

REQUESTED COMMISSION ACTION:

Consent	<input checked="" type="checkbox"/>	Ordinance	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Consideration/ Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>
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**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 ALONG NW 1<sup>ST</sup> STREET, EAST AND WEST OF 28<sup>TH</sup> 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.**

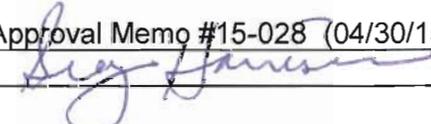
**Summary of Purpose and Why:**

This approximate 1.956-acre property is located on both sides of NW 28<sup>th</sup> Avenue along NW 1<sup>st</sup> Street. The owner, Habitat for Humanity, Broward, Inc., is requesting this small scale Future Land Use Plan Amendment (LUPA) from the City's designation of Commercial (C) to the City's designation of Low Medium Residential (LM). The purpose for this amendment is to permit the development of 12 single family homes; however, this review must consider the maximum allowable density for LM which would be 20 units. The Planning & Zoning Board recommended approval of this request in a 5-2 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

<u>DEPARTMENTAL COORDINATION</u>	<u>DATE</u>	<u>DEPARTMENTAL RECOMMENDATION</u>	<u>DEPARTMENTAL HEAD SIGNATURE</u>
<u>Dev. Services</u>	<u>04/08/15</u>	<u>Approval</u>	<u>Memo# 15-188</u>
<u>City Attorney</u>	<u>05/13/15</u>	<u></u>	<u>CAC# 2015-967</u>

Planning and Zoning Board                    Approval Memo #15-028 (04/30/15)

City Manager                     

ACTION TAKEN BY COMMISSION:

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





**City Attorney's Communication #2015-967**

May 13, 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 NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue

As requested in your memorandum to me of May 11, 2015, Development Services Memorandum #15-233, 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.



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GORDON B. LINN

GBL/jrm  
l:cor/zoning/2015-967

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 ALONG NW 1<sup>ST</sup> STREET, EAST AND WEST OF 28<sup>TH</sup> 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 1.956 gross acres in the Commercial (C) land use category to a Low Medium Residential (LM) land use designation that will allow a maximum of 12 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 Low Medium Residential (LM) land use on 1.956 gross acres, for the Habitat for Humanity, Broward, Inc. request located along Nw 1<sup>st</sup> Street, east and west of NW 28<sup>th</sup> 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 26<sup>th</sup> DAY OF MAY, 2015

PASSED SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
LAMAR FISHER, MAYOR

ATTEST:

\_\_\_\_\_  
ASCELETA HAMMOND  
CITY CLERK

## Exhibit A

### LEGAL DESCRIPTION:

#### EAST PARCEL

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, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, ALL OF SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

#### WEST PARCEL

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.

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY**  
**MEMORANDUM #15-028**

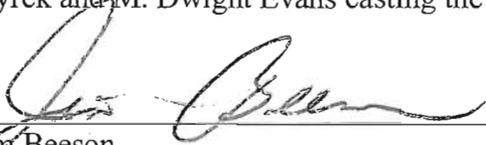
**DATE:** May 13, 2015  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** Future Land Use Map Amendment – Habitat for Humanity of Broward, Inc.  
P & Z #15-92000002 Project: Habitat for Humanity

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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 28<sup>th</sup> Avenue and NW 1<sup>st</sup> Street from Commercial (C) to Low-Medium Residential (LM).

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

The vote was five (5) to two (2), with Walter Syrek and M. Dwight Evans casting the dissenting votes.

  
\_\_\_\_\_  
Jim Beeson  
Chairman

Planning and Zoning Board/ Local Planning Agency



# MEMORANDUM

## Development Services

**ADMINISTRATIVE MEMORANDUM NO. 15-188**

DATE: April 8, 2015

TO: Planning and Zoning Board

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

FROM: Maggie Barszewski, AICP, Planner *MB*

RE: Habitat for Humanity NW 1 St. Small Scale Future Land Use Map Amendment  
April 22, 2015 meeting P&Z # 15-92000002

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### Request

The Applicant is proposing a change in the future land use designation of a 1.956 gross-acre parcel. This subject property is generally located on both sides of NW 28<sup>th</sup> Avenue along NW 1<sup>st</sup> Street, approximately 230 feet north of W. Atlantic Boulevard, as described in **Exhibit A**. Currently the parcel has a Commercial (C) Future Land Use designation. The Applicant is requesting a change in the Local Land Use designation to Low-Medium Residential (LM).

### Proposed Development

The proposed land use would permit a maximum of 20 dwelling units. The applicant has indicated an intent to build only 12 Single Family units, however for purposes of this analysis, the maximum density will be used.

### A. Existing Land Use Designations - Density/Intensities

The existing C land use with the current B-3 zoning would allow for 426,539 square feet of commercial retail and office use on the 1.63 net acres of land.

### B. Proposed Land Use Designation - Density/Intensities

The maximum allowable development use under the proposed residential LM (5-10 du/ac) is 20 units.

### C. Rationale for the Proposed Amendment

The applicant has determined the best fit for this property is single family homes to be consistent with the surrounding single family homes to the North and West. The current C land use designation allows for multifamily residential development such as apartments or town houses, but does not allow single family residential uses. The property configuration limits the ability to build a higher density residential product and the lot depth is consistent with a single family lot. For this reason the land use amendment is required in order to develop single family homes at this location.

# 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

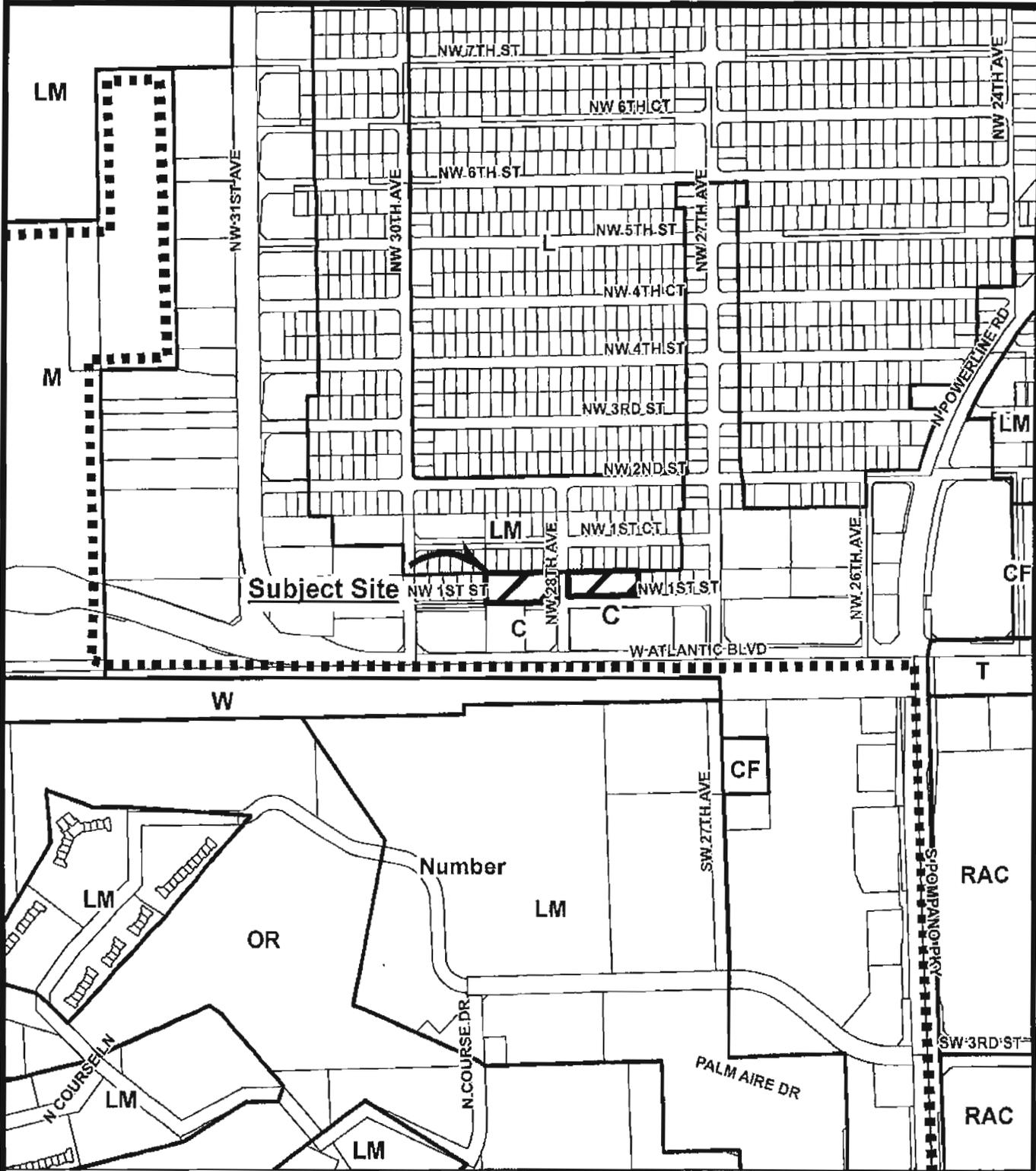
## FOR ZONING MAP

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	Commercal Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility

*    Existing
>    Proposed

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

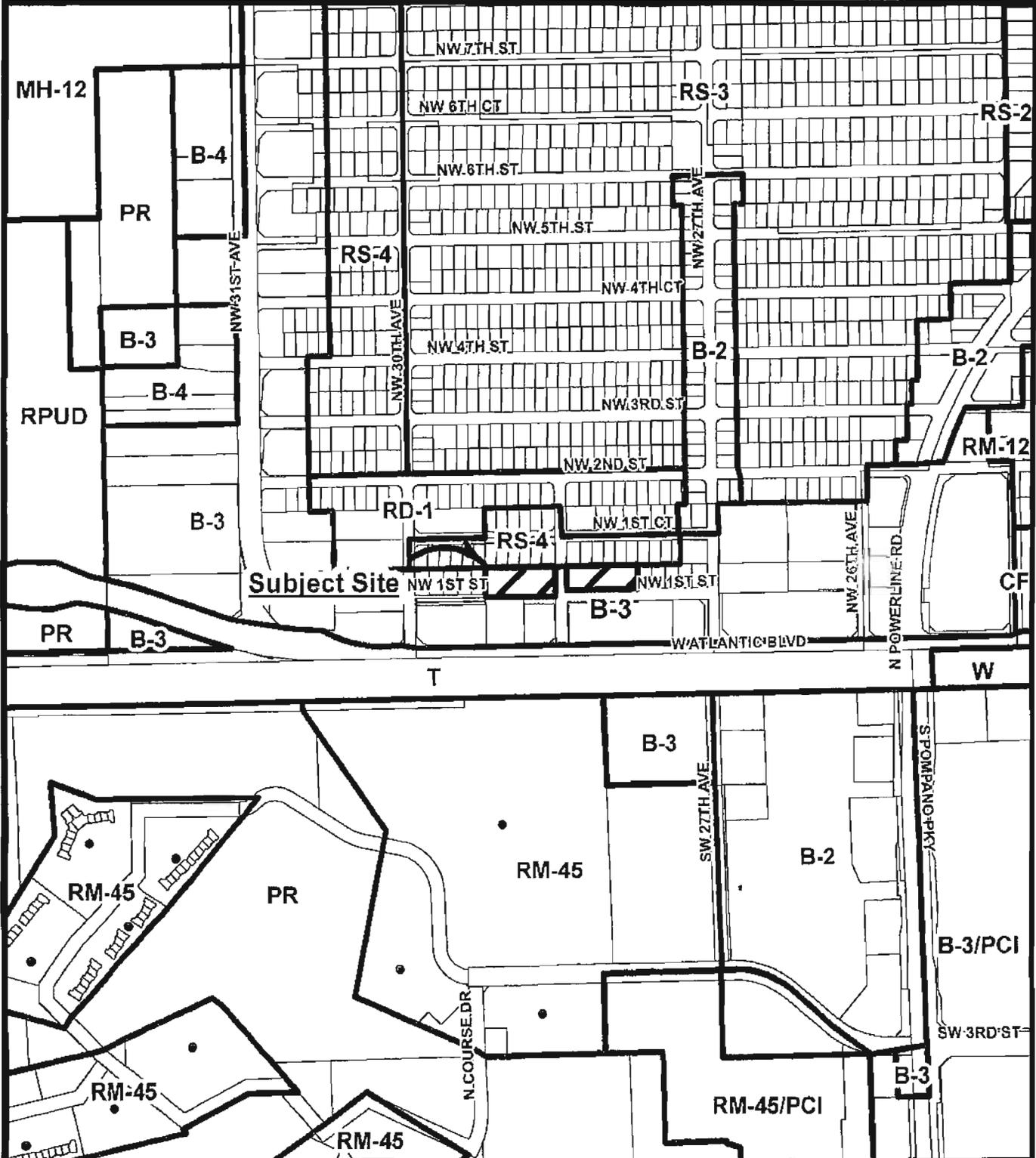


1 in = 600 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

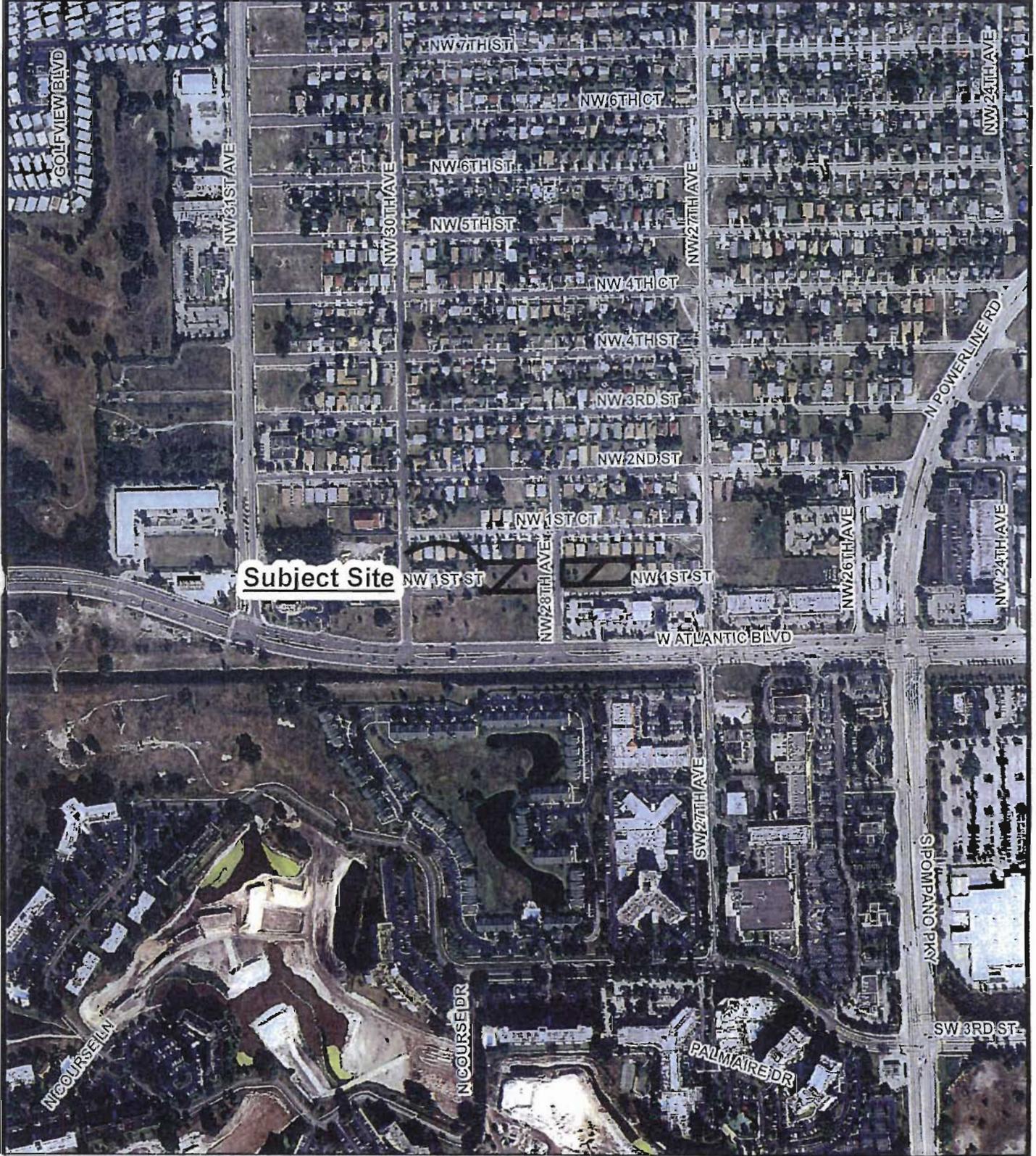
# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP

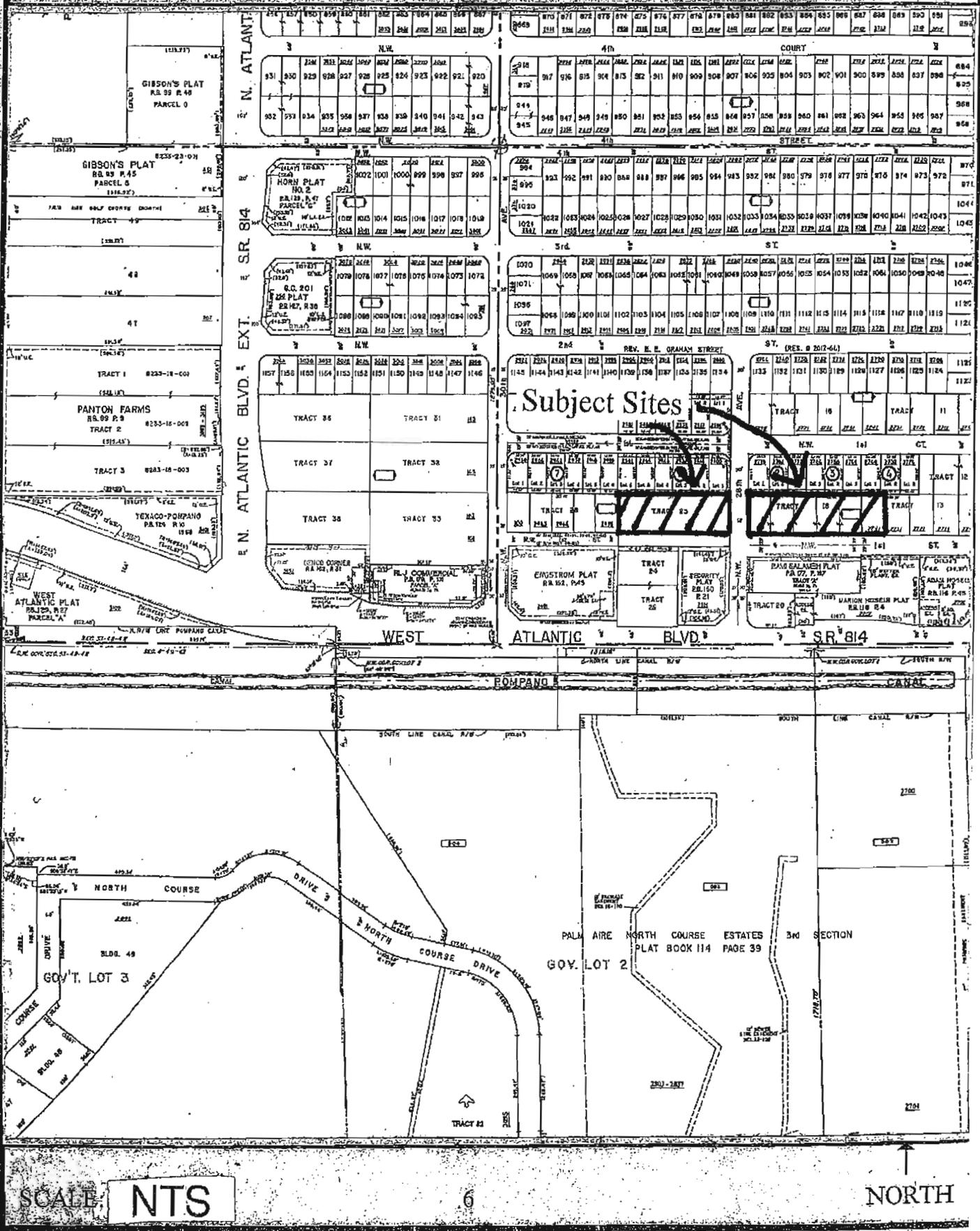


**Subject Site**

1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



**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	(LM) low med 5-10 residential
West	Single Family homes	(C)
South	Commercial retail	(C)
East	Multifamily residential	(C)

**E. Proposed City Land Use Designation** - The proposed land use designation is LM (Low-Medium Residential).

**F. Impact Analysis**

The proposed impact 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 LM Land Use is expected to decrease sanitary sewer flows by 35,654 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 426,539 sq.ft.	X .1 GPD per sq.ft.	=42,654 GPD
Proposed	LM Res. 20 d.u.	X 350 GPD per d.u.	=7,000 GPD
		Change	-35,654 GPD

The applicant has submitted a letter verifying this information & the capacity of the County Wastewater treatment plant from the Broward County Water & Wastewater Division.

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 426,539 sq.ft.	X .1 GPD per sq.ft.	=42,654 GPD
Proposed	LM Res. 20 d.u.	X 350 GPD per d.u.	= 7,000GPD
		Change	-35,654 GPD

A confirmation letter from the City of Pompano Beach Engineering Division has been submitted, 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. Drainage for the subject property will be accomplished through swales. 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 16,884 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 Commercial 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 426,539	X 4lbs./100 sq. ft./day*	=17,062* lbs/day
Proposed	LM Res. 20 d.u.	X 8.9 lbs/day	=178 lbs/day
		Change	-16,884 lbs/day

\*The applicant used a lower LOS figure of 1lb/100sq.ft./day reflecting a differentiation of only -4,037.

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 22 units thereby expecting to house approximately 43 residents based on the current Comprehensive Plan’s assumption of 2.13 average household size. The 43 additional people will generate the need for 0.086 of an acre of park area (5 acres/1000) 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 .14 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 LM land use would result in a reduction of 18,169 average daily trips as presented below.

Traffic Impact			
	ITE Use Code	Sq. Ft./Units	Total <sup>1</sup>
Current	C (820) 42.94/1k sf	426,539 sq. ft.	=18,315 trips/day
Proposed	LM Res. (210) 8.68/du	22 LM du	=191 trips /day
		Change	-18,169 trips/day

Mass Transit

The residents of the 12 units will be served by the Pompano Beach Community Bus Red Route, as well as three Broward County Transit bus routes 14, 42, and 60. The applicant will be installing a

sidewalk to provide safe movement for pedestrians and facilitate connectivity to the 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 Drew Elementary, Crystal Lake Middle School and Coconut Creek High School. The enrollment capacities are presented below.

School	Gross capacity	Over/ under gross capacity	Permanent capacity	15/16 projections
Coconut Creek High	2884	-1422	2100	1490
Crystal Lake Middle	1600	-278	1343	1313
Drew Elementary	631	-29	631	611

The projected impact of the 20 units is 9 students (split 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	Project student addition	Future student enrollment
Coconut Creek High	2884	-1422	2	1492
Crystal Lake Middle	1600	-277	2	1315
Drew Elementary	631	-28	5	611

The School District’s School Consistency Review Report verifying the above information has been provided in the applicant’s submittal.

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 LM use is compatible with the adjacent LM Future Land Use designation to the north, and the existing residential use to the east and west, as shown in the table below:

<b>Location</b>	<b>Existing Use</b>	<b>City Land Use Designation</b>
<b>North</b>	Single Family Units	LM
<b>South</b>	Vacant & Retail Buildings	C
<b>East</b>	Multi-family Units	C
<b>West</b>	Duplex Units	C

### 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 the location of the site commercial development is not a sustainable use. The surrounding lands are residential allowing for a more compatible use. 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.

**G. Recommendation of Approval**

Staff recommends approval of the Land Use Plan Map Amendment from the current C Future Land Use designation to LM 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 LM 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.

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**

### **TRACT NO. 23, COLLIER CITY LOTS (UNRECORDED)**

LEGAL DESCRIPTION:

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.

In addition to:

### **BROWARD COUNTY PLAT NO. 9**

LEGAL DESCRIPTION:

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, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, ALL OF SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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



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**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# 15-13000003, P&Z# 15-05000002 and P&Z# 15-92000002

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P&Z# 15-13000003

The Community Redevelopment Agency (CRA) does not have any objections or comments on Habitat for Humanity's request for rezoning to change the properties located SW corner of NW 1st Street and NW 28th Avenue from B-3 to RS-4.

P&Z# 15-05000002

The Community Redevelopment Agency (CRA) does not have any objections or comments on Habitat for Humanity's request to allocate 12 Flex Units on the properties located SW corner of NW 1st Street and NW 28th Avenue.

P&Z# 15-92000002

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 1st Street and NW 28th Avenue to change the land use designation from C (commercial) to LM (low-medium density residential).

**Note:**

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



# MEMORANDUM

## Development Services

**MEMORANDUM NO. 15-263**

DATE: May 14, 2015

TO: Robin M. Bird, Development Services Director

FROM: Maggie Barszewski, AICP, Planner *mb*

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

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

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 28<sup>th</sup> Avenue along NW 1<sup>st</sup> 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,

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RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, ALL OF SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

AKA: both sides of NW 28<sup>th</sup> Avenue along NW 1<sup>st</sup> Street  
FROM: (C) Commercial  
TO: LM (Low-Medium Residential 5-10 DU/AC)  
STAFF CONTACT: Maggie Barszewski

Mrs. Barszewski introduced herself to the board as the project planner. She stated that the Applicant is proposing a change in the future land use designation of a 1.956 gross-acre parcel. This subject property is generally located on both sides of NW 28<sup>th</sup> Avenue along NW 1<sup>st</sup> Street, approximately 230 feet north of W. Atlantic Boulevard. Mrs. Barszewski pointed out the subject property on a map on the projector. She commented that the applicant will be required to build an access road at the time of platting. Currently the parcel has a Commercial (C) Future Land Use designation. The Applicant is requesting a change in the Local Land Use designation to Low-Medium Residential (LM).

Mrs. Barszewski stated that the proposed land use would permit a maximum of twenty (20) dwelling units. The applicant has indicated an intent to build only twelve (12) Single Family units, however for purposes of this analysis, the maximum density will be used. With the B-3 zoning 426,539 square feet of commercial retail and office use would be allowed.

#### C. Rationale for the Proposed Amendment

Mrs. Barszewski stated the applicant has determined the best fit for this property is single family homes to be consistent with the surrounding single family homes to the North and West. The current Commercial land use designation allows for multifamily residential development such as apartments or town houses, but does not allow single family residential uses. The property configuration limits the ability to build a higher density residential product and the lot depth is consistent with a single family lot. For this reason the land use amendment is required in order to develop single family homes at this location.

Mrs. Barszewski stated that the subject property is surrounded by the following land use designations: to the north is single family homes, to the west is single family homes, to the south is commercial retail, and to the east is multifamily residential.

#### **F. Impact Analysis**

##### Sanitary Sewer

Mrs. Barszewski stated that the proposed LM Land Use is expected to decrease sanitary sewer flows by 35,654 gallons per day.

##### Potable Water

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Mrs. Barszewski stated that the new use is also expected to decrease the demand for potable water by 35,654 gallons per day from what would be generated under the existing Commercial Land Use Designation.

Drainage

Mrs. Barszewski stated that the applicant states that the site will be designed to meet the minimum level of service required for drainage.

Solid Waste

Mrs. Barszewski stated that the new use is also expected to decrease the output of solid waste by 16,884 pounds per day from what would be generated under the existing Commercial Land Use Designation.

Mrs. Barszewski stated that the recreation and Open Space demand would increase. The level of service standard for parks is 5 acres per 1,000 residents. So an additional 0.086 of an acre of park area would be required and there is existing capacity in the city's park system to accommodate this demand.

Traffic Circulation

Mrs. Barszewski stated that replacing Commercial land use with Low-Medium Residential land use would result in a reduction of 18,169 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 20 units is 9 students (split out into elementary, middle and high school facilities). Mrs. Barszewski stated that the tables in the report 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 Low-Medium use is compatible with the adjacent Low-Medium Future Land Use designation to the north, and the existing residential use to the east and west.

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**

01.00.02        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.

**G. Recommendation of Approval**

Staff recommends approval of the Land Use Plan Map Amendment from the current C Future Land Use designation to LM for the subject property.

**ALTERNATIVE MOTIONS:**

- 4) Motion to recommend approval of the Land Use Plan Map Amendment from the current C Future Land Use designation to LM for the property legally described in Exhibit A. The approval is based upon the finding that the amendment is

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compatible with the goals, objectives and policies in the Comprehensive Plan that have been read into the record.

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

Mrs. Barszewski stated that she is willing to answer any questions and the applicant is available for questions as well.

Mr. Mills asked if there was a requirement to meet certain deed restrictions. Mrs. Barszewski stated that there was a typo in the staff report and the deed restrictions should actually be included as a requirement for another agenda item. Mrs. Barszewski stated that what she read into the record is accurate.

Mr. Syrek asked Mr. Ecton if there are any drawings of the single family homes. Mr. Ecton responded that that was not required for this submission. Mr. Ecton pointed to the map projected on the wall and stated that Habitat built the surrounding blocks and the new homes will be similar. Mr. Syrek asked how residents will be accessing the new houses. Mr. Ecton stated that they have been working with City staff to figure it out and they believe this will be a future project. Mr. Huebner stated that they will be responsible for building the roadway (1<sup>st</sup> Street).

Mr. Syrek asked if the roadway will run west of 30<sup>th</sup> Avenue. Mr. Huebner replied that it does not have to reach that far, it can connect to the existing road that dead-ends at their property.

Mr. Beeson asked if anyone from the audience would like to speak. No one answered.

Mr. Beeson asked if staff would like to discuss the item. Mr. Syrek stated that he recalled listening to homeowners of the Habitat homes in the area protest the Racetrac gas station. Mr. Syrek stated that the basis of their argument was that they were sold the houses and were not made aware that the property south of them was to be developed as commercial. Mr. Syrek stated that he is going to vote against the item because of this. Mr. Ecton referred to the aerial map and asked Mr. Syrek to confirm the location of the commercial development. Mr. Huebner stated that they are ok with any of the commercial development fronting Atlantic. Mr. Huebner also stated that the surrounding land use is commercial, however there are multifamily and single family residences located on these properties. Mr. Syrek asked if the applicant was aware that a parcel of land on the west corner of 30<sup>th</sup> is owned by Racetrac. Mr. Huebner stated that he was not aware of this, however it is irrelevant to their project. Mr. Syrek asked if this information and the fact that the residents of Habitat have issues with the commercial development on Atlantic Boulevard was irrelevant to him as well. Mr. Ecton stated that their families are looking for decent affordable housing and they would rather have a residential buffer all the way to the first block behind Atlantic. Mr. Syrek stated that that may be true however he suggests that the

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applicant reach out to the individuals who were concerned with the commercial development and find out exactly what their concerns were. Mr. Syrek stated that he does not think have residential back up to commercial uses is the best design for the City.

Mr. Evans stated that he has seen a sign saying that there is a Racetrac coming to the area. Mr. Ecton stated that Mr. Syrek said it will be on Atlantic and 30<sup>th</sup> Avenue and the subject property is two blocks down. Mrs. Barszewski stated that the CRA has been putting forth amendments for the area and they are working on something for 27<sup>th</sup> Avenue. They are attempting to do a redevelopment of the entire area and the CRA wrote a letter stating that they are in favor of this project. Mr. Ecton stated that the CRA is looking to rezone the parcels along 27<sup>th</sup> avenue from commercial to residential to slow the traffic down and reduce the density in the area.

Mr. Beeson pointed out that their approval should be based on the item compatibility with the goals, objectives and policies on the Comprehensive Plan. Mr. Beeson told Mr. Syrek that he would like to caution him that his decision should not necessary be based on his concern with future development and more on the items compatibility with the Comprehensive Plan.

**MOTION** was made by Richard Klosiewicz and seconded by Jerry Mills to recommend approval of the Future Land Use Map Amendment from C (Commercial) to LM (Low-Medium Residential). All voted in favor of the above motion, with the exception of Dwight Evans and Walter Syrek; therefore the motion passed.

**3. HABITAT FOR HUMANITY OF BROWARD, INC. / HABITAT FOR HUMANITY - REZONING**

**Planning and Zoning #15-1300003**

Consideration of the request by **HABITAT FOR HUMANITY OF BROWARD, INC.**, to rezone the property from B-3 (General Business) to RS-4 (Single family Residence). The property is 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, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE

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

**HABITAT FOR HUMANITY  
Southwest corner NW 1st Street and NW 28<sup>th</sup> Avenue**

**COMMERCIAL C TO RESIDENTIAL LM**

**PREPARED BY:**

**HSQ GROUP, INC.**



**FEBRUARY 2015**

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## EXHIBITS

SURVEY AND LEGAL DESCRIPTION	EXHIBIT A
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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

**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 1.956 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 has determined the best fit for this property is single family homes to be consistent with the surrounding single family homes to the North and West. The current commercial land use designation allows for multifamily residential development such as apartments or town houses, but does not allow single family residential uses. The property configuration limits the ability to build a higher density residential product and the lot depth is consistent with a single family lot. For this reason the land use amendment is required to develop single family homes at this location.

**3. AMENDMENT SITE DESCRIPTION**

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

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, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, ALL OF SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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.

**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 and current B-3 zoning maximum capacity is 426,539 square feet of commercial use. The proposed LM 5-10 Du/Ac has a maximum unit count of 20 residential units. The daily trips generated by the commercial use is 18,292. The residential units generate 191 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 LM (5-10 Du/Ac)

**B. Current land use designations for the surrounding properties.**

Direction	Actual use	Land use category
North	Single family homes	(LM ) low med 5-10 residential
West	Single Family homes	(C) Commercial
South	Commercial retail	(C) Commercial
East	Multifamily residential	(C) Commercial

**C. Current and proposed zoning for the amendment site.**

The existing zoning is B-3. The proposed zoning is RS-4.

**D. Existing use of amendment site and adjacent areas.**

Direction	Actual use	Zoning district
North	Single family homes	RS-4
West	Single Family homes	B-3
South	Commercial retail	B-3
East	Multifamily residential	B-3

**E. 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 10 units per gross acre. The amendment site is 1.956 gross acres allowing for a maximum of 20 residential units.

**F. 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 current B-3 zoning would allow for 426,539 square feet of commercial retail and office use on the 1.63 net acres of land.

**G. 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 LM (5-10 du/ac) is 20 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  $426,539 \times 0.1 = 42,653.9$  GPD.

The proposed residential use demand is  $20 \times 350 = 7,000$  GPD.

The land use amendment would result in a net decrease in demand of 35,653.9 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 15<sup>th</sup> Street and NW 6<sup>th</sup> 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  $426,539 \times 0.1 = 42,653.9$  GPD.

The proposed residential use demand is  $20 \times 350 = 7,000$  GPD.

The land use amendment would result in a net decrease in demand of 35,653.9 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.**

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.

- vi. **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 15<sup>th</sup> Street and a 8" DIP water main on NW 6<sup>th</sup> 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 existing site does not have any drainage facilities available to service the proposed development.

- 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 426,539 square feet of commercial equates to 4,265 pounds per day. 1 pound per 100 square feet.

Residential use of 20 single family units x 8.9 = 178.

This results in a net decrease in solid waste demand of 4,087 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
7. Mc Nair park – 6.4 acres - neighborhood

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

The proposed development will generate 20 units x 3.5 persons per unit = 70 persons. The level of service of 2 acres per 1000 persons = 0.14 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 0.14 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 14, 42 and 60 on adjacent streets within walking distance from the site.. Route 14 stops every 20 minutes on Powerline Road, Route 42 stops every 30 minutes on Atlantic Blvd. and Route 60 stops every 20 minutes on NW 27<sup>th</sup> Avenue.

**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 currently supported by bus 3 bus routes 14,42 and 60. 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 Coconut Creek Elementary, Crystal Lake Middle School and Coconut Creek 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
Coconut creek high	2884	-1422	2100	1490
Crystal Lake	1600	-278	1343	1313
Coconut Creek	803	-57	737	750

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 20 single family units.

school	Gross capacity	Over/ under gross capacity	Project student addition	Future student enrollment
Coconut creek high	2884	-1422	3	1493
Crystal Lake	1600	-278	2	1315
Coconut Creek	803	-57	5	755

- 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

- A. **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.

- B. **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.

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

The site is not on the Florida Master site file.

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

There are no wetlands on the site.

- E. **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.

- F. **"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 location of the property is not on a commercial road and has residential uses on three sides. The location is not conducive to support a commercial use because it does not have the visibility and accessibility for B-3 zoning businesses. The West and North sides of the property are single family homes. The East side is residential apartments. The property to the South is commercial retail, but has a 6' high wall separating the property from the 1<sup>st</sup> street road Right of Way. The lot size is consistent with a single family standard lot. This is a Habitat for Humanity property. The properties to the North and West are Habitat for Humanity communities. This property is more compatible with the surrounding properties as residential single family than the current commercial land use.

**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.

**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 70 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 70 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 city land use map for the surrounding area as Exhibit J.



**MAP OF BOUNDARY SURVEY**  
**NW 1ST STREET DEVELOPMENT - WEST PARCEL**  
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION**

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.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 0.904 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF NW 28 AVENUE HAVING AN ASSUMED BEARING OF N 00°14'42" E.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. PROPERTY IS A VACANT PARCEL.
8. PROPERTY ADDRESS: NW CORNER OF NW 28TH AVENUE AND NW 1ST STREET, POMPANO BEACH, FLORIDA 33069.
9. PURPOSE OF THIS SURVEY SHOWN HEREON IS TO DETERMINE BOUNDARY OF WEST PARCEL IN PREPARATION OF LUPA APPLICATION.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

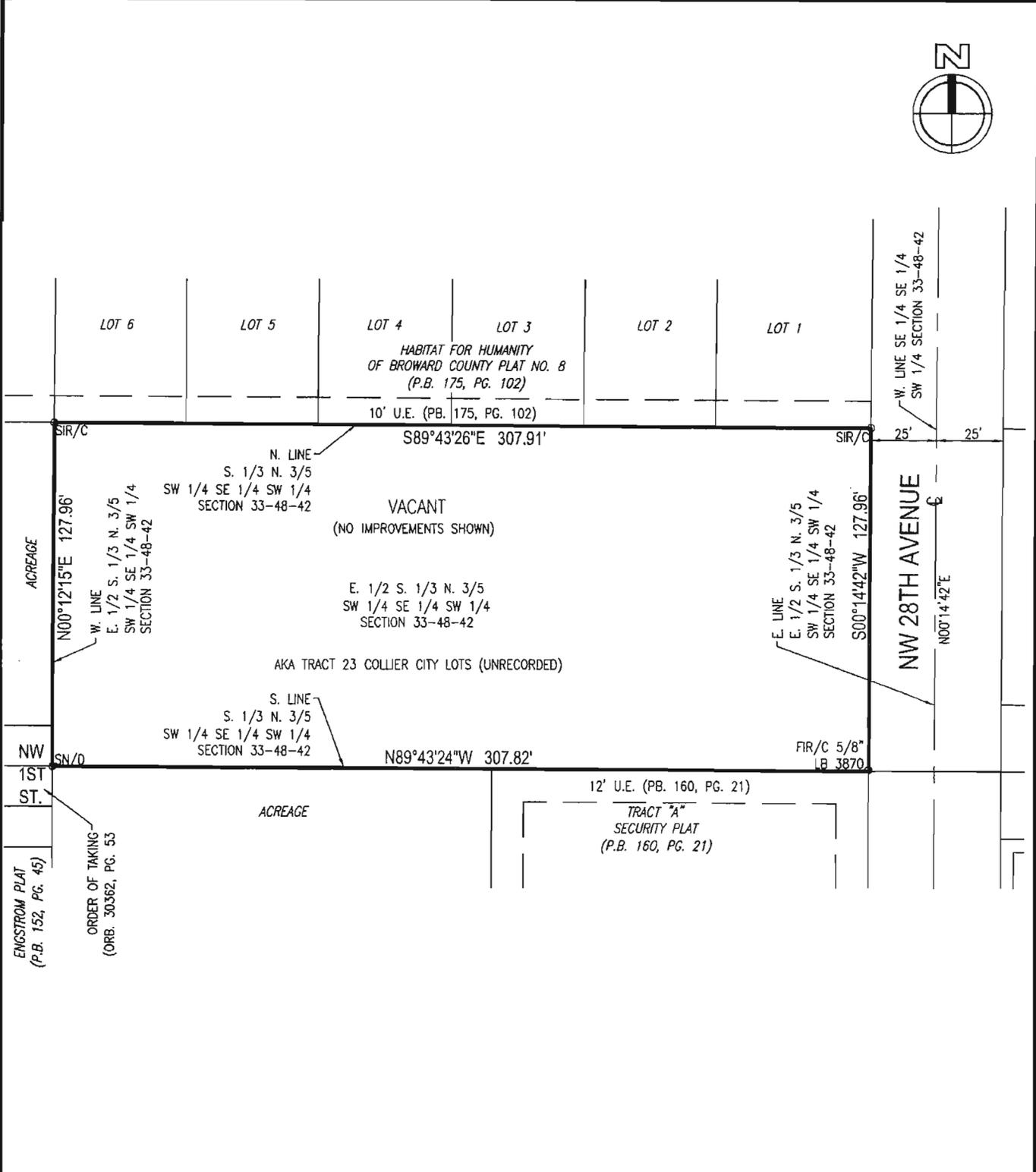
LAST DATE OF FIELD SURVEY: 02/06/15

**LEGEND:**

- CENTERLINE
- B.C.R. = BROWARD COUNTY RECORDS
- FIR/C = FOUND IRON ROD W/CAP
- ORB = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT

BOUNDARY SURVEY	02/09/15	LMK	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: <b>HABITAT FOR HUMANITY</b>			SCALE: 1" = 50'	
PROJECT NO.: 140102			SHEET 1 OF 2	

EXHIBIT A



**LEGEND:**  
 CENTERLINE  
 B.C.R. = BROWARD COUNTY RECORDS  
 FIR/C = FOUND IRON ROD W/CAP  
 ORB = OFFICIAL RECORDS BOOK  
 P.B. = PLAT BOOK  
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 R/W = RIGHT-OF-WAY  
 U.E. = UTILITY EASEMENT

BOUNDARY SURVEY	02/09/15	LMK	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	HABITAT FOR HUMANITY			SCALE: 1" = 50'
PROJECT NO.:	140102			SHEET 2 OF 2

*EXHIBIT A*

EXHIBIT B



NO.	DATE	BY	REVISION

Designed by JM Date 12/14  
 Drawn by ALE Date 12/14  
 Checked by JM Date 12/14  
 Approved by JAY MAEDHOL, P.E. Date 02/07/15  
 Registered Engineer Number: 54513  
 State of Florida



**HSQ GROUP, INC.**  
 Engineers · Planners · Surveyors  
 1489 West Palmato Park Road, Suite 340  
 Boca Raton, Florida 33486 · (561) 392-0221  
 CEN 256 · LD1824

**HABITAT FOR HUMANITY**  
 LOCATION MAP

PROJECT NUMBER  
**1401-02**  
 SHEET NUMBER  
**LM-1**

**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      KSF<sup>2</sup>: Units of 1,000 square feet  
 DU: Dwelling Unit      Fuel Position: # of vehicles that could be fueled simultaneously  
 Occ.Room: Occupied Room

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%	46%		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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF <sup>2</sup>	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF <sup>2</sup>	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF <sup>2</sup>	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 <sup>2</sup>	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF <sup>2</sup>	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%	20.0	191	20	13	7
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 <sup>2</sup>	0.55	48%	52%	0	0	NA	NA	
Synagogue 561	KSF <sup>2</sup>	1.69	47%	53%	0	0	NA	NA	
Daycare Center 565	KSF <sup>2</sup>	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 <sup>2</sup>	2.91	NA	NA	0	0	NA	NA	
Prison 571	Employees	0.23	28%	72%	0	0	NA	NA	
Library 590	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	5.18	NA	NA	0	0	NA	NA	
Clinic 630	Employees	1.23	41%	59%	0	0	NA	NA	
General Office 710 (Equation)	KSF <sup>2</sup>	Equation	17%	83%	0	0	NA	NA	
General Office 710	KSF <sup>2</sup>	1.49	17%	83%	0	0	NA	NA	
Corporate Headquarters 714	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	4.61	49%	51%	0	0	NA	NA	
Free-Standing Discount Store 815	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	5.17	NA	NA	0	0	NA	NA	
Nursery (Wholesale) 818	Employees	0.47	NA	NA	0	0	NA	NA	
Shopping Center 820 (Equation)	KSF <sup>2</sup>	Equation	49%	51%	0	0	NA	NA	
Shopping Center 820 Rate	KSF <sup>2</sup>	3.37	49%	51%	426.0	18,292	1,436	703	732
Factory Outlet Center 823	KSF <sup>2</sup>	2.29	47%	53%	0	0	NA	NA	
Quality Restaurant 931	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 1<sup>ST</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Lech:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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. 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  $426,539 \times 0.1 = 42,653.9$  GPD.

The proposed residential use demand is  $20 \times 350 = 7,000$  GPD.

The land use amendment would result in a net decrease in demand of 35,653.9 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.**

Z:\Projects\2014\1401-02 NW 1st St. Development Habitat\Applications\land use\1401-02 habitat 1st streetoes wastewater.doc

*EXHIBIT D*



**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

---

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 15<sup>th</sup> Street and NW 6<sup>th</sup> 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 1<sup>st</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Alessandra:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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. 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  $426,539 \times 0.1 = 42,653.9$  GPD.

The proposed residential use demand is  $20 \times 350 = 7,000$  GPD.

The land use amendment would result in a net decrease in demand of 35,653.9 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**



**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

---

**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 15<sup>th</sup> Street and NW 6<sup>th</sup> 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 1<sup>st</sup> Street and NW 28<sup>th</sup> Ave  
HSQ Project 1401-02

Dear Mr. Huber,

I have reviewed your analysis of the water and sanitary sewer for the property at NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue Habitat for Humanity is developing. I agree with your analysis that the Land Use change from Commercial to Residential LM (5-10 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

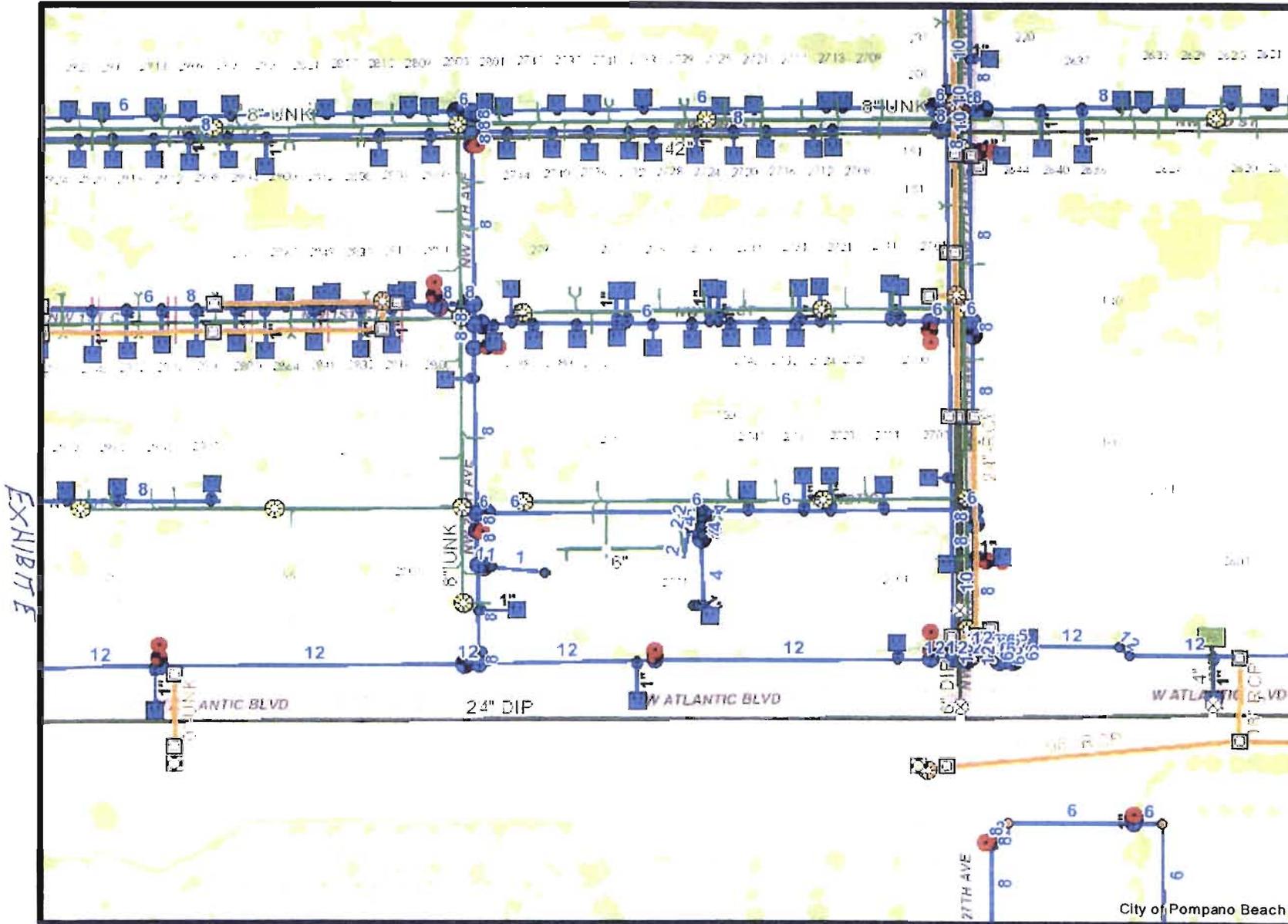
Sincerely,



Alessandra Delfico PE CFM  
City Engineer

EXHIBIT E

# Pompano Utility Map

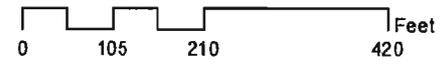


- Legend**
-  Raw Water Final Potential Well Sites
  -  <all other values>
  -  Discharge Structure
  -  Diversion Chamber
  -  Diversion Point
  -  Junction Chamber
  -  Lift Station
  -  Production Well
  -  Pump Station
  -  Split Manhole
  -  Storage Basin
  -  Tide Chamber
  -  Treatment Plant
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

EXHIBIT E

City of Pompano Beach

Author: NW 1st Street and NW 28th 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 1<sup>st</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Alessandra:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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  $426,539 \times 0.1 = 42,653.9$  GPD.

The proposed residential use demand is  $20 \times 350 = 7,000$  GPD.

The land use amendment would result in a net decrease in demand of 35,653.9 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

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- 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.**

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.

- vi. **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 15<sup>th</sup> Street and a 8" DIP water main on NW 6<sup>th</sup> 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, appearing to read 'Jay Huebner', is written over the typed name.

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 1<sup>st</sup> St & NW 28<sup>th</sup> 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 "Joe Heilman", is written over a horizontal line.

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](mailto: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 1<sup>ST</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Ashley:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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 existing site does not have any drainage facilities available to service the proposed development.

**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.**



**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

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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, appearing to read 'Jay Huebner'.

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



February 8, 2015

**Mr. Russ Ketchem**

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

Re: **HABITAT PROPERTY LUPA – NW 1<sup>ST</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Russ:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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 426,539 square feet of commercial equates to 4,265 pounds per day. 1 pound per 100 square feet.

Residential use of 20 single family units x 8.9 = 178.

This results in a net decrease in solid waste demand of 4,087 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

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- 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 1<sup>ST</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
HSQ Project Number: **1401-02**

Dear Arethia:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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. 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 14, 42 and 60 on adjacent streets within walking distance from the site.. Route 14 stops every 20 minutes on Powerline Road, Route 42 stops every 30 minutes on Atlantic Blvd. and Route 60 stops every 20 minutes on NW 27<sup>th</sup> Avenue.

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 currently supported by bus 3 bus routes 14,42 and 60. There are no future additional bus routes planned for the area.



**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

---

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

Re: **HABITAT PROPERTY LUPA – NW 1<sup>ST</sup> STREET AND NW 28<sup>TH</sup> AVENUE**  
 HSQ Project Number: **1401-02**

Dear Lisa:

Habitat for Humanity is developing the 1.956 acre property located at the NW 1<sup>st</sup> Street and NW 28<sup>th</sup> Avenue. The developer is seeking a land use plan amendment (LUPA) to change the land use from Commercial (C) to Residential LM (5-10 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 426,539 commercial retail/ office and the proposed residential land use designation could support 20 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 Coconut Creek Elementary, Crystal Lake Middle School and Coconut Creek 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
Coconut creek high	2884	-1422	2100	1490
Crystal Lake	1600	-278	1343	1313
Coconut Creek	803	-57	737	750

- 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 20 single family units.

*EXHIBIT I*



school	Gross capacity	Over/ under gross capacity	Project student addition	Future student enrollment
Coconut creek high	2884	-1422	3	1493
Crystal Lake	1600	-278	2	1315
Coconut Creek	803	-57	5	755

- 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

Page 1 of 2  
*EXHIBIT A*

Zoning Designation Existing B-3 Proposed RS-4

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	20	____ 3 BR or Less 20 ____ 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: [Signature] 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 2  
 EXHIBIT H

**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

3086

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 School Impact Fees

  
 AUTHORIZED SIGNATURE

⑈003086⑈ ⑆263191387⑆ 1100804476377⑈

HABITAT FOR HUMANITY OF BROWARD INC

3086

The School Board of Broward County

Date	Type	Reference	Original Amt.	Balance Due	2/11/2015 Discount	Payment
2/11/2015	Bill	2-11-2015-2	1,900.00	1,900.00		1,900.00
					Check Amount	1,900.00

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

HABITAT FOR HUMANITY OF BROWARD INC

3086

The School Board of Broward County

Date	Type	Reference	Original Amt.	Balance Due	2/11/2015 Discount	Payment
2/11/2015	Bill	2-11-2015-2	1,900.00	1,900.00		1,900.00
					Check Amount	1,900.00

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

EXHIBIT A

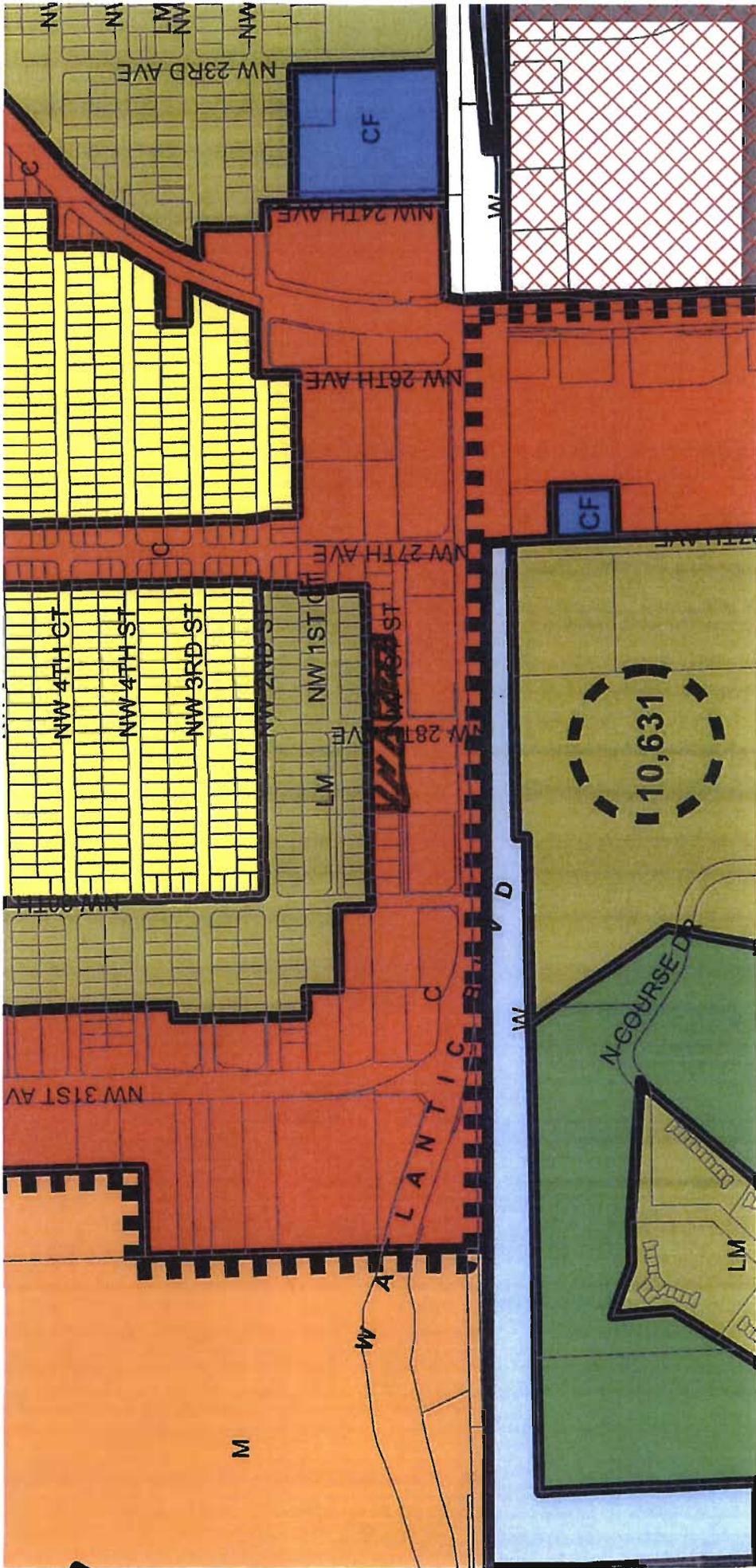


EXHIBIT J