

REQUESTED COMMISSION ACTION:

Consent
 Ordinance
 Resolution
 Consideration/ Discussion
 Presentation

SHORT TITLE

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE HABITAT FOR HUMANITY, BROWARD, INC. REQUEST LOCATED AT THE SW CORNER OF NW 15TH STREET AND NW 6TH AVENUE; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON APRIL 22, 2015; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This approximate 2.753-acre property is located on the south west corner of NW 6 Avenue and NW 15 Street. The owner, Habitat for Humanity, Broward, Inc., is requesting this small scale Future Land Use Plan Amendment (LUPA) from the City's "local" designation of Commercial (C) to Medium Residential (M). The applicant recently received a rezoning on the property to multifamily (RM-12). Additionally, 21 flex units were allocated to the property via Resolution 2015-143. Unlike most LUPA's, this request is for an amendment to the city's "local" plan. The amendment is required in order to develop single family dwelling units and is only permitted due to the previous flex allocation. Therefore the LUPA will only result in one flex unit reverting to the City. While the applicant intends to build 20 single family homes on the property, the maximum allowable density would permit 44 units. The Planning & Zoning Board recommended approval of this request in a 7-0 decision at the April 22, 2015 meeting. An excerpt of the draft April 22, 2015 Planning and Zoning Minutes are included.

- (1) Origin of request for this action: Habitat For Humanity, Broward, Inc.
- (2) Primary staff contact: Robin M. Bird/ Maggie Barszewski Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	04/08/15	Approval	Memo# 15-189
City Attorney	05/11/15		CAC# 2015-964

Planning and Zoning Board Approval Memo #15-027 (04/30/15)
 City Manager 

ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>
<u>Workshop</u>		
1 st Reading	1 st Reading	Results: Results:
2 nd Reading		



City Attorney's Communication #2015-964

May 11, 2015

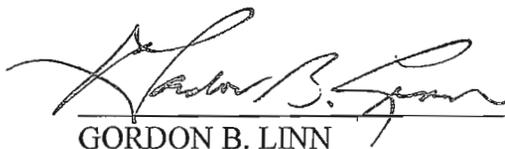
TO: Maggie Barszewski, AICP, Planner

FROM: Gordon B. Linn, City Attorney

RE: Ordinance to Amend the Future Land Use Designation for Property Located at the SW Corner of NW 15th Street and NW 6th Avenue

As requested in your memorandum to me of May 8, 2015, Development Services Memorandum #15-232, I have reviewed the ordinance for the small scale land use amendment that was attached to your memorandum and find same to be acceptable as to legal form and content.

Should you have any further questions regarding this matter, please feel free to contact me.



GORDON B. LINN

GBL/jrm
l:cor/zoning/2015-964

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE HABITAT FOR HUMANITY, BROWARD, INC. REQUEST LOCATED AT THE SW CORNER OF NW 15TH STREET AND NW 6TH AVENUE; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON APRIL 22, 2015; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on April 22, 2015 on the proposed amendments to the Future Land Use Map of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

WHEREAS, said amendment proposes to change a Land Use Plan map designation of 2.753 gross acres in the Commercial (C) land use category to a Medium Residential (M) land use designation that will allow a maximum of 44 dwelling units, for the property legally described in Exhibit A; and

WHEREAS, pursuant to Ch. 163.3187, Florida Statutes the City Commission held at least one duly noticed public hearing on the proposed amendment to the Future Land Use Map of the adopted City of Pompano Beach Comprehensive Plan; and

WHEREAS, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; and

WHEREAS, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated by reference; and

WHEREAS, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines the request is in the best interests of the City; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the foregoing application recitals, findings of fact, minutes of meetings and all staff reports and documents are true and correct, and are hereby incorporated by reference and transmitted.

SECTION 2: That duly noticed public hearing was held on April 22, 2015 by the Local Planning Agency in compliance with Section 163, Florida Statutes, to consider the referenced Future Land Use Map Amendment.

SECTION 3: That the City Commission hereby adopts the amendment to the City of Pompano Beach Future Land Use Map to change the land use designation from Commercial (C) land use category to Medium Residential (M) land use on 2.753 gross acres, for the Habitat for Humanity, Broward, Inc. request located at the SW corner of NW 15th Street and NW 6th Avenue, as legally described in Exhibit A attached hereto and made a part hereof.

SECTION 4: That the City Clerk is directed to transmit a certified copy of this Ordinance to the Department of Economic Opportunity and required State Agencies for review under the Small Scale amendment process allowed by Ch. 163.

SECTION 5: The City Clerk is directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with the City's amended Future Land Use Map for the Planning Council to recertify the City Future Land Use Map.

SECTION 6: That in the event any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected;

SECTION 7: That all Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

SECTION 8: That this Ordinance shall take effect immediately upon its passage and adoption, but the amendments shall not become effective until the Broward County Planning Council recertifies the City Comprehensive Plan as consistent with the County Land Use Plan.

PASSED FIRST READING THIS 26th DAY OF MAY, 2015

PASSED SECOND READING THIS _____ DAY OF _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCALETA HAMMOND
CITY CLERK

HABITAT ABYSSINIAN PROPERTY LUPA

LEGAL DESCRIPTION

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #15-027**

DATE: April 30, 2015
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Future Land Use Map Amendment – Habitat for Humanity of Broward, Inc.
P & Z #15-92000001 Project: Habitat for Humanity

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on April 22, 2015, the Board considered the request by **Habitat for Humanity of Broward, Inc.** requesting a FUTURE LAND USE MAP AMENDMENT of the properties located on the Southwest corner of NW 6th Avenue and NW 15th Street from Commercial (C) to Medium Residential (M).

It is the unanimous recommendation of the Board that the FUTURE LAND USE MAP AMENDMENT request be approved.



Jim Beeson
Chairman
Planning and Zoning Board/ Local Planning Agency



MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 15-189

DATE: April 8, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MS*

RE: Habitat for Humanity 6th Avenue Small Scale Future Land Use Map Amendment
April 22, 2015 meeting P&Z # 15-92000001

Request

The Applicant is proposing a change in the future land use designation of a 2.753 gross-acre parcel. This subject property is generally located on the south west corner of NW 6 Avenue and NW 15 Street, as described in Exhibit A. Currently the parcel has a C (C) Future Land Use designation. The Applicant is requesting a change in the Local Land Use designation to Medium Residential 10-16 du/ac (M).

Proposed Development

The proposed land use would permit a maximum of 44 dwelling units. The applicant has indicated an intent to build 20 single family residential units, however for purposes of this analysis, the maximum density will be used.

A. Existing Land Use Designations - Density/Intensities

The existing commercial land use with the original B-2 zoning would have allowed for 449,669 square feet of C retail and office use on the 2.294 net acres of land.

B. Proposed Land Use Designation - Density/Intensities

The maximum allowable development use under the proposed residential M (10-16 du/ac) is 44 units.

C. Rationale for the Proposed Amendment

The applicant recently received a rezoning on the property from Community Business (B-2) to multifamily (RM-12) in order to construct fee simple duplex homes. The applicant has been discussing the project with the surrounding community and determined single family homes are more desirable than duplex or townhomes at this location. The single family home cannot be constructed in C land use category utilizing flex units. This land use amendment will allow the single family units to be constructed and is consistent with the RM-12 zoning district. The current land use category is C. The requested land use category is residential M to be consistent with the remainder of the Habitat for Humanity project site.

LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

		Gross Residential Density
		Residential
	E	Estate
	L	Low
	LM	Low- Medium
>	M	Medium
	MH	Medium-High
	H	High
*	C	Commercial
	CR	Commercial Recreation
	I	Industrial
	T	Transportation
	U	Utilities
	CF	Community Facilities
	OR	Recreation & Open Space
	W	Water
	RAC	Regional Activity Center
		Boundaries
		City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

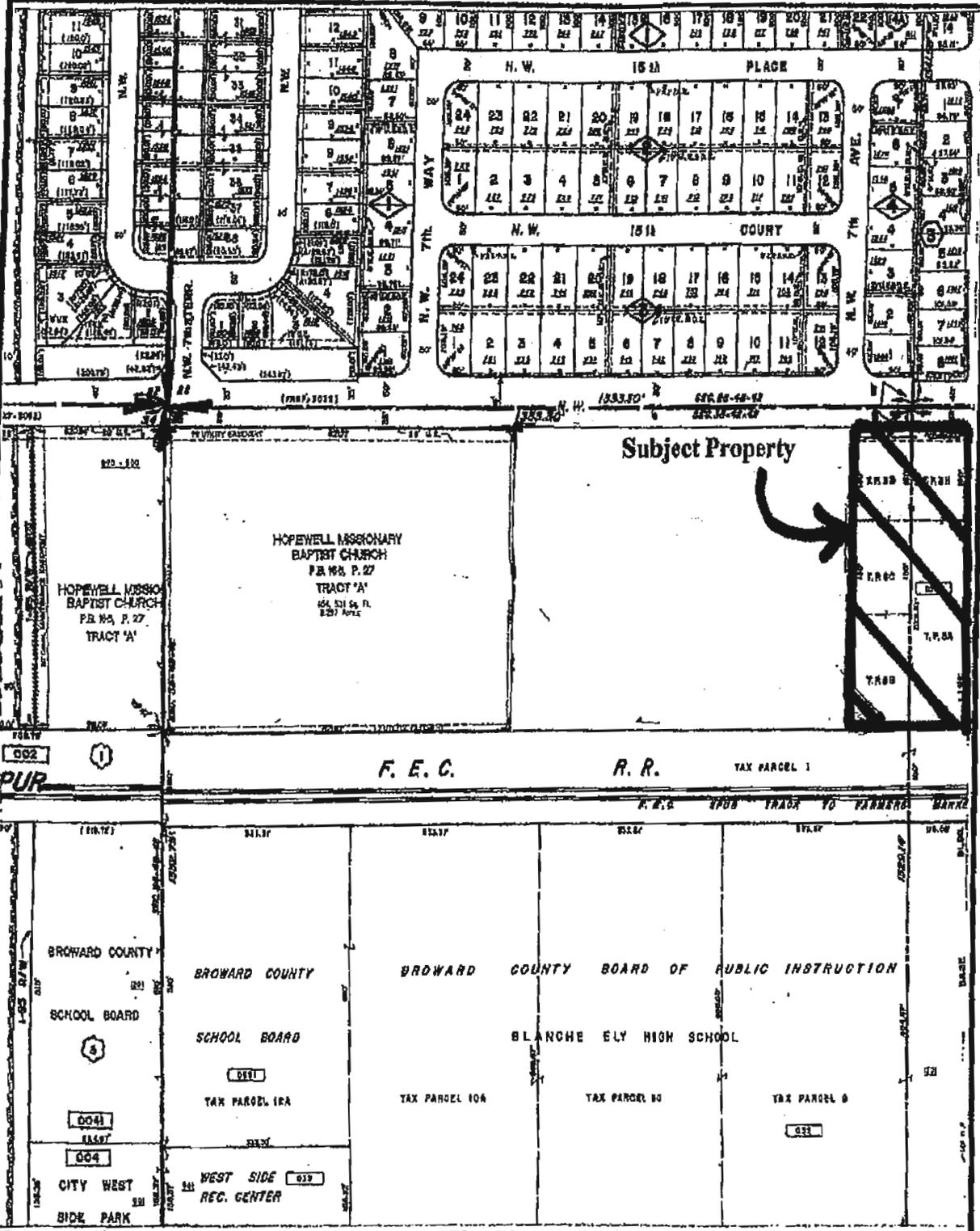
* Existing
> Proposed

FOR ZONING MAP

Symbol District

	RS-1	One-Family Residence
	RS-2	One-Family Residence
	RS-3	One-Family Residence
	RS-4	One-Family Residence
	RD-1	Two- Family Residence
*	RM-12	Multi-Family Residence
	RM-20	Multi-Family Residence
	RM-30	Multi-Family Residence
	RM-45	Multi-Family Residence
	RM-45/HR	Overlay
	RPUD	Residential Planned Unit Dev.
	AOD	Atlantic Boulevard Overlay District
	MH-12	Mobile Home Park
	B-1	Limited Business
	B-2	Neighborhood Business
	B-3	General Business
	B-4	Heavy Business
	RO	Residence Office
	M-1	Marina Business
	M-2	Marina Industrial
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	BP	Business Parking
	BSC	Planned Shopping Center
	PCI	Planned Commercial / Industrial Overlay
	PR	Parks & Recreation
	CR	Commerical Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility

EXCERPT FROM THE CITY OF POMPANO BEACH
PLAT MAP



SCALE: NTS

NORTH

D. Surrounding Land Uses – The subject property is surrounded by the following land use designations:

Direction	Actual use	Land use category
North	Single family homes	(L) Low 1-5 du/ac
West	Church	(M) 10-16 du/ac
South	High School	(M) 10-16 du/ac
East	Retail/ commercial	(C)

E. Proposed City Land Use Designation - The proposed land use designation is M.

F. Impact Analysis

The proposed intensity of the amendment area is a net decrease over what is currently allowed under the city’s adopted plan; the reduction in intensity is due to the elimination of the C land use and replacing it with Residential. The results of the impact analysis are provided below.

Sanitary Sewer

The proposed M Land Use is expected to decrease sanitary sewer flows by 29,567 gallons per day of sanitary sewer demand from what would be generated under the existing C Land Use Designation. The table below shows the difference in generation between the two uses.

Sanitary Sewer Impact			
	Use	Calculation	Total
Current	C 449,669 sq.ft.	X .1 GPD per sq.ft.	=44,967GPD
Proposed	M Res. 44 d.u.	X 350 GPD per d.u.	=15,400 GPD
		Change	-29,567 GPD

There is a letter verifying this information & the capacity of the County Wastewater treatment plant from the Broward County Public Works Department.

Potable Water

The new use is also expected to decrease the demand in potable water. The table below shows that demand for potable water will decrease by 35,654 gallons per day from what would be generated under the existing C Land Use Designation.

Potable Water Impact			
	Use	Calculation	Total
Current	C 449,669 sq.ft.	X .1 GPD per sq.ft.	=44,967GPD
Proposed	LM Res. 44 d.u.	X 350 GPD per d.u.	=15,400 GPD
		Change	-35,654 GPD

There is a confirmation from the City of Pompano Beach Engineering Division verifying the above information and stating that there is adequate capacity for this request.

Drainage

The site’s level of service standard requires the finished floor elevations to be above the 100-year flood elevation. The perimeter minimum elevation of the site must be above the 25-year, 3-day flood stage. The site has an existing 48” drainage pipe on NW 15th Street and a 24” drainage pipe on NW 6th Avenue serving drainage requirements for the area. The applicant states that all site development

will be designed to meet the minimum level of service required for drainage. A Drainage impact letter verifying the above information has been provided in the applicant's submittal.

Solid Waste

The new use is also expected to decrease the output of solid waste. The table below shows that the output for solid waste will decrease by 17,595 pounds per day from what would be generated under the existing C Land Use Designation. In the application, the applicant used a lower level of service number instead of the adopted minimum level of service, and therefore reflected a smaller decrease for the existing potential C use. The Table below reflects the correct minimum Level of Service and a Solid Waste impact letter verifying the above information has not yet been provided in the applicant's submittal.

Solid Waste Impact			
	Use	Calculation	Total
Current	C 449,669 sq.ft.	x 4lbs./100 sq. ft./day*	=17,987* lbs/day
Proposed	M Res. 44 d.u.	x 8.9 lbs/day	=392 lbs/day
			Change
			-17,595 lbs/day

*The applicant used a lower LOS figure of 1lb/100sq.ft./day reflecting a differentiation of only -4,087.

Recreation and Open Space

The level of service standard for parks is 5 acres per 1,000 residents. The proposed change in land use designation will increase residential units by 44 units thereby expecting to house approximately 94 residents based on the current Comprehensive Plan's assumption of 2.13 average household size. The 94 additional people will generate the need for 0.19 acre of park area (5 acres/1000residents) and there is existing capacity in the city's park system to accommodate this demand.

In the application, the Applicant used a larger household size which brought the anticipated need to approximately .3 acres of park area. There is existing park capacity in the City to accommodate that need as well.

Traffic Circulation

Replacing C land use with M land use would result in a reduction of 19,163 average daily trips as presented below.

Traffic Impact			
	Use Code	Sq. Ft./Units	Total ¹
Current	C (820) 42.94/1k sf	449,669 sq.ft.	=19,309 trips/day
Proposed	M (220) 6.65/du	44 M du	=146 trips /day
			Change
			-19,163 trips/day

¹ Average Daily Trips

Mass Transit

The residents of the 44 units will be served by the Pompano Beach Community Bus Blue Route, as well as Broward County Transit Bus Route 20. The applicant will be installing a sidewalk to provide safe movement for pedestrians and facilitate connectivity to these bus routes. A service letter from the Broward County Transit Division has been provided by the applicant.

Public Education

The applicant has applied for and received a School Consistency Review Report from the School Board. A copy of the completed report has been included in the submittal. The property is serviced by Sanders Park Elementary, Pompano Beach Middle School and Blanche Ely High School. The enrollment capacities are presented below.

School	Gross capacity	Over/ under gross capacity	Permanent capacity	15/16 projections
Blanche Ely High	3639	-1549	3473	2116
Pompano Beach Middle	1235	-196	1037	1060
Sanders Park Elementary	773	-204	661	584

The projected impact of the 44 units is 20 students (split out into elementary, middle and high school facilities). The Table below identifies projected demand per school and indicates that the capacity currently exists to accommodate the additional students.

School	Gross capacity	Over/ under gross capacity	Projected student addition	School future enrollment
Blanche Ely High	3639	-1549	5	2,121
Pompano Beach Middle	1235	-196	5	1,065
Sanders Park Elementary	773	-204	10	594

Natural and Historic Resources

The site does not contain any natural or historic resources.

Affordable Housing

The requirements of affordable housing units per the Broward County Land Use Plan Policy 1.07.07 do apply for this request since the proposed amendment is for less than 100 units. However, the applicant will be providing affordable housing voluntarily.

Land Use Compatibility

The proposed M use is compatible with the adjacent M Future Land Use designation to the west and south, and its residential nature is more compatible than the C has been with the Low Residential

Land Use to the north, as shown in the table below:

Direction	Actual use	Land use category
North	Single family homes	(L) Low 1-5 du/ac
West	Vacant/ Church	(M) 10-16 du/ac
South	High School	(M) 10-16 du/ac
East	Retail/ commercial	(C) C

Furthermore, the zoning on the site is RM-12 which is not consistent with the current land use. The land use designation should be changed to residential in order to be consistent with the zoning. This project is part of an overall 9-acre residential project. In order for the residential site to be constructed with the remainder of the property as single family the land use amendment is required.

Hurricane Evacuation Analysis

The subject property is not within a hurricane evacuation area.

Redevelopment Analysis

The property is within the N.W. Community Redevelopment Area. The property is currently vacant and due to its the location, commercial development is not a sustainable use. The surrounding lands are residential allowing for a more compatible use. This property will be combined with the land to the west to complete the overall residential community for Habitat for Humanity. The CRA letter is attached.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments.

Consistency with Goals, Objectives and Policies of the City's Land Use Plan

The proposed amendment is consistent with the following goals, objectives and policies of the Land Use Element of the Comprehensive Plan:

Goal

01.00.01 The attainment of a living environment which provides the maximum physical, economic and social well being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policies

01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

01.03.04 Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

01.03.05 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

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

- 01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.
- 01.06.12 Review all land use plan map amendments, rezonings and site plan applications to insure that there is sufficient potable water resources available and that they pose no noxious impacts to the Biscayne Aquifer.
- 01.07.21 Annually evaluate the effect of land development regulations and permitting on the affordability of housing and take appropriate actions to support the affordability of housing. Continue to implement the incentives for providing affordable housing currently in the land development regulations including the use of flex units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
- 01.07.22 The city's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.
- 01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

Objective Urban Infill Criteria

- 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

G. Recommendation of Approval

Staff recommends approval of the Land Use Plan Map Amendment from the current C Future Land Use designation to M for the property legally described in Exhibit A.

ALTERNATIVE MOTIONS:

ALTERNATIVE MOTIONS:

- 1) **Motion to recommend approval** of the Land Use Plan Map Amendment from the current C Future Land Use designation to M for the property legally described in Exhibit A.

The approval is based upon the finding that the amendment is compatible with the goals, objectives and policies in the Comprehensive Plan, specifically:

Goal

- 01.00.02 The attainment of a living environment which provides the maximum physical, economic and social well being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policies

- 01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

- 01.03.04 Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.
- 01.03.05 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.
- 01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.
- 01.06.12 Review all land use plan map amendments, rezonings and site plan applications to insure that there is sufficient potable water resources available and that they pose no noxious impacts to the Biscayne Aquifer.
- 01.07.21 Annually evaluate the effect of land development regulations and permitting on the affordability of housing and take appropriate actions to support the affordability of housing. Continue to implement the incentives for providing affordable housing currently in the land development regulations including the use of flex units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
- 01.07.22 The city's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.
- 01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

Objective Urban Infill Criteria

- 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

- 2) **Motion to table** the requested Comprehensive Plan amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.
- 3) **Motion to recommend denial** as the Board finds the proposed land use change incompatible with the goals, objectives and policies in the Comprehensive Plan.

Exhibit A

Legal Description

LEGAL DESCRIPTION

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



MEMORANDUM

DATE: April 13, 2015
TO: Planning and Zoning
FROM: Juan C. Ayala, CRA Project Manager
THRU: Kim Briesemeister, CRA Executive Director,
Chris Brown, CRA Executive Director
RE: Habitat for Humanity - P&Z# 15-91000001

P&Z# 15-91000001

The Community Redevelopment Agency (CRA) does not have any objections or comments on Habitat for Humanity's request of approval of a Land Use Plan Amendment (LUPA) for the properties located SW corner of NW 6th Avenue and NW 15th Street to change the land use designation from C (commercial) to M (medium density residential).

Note:

The CRA reserves the right to review the proposed projects' site plans and floor plans submitted for the properties involved..

Aug. 15

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ALLOCATING A MAXIMUM OF TWENTY ONE (21) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF NORTH WEST 15TH STREET AND NORTH WEST 6TH AVENUE; PROVIDING AN AFFECTIVE DATE.

WHEREAS, Habitat for Humanity of Broward, Inc. requests an allocation of a maximum of twenty one (21) flex units in order to construct 80 dwelling units for a residential development on property known as 600 North West , legally described in Exhibit "A"; and

WHEREAS, the city of Pompano Beach has passed Ordinance No. Ordinance 2007-48 which requires that applications for flex and reserve units must comply with certain requirements to construct affordable housing; and.

WHEREAS, the applicant intends to comply with the affordable housing requirements of Ordinance No.2007-48, by deed restricting the subject property for 30 years to require "Low income" purchasers; and

WHEREAS, in order to construct the proposed project on the subject property, the city will have to allocate a maximum of 21 flex units; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the City Commission of the City of Pompano Beach hereby allocates a maximum of 21 flex units, all of which will come from the unified flex zone for the proposed housing project to be constructed on the property which is legally described in Exhibit "A."

SECTION 2: The number of flex units in the unified flex zone shall be reduced by how ever many units are necessary for the project, not to exceed 21 units.

SECTION 3: The proposed project must be built in substantial conformity with the attached conceptual site plan as shown in Exhibit “B,” a copy of which is attached hereto and made a part hereof.

SECTION 4: The applicant must comply with the affordable housing requirements of Ordinance No.2007-48, which will be through the Applicant’s voluntary commitment to have a 30-year deed restriction placed on the property requiring sales to be made to only “Low-income” purchasers, as defined by the U.S. Department of Housing and Urban Development.

SECTION 5: Failure of the applicant to obtain a principal building permit for its project as shown in Exhibit “B” within two years of the date of this resolution shall render the allocation of the flex units null and void.

SECTION 6: Failure of the applicant to construct the project substantially in accordance with the conceptual site plan as shown in Exhibit “B” shall render the allocation of the flex units null and void; the units may not be used for or applied to any other project or projects.

SECTION 7: That all Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

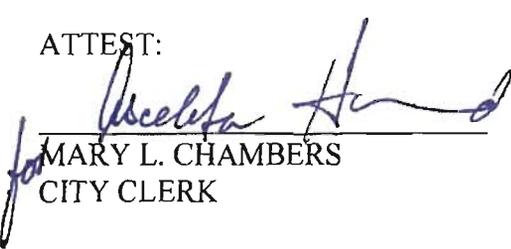
SECTION 8: This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 13th DAY OF January, 2015



LAMAR FISHER, MAYOR

ATTEST:



MARY L. CHAMBERS
CITY CLERK

Exhibit A

HABITAT ABYSSINIAN COMMERCIAL PARCEL

LEGAL DESCRIPTION

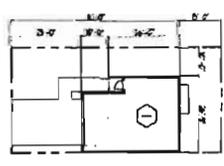
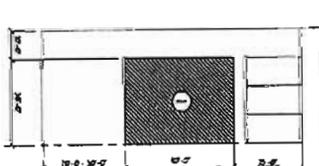
ALL THAT PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

Exhibit B



<p>HABITAT FOR HUMANITY NW 15TH STREET POMPANO BEACH, FLORIDA</p>		<p>The Benedict Group ARCHITECTURAL FIRM 1400 N. W. 15TH AVENUE, SUITE 100 POMPANO BEACH, FLORIDA 33062 TEL: 954.781.1111 FAX: 954.781.1112</p>
<p>PROJECT NO. SP-2</p>		<p>DATE: 11/11/11</p>
<p>1 & 2 STORY SINGLE FAMILY SITE PLAN</p>		<p>SCALE: AS SHOWN</p>
<p>PROJECT NO. SP-2</p>		<p>DATE: 11/11/11</p>



MEMORANDUM

Development Services

MEMORANDUM NO. 15-263

DATE: May 14, 2015

TO: Robin M. Bird, Development Services Director

FROM: Maggie Barszewski, AICP, Planner

SUBJECT: Excerpt of the Draft April 22, 2015 Planning & Zoning Board Minutes

Please find attached an excerpt of the draft April 22, 2015 Planning and Zoning Minutes.

City staff and members of the public testifying before the Board at the meeting were placed under oath by Kerrie MacNeil, Zoning Technician and Notary Public in the State of Florida.

E. PUBLIC HEARINGS

1. HABITAT FOR HUMANITY OF BROWARD, INC. / HABITAT FOR HUMANITY – LAND USE PLAN AMENDMENT

Planning and Zoning #15-9200001

Consideration of the proposed LAND USE PLAN AMENDMENT request by **HABITAT FOR HUMANITY OF BROWARD, INC.**, for the property located on the Southwest corner of NW 6th Avenue and NW 15th Street, legally described as follows:

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

AKA: Southwest corner of NW 6th Avenue and NW 15th Street
FROM: (C) Commercial
TO: M (Medium Residential 10-16 DU/AC)
STAFF CONTACT: Maggie Barszewski

Maggie Barszewski introduced herself to the board as the project planner. Mrs. Barszewski stated that this is a request for a future land use designation of a 2.753 gross-acre parcel. It is located on the south west corner of NW 6 Avenue and NW 15 Street. The request is from Commercial to Medium Residential 10-16 du/ac. The proposed land use would permit a maximum of 44 dwelling units but Habitat for Humanity is proposing to build 20 single family residential units, however for purposes of this analysis, the maximum density is considered for impact analysis. Mrs. Barszewski stated that the 44 possible units is compared to the maximum existing commercial land use & with the B-2 zoning that would have had a potential of 449,669 square feet of retail and office use on the subject property.

C. Rationale for the Proposed Amendment

Mrs. Barszewski stated that the rationale for the applicant is that the applicant recently received a rezoning on the property from Community Business (B-2) to multifamily (RM-12) in order to construct fee simple duplex homes. The applicant has been discussing the project with the surrounding community and determined single family homes are more desirable than duplex or townhomes at this location. The single family home cannot be constructed in C land use category utilizing flex units. This land use amendment will allow the single family units to be constructed and is consistent with the RM-12 zoning district. The current land use category is C (Commercial). The requested land use category is residential M (Medium) to be consistent with the remainder of the Habitat for Humanity project site.

F. Impact Analysis

Mrs. Barszewski stated that the proposed intensity of the amendment area is a net decrease over what is currently allowed under the city's adopted plan; the reduction in intensity is due to the elimination of the Commercial land use and replacing it with Residential. With the exception of parks/open space and education, the lesser intensity will result in a decrease in service impact.

F. Impact Analysis

Sanitary Sewer

Mrs. Barszewski stated that there is an expected decrease in sanitary sewer flows by 29,567 gallons per day. There is a letter verifying this information & the capacity of the County Wastewater treatment plant from the Broward County Public Works Department.

Potable Water

Mrs. Barszewski stated that the potable water is expected to decrease by 35,654 gallons per day. There is a confirmation from the City of Pompano Beach Engineering Division verifying the above information and stating that there is adequate capacity for this request.

Drainage

Mrs. Barszewski stated that the applicant states that the site will be designed to meet the minimum level of service required for drainage. A Drainage impact letter verifying the above information has been provided in the applicant's submittal.

Solid Waste

Mrs. Barszewski stated that solid waste will decrease by 17,595 pounds per day.

Recreation and Open Space

Mrs. Barszewski stated that the level of service standard for parks is 5 acres per 1,000 residents. The proposed change will generate the need for 0.19 of an acre of park area (5 acres/1000residents) and there is existing capacity in the city's park system to accommodate this demand.

For Traffic Circulation

Mrs. Barszewski stated that it is estimated that there would be a reduction of 19,163 average daily trips.

Public Education

Mrs. Barszewski stated that the proposed change would increase the demand on the public schools. The projected impact of the 44 units is approximately 20 students (split out into elementary, middle and high school facilities). In your report the tables show that each of these schools are currently under capacity and can handle the increased impact.

Land Use Compatibility

Mrs. Barszewski stated that the proposed Medium Residential Future Land use is compatible with the adjacent Medium Residential designation to the west and south, and its residential nature is more compatible than the Commercial designation has been with adjacent properties.

Mrs. Barszewski stated that furthermore, the zoning on the site is RM-12 which is not consistent with the current land use. The land use designation should be changed to residential in order to be consistent with the zoning. This project is part of an overall 9-acre residential project. In order for the residential site to be constructed with the remainder of the property as single family the land use amendment is required.

Consistency with Goals, Objectives and Policies of the City's Land Use Plan

Mrs. Barszewski stated that the proposed amendment is consistent with the following goals, objectives and policies of the Land Use Element of the Comprehensive Plan:

Goal

01.00.01 The attainment of a living environment which provides the maximum physical, economic and social wellbeing for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policies

01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

01.03.04 Consider the preservation of established single family neighborhoods in all rezonings,
land use plan amendments and site plan approvals.

01.03.05 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

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

- 01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.

- 01.06.12 Review all land use plan map amendments, rezonings and site plan applications to insure that there is sufficient potable water resources available and that they pose no noxious impacts to the Biscayne Aquifer.

- 01.07.21 Annually evaluate the effect of land development regulations and permitting on the affordability of housing and take appropriate actions to support the affordability of housing. Continue to implement the incentives for providing affordable housing currently in the land development regulations including the use of flex units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.

- 01.07.22 The city's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.

- 01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

Objective Urban Infill Criteria

- 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

G. Recommendation of Approval

Mrs. Barszewski stated that staff recommends approval of the Land Use Plan Map Amendment from the current C Future Land Use designation to Medium Residential for the property legally described in Exhibit A.

ALTERNATIVE MOTIONS:

- 1) **Motion to recommend approval** of the Land Use Plan Map Amendment from the current C Future Land Use designation to M for the subject property. The approval is based upon the finding that the amendment is compatible with the goals, objectives and policies in the Comprehensive Plan, that have been read into the record.

- 2) **Motion to table** the requested Comprehensive Plan amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

3) **Motion to recommend denial** as the Board finds the proposed land use change incompatible with the goals, objectives and policies that have been read into the record.

Mrs. Barszewski stated that the applicant is here if staff has any questions.

Jay Huebner (1489 W Palmetto Park Road Ste. 340 Boca Raton, FL 33486) introduced himself as the planner representing Habitat for Humanity. Mr. Huebner stated that the applicant is requesting a land use designation of Medium Residential because they cannot place single family homes on the property with the current Commercial designation. This residential land use designation will match the rest of the Habitat community, which is approximately nine acres in total. Mr. Huebner stated that they wish to place 3 and 4 bedroom single family homes on the property.

Jerry Mills asked if the applicant accepts all of staff's goals and policies. Mr. Huebner responded that the applicant does accept them.

Mr. Evans also asked if there are going to be twenty (20) units built or forty-four (44). Mr. Huebner stated that there will be twenty (20) units built. Mr. Huebner stated that the impact analysis in the staff report was done based on the maximum theoretical units that can be placed on the property, which is forty-four (44). However, there will only be twenty (20) units built.

Mr. Evans asked if there will be any recreational uses included in the new development. Mr. Huebner stated that this is a land use plan amendment and not a site plan, therefore they do not have specifics of the site plan with them today. Mr. Huebner also stated that this is a habitat for humanity project and they are building on individual single family lots. They do not have any public areas dedicated to public recreational facilities because the analysis shows that there are enough existing recreational facilities in the area. Mr. Evans asked what the analysis revealed. Mr. Huebner said there are enough parks in the area that have the capacity to support the number of children that will move into the area due to this project. Mr. Evans asked if this was accurate. Mr. Huebner responded that it is accurate. Mr. Huebner stated that the City has a calculation that looks at how many acres of recreational facilities are needed per person. Mrs. Barszewski stated that the applicant will have to provide a park impact fee for the single family residences. Mr. Huebner stated that these park impact fees will be paid at the time of development.

Mr. Evans asked Mr. Huebner what the approximate cost of the residential units will be. Perry Ecton (3564 N. Ocean Blvd. Fort Lauderdale, FL 33308) introduced himself to the board as the Executive Director of Habitat for Humanity of Broward. Mr. Ecton stated that, based on a market study completed 1.5 years ago, the estimated cost of the units will be \$150,000. Mr. Ecton stated that this price will be the minimum.

Walter Syrek asked if the land use change will cover about two (2) acres of the total nine (9) acres of Habitat for Humanity property in the area. Mr. Huebner confirmed. Mr. Syrek asked if the twenty (20) single family homes will just be built on the two (2) acres. Mr. Huebner confirmed. Mr. Syrek asked what will happen to the remaining seven (7) acres. Mr. Huebner stated that the entire property (all 9 acres) will be developed as a single family

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

home community, with seventy-eight (78) homes in total. Mr. Syrek asked which organizations or individuals in the neighborhood did the applicant speak to prior to this meeting. Mr. Huebner stated that they had several town hall meetings, including one at Blanche Ely High School. Mr. Huebner stated that essentially everyone within the 500 feet of the property showed up to the meeting. Mr. Huebner stated that through these meetings, they learned that single family homes was the direction the residents wanted to go in, so that is what they are doing.

Mr. Syrek asked if the property's zoning was RM-12. Mr. Huebner confirmed and restated that with this Land Use Plan Amendment, they are requesting to change from Commercial to Medium Residential (which allows 10-16 units per acre). Mr. Syrek asked if single family homes, duplex or townhomes are allowed in an RM-12. Mr. Huebner and Mrs. Barszewski confirmed.

Mr. Ecton stated that there should be a correction made to the location of the public hearing. It was not held at Blanch Ely High School, but at the community center. Mr. Syrek asked if they had any communication with the Sanders Park Homeowners Association. Mr. Ecton stated that he believes members of the association were at these meetings.

Jim Beeson asked if anyone from the audience would like to speak on this item. NO one answered.

MOTION was made by Jerry Mills and seconded by Richard Klosiewicz to recommend approval of the Future Land Use Map Amendment from C (Commercial) to M (Medium Residential). All voted in favor of the above motion; therefore the motion passed.

2. HABITAT FOR HUMANITY OF BROWARD, INC. / HABITAT FOR HUMANITY – LAND USE PLAN AMENDMENT
Planning and Zoning #15-92000002

Consideration of the proposed LAND USE PLAN AMENDMENT request by **HABITAT FOR HUMANITY OF BROWARD, INC.**, for the property located on both sides of NW 28th Avenue along NW 1st Street, approximately 230 feet north of W. Atlantic Boulevard, legally described as follows:

THE EAST 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE EAST 25 FEET THEREOF, DEDICATED TO BROWARD COUNTY FOR PUBLIC ROAD PURPOSES.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH,

**SMALL SCALE LAND USE PLAN AMENDMENT
CITY OF POMPANO BEACH**

**HABITAT FOR HUMANITY
Southwest corner NW 15th Street and NW 6th Avenue**

COMMERCIAL C TO RESIDENTIAL M

PREPARED BY:

HSQ GROUP, INC.



FEBRUARY 2015

TABLE OF CONTENTS

1. LETTER OF TRANSMITTAL	PAGE 3
2. APPLICANT INFORMATION	PAGE 3
3. AMENDMENT SITE DESCRIPTION	PAGE 4
4. EXISTING AND PROPOSED USES	PAGE 5
5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES	PAGE 6
6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	PAGE 12
7. LAND USE COMPATIBILITY	PAGE 13
8. HURRICANE EVACUATION ANALYSIS	PAGE 13
9. REDEVELOPMENT ANALYSIS	PAGE 13
10. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE POMPANO BEACH COMPREHENSIVE PLAN	PAGE 14
11. POPULATION PROJECTIONS	PAGE 16
12. ADDITIONAL INFORMATION	PAGE 16

EXHIBITS

SURVEY AND LEGAL DESCRIPTION	EXHIBIT A
LOCATION MAP	EXHIBIT B
TRAFFIC ITE CALCULATIONS	EXHIBIT C
WASTEWATER LETTER BROWARD COUNTY	EXHIBIT D
POTABLE WATER POMPANO BEACH	EXHIBIT E
DRAINAGE PERMIT AGENCY LETTER	EXHIBIT F
SOLID WASTE LETTER	EXHIBIT G
MASS TRANSIT LETTER	EXHIBIT H
PUBLIC SCHOOL LETTER	EXHIBIT I
LAND USE PLAN	EXHIBIT J
CONCEPTUAL SITE PLAN	EXHIBIT K

1. LETTER OF TRANSMITTAL

- A. Address whether the amendment is a small scale or large scale development activity (per Florida Statutes). Include acreage in this response.**

The total gross acreage of the commercial property is approximately 2.753 acres. This is a small scale land use amendment.

2. APPLICANT INFORMATION

- A. Name, address, telephone number and signature of the applicant.**

Perry Ecton
Executive Director
Habitat for Humanity
3564 North Ocean Blvd.
Fort Lauderdale, FL 33308

- B. Name, address, telephone number and signature of the agent.**

Jay Huebner, P.E., A.I.C.P.
HSQ Group, Inc.
1489 W. Palmetto Park Blvd.
Suite 340
Boca Raton, FL 33486

- C. Name, address, telephone number and notarized signature of the property owner.**

Perry Ecton
Habitat for Humanity
3564 North Ocean Blvd.
Fort Lauderdale, FL 33308

- D. City of Pompano Beach fee of \$3,290 for processing the amendment in accordance with the City's latest adopted fee schedule (this one is based on Jan. 1, 2014).**

Please find attached fee amount of \$3290.00.

E. Applicant's rationale for the amendment.

The applicant recently received a rezoning on the property from Commercial B-2 to RM-12 residential to construct duplex fee simple Habitat for Humanity homes. The applicant has been discussing the project with the surrounding community and determined single family homes are more desirable than duplex or townhomes at this location. The single family home cannot be constructed in City Commercial land use category utilizing flex units. This land use amendment will allow the residential single family units to be constructed and is consistent with the RM-12 residential zoning. The current land use category is Commercial C. The requested land use category is residential M (10-16 DU/AC) to be consistent with the remainder of the Habitat for Humanity project site.

3. AMENDMENT SITE DESCRIPTION

A. Concise written Description of the size and boundaries of the area proposed to be amended. (Legal)

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

B. Sealed survey including legal description of the area proposed to be amended. Additionally, the legal description must be provided in electronic WORD format.

See attached survey and legal description attached as Exhibit A.

C. Location map at a scale of 1" = 300' clearly indicating the location, boundaries and proposed land uses of the area to be amended. Other scales may be accepted at the discretion of the Development Services Director.

Please see attached location map as Exhibit B.

D. Traffic statement with max. land use analysis of existing vs. proposed uses.

The existing use of Commercial C maximum capacity is 449,669 square feet of commercial use. The proposed M 10-16 Du/Ac has a maximum unit count of 44 residential units. The daily trips generated by the commercial use is 19,280. The residential units generate 421 trips per day. The possible residential uses generate significantly lower traffic impacts compared to the possible commercial uses. See attached ITE generation calculations as exhibit C.

4. EXISTING AND PROPOSED USES

A. Current and proposed City of Pompano Beach Comprehensive Plan Future Land Use designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The existing land use designation for the proposed site is Commercial C. The proposed land use designation is residential M (10-16 Du/Ac)

B. Current land use designations for the surrounding properties.

C.

Direction	Actual use	Land use category
North	Single family homes	(L) Low 1-5 DU/AC
West	Church	(M) 10-16 DU/AC
South	High School	(M) 10-16 DU/AC
East	Retail/ commercial	(C) Commercial

D. Current and proposed zoning for the amendment site.

The existing and proposed zoning is RM-12. The zoning was recently amended from Commercial B-2 to RM-12 in December 2014.

E. Existing use of amendment site and adjacent areas.

Direction	Actual use	Zoning district
North	Single family homes	RS-4
West	Church	CF
South	High School	B-2
East	Retail/ commercial	B-2

F. Proposed use of amendment site including square footage and/or dwelling unit count proposed for each parcel.

The proposed use of the amendment will allow a maximum of 16 units per gross acre. The amendment site is 2.753 gross acres allowing for a maximum of 44 residential units.

G. Maximum allowable development under existing designation for the site, including square footage for each non-residential use and/or dwelling units.

The existing commercial land use with the original B-2 zoning would allow for 449,669 square feet of commercial retail and office use on the 2.294 net acres of land.

H. Maximum allowable development under proposed designation for the site, including square footage for each non-residential use and/or dwelling units.

The maximum allowable development use under the proposed residential M (10-16 du/ac) is 44 units.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. If more than one amendment is submitted, calculations should be prepared on an individual and cumulative basis.

A. SANITARY SEWER ANALYSIS

i. Provide the adopted level of service and the current level of service.

The level of service for the current commercial use is 0.1 GPD per square foot of commercial building.

The level of service for residential single family is 350 GPD per residential unit.

ii. Identify the facilities serving the amendment area including the plant capacity, current demand on plant capacity and committed plant capacity.

The sanitary sewer is serviced by the City of Pompano Beach. The city pumps its sewer to Broward County wastewater treatment plant. The Broward County Plant capacity is 100 MGD. The current demand is 82 MGD. The plant has capacity for the land use amendment.

iii. Identify the additional demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.

The existing commercial use demand is $449,669 \times 0.1 = 44,966$ GPD. The proposed residential use demand is $44 \times 350 = 15,400$ GPD. The land use amendment would result in a net decrease in demand of 29,566 GPD.

iv. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

The County plant capacity is 100 MGD. The future 2025 projected demand is 95 MGD.

Please see attached letter from Broward County Wastewater department with the requested information as exhibit D.

- v. **Identify the existing and planned service to site- provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.**

The site has an existing 8" gravity sewer system on NW 15th Street and NW 6th Avenue capable of serving the site sanitary needs.

See attached letter from the City of Pompano Beach Utility Department.

B. POTABLE WATER ANALYSIS

- i. **Provide the adopted level of service standard and the current level of service.**

The level of service for the current commercial use is 0.1 GPD per square foot of commercial building.

The level of service for residential single family is 350 GPD per residential unit.

- ii. **Identify the facilities serving the amendment area including the plant capacity, current demand and committed demand.**

The site is serviced by the City of Pompano Beach water treatment plant. The current plant capacity is 50 MGD. The committed demand is 13.1 MGD.

- iii. **Identify the wellfield serving the amendment area including the permitted capacity, remaining capacity and expiration date of the permit.**

The City currently has a SFWMD well permit for 17.75 MGD thru 2025. Please see attached letter from the City of Pompano Beach Utilities as Exhibit E.

- iv. **Identify the additional potable water demand resulting from this amendment provide calculations including assumed demand per square foot or dwelling unit.**

The existing commercial use demand is $449,669 \times 0.1 = 44,966$ GPD.

The proposed residential use demand is $44 \times 350 = 15,400$ GPD.

The land use amendment would result in a net decrease in demand of 29,566 GPD.

- v. **Identify the projected or planned capacity for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

- vi. The current plant capacity is 50 MGD with a SFWMD permit for 17.75 MGD. If the actual demand increases in the future, a permit for up to 50 MGD can be obtained. Please see attached letter from the City of Pompano Beach Utilities as Exhibit E.

- vii. **Identify the existing and planned service to site- provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.**

The existing property has an existing 36" DIP water main on NW 15th Street and a 8" DIP water main on NW 6th Avenue to service the site potable water requirements.

C. DRAINAGE ANALYSIS

- i. **Provide the adopted level of service standard for the amendment area and current level of service.**

The site level of service standard requires the finish floor elevations to be above the 100 year flood elevation. The perimeter minimum elevation of the site must be above the 25-year, 3 day flood stage.

- ii. **Identify the facilities serving the service area in which the amendment is located.**

The site has an existing 48" drainage pipe on NW 15th Street and a 24" drainage pipe on NW 6th Avenue serving drainage requirements for the area.

- iii. **Identify any planned drainage improvements including year, funding sources and other relevant information.**

No planned drainage improvements by the City in the area. The on-site drainage system will be designed to meet the level of service required for drainage purposes.

- iv. **Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.**

The property currently has not been approved by the SFWMD and is not under review at this time. The project will be permitted thru SFWMD and Broward County EPD as part of the permitting process.

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

The surrounding areas meet the level of service for drainage purposes. The proposed site development will be designed to meet the minimum level of service required for drainage purposes.

vi. Letter from the Drainage District verifying the above information (if applicable).

Please see the letter from Broward County EPD regarding the required drainage design parameters as exhibit F.

D. SOLID WASTE

i. Provide the adopted level of service standard and the current level of service.

The level of service for solid waste single family unit is 8.9 pounds per day. The level of service for commercial uses is 1 pound per 100 square feet.

ii. Identify the facilities serving the amendment area including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant. The city of Pompano Beach provided garbage and recycling pick up for residential single family units. Commercial uses are required to use a solid waste and recycling company for solid waste disposal.

The garbage is disposed of at the Broward county land fill.

iii. Identify the additional demand resulting from this amendment-provide calculations including assumed demand per square foot or dwelling unit.

The existing use of 449,669 square feet of commercial equates to 4,496 pounds per day.

Residential use of 44 single family units x 8.9 = 392.

This results in a net decrease in solid waste demand of 4,104 pounds per day.

iv. Identify the projected landfill/plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

The city has a contract with Waste Management to transport the garbage to the Monarch Hill land fill. The land fill has a capacity of 24,000,000 cubic yards and is projected future life capacity of 17 years. The land fill information and recycling is provided in the letter by the city of Pompano Beach as exhibit G.

v. Identify the existing and planned service to site.

The city of Pompano Beach will provide service to the proposed site twice a week.

vii. Letter from service provider verifying the above information.

See attached letter from the City of Pompano Beach as Exhibit G.

E. RECREATION AND OPEN SPACE ANALYSIS

i. Provide the adopted level of service standard and the current level of service.

The level of service required for the site is 2 acres per 1000 capita within the City of Pompano Beach.

ii. Identify the parks serving the amendment area including acreage and facility type, e.g. neighborhood, community or Regional Park.

The site currently has the following parks serving the future development:

1. Westside Park, Ely school – neighborhood park - 6.5 ac.
2. Pompano Beach municipal golf course – 63.75 ac.
3. Pompano Beach aquatics center – Community park
4. Quite water regional park – regional park
5. Kester field – 8.4 acres - neighborhood
6. Pompano Beach baseball park – community park

iii. Identify the additional need for park acreage resulting from this amendment.

The proposed development will generate 44 units x 3.5 persons per unit = 154 persons. The level of service of 2 acres per 1000 persons = 0.30 acres of park area.

iv. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan- provide needed projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

Based upon the current city population of 104,410 the total amount of parks required is 206.38 acres of park land. The city currently has 506.45 acres of park and recreational lands available. The additional demand of 0.30 acres does not exceed the amount of park land needed to meet the level of service per the city's policy.

F. MASS TRANSIT ANALYSIS

i. Provide the adopted level of service standard and the current level of service. Provide multi nodal transportation elements to the city.

ii. Identify the facilities serving the service area in which the amendment is located.

The site currently has a bus line route 20 on NW 6th Avenue. The bus stops at the site are every 45 minutes.

iii. Identify the additional demand resulting from this amendment.

The demand will be reduced from the current commercial uses to the proposed residential uses.

iv. Identify the projected mass transit capacity and demand for short and long range planning horizons as identified within the adopted comprehensive plan -provide demand projections and information

regarding planned capacity expansions including year, identified funding sources and other relevant information.

v. Identify the existing and planned service to site.

The site is supported by bus route 20. There are no future additional bus routes planned for the area.

vi. Letter from service provider verifying the above information.

Please see attached letter from Broward County transit as exhibit H.

G. PUBLIC EDUCATION ANALYSIS

i. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The property is serviced by Sanders Park Elementary, Pompano Beach Middle School and Blanche Ely High School.

ii. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

school	Gross capacity	Over/ under gross capacity	Permanent capacity	15/16 projections
Blanche Ely	3639	-1549	3473	2116
Pompano Beach	1235	-196	1037	1060
Sanders Park	773	-204	661	584

iii. Identify the additional student demand resulting from this amendment calculations should be based on generation rates provided by the School Board of Broward County and provide copy of the School Concurrency form.

The proposed amendment has 44 single family units.

school	Gross capacity	Over/ under gross capacity	Project student addition	School future enrollment
Blanche Ely	3639	-1549	6	2,122
Pompano Beach	1235	-196	5	1,065
Sanders Park	773	-204	11	595

- iv. **Identify the planned and/or funded improvements to serve the area in which the amendment is located, as included within the School Board's five-year capital plan- provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

There are no improvements for these schools in the next 5 years. The schools projected enrollment is below the schools capacity.

- v. **Identify other public elementary and secondary school sites or alternative (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.) not identified in Item #4 above, to serve the area in which the amendment is located.**

Please see letter from the Broward County School Board as Exhibit I.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to adversely impact any of the natural and historic resource(s) listed below and, if so, how they will be protected or mitigated.

The site does not contain any natural or historic resources.

- A. **Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

The site is not located on the historic site map or National register of historic places map.

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

The site is not on the Florida Master site file.

- C. **Wetlands as determined by the SFWMD, Army Corps of Engineers and the City of Pompano Beach.**

There are no wetlands on the site.

- D. **Natural areas depicted in the Conservation Element of the Pompano Beach Comprehensive Plan. If yes, identify the numbers, types and geographic distribution of animal and plant materials and options for preserving in place or for mitigation pursuant to the City of Pompano Beach Land Development.**

The site is not located on any of the cities conservation maps.

- E. **"Endangered" or "threatened species" or "species of special concern". If yes, identify the species and show the habitat location on the map.**

The site does not have any endangered or threatened species on it.

7. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and proposed land uses in the area and what provisions have or will be made to ensure land use.

The land use change to residential is consistent with the surrounding residential properties. The zoning on the site is RM-12 which is not consistent with the current land use. The land use has to be changed to residential to make is consistent with the zoning. This projects is part of an overall 9 acre residential project. In order for the residential site to be constructed with the remainder of the property as single family the land use amendment is required.

8. HURRICANE EVACUATION ANALYSIS

Hurricane evacuation analysis based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times.

The property is not within an evacuation area.

9. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area. If so, describe how the amendment will facilitate redevelopment and promote existing redevelopment plans.

The property is within the redevelopment area. The property is currently vacant and due to the location of the site commercial development is not a sustainable use. The surrounding lands are residential allowing for a more compatible use. This property will be combined with the land to the west to complete the overall residential community for Habitat for Humanity.

10. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE POMPANO BEACH COMPREHENSIVE PLAN

List of objectives and policies from the Pompano Beach Comprehensive Plan with which the proposed amendment is compatible.

CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

POLICY 01.01 - Provide a range of housing opportunities and choices, including those in the "medium" to "high" densities where compatible with the physical location and services needs of residents in all age and income groups.

RESIDENTIAL USES:

OBJECTIVE 1.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS - Accommodate the projected population of Broward

County by providing adequate areas on the Future Broward County Land Use Plan Map (Series) intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

POLICY 1.01.01 - Residential areas shall be designated on the future Broward County Land Use Plan Map (Series) consistent with those categories identified within the Residential Permitted Uses subsection of the Plan Implementation

Requirements section of the Broward County Land Use Plan. The categories limit the maximum number of dwelling units that can be built in any designated residential area.

POLICY 1.01.02 Permit those land uses within designated residential areas which are identified in the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES - Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

POLICY 1.03.02 Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES - Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

LAND USE AND TRANSPORTATION:

GOAL 12.00.00 - COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE AVAILABLE TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION AND ECONOMY.

POLICY 12.01.04 - Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.

CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

POLICY 01.01.05

Review proposals for new development to identify the cumulative impacts of the proposed development on public services and facilities.

POLICY 01.03.05

All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

POLICY 01.03.06

Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

POLICY 01.03.10

Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.

POLICY 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezoning's.

POLICY 01.03.12

The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

POLICY 01.16.01

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

CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

POLICY 01.01.05

Review proposals for new development to identify the cumulative impacts of the proposed development on public services and facilities.

POLICY 01.03.05

All Land Use Plan Map amendments and re-zoning shall provide for the orderly transition of varying residential land use designations.

11. POPULATION PROJECTIONS

A. Population projections for the 20-year planning horizon (indicate year).

The current population as of 2013 is 104,410. The future projections for 2025 are 116,371.

B. Revised population projections resulting from the proposed land use.

The land use amendment will generate 154 persons. This population increase is consistent with the future population growth of the city.

C. Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified within Pompano Beach Comprehensive Plan.

The proposed land use change will allow increase housing supply to help meet the future population projections in the future.

D. Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The city has future population growth projections to increase the population by 11,961 people. To meet this projection, new housing must be created. This development will add housing for 154 people which is needed to accommodate the future population demand.

12. ADDITIONAL SUPPORT DOCUMENT

Other support documents or summary of support documents on which the application for amendments based.

Please see attached conceptual site plan for the overall community which includes the land use amendment parcel. This land use amendment area is part of an overall 9 acre residential community.

Please see attached city land use map for the surrounding area.

**BOUNDARY SURVEY
PORTION OF NW ¼ SECTION 35-48-42**

LEGAL DESCRIPTION

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
3. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
4. THE AREA OF THIS PROPERTY IS 99,924 SQUARE FEET MORE OR LESS.
5. THE MEASURED DISTANCES ARE IN SUBSTANTIAL AGREEMENT WITH THE UNDERLYING PLAT UNLESS NOTED OTHERWISE.
6. THE SUBJECT PROPERTY HAS ACCESS TO NW 6TH AVENUE, AND NW 15TH STREET, PUBLIC RIGHT OF WAY.
7. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
8. THE LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM THE CLERK OF COURTS.

ABBREVIATIONS:

A	= ARC LENGTH	MON.	= MONUMENT
B.C.R.	= BROWARD COUNTY RECORDS	P.B.	= PLAT BOOK
CONC.	= CONCRETE	PG	= PAGE
D	= DELTA (CENTRAL ANGLE)	RW	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT	SIRC	= SET IRON ROD AND CAP
FIP	= FOUND IRON PIPE	U.E.	= UTILITY EASEMENT
L	= LENGTH		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Paimetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561 397 0221
CA26258 • LB7924

PROJECT: **HABITAT ABYSSINIAN**

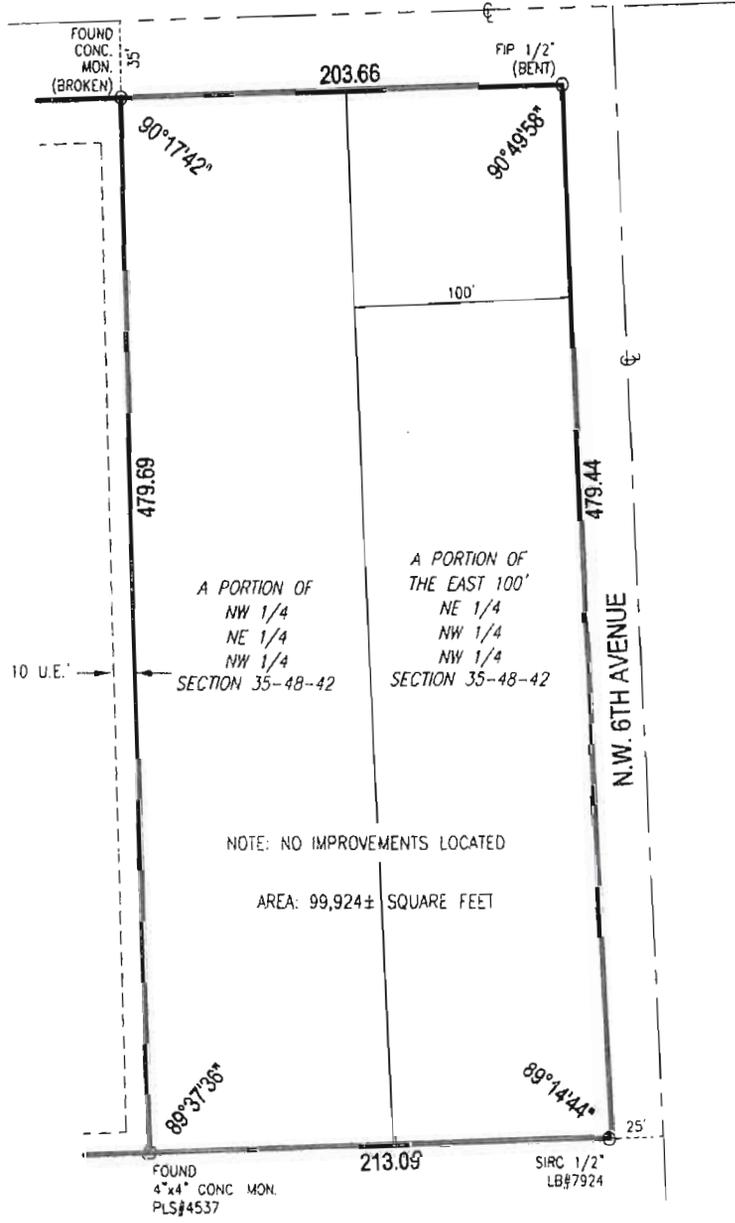
PROJECT NO.: 1406-34

DATE: 7/7/14

SHEET 1 OF 2



N.W. 15TH STREET



F.E.C. RAILROAD RIGHT-OF-WAY

LEGEND:
Ⓢ CENTERLINE

BOUNDARY SURVEY	7/7/14	GTW	DCL	13/44
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: HABITAT ABYSSINIAN			SCALE: 1" = 80'	
PROJECT NO.: 1406-34			SHEET 2 OF 2	

EXHIBIT A



PROJECT NUMBER 1408-34	HABITAT POMPAÑO BEACH ZONING EXHIBIT
SHEET NUMBER EX-1	
HSQ GROUP, INC. Engineers - Planners - Surveyors 1000 N. W. 10th St., Suite 300 Fort Lauderdale, FL 33304-3000 Phone: (954) 576-1234 Fax: (954) 576-1235	
Prepared By: _____ Date: _____ Drawn By: _____ Date: _____ Checked By: _____ Date: _____	Approved By: _____ Date: _____ Registered Engineer Number: _____ State of Florida: _____
DATE: _____ BY: _____	SCALE: _____

EXHIBIT B

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available
 DU: Dwelling Unit
 Occ.Room: Occupied Room
 KSF²: Units of 1,000 square feet
 Fuel Position: # of vehicles that could be fueled simultaneously

Description / ITE Code	Units	PM Peak Period Rate	% PM In	% PM Out	Expected Units (Independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	0.80	54%	48%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	1.01	63%	37%	44.0	421	44	28	16
Single Family Homes 210	Vehicles	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	0.60	NA	NA	0.0	0	0	NA	NA
Low Rise Apartment 221	Occ.DU	0.58	65%	35%	0.0	0	0	NA	NA
High Rise Apartment 222	DU	0.35	61%	39%	0.0	0	0	NA	NA
Mid-Rise Apartment 223	DU	0.39	58%	42%	0.0	0	0	NA	NA
Rental Townhouse 224	DU	0.72	51%	49%	0.0	0	0	NA	NA
Resd. Condo/Townhouse 230	DU	0.52	67%	33%	0.0	0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	0.38	62%	38%	0.0	0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	0.55	63%	37%	0.0	0	0	NA	NA
Mobile Home Park 240	DU	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	0.80	54%	46%		0	0	NA	NA

Residential Use

EXHIBIT C

Church 560	KSF ²	0.55	48%	52%	0	0	NA	NA	
Synagogue 561	KSF ²	1.69	47%	53%	0	0	NA	NA	
Daycare Center 565	KSF ²	12.46	47%	53%	0	0	NA	NA	
Daycare Center 565	Students	0.82	47%	53%	0	0	NA	NA	
Daycare Center 565	Employees	4.79	47%	53%	0	0	NA	NA	
Cemetery 566	Employees	7.00	33%	67%	0	0	NA	NA	
Prison 571	KSF ²	2.91	NA	NA	0	0	NA	NA	
Prison 571	Employees	0.23	28%	72%	0	0	NA	NA	
Library 590	KSF ²	7.30	48%	52%	0	0	NA	NA	
Library 590	Employees	5.40	47%	53%	0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.03	NA	NA	0	0	NA	NA	
Lodge/Fraternal Organization 591	Employees	4.05	NA	NA	0	0	NA	NA	
Hospital 610	KSF ²	1.14	42%	58%	0	0	NA	NA	
Hospital 610	Beds	1.31	36%	64%	0	0	NA	NA	
Hospital 610	Employees	0.33	31%	69%	0	0	NA	NA	
Nursing Home 620	Beds	0.22	33%	67%	0	0	NA	NA	
Nursing Home 620	Employees	NA	26%	74%	0	NA	NA	NA	
Clinic 630	KSF ²	5.18	NA	NA	0	0	NA	NA	
Clinic 630	Employees	1.23	41%	59%	0	0	NA	NA	
General Office 710 (Equation)	KSF²	Equation	17%	83%	0	0	NA	NA	
General Office 710	KSF ²	1.49	17%	83%	0	0	NA	NA	
Corporate Headquarters 714	KSF ²	1.40	10%	90%	0	0	NA	NA	
Corporate Headquarters 714	Employees	1.40	10%	90%	0	0	NA	NA	
Single Tenant Office Bldg 715	KSF ²	1.72	15%	85%	0	0	NA	NA	
Single Tenant Office Bldg 715	Employees	0.50	15%	85%	0	0	NA	NA	
Medical Dental Office 720	KSF ²	3.46	27%	73%	0	0	NA	NA	
Medical Dental Office 720	Employees	1.06	34%	66%	0	0	NA	NA	
Government Office Building 730	KSF ²	1.21	31%	69%	0	0	NA	NA	
Government Office Building 730	Employees	1.91	74%	26%	0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	17.09	NA	NA	0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	4.58	NA	NA	0	0	NA	NA	
US Post Office 732	KSF ²	11.12	51%	49%	0	0	NA	NA	
US Post Office 732	Employees	2.84	51%	49%	0	0	NA	NA	
Gov. Office Complex 733	KSF ²	2.85	31%	69%	0	0	NA	NA	
Gov. Office Complex 733	Employees	0.79	31%	69%	0	0	NA	NA	
R&D Center 760	KSF ²	1.07	15%	85%	0	0	NA	NA	
R&D Center 760	Employees	0.41	10%	90%	0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	4.49	47%	53%	0	0	NA	NA	
Building Materials/Lumber 812	Employees	2.77	51%	49%	0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	4.61	49%	51%	0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	5.00	50%	50%	0	0	NA	NA	
Free-Standing Discount Store 815	Employees	3.48	50%	50%	0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	4.84	47%	53%	0	0	NA	NA	
Hardware/Paint Store 816	Employees	5.05	NA	NA	0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	3.80	NA	NA	0	0	NA	NA	
Nursery (Garden Center) 817	Employees	1.99	NA	NA	0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	5.17	NA	NA	0	0	NA	NA	
Nursery (Wholesale) 818	Employees	0.47	NA	NA	0	0	NA	NA	
Shopping Center 820 (Equation)	KSF²	Equation	49%	51%	0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	3.37	49%	51%	449.0	19,280	1,513	741	772
Factory Outlet Center 823	KSF ²	2.29	47%	53%	0	0	NA	NA	
Quality Restaurant 931	KSF ²	7.49	67%	33%	0	0	NA	NA	
Quality Restaurant 931	Seats	0.26	67%	33%	0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	11.15	59%	41%	0	0	NA	NA	
High Turnover/Sit Down Rest 932	Seats	0.41	57%	43%	0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	26.15	51%	49%	0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	2.13	64%	36%	0	0	NA	NA	

Commercial use

EXHIBIT C



February 8, 2015

Mr. LECH S. NAGODA
Broward County Office of Environmental Services
2555 W. Copans Road
Pompano Beach, FL 33069

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Lech:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

SANITARY SEWER ANALYSIS

- i. Provide the adopted level of service and the current level of service.**
The level of service for the current commercial use is 0.1 GPD per square foot of commercial building.
The level of service for residential single family is 350 GPD per residential unit.
- ii. Identify the facilities serving the amendment area including the plant capacity, current demand on plant capacity and committed plant capacity.**
The sanitary sewer is serviced by the City of Pompano Beach. The city pumps its sewer to Broward County wastewater treatment plant.
The Broward County Plant capacity is 100 MGD. The current demand is 82 MGD. The plant has capacity for the land use amendment.
- iii. Identify the additional demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.**
The existing commercial use demand is $449,669 \times 0.1 = 44,966$ GPD.
The proposed residential use demand is $44 \times 350 = 15,400$ GPD.
The land use amendment would result in a net decrease in demand of 29,566 GPD.



HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

iv. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

The County plant capacity is 100 MGD. The future 2025 projected demand is 95 MGD.

Please see attached letter from Broward County Wastewater department with the requested information as exhibit D.

v. Identify the existing and planned service to site- provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.

The site has an existing 8" gravity sewer system on NW 15th Street and NW 6th Avenue capable of serving the site sanitary needs.

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in blue ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal



February 8, 2015

Mrs. Alessandra Delfico, P.E.
City of Pompano Utilities Dept.
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Alessandra:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

SANITARY SEWER ANALYSIS

- i. Provide the adopted level of service and the current level of service.**
The level of service for the current commercial use is 0.1 GPD per square foot of commercial building.
The level of service for residential single family is 350 GPD per residential unit.
- ii. Identify the facilities serving the amendment area including the plant capacity, current demand on plant capacity and committed plant capacity.**
The sanitary sewer is serviced by the City of Pompano Beach. The city pumps its sewer to Broward County wastewater treatment plant.
The Broward County Plant capacity is 100 MGD. The current demand is 82 MGD. The plant has capacity for the land use amendment.
- iii. Identify the additional demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.**
The existing commercial use demand is $449,669 \times 0.1 = 44,966$ GPD.
The proposed residential use demand is $44 \times 350 = 15,400$ GPD.
The land use amendment would result in a net decrease in demand of 29,566 GPD.



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Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

iv. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

The County plant capacity is 100 MGD. The future 2025 projected demand is 95 MGD.

Please see attached letter from Broward County Wastewater department with the requested information as exhibit D.

v. Identify the existing and planned service to site- provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.

The site has an existing 8" gravity sewer system on NW 15th Street and NW 6th Avenue capable of serving the site sanitary needs.

See attached letter from the City of Pompano Beach Utility Department.

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in blue ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal

February 12, 2015

Mr. Jay Huebner
HSQ GROUP, INC.
1489 West Palmetto Park Road
Suite 340
Boca Raton, Florida 33486

RE: Habitat Property LUPA NW 15th Street and NW 6th Ave
HSQ Project 1406-34

Dear Mr. Huber,

I have reviewed your analysis of the water and sanitary sewer for the property at NW 15th Street and NW 6th Avenue Habitat for Humanity is developing. I agree with your analysis that the Land Use change from Commercial to Residential M (10-16 DU/ AC) will not be detrimental.

The site is served by an 8" gravity sewer and 8" potable water main as shown on the attached map. The sanitary sewer transmission system is operated by the City of Pompano Beach, The wastewater is treated by Broward County Water and Wastewater services.

The Pompano water plant capacity is 50 MGD, the consumptive use permit raw water withdrawal is 17.75 MGD. The average daily use over the past year is 13.33 MG it is plant number 4061129

Sincerely,



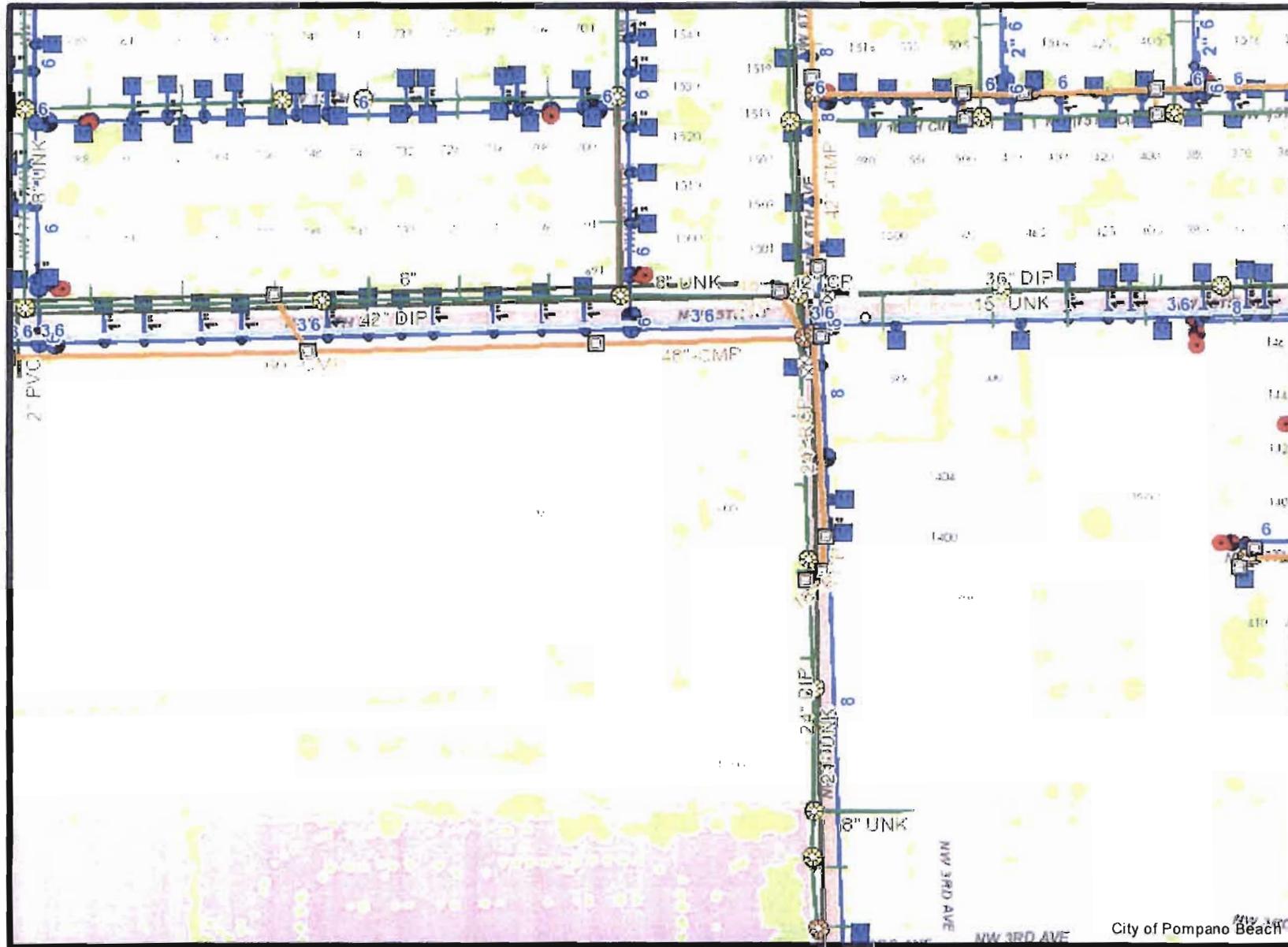
Alessandra Delfico PE CFM
City Engineer

EXHIBIT E

Pompano Utility Map



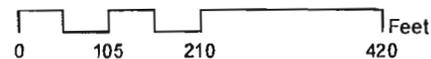
EXHIBIT E



- Legend**
- Raw Water
 - Final Potential
 - Well Sites
 - <all other values>
 - Discharge Structure
 - Diversion Chamber
 - Diversion Point
 - Junction Chamber
 - Lift Station
 - Production Well
 - Pump Station
 - Split Manhole
 - Storage Basin
 - Tide Chamber
 - Treatment Plant
 - Storm System Valves
 - Storm Control Valves
 - Storm Inlets
 - Storm Discharge Points
 - Storm Clean Outs
 - Storm Manholes

Author: NW 15th Street and NW 6th AV

Date: 2/11/2015



This product has been compiled from various source data from the City of Pompano Beach. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The City of Pompano Beach assumes no responsibility for any use of the information contained herein or any loss resulting there from.



February 8, 2015

Mrs. Alessandra Delfico, P.E.
City of Pompano Utilities Dept.
100 West Atlantic Boulevard
Pompano Beach, Fl 33060

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Alessandra:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

A. POTABLE WATER ANALYSIS

i. Provide the adopted level of service standard and the current level of service.

The level of service for the current commercial use is 0.1 GPD per square foot of commercial building.

The level of service for residential single family is 350 GPD per residential unit.

ii. Identify the facilities serving the amendment area including the plant capacity, current demand and committed demand.

The site is serviced by the City of Pompano Beach water treatment plant. The current plant capacity is 50 MGD. The committed demand is 13.1 MGD.

iii. Identify the wellfield serving the amendment area including the permitted capacity, remaining capacity and expiration date of the permit.

The City currently has a SFWMD well permit for 17.75 MGD thru 2025.

Please see attached letter from the City of Pompano Beach Utilities as Exhibit E.

iv. Identify the additional potable water demand resulting from this amendment provide calculations including assumed demand per square foot or dwelling unit.

The existing commercial use demand is $449,669 \times 0.1 = 44,966$ GPD.

The proposed residential use demand is $44 \times 350 = 15,400$ GPD.

The land use amendment would result in a net decrease in demand of 29,566 GPD.

EXHIBIT E



HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

- v. **Identify the projected or planned capacity for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**
- vi. The current plant capacity is 50 MGD with a SFWMD permit for 17.75 MGD. If the actual demand increases in the future, a permit for up to 50 MGD can be obtained. Please see attached letter from the City of Pompano Beach Utilities as Exhibit E.
- vii. **Identify the existing and planned service to site- provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.**
The existing property has an existing 36" DIP water main on NW 15th Street and a 8" DIP water main on NW 6th Avenue to service the site potable water requirements.

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in blue ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Jay Huebner
HSQ Group, Inc.
1489 W. Palmetto Park Road, Suit 340
Boca Raton, Fl. 33486

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: Habitat Property LUPA- NW 15st St & NW 6th Ave

Mr. Huebner,

The information in your LUPA package is essentially correct. The Water Management Division has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Heilman", with a long, sweeping underline.

Joe Heilman
Natural Resource Specialist II
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
Fax:(954) 831-3285
E-mail: JHeilman@Broward.org

February 11, 2015

EXHIBIT F



February 8, 2015

MRS. ASHLEY RESTA, P.E.
Broward County Environmental Protection & Growth Management Dept.
One N. University Drive, Suite 201A
Plantation, FL 33324

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Ashley:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

A. DRAINAGE ANALYSIS

i. Provide the adopted level of service standard for the amendment area and current level of service.

The site level of service standard requires the finish floor elevations to be above the 100 year flood elevation. The perimeter minimum elevation of the site must be above the 25-year, 3 day flood stage.

ii. Identify the facilities serving the service area in which the amendment is located.

The site has an existing 48" drainage pipe on NW 15th Street and a 24" drainage pipe on NW 6th Avenue serving drainage requirements for the area.

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

No planned drainage improvements by the City in the area. The on- site drainage system will be designed to meet the level of service required for drainage purposes.

iv. Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.



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Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

The property currently has not been approved by the SFWMD and is not under review at this time. The project will be permitted thru SFWMD and Broward County EPD as part of the permitting process.

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

The surrounding areas meet the level of service for drainage purposes. The proposed site development will be designed to meet the minimum level of service required for drainage purposes.

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in blue ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal



February 8, 2015

Mr. Russ Ketchum

City of Pompano recycling
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Russ:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

A. SOLID WASTE

- i. **Provide the adopted level of service standard and the current level of service.**
The level of service for solid waste single family unit is 8.9 pounds per day.
The level of service for commercial uses is 1 pound per 100 square feet.
- ii. **Identify the facilities serving the amendment area including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant. The city of Pompano Beach provided garbage and recycling pick up for residential single family units. Commercial uses are required to use a solid waste and recycling company for solid waste disposal.**
The garbage is disposed of at the Broward county land fill.
- iii. **Identify the additional demand resulting from this amendment- provide calculations including assumed demand per square foot or dwelling unit.**
The existing use of 449,669 square feet of commercial equates to 4,496 pounds per day.
Residential use of 44 single family units x 8.9 = 392.
This results in a net decrease in solid waste demand of 4,104 pounds per day.



HSQ GROUP, INC.

Consulting Engineers • Planners • Transportation

1489 W. Palmetto Park Road, Suite 340

Boca Raton, FL. 33486

(561) 392-0221 Phone • (561) 392-6458 Fax

- iv. **Identify the projected landfill/plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**

The city has a contract with Waste Management to transport the garbage to the Monarch Hill land fill. The land fill has a capacity of 24,000,000 cubic yards and is projected future life capacity of 17 years. The land fill information and recycling is provided in the letter by the city of Pompano Beach as exhibit G.

- v. **Identify the existing and planned service to site.**

The city of Pompano Beach will provide service to the proposed site twice a week.

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in blue ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal



February 8, 2015

Mrs. ARETHIA DOUGLAS, PE
Broward County Mass Transit
3201 WEST COPANS ROAD
POMPANO BEACH, FL 33069

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
HSQ Project Number: **1406-34**

Dear Arethia:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

Mass Transit:

- i. **Provide the adopted level of service standard and the current level of service. Provide multi nodal transportation elements to the city.**
- ii. **Identify the facilities serving the service area in which the amendment is located.**
The site currently has a bus line route 20 on NW 6th Avenue. The bus stops at the site are every 45 minutes.
- iii. **Identify the additional demand resulting from this amendment.**
The demand will be reduced from the current commercial uses to the proposed residential uses.
- iv. **Identify the projected mass transit capacity and demand for short and long range planning horizons as identified within the adopted comprehensive plan -provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**
- v. **Identify the existing and planned service to site.**
The site is supported by bus route 20. There are no future additional bus routes planned for the area.



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Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

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

Sincerely,
HSQ GROUP, INC.

A handwritten signature in cursive script that reads "Jay Huebner".

Jay Huebner, P.E., A.I.C.P., LEED AP
Principal



February 8, 2015

Mrs. Lisa Wight
Planner, Growth Management
Facility Planning and Real Estate Department
School Board of Broward County

Re: **HABITAT PROPERTY LUPA – NW 15TH STREET AND NW 6TH AVENUE**
 HSQ Project Number: **1406-34**

Dear Lisa:

Habitat for Humanity is developing the 2.753 acre property located at the Southwest corner of NW 15th Street and NW 6th Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential M (10-16 DU/AC). As part of the land use amendment application, the following information must be provided to insure the land use change does not have any adverse effects on the public service elements serving the site. The existing commercial land use designation could support a 449,669 commercial retail/ office and the proposed residential land use designation could support 44 single family units. The anticipated responses to each question has been provided. Please confirm the information and provide any additional information as necessary. A location map is attached for your use. Please provide information required as follows:

A. PUBLIC EDUCATION ANALYSIS

i. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The property is serviced by Sanders Park Elementary, Pompano Beach Middle School and Blanche Ely High School.

ii. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

school	Gross capacity	Over/ under gross capacity	Permanent capacity	15/16 projections
Blanche Ely	3639	-1549	3473	2116
Pompano Beach	1235	-196	1037	1060
Sanders Park	773	-204	661	584

EXHIBIT I



iii. Identify the additional student demand resulting from this amendment calculations should be based on generation rates provided by the School Board of Broward County and provide copy of the School Concurrency form.

The proposed amendment has 44 single family units.

school	Gross capacity	Over/ under gross capacity	Project student addition	School future enrollment
Blanche Ely	3639	-1549	6	2,122
Pompano Beach	1235	-196	5	1,065
Sanders Park	773	-204	11	595

iv. Identify the planned and/or funded improvements to serve the area in which the amendment is located, as included within the School Board's five-year capital plan- provide student demand projections and information regarding planned permanent design capacities and other relevant information.

v. Identify other public elementary and secondary school sites or alternative (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.) not identified in Item #4 above, to serve the area in which the amendment is located.

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

Sincerely,
HSQ GROUP, INC.

Jay Huebner, P.E., A.I.C.P., LEED AP
 Principal

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida
Growth Management Section
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179
www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)? No If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Check No. Is proof of Payment attached?

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

Zoning Designation Existing RM-12 Proposed RM-12

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			___ 3 BR or Less ___ 4 BR or >		___ 3 BR or Less ___ 4 BR or >	Single Family	44	___ 3 BR or Less 44 ___ 4 BR or >
Townhouse/ Duplex/ Villa			___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Townhouse/ Duplex/ Villa		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Garden Apartment			___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Garden Apartment		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Mid Rise			___ 1 BR or Less ___ 2 BR or >			Mid Rise		___ 1 BR or Less ___ 2 BR or >
High Rise						High Rise		
Mobile Home			___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Mobile Home		___ 2 BR or Less ___ 3 BR or >
Total						Total		

Does this project include a non-residential development? No

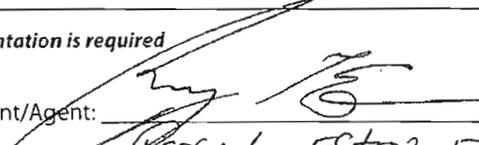
If yes, please describe other proposed uses _____

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) _____

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
___ Generates less than one student*	___ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
___ Age restricted to persons 18 and over*	___ Obtained site plan final approval prior to February 1, 2008*	
___ Statutory exemption* ___ Applicable Statute*	___ Site plan located within a plat for which school impacts have been satisfied*	
___ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

* Supporting documentation is required

Signature of Applicant/Agent:  Date: 2-11-15

Please attach a survey of the project site
 NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality
 ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

Page 2 of 3
EXHIBIT I

HABITAT FOR HUMANITY OF BROWARD INC
 3564 N. OCEAN BLVD
 FT LAUDERDALE, FL 33308-6752

BB&T
 BRANCH BANKING AND TRUST COMPANY
 1-800-BANK BBT BBT.com
 63-9138/2631

3085

2/11/2015

PAY TO THE ORDER OF The School Board of Broward County \$ **1,900.00

One Thousand Nine Hundred and 00/100***** DOLLARS

Broward County School Board
 600 S.E. 3rd Avenue
 Ft. Lauderdale, FL 33301

MEMO Abyssinian- School Impact Fees


 AUTHORIZED SIGNATURE

⑈003085⑈ ⑆263191387⑆1106004476377⑈

HABITAT FOR HUMANITY OF BROWARD INC

3085

The School Board of Broward County					2/11/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment	
2/11/2015	Bill	2-11-2015	1,900.00	1,900.00		1,900.00	
					Check Amount	1,900.00	

BB&T Operating(6377 Abyssinian- School Impact Fees 1,900.00

HABITAT FOR HUMANITY OF BROWARD INC

3085

The School Board of Broward County					2/11/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment	
2/11/2015	Bill	2-11-2015	1,900.00	1,900.00		1,900.00	
					Check Amount	1,900.00	

BB&T Operating(6377 Abyssinian- School Impact Fees 1,900.00

EXHIBIT I

