

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	ARVIDA POMPANO PARK	Number:	093-MP-87
Applicant:	Pompano Park Holdings, LLC	Comm. Dist.:	4
Agent:	Keith and Associates	Sec/Twp/Rng:	03-49-42
Location:	South of Race Track Road/Southwest 3 Street, Between Powerline Road and C.S.X. Railroad	Platted Area:	64.18 Acres
City:	Pompano Beach	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 137, Pages 33)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Pompano Beach
Proposed Use:	Tracts A & B: 300,000 Sq. Ft. of Commercial Use; 600,000 Sq. Ft. of Commercial Recreational Use, 450,000 Sq. Ft. of Office Use, 500 Mid-Rise Units and 250-Room Hotel	Plan Designation:	Pompano Park South Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial, Warehouses	North:	Pompano Park North RAC
South:	Race Track Area	South:	Pompano Park South RAC
East:	Warehouses	East:	Commercial & Low Med. 5-10 DU/AC w/d/I
West:	Multi-Family Res., Golf Course	West:	Industrial
Existing Zoning:	B-3/PC & I-1/CI	Proposed Zoning:	N/A

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	06/06/19	Prepared:	HWC
Action Deadline:	08/13/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (12/18)	Potable Water Plant:	Pompano Beach (02/18)
Design Capacity:	95.0000 MGD	Design Capacity:	50.000 MGD
12-Mo. Avg. Flow:	69.0100 MGD	Peak Flow:	20.000 MGD
Est. Project Flow:	0.0231 MGD	Est. Project Flow:	0.360 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
500	*

* See Staff Comment No. 6
See Finding No. 2
See General Rec. No. 1

Local:
Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.63 Acres	*	*

* See Staff Comment No. 7
See Finding No. 4
See General Rec. No. 1

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	195	*	N/A
Non-res. uses:	2134	*	N/A
Total:	2329	*	N/A

* See Staff Comment No. 5
See Finding No. 1
See General Recommendation No. 1

ARVIDA POMPANO PARK
093-MP-87

STAFF COMMENTS

- 1) This plat was approved by the Board on June 7, 1988, for a mixture of hotel, office, and industrial uses on 63.6 acres. On June 29, 2004, the Board approved a request to amend the plat note to allow **250-room hotel on Tract A, 93,000 square feet of industrial use on Tract B, and 716,000 square feet of office use on Tracts A or B** (O.R.B. 38277, PG. 1733), with a requirement that either a building permit be issued or the infrastructure for development be installed by June 29, 2009. However, neither was a building permit issued nor infrastructure installed. Therefore, in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.
- 2) Staff findings and recommendations pertaining to this application for a new findings of adequacy are based on the use being **Tracts A & B of this plat are restricted to: 300,000 square feet of commercial use; 600,000 square feet of commercial recreational use; 450,000 square feet of office use; 500 mid-rise units and 250-room hotel.** The property is within the Pompano Park Development of Regional Impact (f/k/a Arvida Pompano Park Development of Regional Impact).

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the Board on August 15, 2006. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the Board.
- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. The fair share allocation regarding adequacy of the Regional Transportation Network was satisfied for the DRI through payments made to the City of Pompano Beach.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to

- be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code, regional park impact and administrative fees for the proposed 500 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
 - 8) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
 - 9) This plat is located in the City of Pompano Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 4. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
 - 10) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
 - 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

Continued

- 12) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 13) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 14) This site is not included in the Protected Natural Lands Inventory and is 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, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.
- 15) Review of aerial photographs indicates that the subject site contains 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 encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 16) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 17) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 18) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the

Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

- 19) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 20) Approval of this new findings of adequacy does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 21) This property is within 20,000 feet of the Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- 22) A review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicated that the proposed development will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. The archaeologist noted that this property is located in the City of Pompano Beach and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Pompano Beach's Development Services Department at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute 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. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

Continued

- 23) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 24) This plat served on by BC Transit Route 14 and BS ID numbers 112, 4058 and 1113.
- 25) Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and the Transit Division staff have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.
- 26) This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B 34520, PG 371, B.C.R). Sec 2.1 of the agreement requires the City of Pompano Beach to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) Amendments PC-11/PCT 10-8, which amended various BCLUP designations to the "Pompano Park South Regional Activity Center." These amendments were adopted by the Broward County Commission on September 28, 2010, subject to the following voluntary restrictions:
 - 155 of the units as affordable housing or \$750 per unit to the City of Pompano Beach; and
 - Provide landscaping and sidewalks along Powerline Road and at the corner of Race Track Road and Powerline Road.

Further, it is noted that amendments PC 10-11/PCT 10-8 were subject to BCLUP Policy 2.16.2 and the City's affordable housing programs and were found to adequately address the requirements of the policy.

- 27) The attached letter dated October 8, 2018, from the City of Pompano Beach confirms that the City has no objections to a new findings of adequacy and note amendment.
- 28) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

- 29) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

- 1) This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact along with park administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 2) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
 - A) Tracts A & B of this plat are restricted to: 300,000 square feet of commercial use; 600,000 square feet of commercial recreational use; 450,000 square feet of office use; 500 mid-rise units and 250-room hotel.
 - B) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
 - C) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an

- owner or owners of property within this plat who took title to the property with reference to this plat.
- D) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **June 4, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- E) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **June 4, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 03/49/42



093-MP-87
Arvida Pompano Park



0 300 600 1,200 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**MIKE DEW
SECRETARY**

October 4, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 4, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Michael Vonder Meulen
Keith & Associates
301 E. Atlantic Boulevard
Pompano Beach, FL 33060

Dear Michael Vonder Meulen:

RE: **October 4, 2018-** Pre-application Meeting for **Category A B C D E F Safety Upgrade Driveway**
Broward- Pompano Beach, Urban; SR 845; Sec. # 86065; MP: 6.200
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 440077.1

**Request: Use existing side street – SW 3rd street, located near Powerline Road.
Use existing right-in/ right-out driveway on east side of SR 845/ Powerline Road, located approximately 400 feet south of SW 3rd Street.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Arvida Pompano Park – Southeast corner of Powerline Road (SR 845) and SW 3rd Street**
Applicant/Property Owner: **Pompano Park Holdings LLC**
Parcel Size: **61.07 Acres** Development Size: **300,000 SF/ Commercial + 600,000 SF/ Commercial Recreation + 450,000 SF/ Office + 500 DU/ Mid-Rise Residential + 250 Rooms/ Hotel**

No Objection

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

**The existing turn lane on Powerline Road shall be re-evaluated during the project build-out.
Broward County Transit should assess the turn lane/ bus lane combo in the future.**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of “disturbed area” as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department’s personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-10-04 & Variance\3. 86065 MP 6.200 SR 845_Isle Casino\86065 MP 6.200 SR 845_Arvida Parcel.docx



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: May 6, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Letter to Proceed: Findings of Adequacy and Delegation Request
to Modify Conditions of Plat Approval (Amendment to the Note)
Arvida Pompano Park Plat (093-MP-87)

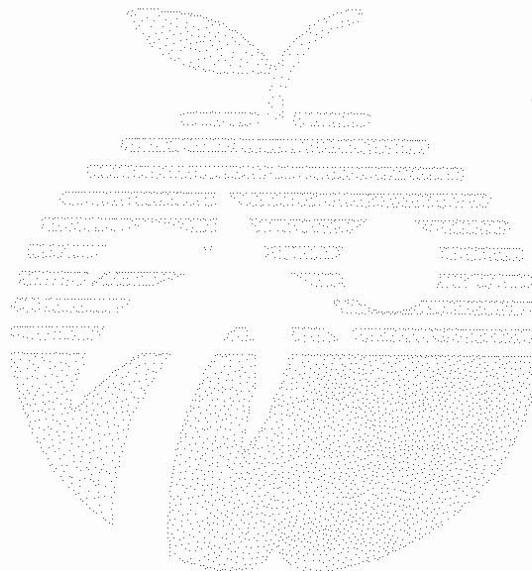
The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) and for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that no new and amended plat requirements are necessary at this time. Staff recommends APPROVAL of the proposed FOA and Note amendment.

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-2540-2018
County No: 093-MP-87
Arvida Pompano Park

April 18, 2019



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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: April 18, 2019 4:32:00	Single-Family:	Tracts A and B, 300,000 SF Commercial, 600,000 SF Commercial Recreation, 450,000 SF Office, and 250 Room Hotel	Elementary: 14
Name: Arvida Pompano Park	Townhouse:		Middle: 7
SBBC Project Number: SBBC-2540-2018	Garden Apartments:		
County Project Number: 093-MP-87	Mid-Rise: 500		High: 11
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Pompano Park Holdings LLC	Mobile Home:		Total: 32
Jurisdiction: Pompano Beach	Total: 500		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency for 500 (two or more bedroom) midrise units, which were anticipated to generate 32 (14 elementary, 7 middle and 11 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year included Cypress Elementary, Pompano Beach Middle and Blanche Ely High Schools.

This preliminary determination (for a maximum of 500 (two or more bedroom) midrise units) was due to expire on May 3, 2019. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (May 3, 2019) and shall expire on October 29, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to October 29, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2540-2018 Meets Public School Concurrency Requirement: Yes No

4/18/19
Date

Reviewed By:


Signature

Lisa Wight


Name

Planner

Title



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Arvida Pompano Park (Findings of Ad
(093-MP-87) City of Pompano Beach

DATE: December 12, 2018

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Pompano Park South Regional Activity Center" land use category. This plat is generally located south of Race Track Road/Southwest 3 Street, between Powerline Road and the C.S.X. Railroad.

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34520, Pages 371-377.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 10-11/PCT 10-8, which amended various BCLUP designations to the "Pompano Park South Regional Activity Center." Said amendments were adopted by the Broward County Commission on September 28, 2010, subject to the following voluntary restrictions:

- 15% of the units as affordable housing or \$750 per unit to the City of Pompano Beach; and
- Provide landscaping and sidewalks along Powerline Road and at the corner of Race Track Road and Powerline Road.

Further, it is noted that said amendments PC 10-11/PCT 10-8 were subject to BCLUP Policy 2.16.2 and the City's affordable housing programs were found to adequately address the requirements of said policy.

The effective land use plan shows the following land uses surrounding the plat:

North: Pompano Park North Regional Activity Center
South: Pompano Park South Regional Activity Center
East: Commercial and Low - Medium 5-10 DU/AC within a Dashed Line Area
West: Industrial

Arvida Pompano Park
December 12, 2018
Page Two

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:GSM

cc: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services
City of Pompano Beach





October 25, 2018

Thuy Turner, AICP, Planning Section Manager
Broward County Environmental Protection and Growth Management Department
Development & Environmental Regulation Division
1 North University Drive, Suite 102
Plantation, FL 33324

RE: Plat Note Amendment and Findings of Adequacy

Plat: Arvida Pompano Park P.B. 137, P. 33

Location: Southeast corner of Powerline Road and SW 3rd Street

K&A Project Number: 10230.00

Dear Ms. Turner;

On behalf of Pompano Park Holdings, LLC (property owner), Keith & Associates, Inc., is applying to amend the note of the face of the Arvida Pompano Park plat as well as a new findings of adequacy.

The subject site is vacant. The property owner is amending the plat note to be consistent with the uses and intensities found in the Pompano Beach South Activity Center Land Use designation.

The plat note request will change:

Existing Plat Note

THIS PLAT IS RESTRICTED TO A 250-ROOM HOTEL ON TRACT A, 93,000 SQUARE FEET OF INDUSTRIAL USE ON TRACT B, AND 716,000 SQUARE FEET OF OFFICE USE ON TRACTS A OR B. COMMERCIAL/RETAIL/BANK USES ARE NOT PERMITTED IN THE INDUSTRIAL OR OFFICE SQUARE FOOTAGE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

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Arvida Pompano Park
Plat Note and FOA

SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

Proposed Plat Note

TRACTS A AND B OF THIS PLAT ARE RESTRICTED TO: 300,000 SQUARE FEET OF COMMERCIAL USE, 600,000 SQUARE FEET OF COMMERCIAL RECREATION USE, 450,000 SQUARE FEET OF OFFICE USE, 500 MID-RISE UNITS, AND 250-ROOM HOTEL.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP
Director of Planning

Cc: Joe Weinberg, Pompano Park Holdings, LLC
Debbie Orshefsky, Holland and Knight

Attachments



October 8, 2018

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
Environmental Protection and Growth Management Department
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Plat Note Amendment, Amending the Use Notation Included in the Arvida Pompano Park Plat – Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included in the Arvida Pompano Park Plat. The change to the note is, as follows:

From:

THIS PLAT IS RESTRICTED TO A 250-ROOM HOTEL ON TRACT A, 93,000 SQUARE FEET OF INDUSTRIAL USE ON TRACT B, AND 716,000 SQUARE FEET OF OFFICE USE ON TRACTS A OR B. COMMERCIAL/RETAIL/BANK USES ARE NOT PERMITTED IN THE INDUSTRIAL OR OFFICE SQUARE FOOTAGE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

To:

TRACTS A AND B OF THIS PLAT ARE RESTRICTED TO: 300,000 SQUARE FEET OF COMMERCIAL USE, 600,000 SQUARE FEET OF COMMERCIAL RECREATION USE, 450,000 SQUARE FEET OF OFFICE USE, 500 MID-RISE UNITS, AND 250-ROOM HOTEL.

The City of Pompano Beach has no objection to these changes on the Plat.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Regards,

Maggie Barszewski, AICP
Planner