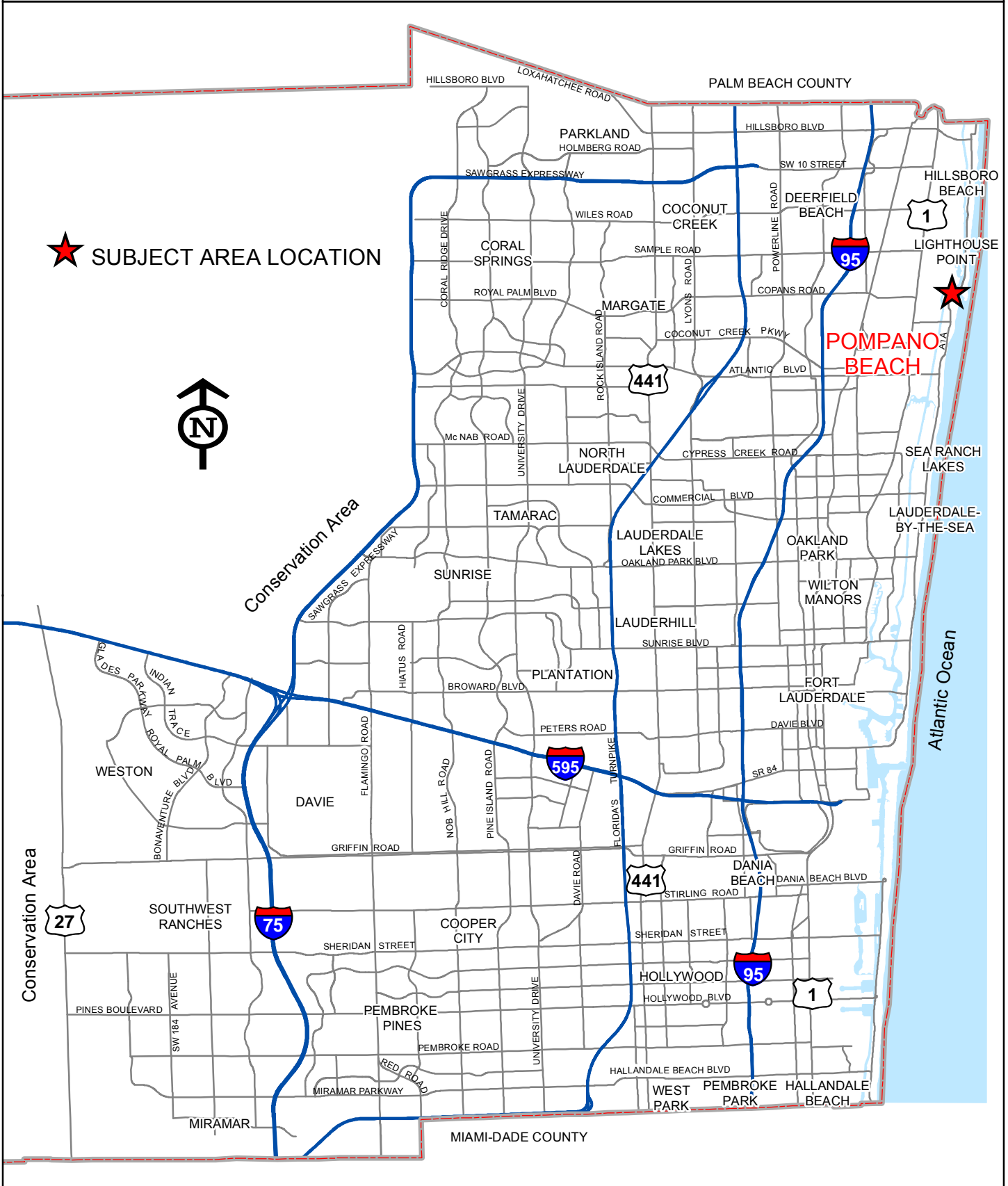


# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-11



★ SUBJECT AREA LOCATION



Conservation Area

Conservation Area

Atlantic Ocean



**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 17-11**

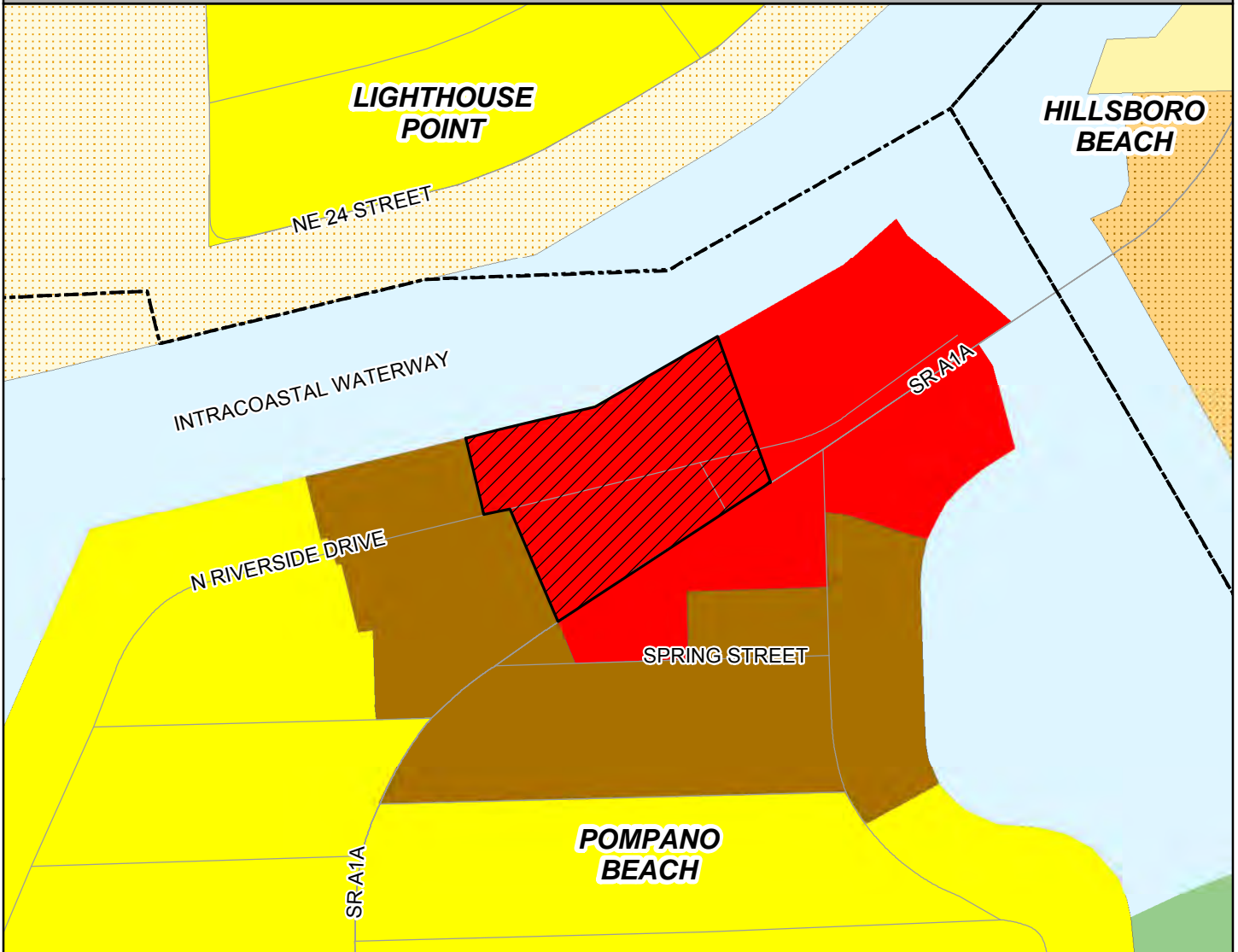














**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 17-11**

**Current Land Use:** Commerce

**Gross Acres:** Approximately 3.4 acres



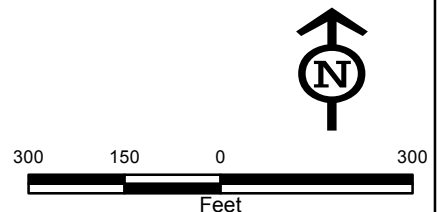
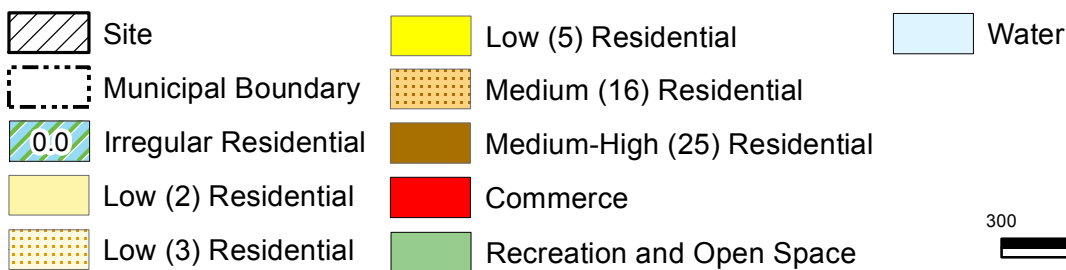
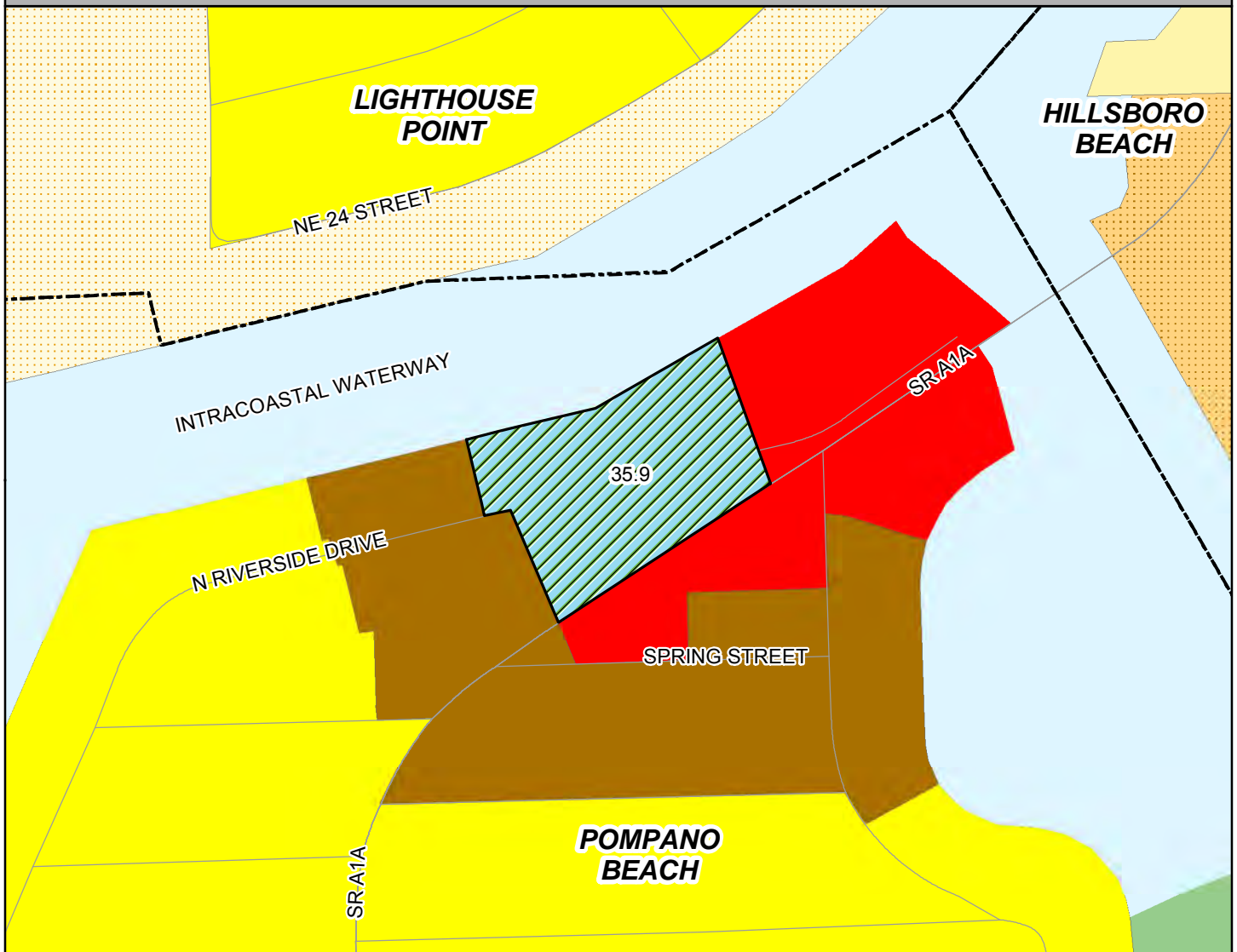
- |   |                     |   |                              |
|---|---------------------|---|------------------------------|
|  | Site                |  | Medium (16) Residential      |
|  | Municipal Boundary  |  | Medium-High (25) Residential |
|  | Low (2) Residential |  | Commerce                     |
|  | Low (3) Residential |  | Recreation and Open Space    |
|  | Low (5) Residential |  | Water                        |



**MAP 3  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
PROPOSED FUTURE LAND USE DESIGNATIONS  
AMENDMENT PC 17-11**

**Proposed Land Use:** Irregular (35.9) Residential

**Gross Acres:** Approximately 3.4 acres



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 17-11**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS****DATE**

*I. Planning Council Staff Recommendation August 15, 2017*

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, the applicant and City of Pompano Beach's confirmation regarding its commitment relative to storm water management, tidal flooding and sea level rise is memorialized in its correspondence dated August 9, 10 and 14, 2017. See Attachments 15, 16 and 17.

*II. Planning Council First Public Hearing Recommendation August 24, 2017*

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 13-0; Blackwelder, Blattner, DiGiorgio, Ganz, Gomez, Graham, Grosso, Rosenof, Rosenzweig, Ryan, Seiler, Williams and Stermer)

*III. Planning Council Staff Second Public Hearing Recommendation September 19, 2017*

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in Appendix 3 of the Administrative Rules Document: Broward County Land Use Plan. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

IV. Planning Council Second Public Hearing Recommendation

September 28, 2017

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Brunson, Castillo, DiGiorgio, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Seiler, Udine, Williams and Stermer)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 3.4 acres
- B. Location: In Section 29, Township 48 South, Range 43 East; generally located between State Road A1A and the Intracoastal Waterway at Riverside Drive.
- C. Existing Uses: Marina, parking and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commerce
- B. Proposed Designation: Irregular (35.9) Residential
- C. Estimated Net Effect: Reduction of 3.4 acres of commerce use  
Addition of 122 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:* Intracoastal Waterway  
*East:* Multi-family residential  
*South:* Retail  
*West:* Multi-family residential
- B. Planned Uses: *North:* Water  
*East:* Commerce (developed at 60.9 dwelling units per acre)  
*South:* Commerce  
*West:* Medium-High (25) Residential (developed at 59.5 dwelling units per acre)

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**VI. Applicant/Petitioner

- |    |                        |                                |
|----|------------------------|--------------------------------|
| A. | <i>Applicant:</i>      | CG Hillsboro Shores, LLC       |
| B. | <i>Agent:</i>          | Dunay, Miskel and Backman, LLP |
| C. | <i>Property Owner:</i> | CG Hillsboro Shores, LLC       |

VII. Recommendation of  
Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment. The City anticipates adopting the corresponding local amendment in September of 2017.

VIII. Applicant's Rationale

The applicant states: "This request is to amend a 3.4 gross acres, or 2.5 net acres, of land located in the City of Pompano Beach (hereinafter referred to as the "City"), west of State Road A1A, north of Riverside Drive and adjacent and east of the Intracoastal Waterway (hereinafter referred to as the "Subject Property"). The address of the Subject Property consists of two (2) parcels of land located at 2507 N. Ocean Drive and 2629 N. Riverside Drive (which in the future the address will collectively contain the N. Ocean Drive address). The Applicant proposes a future land use plan amendment from City of Pompano Beach and Broward County Commercial (C) future land use designation to City of Pompano Beach High Residential (H) and Broward County High Residential – Irregular (Dashed Line Area) 35.7 (35.9) future land use designation.

The Subject Property will consist of approximately 122 residential dwelling units with an overall density of 35.7 (35.9) du/acre. This High Residential (H) Irregular land use designation permits a mixture of uses such as commercial, office and residential uses as long as the commercial use does not exceed 50% of the floor area. This specific or irregular residential density of 35.7 (35.9) du/acre can be identified on the City and County land use maps and removes the flexibility permitted under the standardized Commercial (C) land use category. The intent of this land use plan amendment is to redevelop the Subject Property in order to create a residential development and eliminate more intense uses that could potentially be situated adjacent to the existing residential neighborhood(s). The proposed intensity of the amendment area is a significant decrease compared to what is currently allowed under the City and County's existing and adopted land use designation. This reduction in intensity is due to the elimination of the Commercial (C) land use and replacement with the proposed residential land use designation. The impact on public facilities and services based upon a high residential land use designation, at build-out, is less intense than the existing Commercial (C) land use designation."



**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/ Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pompano Beach adopted its 10-year Water Supply Facilities Work Plan on March 24, 2015.

*II. Transportation & Mobility*

The proposed amendment from the Commerce land use category to the Irregular (35.9) Residential land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 230 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway level of service for informational purposes only:

- State Road A1A, between Northeast 14 Street and the Hillsboro Inlet, is currently operating at and is projected to continue operating at an acceptable level of service (LOS) “D,” with or without the subject amendment.

In addition, the Broward County Transit Division (BCT) staff report states that Hillsboro Beach Community Bus service is provided to the proposed amendment site. The BCT staff report also recommends that the proposed residential development is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network along State Road A1A. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) staff report states that Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks, and further notes that the location of the site provides the opportunity to develop a pedestrian and bicycle friendly area that provides connections to transit. Connectivity to Hillsboro Inlet Park would be enhanced through the installation of continuous bicycle lanes and sidewalks along State Road A1A and North Riverside Drive. See Attachment 4.

**REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)*****II. Transportation & Mobility (continued)***

The PDMD staff also notes that to further enhance the pedestrian and bicycle quality of service, the installation of amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development should be considered. It is recommended that the site be designed to include safe and convenient connections between the development and the surrounding transportation network. See Attachment 4.

***III. Public Schools***

The Broward County School Board staff report states that the proposed amendment would generate two (2) students consisting of one (1) additional elementary school student and one (1) additional high school student into Broward County Public Schools. The report further states that Crystal Lake Community Middle and Deerfield Beach High schools are under-enrolled and Cresthaven Elementary is operating above the adopted level of service (LOS) of 100% of gross capacity in the 2015/2016 school year. However, the report indicates that each of the schools is anticipated to operate below the adopted LOS through the 2017/2018 school year (101.7%). In addition, the School Board report indicates that there are no charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

Planning Council staff reviewed the 2016/2017 school year enrollments and found that each of the schools serving the subject site, Cresthaven Elementary, Crystal Lake Community Middle and Deerfield Beach High schools are under-enrolled and are operating below the adopted level of service (LOS) of 100% of gross capacity in the 2016/2017 school year.

The School Board report indicates that there are no planned short-term (1-5 years) or long-term (5-10 years) improvements for the affected elementary, middle and high schools. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "B," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. See Attachment 6.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. In addition, the EPGMD report states that any modifications to the existing marina, docks, seawall or additional new slips will require an Environmental Resource License. See Attachment 6.

*III. Sea Level Rise*

The EPGMD report indicates that the amendment site contains an area designated on the Priority Planning Areas for Sea Level Rise Map and is therefore subject to Broward County Land Use Plan (BCLUP) Policy 2.21.1 and portions of Policy 2.21.5. See Attachment 6. The applicant has provided additional information regarding the various activities and initiatives the City of Pompano Beach has implemented in order to promote climate resiliency, and notes that the proposed project will adhere to the requirements of the City's Code of Ordinances as part of the proposed development of the site. See Attachment 7.

The Environmental Planning and Community Resilience Division (EPCRD) staff of the EPGMD has reviewed the applicant's response and notes that it references that the City of Pompano Beach has adopted a study that was prepared by Broward County and the Army Corps of Engineers. However, the EPCRD staff notes that the study is currently underway, and no recommendations have yet been made. Further, the EPCRD staff notes that the proposed sea level rise protection strategies are incomplete, and that a commitment by the City for improvement of the shoreline and interconnected water management infrastructure for the entire peninsula, not just the adjacent sea wall should be considered. The EPCRD staff has requested additional information regarding site-specific actions to which the applicant will commit in order to mitigate or enhance flood protection and adaptation from rising sea levels, such as details of programs or criteria in the City's new Sustainable Design Standards, specific storm water improvements near the site, and any other improvements planned to provide for sea level rise and flood

**REVIEW OF NATURAL RESOURCES (continued)****III. Sea Level Rise (continued)**

protection, including details of the broader, long-term infrastructure improvements planned for immediate and long-term timeframes to community-level flood protection, as implemented or coordinated by the City. See Attachment 8.

In order to address these EPCRD staff comments, the applicant and staff from the City of Pompano Beach met with EPCRD staff and subsequently provided additional information addressing resiliency criteria, including strategies to address seawall heights, State Road A1A drainage and associated infrastructure, and the effects of the proposed amendment on adjacent municipal waterfront property. See Attachments 15 and 16. Further, the City submitted additional information to memorialize its meetings with EPCRD staff and to clarify the correspondence previously submitted and received on June 7, 2017. See Attachment 17. EPCRD staff have reviewed the provided information, and have indicated that their concerns have been satisfied and recommends approval. See Attachment 18.

**IV. Other Natural Resources**

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above recommendations are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. In addition, the development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

**V. Historical/Cultural Resources**

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment site is located within the Hillsboro Beach (Beach Barrier Island) Archaeological Zone and is located adjacent to previously identified archaeological sites. The PDMD staff notes that a prior systematic archaeological survey has been conducted within the subject property and that no archaeological or historical resources have been previously recorded within the subject property. The PDMD report further notes that the County's archaeological consultant has determined that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

**REVIEW OF NATURAL RESOURCES (continued)**VI. Emergency Management

The Broward County Emergency Management Division (EMD) report indicates that the proposed amendment site is located within a designated Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. The EMD report also indicates that the proposed amendment is not anticipated to diminish the level of service for the designated hurricane evacuation routes nor the shelter capacity. However, the EMD staff strongly recommends that the property owner develop a hurricane evacuation contingency plan. See Attachment 9. The applicant has provided confirmation that a hurricane evacuation contingency plan will be developed in consultation with EMD staff, and incorporated after the site plan is more fully developed. See Attachment 10.



**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 122 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report indicates that the City of Pompano Beach adopted Ordinance 2014-19 on February 11, 2014, providing that either affordable housing units be provided on-site or an "In lieu fee" would be charged for all development that is required to provide affordable housing under the BCLUP Policy 2.16.2. The Ordinance has been codified as Section 154.80 of the City's Code, below:

§ 154.80 AFFORDABLE HOUSING CONTRIBUTIONS.

- (A) In lieu of providing affordable housing units on-site or off-site as required by regulations within Chapter 155 (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund.
- (B) The fee to be paid to the city shall be \$2,333 per market-rate unit.
- (C) The fee shall be paid to the city at the time of building permit.
- (D) The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.  
(Ord. 2014-19, adopted February 11, 2014)

Based on the information regarding City of Pompano Beach Ordinance 2014-19, the PDMD staff has indicated that the application meets the requirements of BCLUP Policy 2.16.2. See Attachment 4. As per Article 10.4(E) of the Administrative Rules Document: Broward County Land Use Plan, the PDMD determination of compliance shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months (i.e. November, 2018).

*II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment is felt to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan. Planning Council staff notes that as the subject site is located east of the Intracoastal Waterway, it is subject to a higher level of review, consistent with the policies of BrowardNext - Broward County Land Use Plan, including policies related to climate resiliency/sea-level rise and hurricane evacuation.

**OTHER PLANNING CONSIDERATIONS/INFORMATION*****III. Other Pertinent Information***

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes two Planning Council public hearings and only one subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

The proposed amendment site is located adjacent to the City of Lighthouse Point and in close proximity to the Town of Hillsboro Beach. Planning Council staff solicited comments from both municipalities. No comments have been received from the City of Lighthouse Point as of this writing. Comments received from the Town of Hillsboro Beach indicate that the Town has no objections to the proposed amendment. See Attachment 11. The Broward County Planning and Development Management Division staff recommends that the City of Pompano Beach coordinate with Lighthouse Point and Hillsboro Beach to ensure that potential impacts to the single-family residential developments are mitigated through the site plan review process. See Attachment 4.

Further, it is noted that the Broward County Planning Council staff sent approximately 267 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**PLANNING ANALYSIS**

Our analysis finds that the proposed land use designation of Irregular (35.9) Residential would be generally compatible with surrounding existing and future land uses. To the east are multi-family residential uses designated Commerce. To the south are retail uses designated Commerce. To the west are multi-family residential developments designated Medium-High (25) Residential. To the north, across the Intracoastal Waterway, is a single-family residential development designated Low (3) Residential.

As much of the barrier island development pre-dates the initial adoption of the Broward County Land Use Plan in 1977, Planning Council staff analyzed the existing density of the surrounding residential developments. The calculations show that the residential development adjacent to the site to the east has an overall density of approximately 60.9 dwelling units per acre, and the residential development adjacent to the site to the west has an overall density of approximately 59.5 dwelling units per acre. See Attachment 12.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, no adverse impacts to **cultural resources** is expected. Further, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2.

Concerning impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate two (2) additional students into Broward County Public Schools. The report further states that Planning Area "B" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 5.

Regarding impacts to **natural resources**, the Broward County Environmental Protection and Growth Management Department (EPGMD) report states that the amendment site contains areas designated on the Priority Planning Areas for Sea Level Rise Map and is therefore subject to Broward County Land Use Plan (BCLUP) Policy 2.21.1 and portions of Policy 2.21.5. See Attachment 6. In order to address these policies, the applicant and staff from the City of Pompano Beach met with Broward County Environmental Planning and Community Resilience Division (EPCRD) staff and subsequently provided information addressing resiliency criteria, including strategies to address seawall heights, State Road A1A drainage and associated infrastructure, and the effects of the proposed amendment on adjacent municipal waterfront property. See Attachments 15 and 16. Further, the City submitted additional information to memorialize its meetings with EPCRD staff and to clarify the correspondence previously submitted and received on June 7, 2017. See Attachment 17. EPCRD staff have reviewed the provided information, and

**PLANNING ANALYSIS (continued)**

have indicated that their concerns have been satisfied and recommends approval. See Attachment 18.

The Broward County Emergency Management Division (EMD) report indicates that the proposed amendment site is located within a designated **Hurricane Evacuation Zone** for a Category 1 or higher storm. Although the proposed amendment is not anticipated to diminish the level of service for hurricane evacuation routes or shelter capacity, the EMD staff recommends that the applicant develop a hurricane evacuation contingency plan for the proposed amendment site. See Attachment 9. The applicant has provided confirmation that a hurricane evacuation contingency plan will be developed in consultation with EMD staff, and incorporated after the site plan is more fully developed. See Attachment 10.

Regarding **affordable housing**, the applicant will be required to pay the fee associated with the City of Pompano Beach's Affordable Housing Ordinance 2014-19, currently \$2,333 per market-rate dwelling unit or a total of up to \$284,626 based on the proposed 122 market-rate dwelling units. The Broward County Planning and Development Management Division, based on the information regarding City of Pompano Beach Ordinance 2014-19, has indicated that the application meets the requirements of BCLUP Policy 2.16.2. See Attachment 4.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 17-11**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of April, 2017
2. Broward County Planning Council Traffic Analysis of March 30, 2017
3. Broward County Transit Division Report of April 12, 2017
4. Broward County Planning and Development Management Division Report of May 12, 2017
5. School Board of Broward County Consistency Review Report of August 23, 2016
6. Broward County Environmental Protection and Growth Management Department Report of April 26, 2017
7. Correspondence from Tara-Lynn Patton, AICP, Planning and Entitlements Planning Consultants, LLC, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 5, 2017
8. Email correspondence from Jennifer J. Jurado, PH.D., Director, Broward County Environmental Planning and Community Resilience Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 9, 2017
9. Broward County Emergency Management Division Report of May 22, 2017
10. Correspondence from Tara-Lynn Patton, AICP, Planning and Entitlements Planning Consultants, LLC, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 5, 2017
11. E-Correspondence from Robert Kellogg, Town Manager, Town of Hillsboro Beach, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 3, 2017
12. Planning Council Surrounding Density Analysis staff graphic
13. Broward County Parks and Recreation Division Report of April 13, 2017
14. Broward County Water Management Division Report of April 27, 2017
15. Correspondence from Peter R. Gallo, P.E., President, Land Plan Engineering Group, Inc., to Jill Horwitz, Broward County Environmental Protection and Growth Management Department, dated August 9, 2017



**ATTACHMENTS (continued)**

16. Correspondence from Greg Harrison, City Manager, City of Pompano Beach, to Jill Horwitz, Broward County Environmental Protection and Growth Management Department, dated August 10, 2017
17. Correspondence from Jean E. Dolan, AICP, Principal Planner, City of Pompano Beach, to Jill Horwitz, Broward County Environmental Protection and Growth Management Department, dated August 14, 2017
18. Email correspondence from Jill Horwitz, Natural Resource Specialist, Broward County Environmental Planning and Community Resilience Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 11, 2017

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-11

Prepared: April 2017

#### **POTABLE WATER**

The proposed amendment site will be served by the Pompano Beach Water Treatment Plant, which has a current capacity of 17.75 million gallons per day (mgd). The current and committed demand on the treatment plant is 13.62 mgd, with 4.13 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 17.75 mgd, with 4.13 mgd available for water withdrawal, which expires on September 14, 2025. The amendment will result in a net increase in demand of 0.04 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 350 gpd per dwelling unit for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

#### **SANITARY SEWER**

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The City of Pompano Beach has an allocated capacity of 17 mgd. The current and committed demand on Pompano Beach's portion of the treatment plant is 12.9 mgd, with 4.1 mgd available. The amendment will result in a net increase in demand of 0.03 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 300 gpd per dwelling unit for residential uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 10,000 tons per day (tpd) and a demand of 3,500 tpd, with 6,500 tpd available. The amendment will result in a net increase in demand of 0.23 tpd. Planning Council staff utilized a level of service of 5 pounds (lbs.) per 100 square feet per day for commerce uses and 7.8 lbs. per capita (2.27 persons per household) per day for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

#### **DRAINAGE**

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Pompano Beach has 506.45 acres in its parks and open space inventory. The projected population requires approximately 436.82 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 0.83 acres on the projected demand for local parks. The City of Pompano Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand existing and projected permanent population.

## ATTACHMENT 2

### *TRAFFIC ANALYSIS PC 17-11*

Prepared: March 30, 2017

#### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Pompano Beach

Size: Approximately 3.4 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips - Current Land Use Designation**

Current Designation: Commerce

Potential Development: 34,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"\*

Total P.M. Peak Hour Trips: 291 peak hour trips

##### **Potential Trips - Proposed Land Use Designation**

Proposed Designation: Irregular (35.9) Residential

Potential Development: 122 high-rise dwelling units

Trip Generation Rate: "ITE Equation (232) High-Rise Residential  
Condominium/Townhouse"

Total P.M. Peak Hour Trips: 61 peak hour trips

**Net P.M. Peak Hour Trips**                      **- 230 p.m. peak hour trips**

#### **PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 230 p.m. peak hour trips at the long-range planning horizon.

VIA EMAIL

April 12, 2017

Barbara Blake Boy, Executive Director  
 Broward County Planning Council  
 115 South Andrews Ave, Room 307  
 Fort Lauderdale, FL 33301



RE: Proposed Amendment to Broward County Land Use Plan PC 17-11

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated March 30, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for Hillsboro Shores located in the City of Pompano Beach for current and planned transit service. Existing transit service provided within one-quarter mile from the amendment site is limited to the Town of Hillsboro Beach Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Hillsboro Beach Community Bus	Weekday	9:00a – 4:50p	60 Minutes
	Saturday	9:00a – 4:50p	60 Minutes
	Sunday	Not In Service	Not In Service

There are no future fixed-route bus improvements specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP). As specified in Mass Transit Analysis #2, transit demand is not anticipated to significantly increase as a result of this LUPA.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network along N. Ocean Blvd / Hwy A1A.

Please feel free to call (954) 357-8554 or email me [murbina@broward.org](mailto:murbina@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Mabelle Mittelberg.*

Mabelle Mittelberg  
Service Planner  
Service and Capital Planning





**DATE:** May 12, 2017

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Pompano Beach PC 17-11*



The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 17-11. The subject site is located in Pompano Beach involving approximately 3.4 acres. The amendment proposes:

*Current Designations:* Commercial

*Proposed Designation:* Irregular (35.9) Residential

*Estimated Net Effect:* Reduction of 3.4 acres of commercial use  
Addition of 122 dwelling units

#### Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located adjacent to numerous previously recorded archaeological and historical resources in an area known to have significant historical activity associated with the early development of Broward County. No archaeological or historical resources have been previously recorded within the subject property, however a prior systematic archaeological survey has been conducted within the subject property.

Previously recorded resources within proximity (~1500 feet) of the subject property include:

1. Archaeological sites:
  - a. 8BD4404 – Hillsboro Anchor
  - b. 8BD8 – Hillsboro Inlet 1
  - c. 8BD93 – Hillsboro Inlet II
2. Structures:
  - a. 8BD179 – Hillsboro Light Station
  - b. 8BD4214 – Light Station Keeper's Cottage

- c. 8BD4258 – Light Station Cottage 3
- d. 8BD4257 – Light Station Cottage 2
- e. 8BD4585 – Light Station Shop/Garage
- f. 8BD4642 – Light Station Radio Building
- 3. National Register:
  - a. 8BD179 – Hillsboro Inlet Light Station
- 4. Resource Groups/Districts
  - a. 8BD4400 – Hillsboro Inlet Station
  - b. 8BD4776 – Route A1A
- 5. Bridges:
  - a. 8BD4876 – Route A1A / Hillsboro Canal Bridge
- 6. Archaeological Zones:
  - a. AZ-03 - Hillsboro Beach Archaeological Zone (Beach Barrier Island)

C. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Pompano Beach outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard, #3  
Pompano Beach, Florida 33060  
Tel.: (954) 786-7921

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 1.07.07 and Article 10 of the Administrative Rules Document, Broward County Land Use Plan. Policy 1.07.07 requires the involved municipality provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to

define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 122 residential units; thus, Policy 1.07.07 applies.

The amendment application states that “The City of Pompano Beach has a variety of affordable housing policies and programs which meet Broward County Land Use Plan (LUP) Policy 1.07.07.” County staff received additional information from the City. Per email from the City of Pompano Beach staff to the Planning Council dated May 2, 2017, “*the City of Pompano Beach adopted Ordinance 2014-19 on February, 11, 2014, providing that either affordable housing units be provided on-site or an “In lieu fee” would be charged for all development that is required to provide affordable housing under the Broward County Policy 1.07.07. This Ordinance has been codified as Section 154.80 of the City’s Code,*” below:

**§ 154.80 AFFORDABLE HOUSING CONTRIBUTIONS.**

- (A) *In lieu of providing affordable housing units on-site or off-site as required by regulations within Chapter 155 (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund.*
- (B) *The fee to be paid to the city shall be \$2,333 per market-rate unit.*
- (C) *The fee shall be paid to the city at the time of building permit.*
- (D) *The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.*  
(Ord. 2014-19, passed 2-11-14)

Based on the updated information regarding City of Pompano Beach Ordinance 2014-19 (Affordable Housing Contributions), it is felt that the application meets the requirements of Broward County Land Use Plan Policy 1.07.07.

**Item 10 - Hurricane Evacuation Analysis**

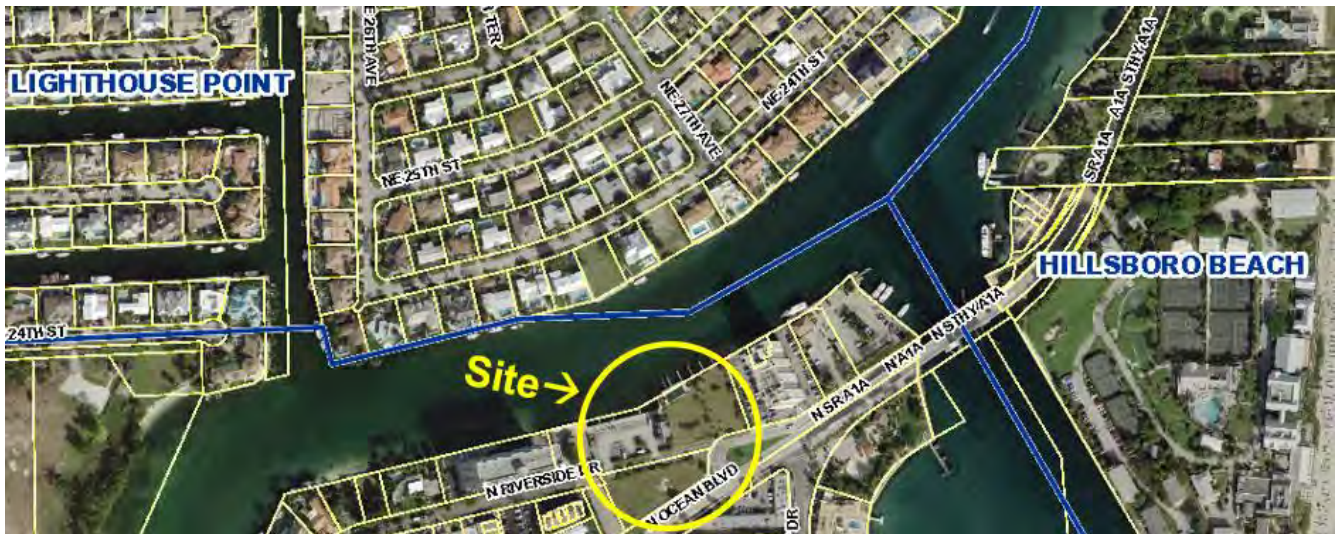
The Broward County Land Use Plan’s “Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones” indicates the site is located in a Hurricane Evacuation Zone Plan A, Category 1-2. The Broward County Comprehensive Plan Map Series Hurricane Evacuation Map indicates the closest shelter is Pompano Beach High School, located approximately 3.1 miles southwest of the proposed amendment site at 600 NE 13<sup>th</sup> Avenue in the City of Pompano Beach.

**Item 11 – Redevelopment Analysis**

The amendment site is not located within a Community Redevelopment Area.

**Item 12 – Intergovernmental Coordination**

The subject site is located on the east side of the Intracoastal Waterway between the Intracoastal Waterway and SR A1A. The City of Lighthouse Point is located on the west side of the Intracoastal Waterway, approximately 300 feet from the subject site. The Town of Hillsboro Beach is located approximately 600 feet northeast of the subject site. It is recommended that the City of Pompano Beach coordinate with the City of Lighthouse Point and the Town of Hillsboro Beach to ensure potential impacts to the single-family residential development are mitigated through the site plan review process.



### Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. Transit options within close proximity of the amendment site are limited to the Town of Hillsboro Beach Community Bus. The closest Broward County Transit line, Route 11, is located  $\frac{3}{4}$  mile to the south along N. Ocean Drive. North Ocean Drive has continuous sidewalks on one side of the street and an urban shoulder for bicycles. North Riverside Drive does not have sidewalks or bicycle lanes.

The location of the site provides the opportunity to develop a pedestrian and bicycle friendly area that provides connections to transit. Connectivity to Hillsboro Inlet Park would be enhanced through the installation of continuous bicycle lanes and sidewalks along A1A/North Ocean Drive and North Riverside Drive. To further enhance the pedestrian and bicycle quality of service, the installation of amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development should be considered. It is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or [mfeliciano@broward.org](mailto:mfeliciano@broward.org).

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
 Ralph Stone, Director, Housing Finance and Community Development Division  
 Maribel Feliciano, Assistant Director, Planning and Development Management Division  
 Sara L. Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
 Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
 Angela Chin, AICP, Senior Planner, Planning and Development Management Division

JS/slf

**ATTACHMENT 5**

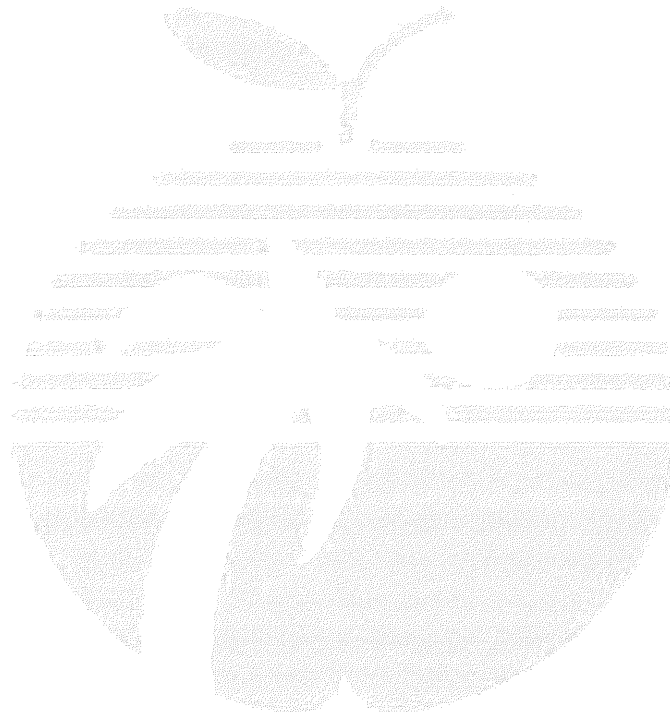
Exhibit 2

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

LAND USE  
SBBC-2097-2016  
County No: TBD  
Hillsboro Shores



August 23, 2016



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



**SCHOOL CONSISTENCY REVIEW REPORT - LAND USE**

Exhibit 2

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION	
<b>Date:</b> August 23, 2016	Units Permitted	0	Units Proposed	122	<b>Existing Land Use:</b> Commercial
<b>Name:</b> Hillsboro Shores	NET CHANGE (UNITS):			122	<b>Proposed Land Use:</b> Residential High (29)
<b>SBBC Project Number:</b> SBBC-2097-2016	<b>Students Permitted</b>		<b>Proposed</b>	<b>NET CHANGE</b>	<b>Current Zoning</b> General Commercial (B)
<b>County Project Number:</b> TBD	Elem	0	1	1	<b>Proposed Zoning:</b> Planned
<b>Municipality Project Number:</b> PZ15-92000004	Mid	0	0	0	<b>Section:</b> 31
<b>Owner/Developer:</b> CG Hillsboro Shores	High	0	1	1	<b>Township:</b> 48
<b>Jurisdiction:</b> Pompano Beach	Total	0	2	2	<b>Range:</b> 43

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Cresthaven Elementary	705	705	717	12	1	101.7%
Crystal Lake Community Middle	1,622	1,622	1,319	-303	-13	81.3%
Deerfield Beach High	2,848	2,848	2,448	-400	-16	86.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				16/17	17/18	18/19	19/20	20/21
Cresthaven Elementary	717	12	101.7%	691	701	702	703	704
Crystal Lake Community Middle	1,321	-301	81.4%	1,313	1,303	1,296	1,280	1,250
Deerfield Beach High	2,452	-396	86.1%	2,423	2,431	2,463	2,469	2,536

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

\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Exhibit 2

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	20/21	21/22	22/23	23/24	24/25
<b>Area B - Elementary</b>	19,969	16,729	-3,240	19,169	19,530	19,892	20,253	20,615
<b>Area B - Middle</b>	9,033	7,210	-1,823	7,820	7,911	8,002	8,092	8,183
<b>Area B - High</b>	12,673	10,199	-2,474	8,821	8,854	8,887	8,920	8,953

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

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

\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Exhibit 2

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**  
(Years 1 - 5)

School(s)	Description of Capacity Additions
Cresthaven Elementary	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Crystal Lake Community Middle	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**  
(Years 6 - 10)

Capacity Additions for Planning Area B	
School Level	Comments
Elementary	None
Middle	None
High	None

\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

### Comments

Information contained in the application indicates that the approximately 2.944-acre site is generally located north of Spring Street between State Road A1A and the Intracoastal Waterway in the City of Pompano Beach. Current land use designation for the site is Commercial. Current designation allows no residential units. The applicant proposes to change the land use designation to Residential High (25) to allow 122 high-rise residential units. The proposed change is anticipated to generate 2 additional students (1 elementary and 1 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2015-16 school year data because the current school year (2016-17) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2015-16 school year were Cresthaven Elementary, Crystal Lake Middle, and Deerfield Beach High. The same schools are expected to serve the amendment site in the 2016-17 school year. Based on the District's Public School Concurrency Planning Document, Crystal Lake Middle and Deerfield Beach High schools are operating below the adopted LOS of 100% of gross capacities in the 2015-16 school year but Cresthaven Elementary is operating above (at 101.7%) the LOS of 100% of gross capacities in the 2015-16 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2015-16 – 2017-18), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2017-18 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2015-16 – 2019-20. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. No charter schools are located within a two-mile radius of the subject site in the 2015-16 school year.

Capital Improvements scheduled in the long range section (2020-21 to 2024-25) of the currently Adopted DEFP Fiscal Years 2015-16 – 2019-20 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "B" and the elementary, middle, and high schools currently serving Planning Area "B" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "B" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2097-2016

AUGUST 23, 2016

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

**ENVIRONMENTAL PROTECTION &  
GROWTH MANAGEMENT DEPARTMENT  
REVIEW AND COMMENTS ON  
PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT**

**For:** Broward County Planning Council

**Applicant:** CG Hillsboro Shores, LLC



**Amendment No.:** PC 17 - 11

**Jurisdiction:** Pompano Beach                      **Size:** Approximately 3.4 acres

**Existing Use:** Marina, parking and vacant

**Current Land Use Designation:** Commercial

**Proposed Land Use Designation:** Irregular (35.9) Residential

**Location:** Section: 29 Township: 48 South Range: 43 East; generally located between State Road A1A and the Intracoastal Waterway at Riverside Drive

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

**ANALYSIS AND FINDINGS:**

**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18] No wetlands on site. The facility has a 25 slip marina that is regulated under Marine Facility Operating License (MFOL08-0162) issued to Pompano Waterway Development, LLC. If the property has been sold, this license must be transferred into the new owner’s name. The facility is also required to renew the Marine Facility Operating License annually. Renewal fees of \$684.25 for FY17 which were due 10/1/16 have not been received to date. Any modifications to the existing marina, docks, seawall or additional new slips will require an Environmental Resource License. Contact Ryan Goldman at (954)519-1266 for additional information.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08,

09.01.09, 09.01.10] Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There are no active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. (DL 4/19/2017)

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in – 230 PM peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are currently 12 facilities nearby but with no existing or potential odor/noise problems in the area. (SMS 4/5/17)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of Contaminated Sites EAR finds there are 3 active contaminated sites adjacent or in close proximity (0.25 miles) of the land use amendment. As such, any dewatering necessary for development would require a Dewatering Approval from ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION. Additionally, any development, construction, or other invasive activity proposed at any of the contaminated sites must be approved by ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION. at the time the plans are submitted for Environmental Review. (nh040317)

### **ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (nh040317)

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities on or adjacent to the proposed amendment site. (nh040317)

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of Hazardous Material Facilities in Broward County indicates 3 active Hazardous Material facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site. (nh040317)

### **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11] County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements



committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The proposed amendment site does contain, fall within, and/or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy A.03.05 and portions of policies 9.07.02 and 9.09.04 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate information provided and issue an update to comments, as needed.

Please see the attached PPA map zoomed to the proposed amendment site for more information.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP A.02.01] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:  
<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District, not Broward County as noted on application. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required prior to any construction on the site.

The applicant's submittal for the Drainage Analysis (Hillsboro Shores LUPA Application) indicates that correspondence from the local drainage provider verifying the information submitted as part of the application is attached as APPENDIX VI is not accurate. Appendix VI only addresses potable water.

The majority of the proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone of AE with a NAVD 88 of 6 feet. The remaining areas of the parcel are in flood zone 0.2 PCT ANNUAL CHANCE FLOOD HAZARD.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net loss in the

volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation. See the attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**  
**WETLAND RESOURCE QUESTIONNAIRE**  
**as completed by the**  
**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

**I. Introductory Information**

- A. **Amendment No.:** PC 17-11
- B. **Municipality:** Pompano Beach
- C. **Project Name:** CG Hillsboro Shores, LLC

**II. Site Characteristics**

- A. **Size:** Approximately 3.4 acres
- B. **Location:** Pompano Beach
- C. **Existing Use:** Marina, parking and vacant

**III. Broward County Land Use Plan Designation**

- A. **Current Designation:** Commercial
- B. **Proposed Designation:** Irregular (35.9) Residential

**IV. Wetland Review**

- A. **Are wetlands present on subject property?** No.
- B. **Describe extent (i.e. percent) of wetlands present on subject property.** n/a
- C. **Describe the characteristics and quality of wetlands present on subject property.** n/a
- D. **Is the property under review for an Environmental Resource License?** No
- E. **Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?** See note below regarding Marine Facility Operating License.

**V. Comments:**

- A.** No wetlands on site.
- B.** The facility has a 25 slip marina that is regulated under Marine Facility Operating License (MFOL08-0162) issued to Pompano Waterway Development, LLC. If the property has been sold, this license must be transferred into the new owner's name. The facility is also required to renew the Marine Facility Operating License annually. Renewal fees of \$ 684.25 for FY17 which were due 10/1/16 have not been received to date. Any modifications to the existing marina or additional new slips will require an Environmental Resource License. Contact Ryan Goldman at (954)519-1266 for additional information.

Completed by: Linda Sunderland, NRS, Natural Resources Manager

**BROWARD COUNTY PLANNING COUNCIL**  
**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC 17-11
- B. Municipality:*** Pompano Beach
- C. Applicant:*** CG Hillsboro Shores, LLC

***II. Site Characteristics***

- A. Size:*** Approximately 3.4 acres
- B. Location:*** Section: 29 Township: 48 South Range: 43 East; generally located between State Road A1A and the Intracoastal Waterway at Riverside Drive
- C. Existing Use:*** Marina, parking and vacant

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** Commercial

***Proposed Land Use Designation:*** Irregular (35.9) Residential

***IV. Water Recharge Review***

- A. Describe the general impacts of the current land use designation on water recharge:***

The proposed land use designation is Commercial. A typical value for an impervious area produced by this type of development is approximately 70 percent.

- B. Describe the general impacts of the proposed land use designation on water recharge:***

The current land use designation is Irregular (35.9) Residential.

A typical value for an impervious area produced by this type of development is

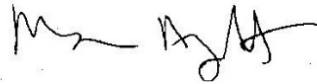
approximately 82 percent.

**V. Impact of Change in Land Use Designation**

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net loss in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

**VI. Comments**



By: \_\_\_\_\_

Date 4/26/2017

Maena Angelotti

Environmental Planning and Community Resilience Division

# Broward County Land Use Plan Proposed Amendment PC 17-11

Exhibit 2



0 35 70 140  
Feet



Proposed Land Use Plan Amendment







Priority Planning Areas for Sea Level Rise: Areas near tidal water bodies at an increased risk of inundation under a 2 foot sea level rise scenario, projected to occur by 2060.





**Legend**

-  Hazardous Materials (active)
-  Contaminated Sites (active)
-  Proposed Site
-  .25 miles Buffer

Scale: 1 inch : 445 feet





<b>Hazardous Material Facilities within Boundaries of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC CODE</b>	<b>Type of License</b>

Sprint MI13XC142-Hillsboro Light Tower	2639 N RIVERSIDE DR Pompano Beach 33062	4812 Radiotelephone Communications	Hazardous Materials facility
--	---	------------------------------------	------------------------------

<b>Hazardous Material Facilities adjacent to Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC CODE</b>	<b>Type of License</b>

Hillsboro Inlet District	907 HILLSBORO MILE Hillsboro Beach	9199 General Government, Not Elsewhere Classified	Hazardous Materials facility
--------------------------	------------------------------------	---	------------------------------

New Cingular Wireless CDHL	2639 N RIVERSIDE DR Pompano Beach	4812 Radiotelephone Communications	Hazardous Materials facility
----------------------------	-----------------------------------	------------------------------------	------------------------------

<b>Hazardous Material Facilities in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC CODE</b>	<b>Type of License</b>

No active Hazardous Material facility in close proximity (.25 miles) of land use amendment

June 5, 2017

Ms. Barbara Blake-Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



VIA ELECTRONIC MAIL

RE: RESPONSE TO COMPREHENSIVE PLAN SUBMITTAL – HILLSBORO SHORES

Dear Ms. Boy,

In response to the comments received regarding the Hillsboro Shores Land Use Plan Amendment (Planning Council PC 17-11), the County has requested a response to the following information:

- Wetlands...the facility has a 25 slip marina that is regulated under Marine Facility Operating License (MFOL08-0162) issued to Pompano Waterway Development, LLC. If the property has been sold, this license must be transferred into the new owner's name. The facility is also required to renew the Marine Facility Operating License annually. Renewal fees of \$684.25 for FY 17 which were due on 10/1/16 have not been received to date. Any modifications to the existing marina, docks, seawall or additional new slips will require an Environmental Resource License.

**Response: We are currently undergoing the process to amend the Marine Facility Operating License to ensure the license is current and issued to the proper legal entity and we are paying the fees that are due to renew the License.**

- Sea Level Rise: The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or area wide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate storm water management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and nonresidential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plan and/or other development regulations, or improvements committed by the applicant which would mitigate or enhance flood protection and adaption from rising sea levels.

The proposed amendment site does contain, fall within and/or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map.

Therefore, Policy A.03.05 and portions of policies 9.07.02 and 9.09.04 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate information provided and issue an update to comments, as needed.

**Response:** The City of Pompano Beach is undertaking a number of initiatives in reference to the impact of sea level rise. Below is a summary of initiatives that have taken place within the City of Pompano Beach as it impacts the Barrier Island, the location of the property in question:

- In 2017, the City of Pompano Beach adopted a study that was prepared by Broward County and the US Army Corps of Engineers (ACOE) that looks at sea walls within the City and ways in which property owners can reinforce these structures in preparation for flooding events. As part of flood management preparation, the City will make revisions to the Code of Ordinances as it pertains to seawall requirements, structures on sea walls and mooring and mooring platforms. Also, planned is the development and maintenance of artificial reefs along the City's coast and priorities were set for dredging within the City's waterways and canals.
- The proposed development in question will be reinforcing the existing sea walls and making modification to keep the existing marina in place and to make other improvements that will provide better coastal management and flood protection.
- In 2017 Capital Improvements Plan (CIP), the City will engage in the completion of the Briny Avenue improvements which involves the repaving of the local road and undergrounding of utility structures and improvement to pedestrian access points to and from the beach.
- Also, in 2017, the City will continue to enhance and upgrade the Atlantic Boulevard Bridge which will improve the tender house, Jersey barriers and add lighting to the structure.
- Also in 2017, the City is studying methods of improving Riverside Drive. Design standards will be implemented to make the road more safe and sustainable since the road is a major thoroughfare on the Barrier Island.
- In 2016, the Pompano Beach City Commission endorsed and adopted the latest version of the Updated Unified Sea Level Rise Projection for Southeast Florida (updated in 2015) which has adopted the projection for sea level rise of 6-10 inches by 2030 and 14-26 inches by 2060 which was the recommendation made by the Compact Sea Level Rise Work Group and endorsed by the Broward County Commission. The City will use this updated projection data in all planning efforts and infrastructure improvements.
- In 2016, the City of Pompano Beach undertook and presented the A1A Corridor Study. Within this study, improvements to the Barrier Island were made in order to prepare for sea level rise. Contained within this study were the following suggestions for implementation:
  - Replacement of paved swales with grass swales
  - Narrowing the width of some of the local roadways on the barrier island (Riverside Drive)

- Reduce vehicular access on the barrier island by constructing new, wider sidewalks and crosswalks for pedestrians in order to encourage more walking and biking
- Concentrate commercial uses to the Atlantic Boulevard and A1A corridor instead of spreading out commercial uses which typically use surface area parking as part of the development
- Also in 2016, the City adopted and modified the sustainable design standards for all new developments in the City. As part of this revision to the Zoning Code, the City established practices that can be implemented in order to combat the City's #1 Sustainable Design Priority which is storm water management and Flood Protection. The design practices implemented include:
  - Bonuses for the implementation of sustainable design standards which decrease the number of required parking spaces and the amount of vegetation in order to encourage open spaces
  - Additional sustainable programs that deal specifically with site recycling, site and building configuration, transportation, water conservation and hazard resiliency
- Also in 2016, the City engaged in the process of updating the Wastewater Master Plan which provides priorities to the areas of infrastructure that will be improved or enhanced within the coming years in order to make the necessary improvements required to meet future growth demands on their wastewater utility system. The City's last Wastewater Master Plan was prepared in March 2012 and is now outdated. The general scope of the new master plan is to evaluate the existing wastewater utility system (with focus on the wastewater lift stations, force main and transmission system) and make recommendations for necessary improvements needed to maintain adequate level of service for the anticipated 20-year planning period. The evaluation and recommendations will focus on improvements required to meet increasing system demands resulting from an increase in customer population and/or redevelopment projects, maintain compliance with federal, state and local regulatory requirements, and provide proper renewal and replacement of aging system components. The master plan will also present recommendations and benchmark comparisons regarding wastewater system operations, regulatory compliance, wastewater rates and wastewater system staffing.
- Also in 2016, the City repaved several of the roadways on or adjacent to the Barrier Island in order to improve water flow and drainage on the roadways. The subdivisions include the Hillsboro Harbor and Terra Mar Island Estates.
- Completed within 2015, the City in collaboration with the FDOT improved areas of the Hillsboro Inlet Bridge which improved the pedestrian accessibility and replaced and pile jackets on the SE 5<sup>th</sup> Avenue Bridge.
- Ongoing within the City, seawall replacement on all City-owned facilities including Hillsboro Inlet Park are planned.
- Ongoing within the City, dredging of all City canals is taken place. The City survey and reports needed to engage in the necessary dredging activity.

- In recent years the City has invested and spent over \$1,000,000 to make improvements and provide the maintenance, replacement, reconditioning and installation of reuse plant pumps, motors, piping, valves, electrical switch gear and equipment, chemical feed equipment and infrastructure as needed. Also, over \$4,000,000 has been expended to continue with the installation of the reuse distribution system as detailed in the Reuse Water Master Plan, which represents service to over 1,000 acres. The City has an inter-local agreement with Lighthouse Point to construct a transmission line and piping in order to provide reuse water to Pompano Beach water customers in their city (about 500 connections). Construction will be ongoing in this area for the next 5-6 years.
- A Water Conservation Program is mandated as one of the limiting conditions of the City's Consumptive Use Permit. The program will consist of water saving features that will lower our water consumption. In Fiscal Year (FY) 2010, the City replaced shower heads and kitchen and bathroom faucet aerators for 1,816 residences saving about 56 MG/Y. Funds are being used to fund a two day leak detection survey annually. The City provided water conservation kits to two classrooms through the Water wise program. In Fiscal Year 2011, 200 restaurant sprayers were replaced saving about 11 Million Gallons/year. Water Saving Devices were given away at the City Health Fair and in 2013 a water conservation workshop was held for residents. In FY 2013 the retrofits provided to customers resulted a savings of almost 6.9 Million Gallons of water annually. Program components also include annual leak detection surveys, irrigation surveys for large water users and outreach events (Homeowner Association Meetings, Schools & community functions). The City participates in the Broward County Mobile Irrigation program which conducts irrigation audits for large water users. The program effectiveness is demonstrated by the dropping water usage rates per person. In FY15 the conservation program saved 14.8 Million gallons of water (not including the reuse savings)
- The City is also in the process of converting the overhead electrical lines along SR A1A from Hillsboro Inlet to Terra Mar Drive, which will lessen the risk of power outages during storms. This project will be accomplished as a partnership with FPL, AT&T, and Comcast.
- The City is an All American Tree City thus maximizing carbon sequestration.
- The City's adopted Strategies Plan includes the following initiatives which are being implemented:
  - LEED standards in new facilities and retrofitting existing facilities which is ongoing
  - Monitoring of energy efficient practices and technologies (ongoing)
  - Implementation of a Saltwater Intrusion Program abatement project (ongoing)
- Lydar evaluation of City storm water system
- The increase in stormwater utility rates and the participation in a state revolving loan fund for stormwater improvements
- Installed stage for continuous reads and known flooding locations
- CRS program involvement – currently at Class 7
- Lining wastewater lines to prevent groundwater intrusion
- Installation of backflow valves to prevent storm water pipe flooding during high tide events
- The hiring of flood plain managers on staff

- **MS4 Permit compliance**
- **Infrastructure hardening study conducted in 2010 by Florid Atlantic University**
- **Host of Climate Change meeting in June of 2017**
- **Installation of manhole covers to protect wastewater system from flooding and storm water overloads**

**Based on these examples, the City of Pompano Beach is actively making comprehensive steps in combatting sea level rise and storm water flooding. The standards and FFE required by the City's Code of Ordinances will be implemented as part of the proposed development in furtherance of compliance and dedication to this issue.**

If you should have any further questions or comments, please feel free to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Tara-Lynn Patton". The signature is fluid and cursive, with a large, stylized initial "T" and "P".

Tara-Lynn Patton, AICP

Planning Consultant to CG Hillsboro Shores and Dunay, Miskel and Backman, LLP

cc: Bonnie Miskel, Esq.

**From:** [Jurado, Jennifer](#)  
**To:** [Schwarz, Pete](#)  
**Cc:** [Sniezek, Henry](#); [Horwitz, Jill](#); [Danchuk, Samantha](#)  
**Subject:** PC 17-11 Review - EPCRD  
**Date:** Friday, June 09, 2017 10:48:16 AM  
**Attachments:** [image001.png](#)

---

Dear Planning Council Staff,

The County Environmental Planning and Community Resilience Division (EPCRD) has previously provided comments regarding land use plan amendment application PC 17-11 – Hillsboro Shores. The EPCRD comments noted that the site in question falls within a designated Priority Planning Area deemed at risk to increased flooding due to sea level rise. As such, County staff requested additional information pertaining to the City’s comprehensive plan or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaption from rising sea levels.

County staff was subsequently provided a response, dated June 5, 2017, detailing various initiatives within the City of Pompano Beach and relating to the property location as demonstration of sea level rise adaptation measures. While County staff notes the diversity of initiatives undertaken and acknowledges many of these measures to demonstrate responsible and collaborative resource management and efforts toward resiliency, it is not apparent from the applicant’s response which specific commitments or strategies will be utilized to deal with the flooding issues present or expected on the site, in the immediately surrounding area, or the adequacy of these measures for addressing projected sea level rise of 2 feet.

The applicant’s response states that the City “adopted a study that was prepared by Broward County and the US Army Corps of Engineers (ACOE)”, yet this study is just now taking place and results have not yet been complete. Therefore, it is not possible that the City could have adopted said recommendations, as they are yet to exist. One of the commitments the applicant could consider would be to the adopt sea wall height recommendations of this study, once published. However, if the applicant chose such a commitment, County staff would request a legally binding commitment to know when and how this new criteria would be enforced, and how the implementation timeline might relate to the development timeline for this site.

Secondly, sea level rise protection strategies must be holistic in order to be effective on this site. Already at risk of high tide flooding, a commitment by the City of plans for collective improvement of the shoreline and interconnected water management infrastructure for the entire peninsula, not just the adjacent sea wall should be considered. Absent such or similar mitigation, there could be little expectation of reliable roadway access for the development during seasonal high tides and with additional sea level rise. It is acknowledged that the City has agreed to use the Unified Sea Level Rise Projection for adaptation planning, but in order to

deliver resiliency benefits this should be translated into new codes and standards, and accompanied by improvements to infrastructure servicing and surrounding the property site.

Recommendation:

Based on the information available, the County EPCRD staff cannot find the proposed amendment supportable at this time.

This recommendation is based on the following policies of the Broward County Land Use Plan:

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

Review Detail and Summary

- The applicant references a variety of city-wide investments made and adaptation strategies already taken, including: adoption of the Updated Unified Sea Level Rise Projection for Southeast Florida; modification of the city's sustainable design standards; an updated Wastewater Master Plan; dredging of canals; the reuse water plant/system and water conservation program; Saltwater Intrusion Program abatement project; and various stormwater improvements.
- Also listed were strategies and investments that are anticipated in the near future, such as revisions to the code regarding seawall requirements, road and bridge improvements and new road design standards. No detail is provided to design standards, timelines for improvement, or commitments and funding.
- Regarding the site specifically, the applicant only commitments to reinforce seawalls



and to make “other improvements that will provide better coastal management and flood protection.” Additional detail is requested regarding site-specific actions to which the applicant will commit in order to mitigate or enhance flood protection and adaptation from rising sea levels. This might include details of enforceable programs or criteria in the City’s new Sustainable Design Standards, specific stormwater improvements near the site, and any other improvements planned to provide for SLR and flood protection onsite would be useful in our review.

- Also requested are details of the broader, long-term infrastructure improvements planned for immediate and long-term improvements to community-level flood protection, as implemented or coordinated by the City.
- Provision of these missing sources of analyses would allow a more complete review of this amendment request.

Please let me know if you have any questions.

Sincerely,

Jennifer



**JENNIFER L. JURADO, PH.D., DIRECTOR and CHIEF RESILIENCE OFFICER**  
Environmental Protection and Growth Management Department  
**ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION**  
115 S Andrews Ave, Room 329-H | Fort Lauderdale, Florida 33301  
954.519.1464 (o) 954.520.1086 (c)

[Broward.org/NaturalResources](http://Broward.org/NaturalResources) | [Facebook](#) | [Twitter](#) | [NatureScape](#) | [4-STAR](#)



**Broward County is a certified 4-STAR Community**  
*Recognized for National Excellence in Sustainability*



Environmental Protection and Growth Management Department

**EMERGENCY MANAGEMENT DIVISION**

201 N.W. 84<sup>th</sup> Avenue • Plantation, Florida 33324-1895 • 954-831-3900 • FAX 954-382-5805

May 22, 2017

17.023

Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



RE: Broward County Land Use Plan PC 17-11

Broward County Emergency Management has reviewed the proposed Land Use Amendment PC 17-11 located in the City of Pompano Beach. It is our understanding that the proposal replaces an existing marina, parking and vacant land. The proposal reduces 3.4 acres of commercial use and adds 122 dwelling units (the "Project") to the site.

The proposed Project is located in a designated Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. Currently, it is not anticipated that the Project would diminish the level of service for the designated hurricane evacuation routes nor the shelter capacity. However, it is strongly recommended the Property develop a hurricane evacuation contingency plan for the future residents of the Project.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lori Vun Kannon".

Lori Vun Kannon  
Assitant Director

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)

June 8, 2017

Ms. Barbara Blake-Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



VIA ELECTRONIC MAIL

RE: RESPONSE TO COMPREHENSIVE PLAN SUBMITTAL – HILLSBORO SHORES (Hurricane Evacuation)  
Land Use Plan Amendment PC-17-11

Dear Ms. Boy,

In response to the comment received by the Broward County Emergency Management Division, the comment provided states:

*Currently, it is not anticipated that the Project [Hillsboro Shores] would diminish the level of service for the designation hurricane evacuation routes nor the shelter capacity. However, it is strongly recommended the Property develop a hurricane evacuation contingency plan for the future residents of the Project.*

**Response: At this time, we will commit to researching the method in which a hurricane evacuation plan is produced. We would be happy to speak with the Broward Emergency Management Division in learning how we develop a plan, but would prefer to have this discussion when the site plan is more fully developed.**

If you should have any further questions or comments, please feel free to contact me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Tara-Lynn Patton".

Tara-Lynn Patton, AICP  
Planning Consultant to CG Hillsboro Shores and Dunay, Miskel and Backman, LLP

cc: Bonnie Miskel, Esq.

**From:** Robert Kellogg  
**To:** [Blake Boy, Barbara](#)  
**Subject:** Re: Pompano Beach land use request  
**Date:** Wednesday, May 03, 2017 7:08:32 AM

---

Barbara, please be advised that the Town has NO comments or objections to the proposed Land Use Amendment.

Robert Kellogg  
Town Manager  
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062  
Telephone. (954) 427-4011 Fax. (954) 427-4834  
[www.townofhillsborobeach.com](http://www.townofhillsborobeach.com)

Please Note: Under the Florida Law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send your electronic mail to this entity. Instead, contact this office by phone or in writing.



# ATTACHMENT 12

## Surrounding Density Analysis Conducted by Planning Council Staff







PARKS AND RECREATION DIVISION • Administrative Offices  
 950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
 Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

## MEMORANDUM

April 13, 2017

To: Barbara Blake Boy, Executive Director  
 Broward County Planning Council



Thru: <sup>DW</sup> Dan West, Director  
 Parks and Recreation Division

From: John R. Fiore, Planner  
 Parks and Recreation Division

A handwritten signature in blue ink, appearing to read "John R. Fiore".

Re: **Land Use Plan Amendment Comments  
 June 15, 2017 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their June 2017 meeting. Our comment is as follows:

**PC 17-11** No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the 122 new residential dwelling units which are proposed in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

### Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
 Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

MEMORANDUM



April 27, 2017

TO: Barbara Blake Boy  
Executive Director Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT  
PC 17-11

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 17-11

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman", written in a cursive style.

Joe Heilman  
Construction Project Manager  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0764  
E-mail: JHeilman@Broward.org

**LPEG****LAND PLAN ENGINEERING GROUP**1475 NW 126<sup>th</sup> Drive  
Coral Springs, FL 33071

August 9, 2017

Jill Horowitz, MURP, LEED Green Associate  
 Environmental Protection and Growth Management Division  
 Environmental Planning and Community Resilience Division  
 115 South Andrews Avenue, Room 329-H  
 Fort Lauderdale, Florida 33301

Re: Hillsboro Shores  
 City of Pompano Beach  
 LPEG Proj. No. 10100

**RECEIVED**  
 08/14/2017

Dear Ms. Horowitz:

In response to our meeting August 8, 2017 with the County Staff, City of Pompano Beach and the Applicant for the above referenced project, the Applicant will conform with any and all conditions including Future Conditions / Groundwater Elevations required by Broward County relative to obtaining an Environmental Recourse Permit for the above referenced project.

All of the runoff from our property will be pre-treated in Exfiltration Trenches and will be directed to our on-site Storm water Injection Wells for discharge into ground water. No runoff from our project will be discharged into the Intercoastal Water way.

The Property is known as lots 14 & 15, Block 19 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG.37 and lots 19,20,21,22 &23, Block 20 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG. 37 The Property is located in Section 29, Township 48S, and Range 43E, and contains approximately 2.34 acres and is identified in the property appraiser's records of Broward County, Florida as the following:

Folio nos: 484329051630 484329051380	<u>Property owner</u> CG Hillsboro Shores, LLC 2915 Biscayne Blvd. #300 Miami, FL 33137
---	--

I trust that the information submitted is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,



Peter R. Gallo PE, President  
 LAND PLAN ENGINEERING GROUP, INC.





# CITY MANAGER'S OFFICE

Greg Harrison, City Manager

E: [greg.harrison@copbfl.com](mailto:greg.harrison@copbfl.com) | P: 954.786.4601 | F: 954.786.4504

August 10, 2017

Jill Horowitz, MURP, LEED Green Associate  
 Environmental Protection and Growth Management Division  
 Environmental Planning and Community Resilience Division  
 115 South Andrews Avenue, Room 329-H  
 Fort Lauderdale, Florida 33301



Dear Ms. Horowitz:

**HILLSBORO SHORES LUPA: PC 17-11  
 2629 N. RIVERSIDE DRIVE AND 2507 N. OCEAN BOULEVARD**

In response to today's meeting with the County Staff and the Applicant for the above referenced project, the City is providing the following commitments to Broward County in regard to stormwater management, tidal flooding and sea level rise issues:

- (1) **Seawall Heights:** It is the City's intent to partner with Broward County and the other municipalities in the community review process associated with the forthcoming recommendations of the US Army Corps of Engineer's seawall study which will be available on or about December, 2017. The City will work with the County to develop appropriate seawall standards and regulations based on the outcome of this community review process which may include, but is not necessarily limited to, minimum and maximum seawall heights and the year by which all seawalls will have to be rebuilt to the new, more resilient standards.
- (2) **A1A and Associated Drainage Infrastructure:** The City will continue to partner with FDOT and other appropriate agencies on roadway resilience strategies and drainage infrastructure improvements to address resilience to sea level rise and tidal flooding.
- (3) **Adjacent Municipal Waterfront Property:** The City's Hillsboro Inlet Park (east side of A1A) and Marina (west side of A1A) is located at the base of the Hillsboro Bridge (see attached images). The marina is separated from the subject property by the Hillsboro Light Towers Condominium and is thus not adjacent to the subject property. The Hillsboro Inlet Park is also not adjacent to the subject property being separated by A1A and the Hillsboro Light Towers Condominium property. As noted in #1 above, the City is committed to adopting appropriate seawall height regulations and will follow those regulations in the timing for required retrofitting and reconstruction design for all seawalls including those adjacent to or in the vicinity of the subject property.

We appreciate the opportunity to work with the County to address the challenges of sea level rise adaptation and resilience. Please advise if the City can provide any additional support during your review of this project.

Sincerely,

Greg Harrison, City Manager



Hillsboro Inlet Park shown in red outline is east of A1A.



Hillsboro Inlet Marina (south half) shown in red is adjacent to Hillsboro Light Towers Condominium.





David L. Recor, ICMA-CM, Acting Development Services Director  
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

August 14, 2017

Jill Horowitz, MURP, LEED Green Associate  
Environmental Protection and Growth Management Division  
Environmental Planning and Community Resilience Division  
115 South Andrews Avenue, Room 329-H  
Fort Lauderdale, Florida 33301



Dear Ms. Horowitz:

**HILLSBORO SHORES LUPA: PC 17-11  
2629 N. RIVERSIDE DRIVE AND 2507 N. OCEAN BOULEVARD**

The purpose of this letter is to clarify the June 5, 2017 correspondence provided by the Applicant for the above referenced LUPA. As directed by County staff at the meeting on August 8, 2017, the following list narrows down the resilience activities noted in the June 5<sup>th</sup> correspondence to those activities most pertinent to the Hillsboro Shores LUPA site area (the barrier island) which address stormwater management, tidal flooding and/or sea level rise impacts.

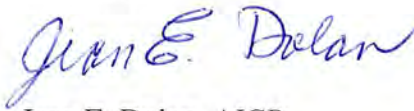
- (1) The City of Pompano Beach Marine Advisory Committee and City Commission are aware of the study that is being prepared by Broward County and the US Army Corps of Engineers (ACOE) pertaining to sea wall height, design and retrofit recommendations to address sea level rise. As stated in our letter dated August 10<sup>th</sup>, the City is committed to working with the County and the other municipalities in the County to ensure the adoption of the appropriate seawall related regulations based on the outcome of the ACOE study.
- (2) The City is actively involved in the development and maintenance of artificial reefs along the City's coast.
- (3) The City is studying methods of improving Riverside Drive with the focus on safety and sustainability.
- (4) The Pompano Beach City Commission endorsed and adopted the latest version of the Updated Unified Sea Level Rise Projection for Southeast Florida (updated in 2015) which projects sea level rise of 6-10 inches by 2030 and 14-26 inches by 2060 as recommended by the Compact Sea Level Rise Work Group and endorsed by the Broward County Commission. The City will base planning efforts and infrastructure improvements on this data.
- (5) The City of Pompano Beach Zoning Code Section 155.5802 includes sustainable design standards for all new development in the City. The subject site, as a mixed use development,

must achieve a minimum of 12 sustainability points prior to site plan approval. Points are granted for various design elements and recognized certifications. The most pertinent to climate change and sea level rise resilience include: wind and solar energy, green buildings and roofs, hurricane resistant structures, green parking structures, permeable surfaces, rainwater reuse and sustainable landscaping certification.

- (6) The City of Pompano Beach is engaged in the process of updating the Wastewater Master Plan to ensure the infrastructure is adequate to meet future growth demands. The scope of this update includes consideration of wastewater infrastructure improvements necessary to address resilience to sea level rise.

We appreciate the opportunity to work with the County to address the challenges of sea level rise adaptation and resilience. Please advise if the City can provide any additional support during your review of this project.

Sincerely,



Jean E. Dolan, AICP  
Principal Planner

**From:** Horwitz, Jill  
**Sent:** Friday, August 11, 2017 10:39 AM  
**To:** Blake Boy, Barbara; Danchuk, Samantha; Jurado, Jennifer  
**Cc:** Von Stetina, Deanne; Schwarz, Pete; pompano beach 3; 'Tara Patton'  
**Subject:** RE: PC 17-11 Hillsboro Shores Priority Planning Area Follow Up

Barbara,

The resilience criteria has now been satisfied and EPCRD recommends approval.

Thank you,



JILL HORWITZ, NATURAL RESOURCE SPECIALIST, *MURP, LEED Green Associate*  
 Environmental Protection and Growth Management Department  
**ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION**  
 115 S Andrews Ave, Room 329-H | Fort Lauderdale, Florida 33301  
 954.519.1287

[Broward.org/NaturalResources](http://Broward.org/NaturalResources) | [Facebook](#) | [Twitter](#) | [NatureScape](#) | 4-STAR

**From:** Blake Boy, Barbara  
**Sent:** Thursday, August 10, 2017 1:52 PM  
**To:** Horwitz, Jill <[JHORWITZ@broward.org](mailto:JHORWITZ@broward.org)>; Jurado, Jennifer <[JJURADO@broward.org](mailto:JJURADO@broward.org)>; Danchuk, Samantha <[SDANCHUK@broward.org](mailto:SDANCHUK@broward.org)>  
**Cc:** Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Schwarz, Pete <[PSCHWARZ@broward.org](mailto:PSCHWARZ@broward.org)>; pompano beach 3 <[Jean.Dolan@copbfl.com](mailto:Jean.Dolan@copbfl.com)>; 'Tara Patton' <[pattontnt@earthlink.net](mailto:pattontnt@earthlink.net)>  
**Subject:** PC 17-11 Hillsboro Shores Priority Planning Area Follow Up

Greetings—

Planning Council staff is in receipt of the attached correspondence in response to your Division's additional request for information from the City of Pompano Beach regarding its commitment in regard to planning for sea level rise.

As you may be aware, Planning Council staff is working on a very short term deadline to have a recommendation for the Planning Council materials by end of business on Monday. Please advise the Planning Council staff of any potential updates to your previous correspondence dated June 9, 2017, in this regard.

As always, thank you for your continued support and coordination.

Barbara



**Barbara Blake Boy**, Executive Director  
 115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301  
 954.357.6982 (direct) | [Broward.org/PlanningCouncil](http://Broward.org/PlanningCouncil)

"You can never plan the future by the past." – Edmund Burke