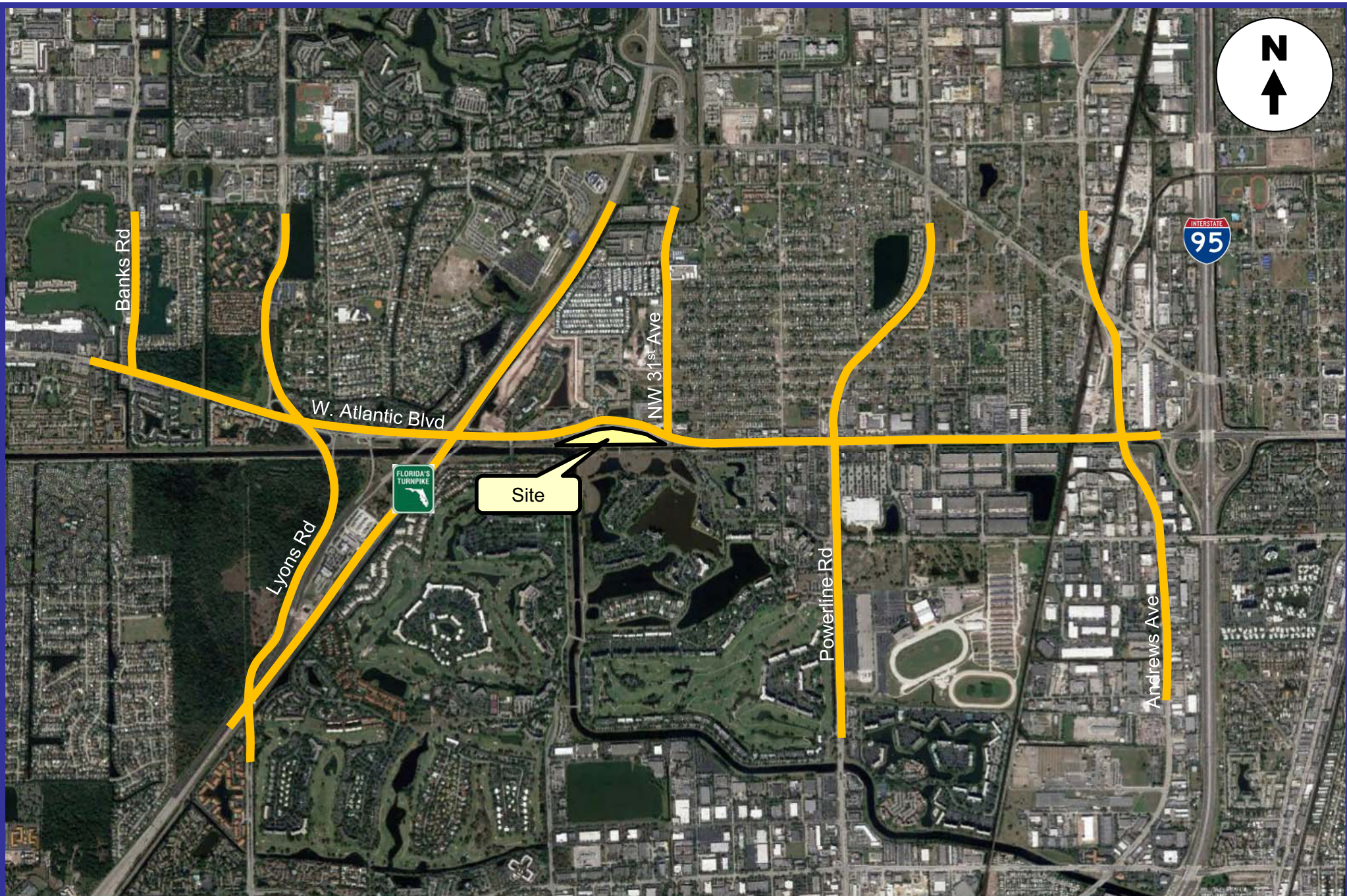


TABLE F.1.1 Florida Indoor Tennis Courts - Pompano Beach, Florida Existing (2019) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2019) Daily		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	56,000	0.93	C
	Banks Road	Lyons Road	6	D	59,900	56,000	0.93	C
	Lyons Road	FL Turnpike	6	D	59,900	55,500	0.93	C
	FL Turnpike	Project Access	6	D	59,900	51,500	0.86	C
	Project Access	NW 31st Avenue	6	D	59,900	51,500	0.86	C
	NW 31st Avenue	Powerline Road	6	D	59,900	51,500	0.86	C
	Powerline Road	Andrews Avenue	6	D	59,900	52,000	0.87	C
	Andrews Avenue	I-95	6	D	59,900	52,000	0.87	C
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	29,160	15,300	0.52	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	34,500	0.96	D
	Atlantic Blvd	NW 6th Manor	6	D	53,910	31,000	0.58	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	6	D	123,600	123,300	1.00	D
	Atlantic Blvd	Coconut Creek Pwy	6	D	123,600	102,700	0.83	D
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	39,800	17,600	0.44	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	41,000	0.68	C
	Atlantic Blvd	Hammondville Rd	6	D	59,900	39,500	0.66	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	37,810	15,500	0.41	C
	Atlantic Blvd	NW 15th St	4	D	37,810	15,900	0.42	C

¹ Capacities and 2019 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

TABLE F.1.2 Florida Indoor Tennis Courts - Pompano Beach, Florida Existing (2019) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2019) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	5,320	0.99	D
	Banks Road	Lyons Road	6	D	5,390	5,320	0.99	D
	Lyons Road	FL Turnpike	6	D	5,390	5,273	0.98	D
	FL Turnpike	Project Access	6	D	5,390	4,893	0.91	C
	Project Access	NW 31st Avenue	6	D	5,390	4,893	0.91	C
	NW 31st Avenue	Powerline Road	6	D	5,390	4,893	0.91	C
	Powerline Road	Andrews Avenue	6	D	5,390	4,940	0.92	C
	Andrews Avenue	I-95	6	D	5,390	4,940	0.92	C
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	1,454	0.55	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	3,278	1.02	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	2,945	0.61	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	6	D	10,220	11,714	1.15	F
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	9,757	0.95	D
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	1,672	0.47	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	3,895	0.72	C
	Atlantic Blvd	Hammondville Rd	6	D	5,390	3,753	0.70	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	1,473	0.43	C
	Atlantic Blvd	NW 15th St	4	D	3,401	1,511	0.44	C

¹ Capacities and 2019 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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2) Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

Tables F.2.1 and F.2.2 document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045). The 2045 traffic data published by the Broward MPO is presented in Attachment C.

TABLE F.2.1 Florida Indoor Tennis Courts - Pompano Beach, Florida Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) Daily		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	63,700	1.06	F
	Banks Road	Lyons Road	6	D	59,900	63,700	1.06	F
	Lyons Road	FL Turnpike	6	D	59,900	62,100	1.04	F
	FL Turnpike	Project Access	6	D	59,900	69,500	1.16	F
	Project Access	NW 31st Avenue	6	D	59,900	69,500	1.16	F
	NW 31st Avenue	Powerline Road	6	D	59,900	69,500	1.16	F
	Powerline Road	Andrews Avenue	6	D	59,900	76,800	1.28	F
	Andrews Avenue	I-95	6	D	59,900	76,800	1.28	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	29,160	20,800	0.71	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	50,500	1.41	F
	Atlantic Blvd	NW 6th Manor	6	D	53,910	38,500	0.71	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	164,200	154,300	0.94	D
	Atlantic Blvd	Coconut Creek Pwy	6	D	123,600	134,900	1.09	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	39,800	21,000	0.53	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	66,100	1.10	F
	Atlantic Blvd	Hammondville Rd	6	D	59,900	51,000	0.85	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	37,810	50,000	1.32	F
	Atlantic Blvd	NW 15th St	4	D	37,810	49,900	1.32	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

TABLE F.2.2 Florida Indoor Tennis Courts - Pompano Beach, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	6,052	1.12	F
	Banks Road	Lyons Road	6	D	5,390	6,052	1.12	F
	Lyons Road	FL Turnpike	6	D	5,390	5,900	1.09	F
	FL Turnpike	Project Access	6	D	5,390	6,603	1.23	F
	Project Access	NW 31st Avenue	6	D	5,390	6,603	1.23	F
	NW 31st Avenue	Powerline Road	6	D	5,390	6,603	1.23	F
	Powerline Road	Andrews Avenue	6	D	5,390	7,296	1.35	F
	Andrews Avenue	I-95	6	D	5,390	7,296	1.35	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	1,976	0.75	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	4,798	1.49	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	3,658	0.75	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	13,620	14,659	1.08	E
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	12,816	1.25	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	1,995	0.56	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	6,280	1.17	F
	Atlantic Blvd	Hammondville Rd	6	D	5,390	4,845	0.90	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	4,750	1.40	F
	Atlantic Blvd	NW 15th St	4	D	3,401	4,741	1.39	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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

A trip generation comparison analysis has been performed for the existing (approved) land use designation and intensity and for the proposed land use designation and intensity. The trip generation comparison analysis was based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- Recreation and Open Space (OR): 9.02 acres (golf course)

PROPOSED LAND USE AND INTENSITY

- Commercial Recreation (CR)

A variety of land uses are permissible under the proposed land use designation including tennis courts, racquet club, health / fitness club, athletic club and recreational community center. When considering the applicable lot coverage (i.e. 50%) and maximum building height (i.e. 10 stories), the resulting development intensities were determined to be unrealistic unreasonable. As such, it was determined that the proposed land use and intensity for this LUPA analysis would be that of the actual proposed development scenario which is 12 tennis / pickle ball courts.

The trip generation analysis was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #430 – Golf Course. The most appropriate land use category for the proposed land use designation is Land Use #490 – Tennis Courts. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #430 – Golf Course

- Weekday: $T = 3.74 (X)$
where T = number of trips and X = number of acres
- AM Peak Hour: $T = 0.19 (X)$ (74% in / 26% out)
- PM Peak Hour: $T = 0.28 (X)$ (34% in / 66% out)

ITE Land Use #490 – Tennis Courts

- Weekday: $T = 30.32 (X)$
where T = number of trips and X = number of tennis courts
- PM Peak Hour: $T = 4.21 (X)$ (50% in / 50% out)

Although the referenced ITE manual lacks AM peak hour trip generation data for tennis courts, the following trip generation analysis has applied the PM peak hour rate to the AM peak hour.

Table F.3.1 below presents the results of the trip generation comparison analysis for the existing and proposed land use designations. Relevant excerpts from the referenced ITE manual are presented in Attachment D.

TABLE F.3.1 Florida Indoor Tennis Courts - Pompano Beach, Florida Trip Generation Comparison Analysis								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Land Use Designation - Recreation and Open Space (OR)								
Golf Course - ITE Land Use #430	9.02 Acres	34	1	1	2	1	2	3
Proposed Land Use Designation - Commercial Recreation (CR)								
Tennis Courts - ITE Land Use #490	12 Courts	364	26	25	51	26	25	51
Difference (Proposed - Existing)		330	25	24	49	25	23	48

Source: ITE Trip Generation Manual (11th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 330 additional daily vehicle trips, 49 additional AM peak hour vehicle trips, and 48 additional PM peak hour vehicle trips.

Further analyses have been performed by assigning the net new daily and PM peak hour vehicle trips to the roadway segments within the project study area. The assignment of traffic to the surrounding roadway network is based upon the existing and future transportation infrastructure, land use patterns, prevailing traffic volumes and patterns, and knowledge of the overall study area. The resulting traffic assignment, significance test and resulting levels of service (LOS) are presented in Tables F.3.2 and F.3.3.

TABLE F.3.2 Florida Indoor Tennis Courts - Pompano Beach, Florida Future (2045) Total (w LUPA) Traffic Conditions (Daily Volumes)												
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Daily Project Traffic				Future (2045) Total Daily		
						% Assign. ²	Project Traffic	% of Cap.	Sig. Impact?	Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	59,900	14%	46	0.08%	No	63,746	1.06	F
	Banks Road	Lyons Road	6	D	59,900	23%	76	0.13%	No	63,776	1.06	F
	Lyons Road	FL Turnpike	6	D	59,900	53%	175	0.29%	No	62,275	1.04	F
	FL Turnpike	Project Access	6	D	59,900	57%	188	0.31%	No	69,688	1.16	F
	Project Access	NW 31st Avenue	6	D	59,900	43%	142	0.24%	No	69,642	1.16	F
	NW 31st Avenue	Powerline Road	6	D	59,900	29%	96	0.16%	No	69,596	1.16	F
	Powerline Road	Andrews Avenue	6	D	59,900	15%	50	0.08%	No	76,850	1.28	F
	Andrews Avenue	I-95	6	D	59,900	8%	26	0.04%	No	76,826	1.28	F
Banks Road	Atlantic Blvd	Coconut Crk Pwy	4	D	29,160	9%	30	0.10%	No	20,830	0.71	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	35,820	16%	53	0.15%	No	50,553	1.41	F
	Atlantic Blvd	NW 6th Manor	6	D	53,910	14%	46	0.09%	No	38,546	0.72	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	164,200	4%	13	0.01%	No	154,313	0.94	D
	Atlantic Blvd	Coconut Crk Pwy	6	D	123,600	3%	10	0.01%	No	134,910	1.09	F
NW 31st Avenue	Atlantic Blvd	Coconut Crk Pwy	4	D	39,800	14%	46	0.12%	No	21,046	0.53	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	59,900	9%	30	0.05%	No	66,130	1.10	F
	Atlantic Blvd	Hammondville Rd	6	D	59,900	5%	17	0.03%	No	51,017	0.85	C
Andrews Avenue	Pompano Pk Pl	Atlantic Blvd	4	D	37,810	3%	10	0.03%	No	50,010	1.32	F
	Atlantic Blvd	NW 15th St	4	D	37,810	4%	13	0.03%	No	49,913	1.32	F

¹ Capacities and 2045 volumes obtained from the Broward Metropolitan Planning Organization (MPO).

² Traffic assignment based upon the 2045 transportation network, surrounding land use patterns, and projected future traffic volumes / patterns.

TABLE F.3.3 Florida Indoor Tennis Courts - Pompano Beach, Florida Future (2045) Total (w LUPA) Traffic Conditions (PM Peak Hour Volumes)												
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Daily Project Traffic				Future (2045) Total PM Pk Hr		
						% Assign. ²	Project Traffic	% of Cap.	Sig. Impact?	Volume ¹	v/c Ratio	LOS
Atlantic Boulevard	State Road 7	Banks Road	6	D	5,390	14%	7	0.13%	No	6,059	1.12	F
	Banks Road	Lyons Road	6	D	5,390	23%	11	0.20%	No	6,063	1.12	F
	Lyons Road	FL Turnpike	6	D	5,390	53%	25	0.46%	No	5,925	1.10	F
	FL Turnpike	Project Access	6	D	5,390	57%	27	0.50%	No	6,630	1.23	F
	Project Access	NW 31st Avenue	6	D	5,390	43%	21	0.39%	No	6,624	1.23	F
	NW 31st Avenue	Powerline Road	6	D	5,390	29%	14	0.26%	No	6,617	1.23	F
	Powerline Road	Andrews Avenue	6	D	5,390	15%	7	0.13%	No	7,303	1.35	F
	Andrews Avenue	I-95	6	D	5,390	8%	4	0.07%	No	7,300	1.35	F
Banks Road	Atlantic Blvd	Coconut Creek Pwy	4	D	2,628	9%	4	0.15%	No	1,980	0.75	D
Lyons Road	McNab Road	Atlantic Blvd	4	D	3,222	16%	8	0.25%	No	4,806	1.49	F
	Atlantic Blvd	NW 6th Manor	6	D	4,851	14%	7	0.14%	No	3,665	0.76	C
Florida's Turnpike	Commercial Blvd	Atlantic Blvd	8	D	13,620	4%	2	0.01%	No	14,661	1.08	F
	Atlantic Blvd	Coconut Creek Pwy	6	D	10,220	3%	1	0.01%	No	12,817	1.25	F
NW 31st Avenue	Atlantic Blvd	Coconut Creek Pwy	4	D	3,580	14%	7	0.20%	No	2,002	0.56	C
Powerline Road	McNab Rd	Atlantic Blvd	6	D	5,390	9%	4	0.07%	No	6,284	1.17	F
	Atlantic Blvd	Hammondville Rd	6	D	5,390	5%	2	0.04%	No	4,847	0.90	C
Andrews Avenue	Pompano Park Place	Atlantic Blvd	4	D	3,401	3%	1	0.03%	No	4,751	1.40	F
	Atlantic Blvd	NW 15th St	4	D	3,401	4%	2	0.06%	No	4,743	1.39	F

¹ Capacities and 2045 volumes obtained from the Broward Metropolitan Planning Organization (MPO).

² Traffic assignment based upon the 2045 transportation network, surrounding land use patterns, and projected future traffic volumes / patterns.

As shown in the preceding tables, many of the roadway segments within the project study area are forecast to operate at Level of Service (LOS) "F" in the 2045 horizon year; however, none of these roadway segments will be significantly impacted (i.e. greater than 3% of the adopted LOS "D" volume) by the traffic associated with the proposed land use. And, the project traffic does not cause any roadway segment to fail. Therefore, none of these roadway segments are deemed to be significantly and adversely impacted by this application.

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

A transportation analysis of the applicable study area is presented herein.

9. HURRICANE EVACUATION ANALYSIS

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.

The project site is located along W. Atlantic Boulevard west of Interstate 95 (I-95) and east of the Florida's Turnpike in north-central Broward County. Based on Broward County's Evacuation Routes and Zones map, the project site is not in an evacuation zone (i.e. not in Zones A or B). Therefore, a hurricane evacuation analysis is not applicable to this project due to its location.

Questions regarding the information presented in this portion of the application may be directed to Karl Peterson via phone at (954) 560-7103 and via e-mail at karl@traftech.biz.

Attachment A

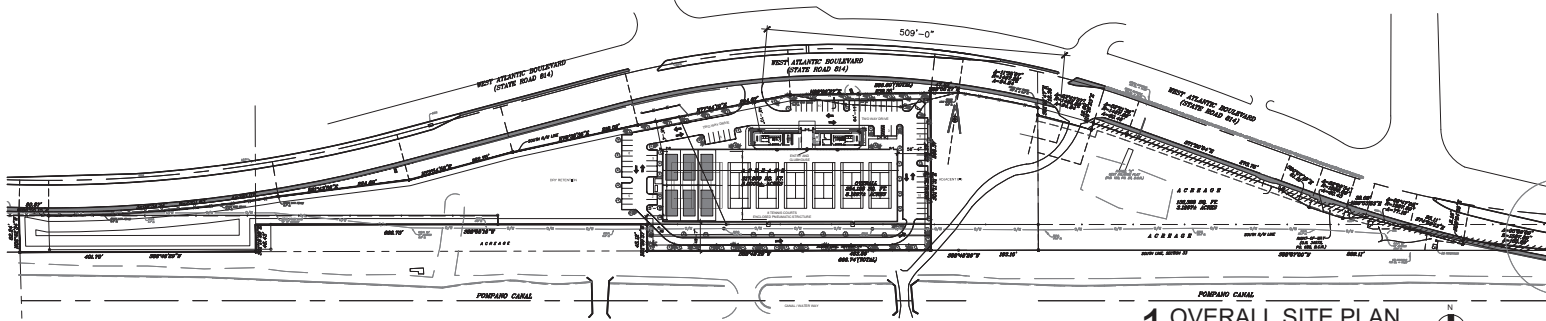
Florida Indoor Tennis Courts – Land Use Plan Amendment (LUPA) Application

Preliminary Site Plan

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PZ22-92000002

7/27/2022



1 OVERALL SITE PLAN
SCALE: 1"=100'

LEGAL DESCRIPTION

LEGAL DESCRIPTION (WEST 5 ACRE PARCEL):
A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:
Commencing at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 453.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'26" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northern extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances: 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2,351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 72°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 238.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 266.37 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION:	TENNIS COURT ENCLOSURE AND CLUBHOUSE FACILITY.
LAND USE DESIGNATION:	M - MEDIUM 10-16 DU/AC
ZONING DESIGNATION:	CR COMMERCIAL RECREATION
SITE AREA:	= 217,800 SF 5 ACRES
WATER/ WASTEWATER SERVICE PROVIDER:	x
STRUCTURE USES:	
CLUBHOUSE	5,044 SF
ENCLOSED TENNIS COURTS	49,724 SF
TOTAL:	54,768 SF
BUILDING FOOTPRINT:	
TOTAL BUILDING FOOTPRINT	= 54,768 SF
LOT STANDARDS:	
LOT AREA	MIN 100' MAX 217,800SF
LOT WIDTH	100' N/A 1,552'
LOT COVERAGE	- 87,116SF (40%) 108,695SF (50%) 54,768SF (25.1%)
PREVIOUS AREA	- 123,492SF (56.1%)
HEIGHT	25' 40' (CLOSEST)
FRONT NORTH SETBACK	25' 105' 48'-4" (CLOSEST)
SIDE EAST SETBACK	25' 56'-4"
SIDE WEST SETBACK	25' 25'-11" (CLOSEST)
REAR SOUTH	15' (ADJ. WATER) 49'-7"
AREA SUMMARY:	
LOT AREA	217,800 SF (5.0 ACRES)
GREEN AREA	123,492 SF
BUILDING	54,768 SF
VIA	37,475 SF
SIDEWALKS AND DUMPSTER AREA	2,054 SF

PARKING DATA:	AS PER POMPAÑO BEACH FL. PARKING REGULATIONS
RACKET SPORTS:	3 SPACE PER COURT (12) = 36 SPACES REQUIRED
OTHER INDOOR MEMBERSHIP RECREATION USE:	5,044 SF/300 = 17 SPACES REQUIRED
TOTAL REQUIRED	= 53 SPACES
TOTAL SPACES PROVIDED	= 67 TOTAL
TOTAL ACCESSIBLE SPACES REQUIRED	= 2 PER FBC

CODE INFORMATION

APPLICABLE CODES:
2020 FLORIDA BUILDING CODE 7TH EDITION,
2020 NFPA 101 LIFE SAFETY CODE,
FLORIDA FIRE PREVENTION CODE 7TH EDITION

NOTES

ALL NEW FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.
TO THE BEST OF THE ARCHITECT'S OR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

REVISIONS
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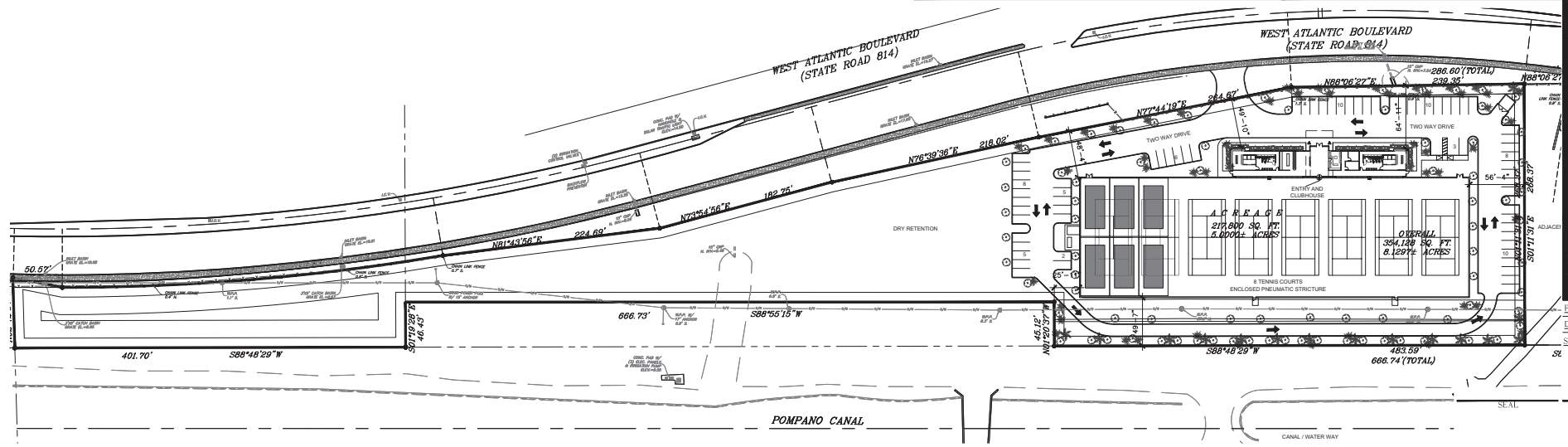
FLORIDA INDOOR TENNIS
POMPAÑO BEACH, FL 33069

1600 SOUTHDONNE HWY, SUITE 400
BOCA RATON, FLORIDA 33442
PHONE 561-481-0851 FAX 561-481-0855
EMAIL: info@rwb.com

RWB
Linaires
ARCHITECTURE

PROJECT # 21-485
DATE PER ISSUANCE
SHEET #

SP-1
JUAN C. LINAIRES



1 SITE PLAN
SCALE: 1"=50'

P&Z

PZ22-92000002

AA26000640

Attachment B

Florida Indoor Tennis Courts – Land Use Plan Amendment (LUPA) Application

Broward MPO – 2019 Traffic Volumes

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2019 & 2040

			2019					2019					2040					2040				
			Design	Daily Conditions				Peak Hour Conditions					Daily Conditions				Peak Hour Conditions					
ID	E/W Roadway	Segment	Code	ADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		
782	Atlantic Blvd	E of SR 7	622	56000	59900	0.93	C	5320	5390	0.99	D	622	63700	59900	1.06	F	6052	5390	1.12	F		
784	Atlantic Blvd	E of Lyons Rd	622	55500	59900	0.93	C	5273	5390	0.98	D	622	62100	59900	1.04	F	5900	5390	1.09	F		
786	Atlantic Blvd	E of Fla Turnpike	622	51500	59900	0.86	C	4893	5390	0.91	C	622	69500	59900	1.16	F	6603	5390	1.22	F		
788	Atlantic Blvd	E of Powerline Rd	622	52000	59900	0.87	C	4940	5390	0.92	C	622	76800	59900	1.28	F	7296	5390	1.35	F		

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2019 & 2040

			2019				2019				2040					2040							
			Design Code	Daily Conditions				Peak Hour Conditions				Design Code	Daily Conditions				Peak Hour Conditions						
				AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Volume	Capacity	V/C	LOS							
ID	N/S Roadway	Segment	471	Florida's Turnpike	N of Commercial Blvd	611	123300	116600	1.06	E	11714	10060	1.16	F	811	154300	154300	1.00	D	14659	13390	1.09	E
473	Florida's Turnpike	N of Atlantic Blvd	611	102700	116600	0.88	D	9757	10060	0.97	D	611	134900	116600	1.16	F	12816	10060	1.27	F			
541	Banks Rd	N of Atlantic Blvd	464	15300	29160	0.52	D	1454	2628	0.55	D	464	20800	29160	0.71	D	1976	2628	0.75	D			
601	Lyons Rd	N of McNab Rd	474	34500	35820	0.96	D	3278	3222	1.02	F	474	50500	35820	1.41	F	4798	3222	1.49	F			
1041	Lyons Rd	N of Atlantic Blvd	674	31000	53910	0.58	C	2945	4851	0.61	C	674	38500	53910	0.71	C	3658	4851	0.75	C			
639	NW 31 Ave_FTPK	N of Atlantic Blvd	422	17600	39800	0.44	C	1672	3580	0.47	C	422	21000	39800	0.53	C	1995	3580	0.56	C			
667	Powerline Rd	N of Cypress Crk Rd	622	41000	59900	0.68	C	3895	5390	0.72	C	622	66100	59900	1.10	F	6280	5390	1.16	F			
669	Powerline Rd	N of Atlantic Blvd	622	39500	59900	0.66	C	3753	5390	0.70	C	622	51000	59900	0.85	C	4845	5390	0.90	C			
779	Andrews Ave	N of Pompano Pk Pl	222	15500	16815 r	0.92	C	1473	1520 r	0.97	D	422	50000	37810 r	1.32	F	4750	3401 r	1.40	F			
781	Andrews Ave	N of Atlantic Blvd	422	15900	37810 r	0.42	C	1511	3401 r	0.44	C	422	49900	37810 r	1.32	F	4741	3401 r	1.39	F			

Attachment C

Florida Indoor Tennis Courts – Land Use Plan Amendment (LUPA) Application

Broward MPO – 2045 Traffic Volumes

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020				2045					2045			
			Design	Daily Conditions				Peak Hour Conditions					Daily Conditions				Peak Hour Conditions			
ID	E/W Roadway	Segment	Code	ADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
782	Atlantic Blvd	E of SR 7	622	53000	59900	0.88	C	5035	5390	0.93	C	622	63700	59900	1.06	F	6052	5390	1.12	F
784	Atlantic Blvd	E of Lyons Rd	622	48500	59900	0.81	C	4608	5390	0.85	C	622	62100	59900	1.04	F	5900	5390	1.09	F
786	Atlantic Blvd	E of Fla Turnpike	622	48500	59900	0.81	C	4608	5390	0.85	C	622	69500	59900	1.16	F	6603	5390	1.22	F
788	Atlantic Blvd	E of Powerline Rd	622	49000	59900	0.82	C	4655	5390	0.86	C	622	76800	59900	1.28	F	7296	5390	1.35	F

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020								2020								2045								2045							
			Design	Daily Conditions				Peak Hour Conditions				Design	Daily Conditions				Peak Hour Conditions																	
				Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C		LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS												
ID	N/S Roadway	Segment	471	Florida's Turnpike	N of Commercial Blvd	611	105700	123600	0.86	D	10042	10220	0.98	D	811	154300	164200	0.94	D	14659	13620	1.08	E											
473	Florida's Turnpike	N of Atlantic Blvd	611	87800	123600	0.71	C	8341	10220	0.82	D	611	134900	123600	1.09	F	12816	10220	1.25	F														
541	Banks Rd	N of Atlantic Blvd	464	10400	29160	0.36	C	988	2628	0.38	C	464	20800	29160	0.71	D	1976	2628	0.75	D														
601	Lyons Rd	N of McNab Rd	474	24000	35820	0.67	C	2280	3222	0.71	C	474	50500	35820	1.41	F	4798	3222	1.49	F														
1041	Lyons Rd	N of Atlantic Blvd	674	17200	53910	0.32	C	1634	4851	0.34	C	674	38500	53910	0.71	C	3658	4851	0.75	C														
639	NW 31 Ave_FTPK	N of Atlantic Blvd	422	14300	39800	0.36	C	1359	3580	0.38	C	422	21000	39800	0.53	C	1995	3580	0.56	C														
667	Powerline Rd	N of Cypress Crk Rd	622	39000	59900	0.65	C	3705	5390	0.69	C	622	66100	59900	1.10	F	6280	5390	1.16	F														
669	Powerline Rd	N of Atlantic Blvd	622	37500	59900	0.63	C	3563	5390	0.66	C	622	51000	59900	0.85	C	4845	5390	0.90	C														
779	Andrews Ave	N of Pompano Pk Pl	222	15700	16815 r	0.93	C	1492	1520 r	0.98	D	422	50000	37810 r	1.32	F	4750	3401 r	1.40	F														
781	Andrews Ave	N of Atlantic Blvd	422	14100	37810 r	0.37	C	1340	3401 r	0.39	C	422	49900	37810 r	1.32	F	4741	3401 r	1.39	F														

Attachment D

Relevant Excerpts from the ITE *Trip Generation Manual* (11th Edition)

Land Use: 430

Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course (430)

Vehicle Trip Ends vs: Acres

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 3

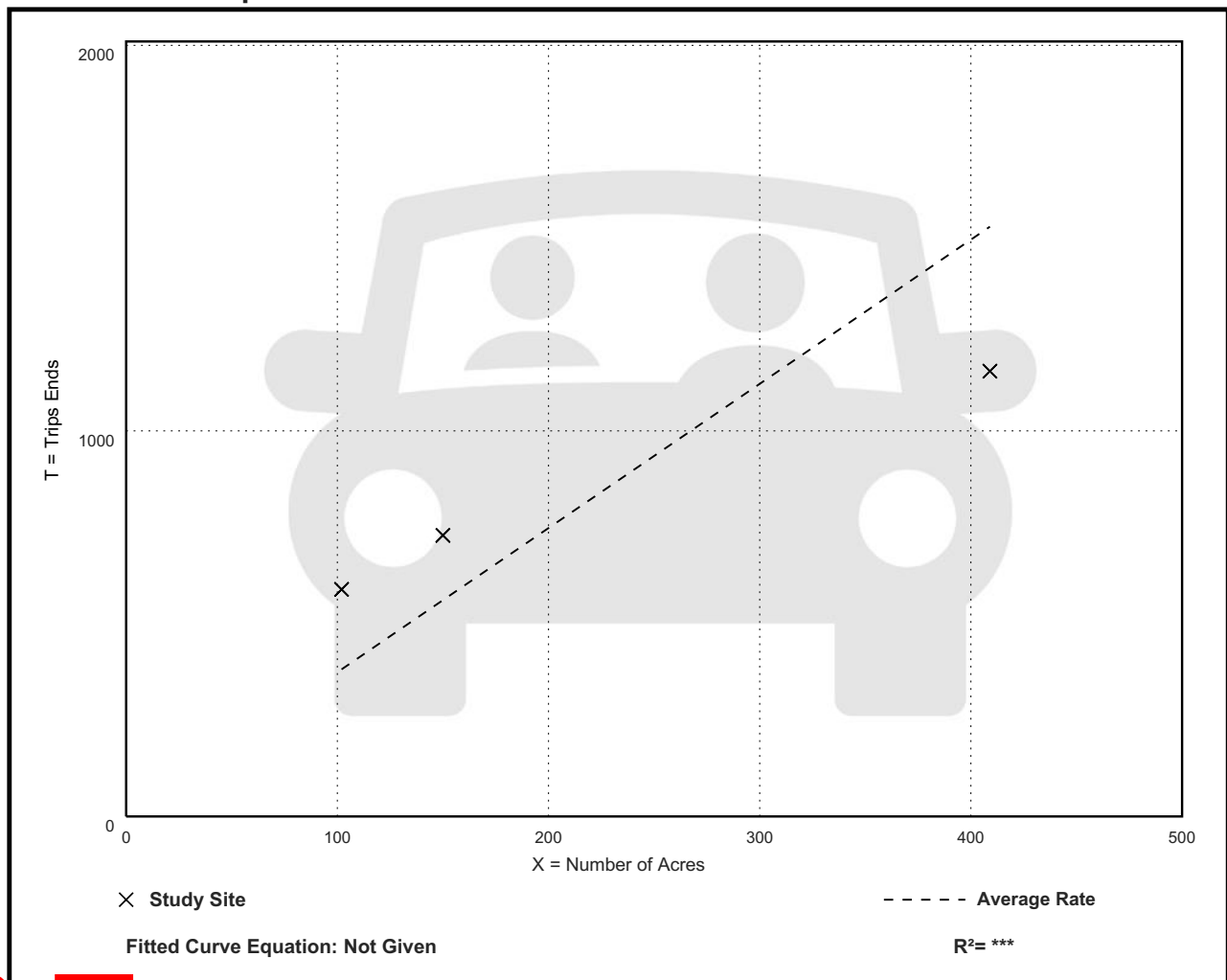
Avg. Num. of Acres: 220

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
3.74	2.82 - 5.77	1.47

Data Plot and Equation



Golf Course (430)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

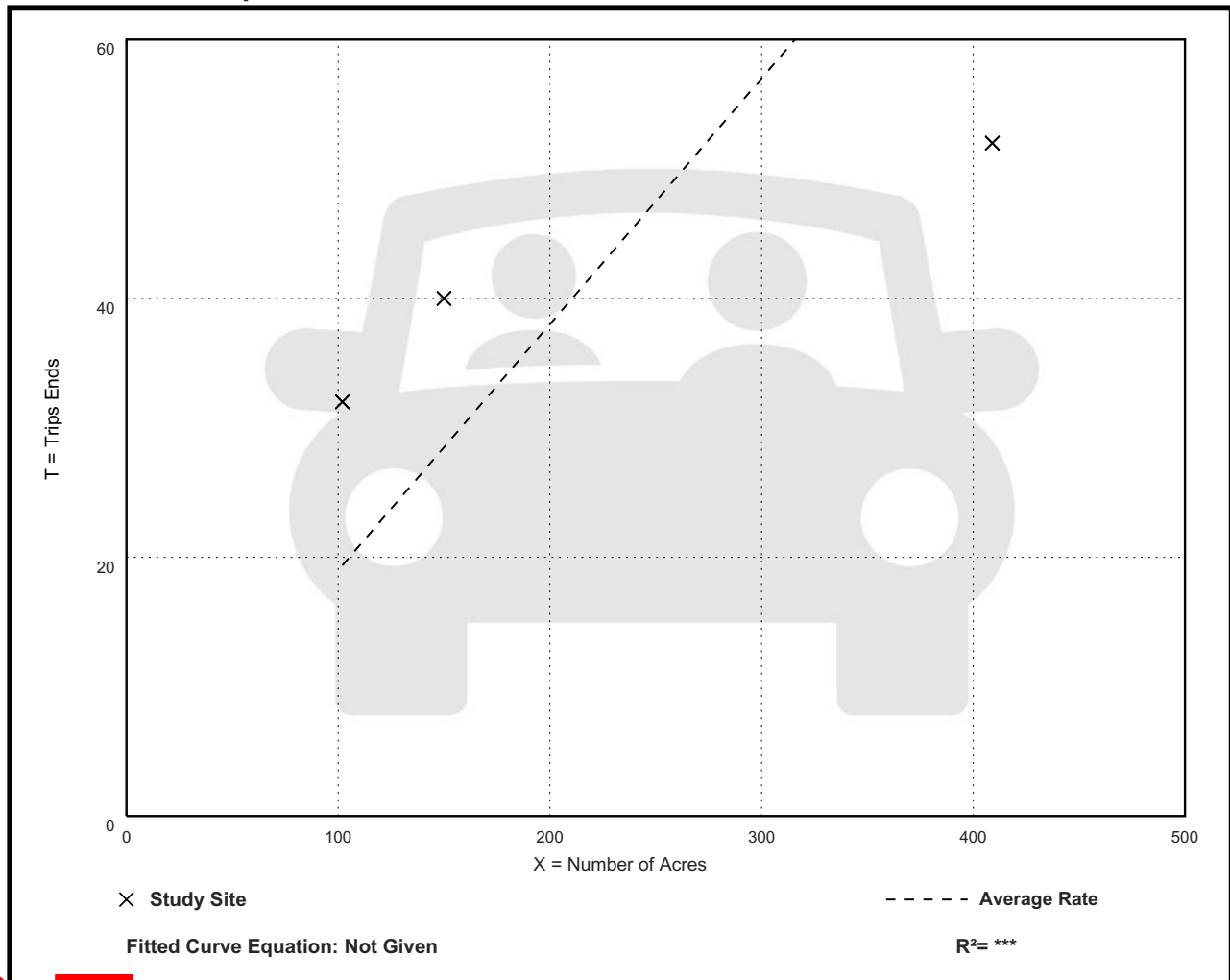
Avg. Num. of Acres: 220

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.19	0.13 - 0.31	0.10

Data Plot and Equation



Golf Course (430)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

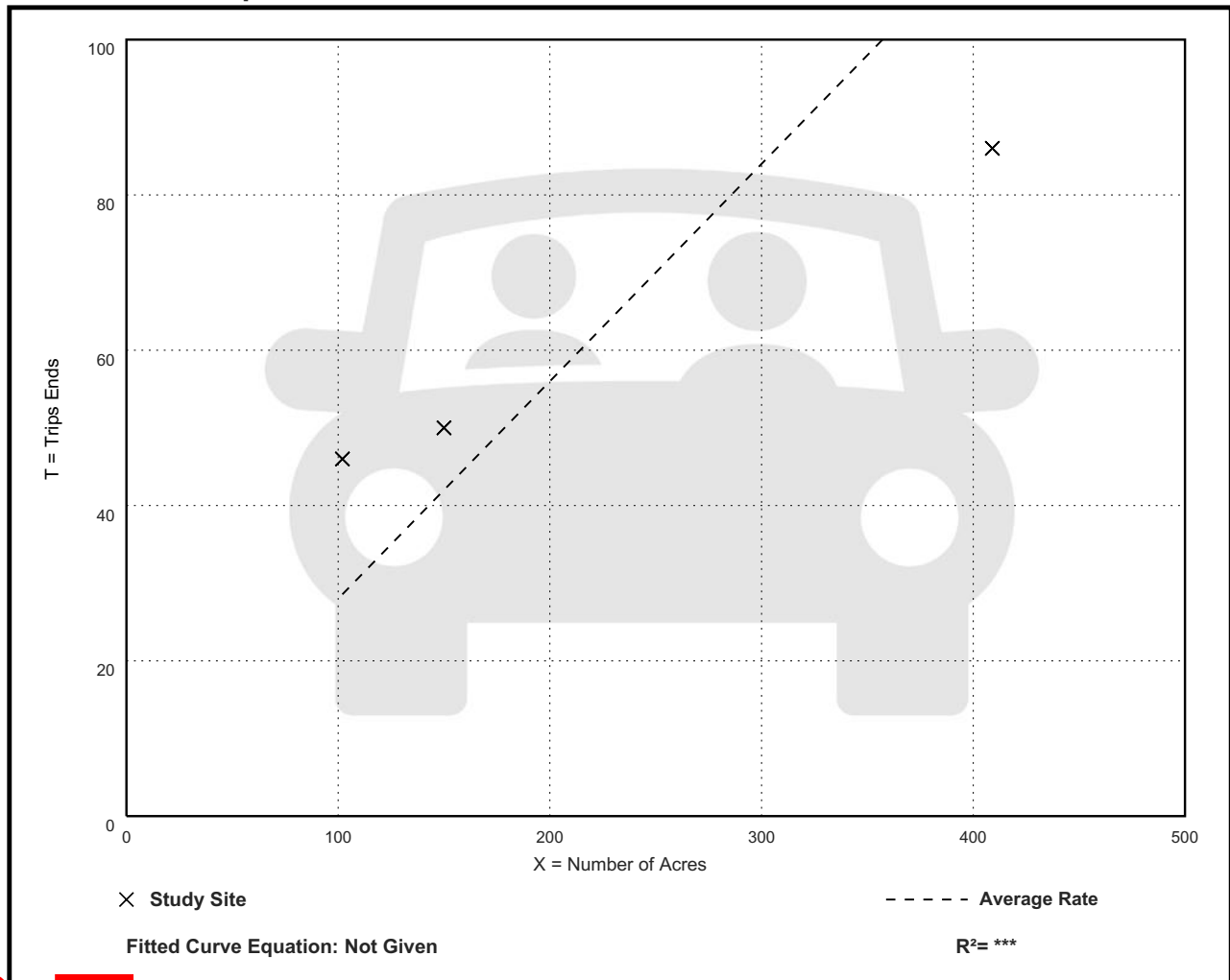
Avg. Num. of Acres: 220

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.28	0.21 - 0.45	0.11

Data Plot and Equation



Land Use: 490

Tennis Courts

Description

Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Tennis courts can either be public or private facilities and do not typically include any ancillary facilities other than limited spectator seating. Racquet/tennis club (Land Use 491) is a related use.

Additional Data

The sites were surveyed in the 1990s in California.

Source Numbers

440, 441

Tennis Courts (490)

Vehicle Trip Ends vs: Tennis Courts
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Tennis Courts: 10

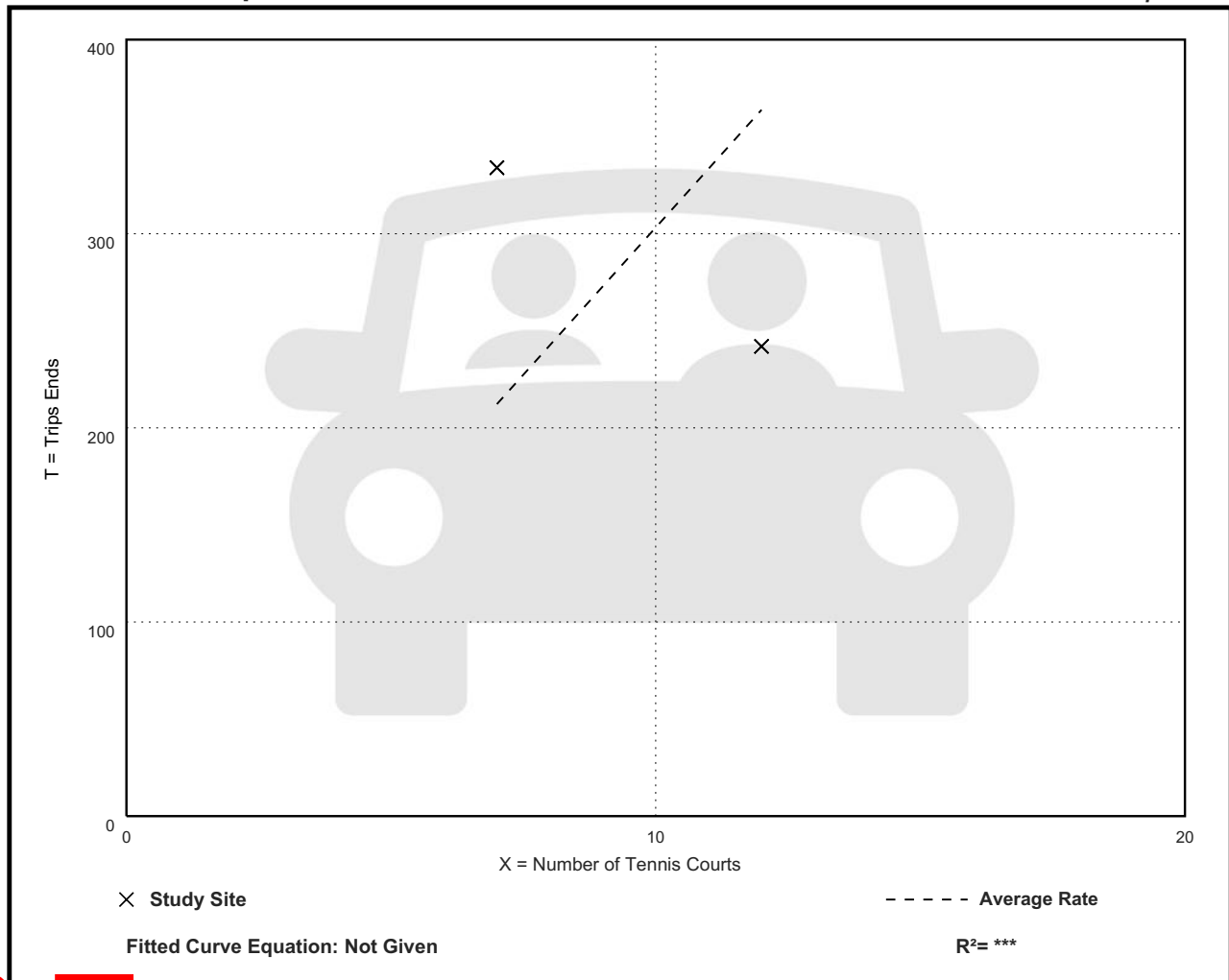
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
30.32	20.17 - 47.71	***

Data Plot and Equation

Caution – Small Sample Size



Tennis Courts (490)

Vehicle Trip Ends vs: Tennis Courts

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Tennis Courts: 10

Directional Distribution: Not Available

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
4.21	3.33 - 5.71	***

Data Plot and Equation

Caution – Small Sample Size

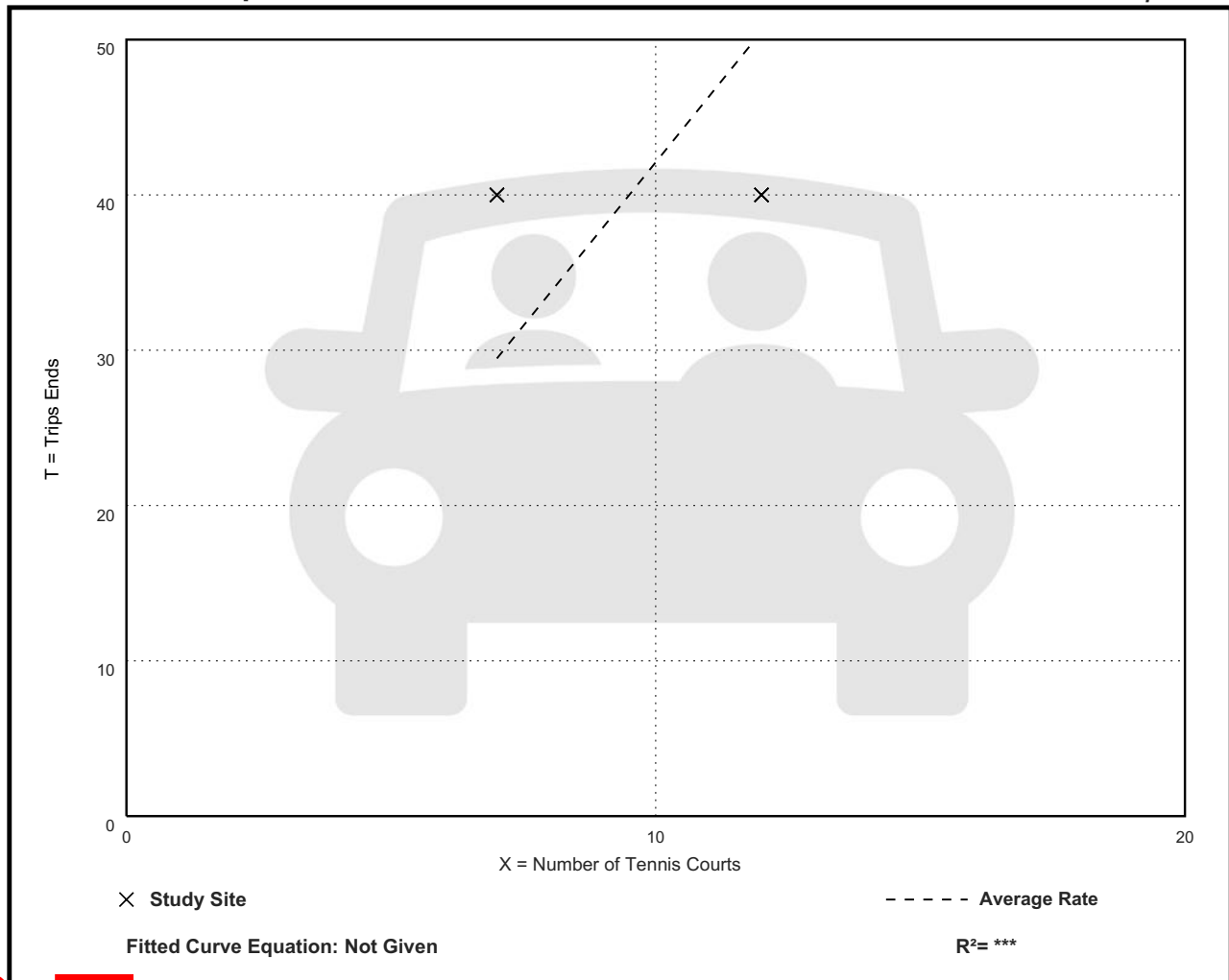


Exhibit H

Mass Transit Service Letter



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

April 25, 2022

Amanda Martinez
Land Planner
Dunay, Miskel, and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

RE: Transit Verification Letter – 3100 W Atlantic Blvd. LUPA

Dear Ms. Martinez:

Broward County Transit (BCT) has reviewed your correspondence dated April 19, 2022, regarding the 3100 W Atlantic Blvd. Land Use Plan Amendment (LUPA) of the property located in the City of Pompano Beach for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 42. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
42	Weekday Saturday Sunday	5:40a-10:27p 5:40a-10:27p 8:45a-8:24p	44 minutes 60 minutes 60 minutes

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

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

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

P&Z

Broward County Board of County Commissioners
Trey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

PZ22-92000002
7/27/2022



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

Please feel free to call me at 954-357-8381 or email me at tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP
Section Planning Supervisor- Service Planning
Service and Strategic Planning

P&Z

Broward County Board of County Commissioners
Trey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

PZ22-92000002

7/27/2022

Exhibit I

Division of Historical Resources Letter

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

June 16, 2022

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

In response to your request on June 16, 2022, the Florida Master Site File lists no cultural resources recorded for the designated property at 3100 W. Atlantic Blvd., Broward County, FL

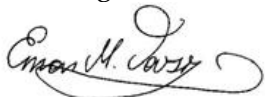
When interpreting the results of this search, please consider the following information:

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

#

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

Kind Regards,



Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

P&Z

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

PZ22-92000002

7/27/2022