

## ADMINISTRATIVE MEMORANDUM NO. 18-431

**TO:** Gregory P. Harrison, City Manager  
**VIA:** David L. Recor, ICMA-CM, Development Services Director *DR*  
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services *JG*  
**FROM:** Jean E. Dolan, AICP, Principal Planner *JD*  
**SUBJECT:** Updated Net Change Impact Analysis for Hidden Harbor LUPA Based on Executed Declaration of Restrictions  
**DATE:** November 29, 2018

The Applicant has updated and executed the Declaration of Restrictions for the Hidden Harbor Land Use Plan Amendment (LUPA). The concurrency impact analysis for the resulting net change in land use entitlements, therefore, has been updated in this memo to correspond with the entitlements proposed for adoption per the executed Declarations of Restrictions.

The existing land use designations on this 8.9 gross acre property are Commercial (C), Medium High (MH) and Low Medium (LM). The current entitlements for the property are calculated in Table 1. The total commercial square footage allowed in the 5.09 acres of commercial land use would typically calculate to 1,330,322 square feet per the adopted commercial intensity standards in Land Use Element Policy 01.07.20 (*5.09 acres x 60% Lot Coverage x 10 stories*). Given the close proximity to the Airpark and corresponding height restrictions, the maximum land use would not be possible and therefore, the vested entitlements were reduced by 65% of the total allowed (*65% x 1,330,322 sq. ft. = 858,978 sq. ft.*).

Table 1 Current Approved Entitlements Based on Existing Land Use Plan Designations				
Land Use Designation	Intensity / Density Maximums	Gross Acres	Max. Dwelling Units	Maximum SF
Commercial	60% Lot Coverage with 105-ft. Height x 65%*	5.09	N.A.	858,978
Medium High Res.	25 units/ac	3.30	83	N.A.
Low Medium Res.	10 units/ac	0.51	5	N.A.
Total		8.90	88	858,978

\*Due to Airpark Height limits, vested commercial entitlements were assumed to be 65% of the entitlements that would result if all 5.09 acres were assumed to accommodate the lot coverage and height provided for in Land Use Element Policy 01.07.20 of the Pompano Beach Comprehensive Plan

The proposed land use designation on the property is MUR-H (Mixed Use Residential – High) and the maximum entitlements allowed for this property under this proposed land use designation are shown in Table 2. Through the land use plan amendment review process, the applicant has submitted a Declaration of Restrictions which further reduces the total buildable square footage in two ways (1) total combined square footage including all residential, commercial and marina buildings cannot exceed 650,000 square feet and (2) PM Peak Hour trips are limited to 1,377

trips. The limitation on the total building square footage means that 100% of all the entitlements cannot be constructed. Additionally, the limit on total PM peak hour trips may further restrict the total square footage that can be built depending on the types of uses that locate within the commercial space because each nonresidential use has a unique trip generation rate so if high trip rate uses locate on the property, the trip limit may be reached before all of the square footage is built.

<b>Table 2</b>		
<b>Proposed Land Use Entitlements with MUR-H Land Use Designation and Declaration of Restrictions</b>		
<b>Land Use Designation</b>	<b>Max Building Square Feet/Wet Boat Slips</b>	<b>Net Change</b>
Commercial	510,000	-348,978
Marina	75,000/15	75,000/15
Residential Units	323	235

Public facility demand is calculated based on the maximum intensities allowed by the land use (Table 2) and are summarized in Table 3. Through the land use plan amendment process, it was determined that public service capacity is available to accommodate the new demand that would be generated by the proposed land use resulting from this change in land use designation.

<b>Table 3</b>				
<b>Public Facility Impacts Based on Net Change in Entitlements</b>				
<b>Land Use Designation</b>	<b>Net Change</b>	<b>Net Change in Water and Wastewater Demand (gallons per day)</b>	<b>Net Change in Solid Waste Demand (pounds per day)</b>	<b>Net Change in PM Peak Hour Trips</b>
Net Change in Commercial SF	-348,978 SF	-34,898 gpd	-1,745 ppd	-529*
Marina SF	75,000 SF/15 slips	7,500 gpd	1,500 ppd	81
Net Change in Residential Units	235 units	70,500 gpd	2,118 ppd	146
Total		43,102 gpd	1,873 ppd	-302

\*Assumption for net change in Commercial is 15% retail (ITE Code 820) and 85% office (ITE Code 710) for trip generation calculation purposes

The 235 new residential units will also have an increased impact on parks which is calculated based on the increase in population (2.27 person per unit for a total of 533 additional residents). Given the City's 5 acre per 1,000 park standard, this increases park demand by 2.7 acres. The City currently has a surplus in park acreage and can accommodate this increase in demand with the current supply of parks.

The School Board provided a demand analysis for new students generated by this net new housing and has determined there is adequate school capacity to serve the additional students. The School Board only guarantees school capacity for a 5-year threshold so additional review will be done by the School Board staff at the time of platting or site plan review, whichever comes first.

Please contact me at extension 4045 if there are any questions regarding this analysis.

JED