



1 Environmental Protection, Department of State, Department of Transportation, Fish and  
2 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,  
3 and Department of Education, as applicable, were considered; and

4 WHEREAS, the Board of County Commissioners after due consideration of all  
5 matters hereby finds that the following amendment to the 1989 Broward County  
6 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward  
7 County Comprehensive Plan; complies with the requirements of the Local Government  
8 Comprehensive Planning and Land Development Regulation Act; and is in the best  
9 interests of the health, safety, and welfare of the residents of Broward County; and

10 WHEREAS, the proposed amendment constitutes an amendment as part of  
11 Broward County's permitted second annual amendments to the Plan for 2010.

12 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
13 BROWARD COUNTY, FLORIDA:

14 Section 1. The 1989 Broward County Land Use Plan is hereby amended by  
15 Amendment PC 10-11, which is an amendment to the 1989 Broward County Land Use  
16 Plan Map located in the City of Pompano Beach, as set forth in Exhibit A, attached  
17 hereto and incorporated herein.

18 Section 2. SEVERABILITY.

19 If any portion of this Ordinance is determined by any Court to be invalid, the  
20 invalid portion shall be stricken, and such striking shall not affect the validity of the  
21 remainder of this Ordinance. If any Court determines that this Ordinance, or any portion  
22 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies),  
23 or circumstance(s), such determination shall not affect the applicability hereof to any  
24 other individual, group, entity, property, or circumstance.

1 Section 3. EFFECTIVE DATE.

2 1. The effective date of the plan amendment set forth in this Ordinance shall  
3 be the latter of:

4 (a) Thirty-one (31) days after the Department of Community Affairs notifies  
5 Broward County that the plan amendment package is complete;

6 (b) If the plan amendment is timely challenged, the date a final order is issued  
7 by the Administration Commission or the Department of Community Affairs finding the  
8 amendment to be in compliance in accordance with Section 163.32465(6), Florida  
9 Statutes; or

10 (c) If an Agreement imposing conditions on the plan amendment or Interlocal  
11 Agreement is applicable, as per Exhibit B, the date the Agreement or Interlocal  
12 Agreement is recorded in the Public Records of Broward County.

13 2. This Ordinance shall become effective as provided by law.

14 ENACTED

15 FILED WITH THE DEPARTMENT OF STATE

16 EFFECTIVE

17  
18  
19  
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22  
23 MA/lt  
08/05/10  
24 #10-401.18  
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# EXHIBIT A TO ORDINANCE

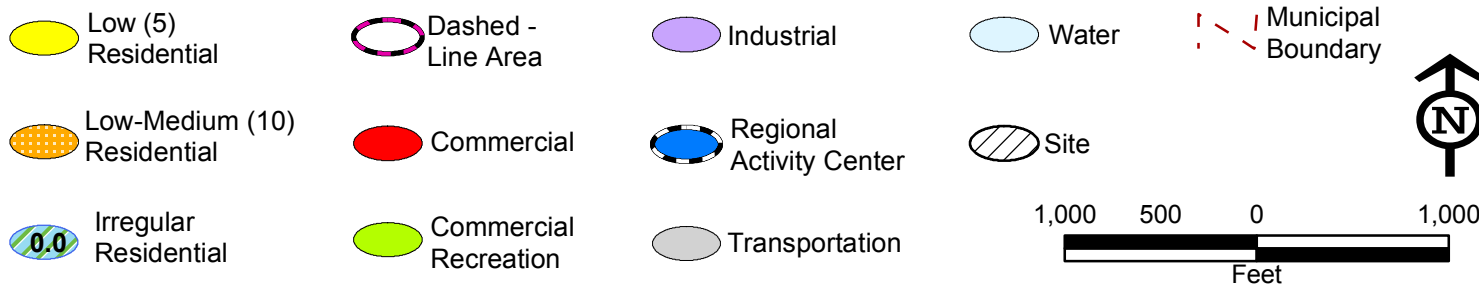
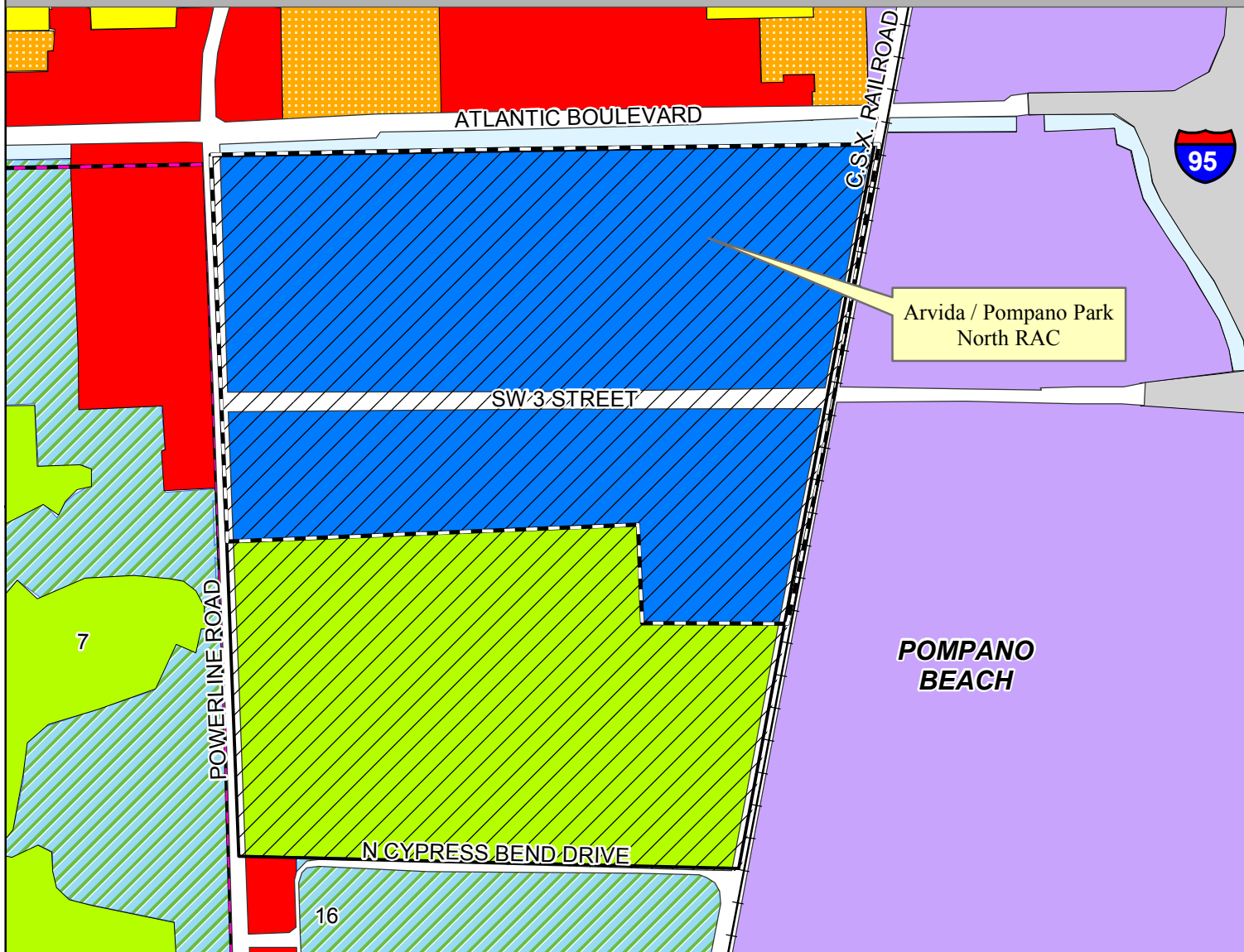
## BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS CURRENT LAND USE DESIGNATIONS

### Amendment PC 10-11

**Current Land Uses:** 160.0 ACRES OF COMMERCIAL RECREATION AND  
238.9 ACRES OF REGIONAL ACTIVITY CENTER

**Proposed Land Uses:** REGIONAL ACTIVITY CENTER: ARVIDA / POMPANO PARK NORTH RAC  
AND POMPANO PARK SOUTH RAC

**Acreage:** Approximately 398.9 acres



# BROWARD COUNTY LAND USE PLAN

## FUTURE LAND USE DESIGNATIONS

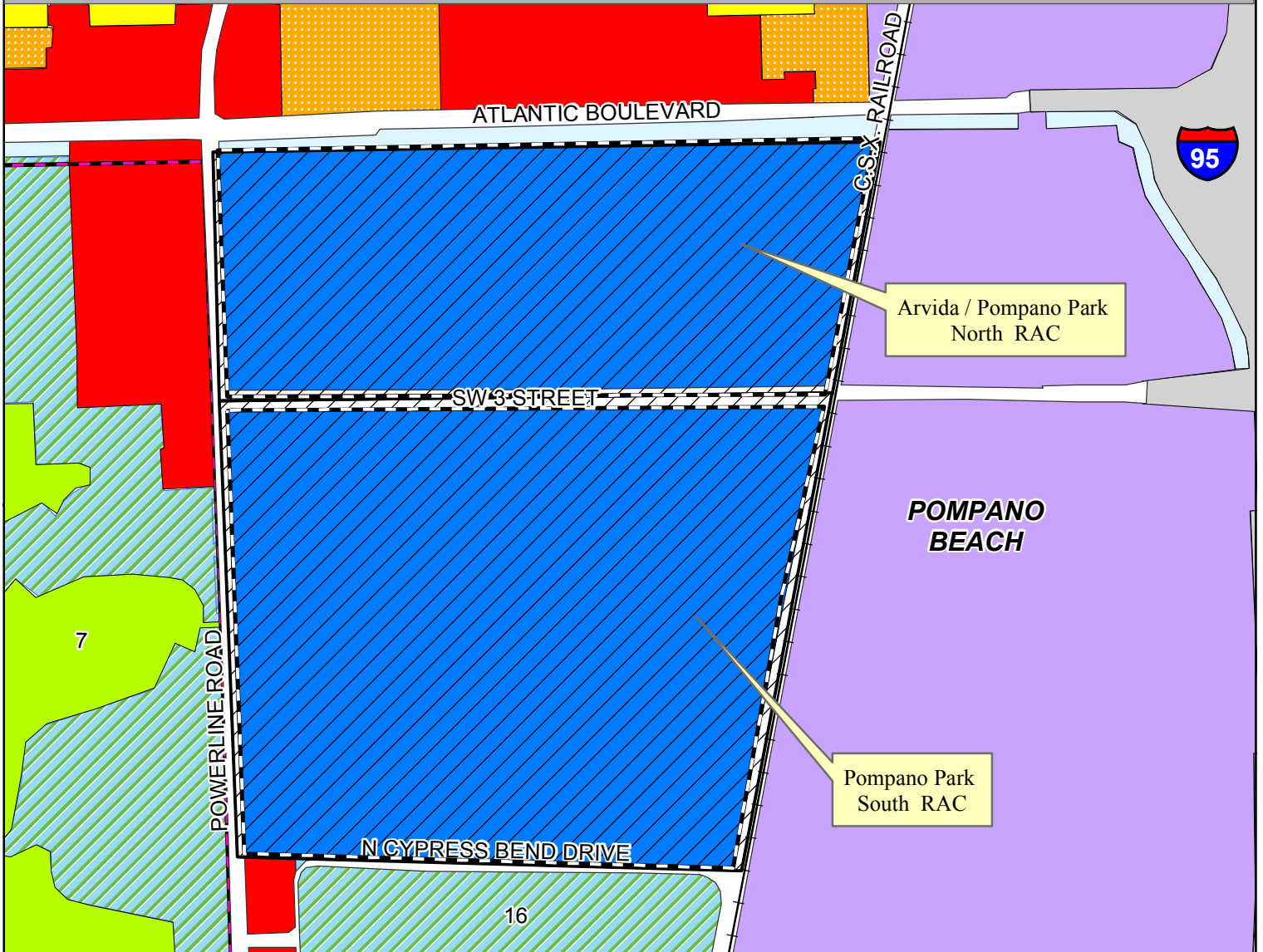
### PROPOSED LAND USE DESIGNATIONS

#### Amendment PC 10-11

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**Proposed Land Uses:** REGIONAL ACTIVITY CENTER: ARVIDA / POMPANO PARK NORTH RAC AND POMPANO PARK SOUTH RAC

**Acreeage:** Approximately 398.9 acres



Low (5) Residential	Dashed - Line Area	Industrial	Water	Municipal Boundary
Low-Medium (10) Residential	Commercial	Regional Activity Center	Site	
Irregular Residential	Commercial Recreation	Transportation		



**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**I. Planning Council Staff Transmittal Recommendation (continued) May 18, 2010**

4. Regarding potential historic resources, it is recommended that the applicant, prior to the Planning Council's second public hearing, coordinate with the Broward County Historical Commission and the City to further determine whether potential historic resources within the subject parcel can be identified/protected/mitigated.

**Update: August 17, 2010:** The applicant has submitted correspondence regarding coordinated efforts with the Broward County Historical Commission.

5. It is also recommended that the approval be conditioned on the execution, to the satisfaction of Broward County and other parties if appropriate, of a legally enforceable mechanism regarding the voluntary commitments referenced above.

**II. Planning Council Transmittal Recommendation May 27, 2010**

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 13-0; Boisvenue, Bruck, Case, Castillo, Castro, S. Cooper, Fisher, Julian, Mallozzi, Reinstein, Udine, Willett and Williams)

**III. County Commission Transmittal Recommendation June 8, 2010**

Approval per Planning Council transmittal recommendation.

Further, the applicant made a binding commitment to provide beautifying landscaping and sidewalks along Powerline Road (western edge of property), as well as at the corner of Race Track Road and Powerline Road.

**III. County Commission Transmittal Recommendation June 8, 2010**

Approval per Planning Council transmittal recommendation.

**IV. Summary of State of Florida Review Agency Comments July 19, 2010**

***Comment:*** The proposed text amendment includes the acreage for the non-residential land uses allowed in the Pompano Park South Regional Activity Center but does not identify the amount of development that will be allowed for each non-residential use (i.e. square footage). The County should revise the Land Use Plan to include the total amount of Commercial Recreation, Commercial, and Office Development (i.e. total square footage) that will be allowed in the Regional Activity Center. (DCA)

IV. Summary of State of Florida Review Agency Comments (continued) July 19, 2010

**Response:** The applicant has submitted a response to the DCA's comments.

Further, the city has chosen to describe the amendment for the proposed mixed-use area in terms of acreage. Development within the subject area would have a potential similar to that permitted under the current land use designations which are also described as acreage. The subject amendment is consistent with other amendments often proposed that seek a change from acreage under one land use classification to another. It is respectfully noted that the subject amendment as described utilizes an acreage description format essentially the same as other amendments either already adopted in the County Land Use Plan or reviewed by DCA without objection or comment in this regard (i.e. Dania Beach Regional Activity Center adopted December 8, 2009, and the Hallandale Beach Regional Activity Center reviewed by DCA as part of Broward amendment package 10-1AR).

To further address the comment raised, it is noted that the County Plan text amendment includes the following provision to monitor development within the proposed RAC: "Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the portion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A)."

V. Planning Council Staff Final Recommendation August 17, 2010

It is recommended that the amendment be approved, recognizing the applicant's voluntary commitments to address affordable housing, and to provide beautifying landscaping and sidewalks along Powerline Road (western edge of property), as well as at the corner of Race Track Road and Powerline Road. It is also recommended that the approval be conditioned on the execution, to the satisfaction of Broward County, of a legally enforceable mechanism regarding the voluntary commitments referenced above.

Further, the applicant has stated that it will continue to coordinate with the Broward County Historical Commission to research and document the historical data related to the Pompano Park Harness Racing Track.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 10-11**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission District: District 9
- III. Site Characteristics
- A. Size: Approximately 398.9 acres
- B. Location: In Section 3, Township 49 South, Range 42 East; generally located on the east side of Powerline Road, between Atlantic Boulevard and North Cypress Bend Drive.
- C. Existing Uses: Retail, office, light industrial, casino, race track, stables and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 160 acres of Commercial Recreation  
238.9 acres of Regional Activity Center (RAC) consisting of:  
1,310,000 square feet of industrial use  
970,000 square feet of office use  
320,000 square feet of commercial use  
250 hotel rooms
- B. Proposed Designations: Pompano Park South RAC consisting of:  
135 acres of multi-purpose recreational facility use  
27 acres of commercial use  
26 acres of office use  
43 acres of residential consisting of:  
1,050 mid-rise apartments  
250 garden apartments
- Arvida/Pompano Park North Regional RAC consisting of:  
1,013,250 square feet of industrial use  
301,273 square feet of commercial use  
248,867 square feet of office use

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. *Estimated Net Effect:* No significant change to currently allowable non-residential uses  
Addition of 1,300 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

A. *Existing Uses:* *North:* Retail and multi-family residential  
*East:* Warehouse and office  
*South:* Multi-family residential and retail  
*West:* Multi-family residential, golf course and retail

B. *Planned Uses:* *North:* Commercial and Low-Medium (10) Residential  
*East:* Industrial  
*South:* Irregular (16) Residential and Commercial  
*West:* Irregular (7) Residential, Commercial Recreation and Commercial within a Dashed-Line Area

VI. Applicant/Petitioner

A. *Applicant:* PPI, Inc.

B. *Agent:* Alan B. Koslow, Esq., Becker & Poliakoff

C. *Property Owner:* PPI, Inc.

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval. The City is anticipating the adoption of the corresponding local amendment by October of 2010.