

REQUESTED COMMISSION ACTION:

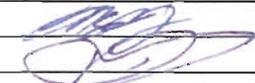
Consent	<input checked="" type="checkbox"/>	Ordinance	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Consideration/ Discussion	<input type="checkbox"/>	Presentation
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SHORT TITLE AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE EAST TRANSIT ORIENTED CORRIDOR (ETOC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON MAY 25, 2016; 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:

The current adopted land use designations in the ETOC area permits a maximum of 1,319 dwelling units, approximately 44.7 million square feet of commercial uses, 5.5 acres of park and recreation and 5.0 acres of community facility land uses. The proposed land use change holds the recreation and community facility uses constant and includes an increase the potential dwelling units by 2,399 units for a total of 3,718 units while reducing the potential commercial uses to 7 million square feet. The intent is for the area to be developed in a mixed use pattern of transit oriented development. The flexibility afforded by the proposed Transit Oriented Corridor land use designation provides the potential for mixed use development with housing located above retail and office uses, pedestrian improvements with wider sidewalks and pedestrian amenities, while at the same time preserving established single family neighborhoods. The following workshops were held associated with the ETOC: City Commission Workshop – Nov. 12, 2015; East CRA Workshop – March 16, 2016; Community Meeting – April 16, 2016; Planning & Zoning Workshop – April 20, 2016. This is the transmittal hearing to the County, the adoption/second reading is anticipated on or around May of 2017.

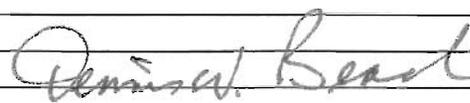
- (1) Origin of request for this action: ECRA AND CITY OF POMPANO BEACH
- (2) Primary staff contact: Robin M. Bird/Maggie Barszewski Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	05/04/16	Approval	
City Attorney	6/17/16		
CRA			

Planning and Zoning Board

Memo #16-032


 City Manager



ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>	<u>Workshop</u>
1 st Reading <u>06/28/2016</u>	1 st Reading	Results:	Results:
2 nd Reading <u>TBD</u>			



City Attorney's Communication #2016-870

June 15, 2016

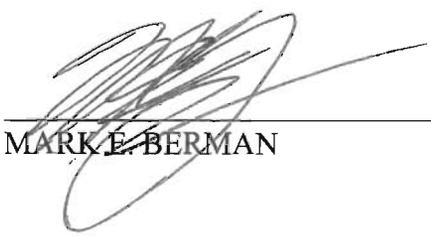
TO: Maggie Barszewski, AICP, Planner
FROM: Mark E. Berman, City Attorney
RE: Ordinance – ETOC Map Amendment

As requested in your e-mail of June 14, 2016, the following form of ordinance, relative to the above-referenced matter, has been revised and is attached:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE EAST TRANSIT ORIENTED CORRIDOR (ETOC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON MAY 25, 2016; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

As discussed, please review and revise Exhibit A, Legal Description, prior to presenting the ordinance to the City Commission.

Please feel free to contact me if I may be of further assistance.



MARK E. BERMAN

/jrm
l:cor/dev-srv/2016-431

Attachment

ORDINANCE NO. 2016-_____

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 EAST TRANSIT ORIENTED CORRIDOR (ETOC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON MAY 25, 2016; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 May 25, 2016, on the proposed amendment 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 Commercial, Medium Density Residential, Low Density Residential, Community Facility, Open Space Recreation to East Transit Oriented Corridor (ETOC) consisting of Commercial 7,000,000 square feet; Residential: 3,718 dwelling units; Community Facility: 5.0 acres; Parks & Recreation: 5.5 acres; all within the approximate 282.7 acres bounded on the east by the Intracoastal Waterway and at the western most point by S. Cypress Road; as legally described in Exhibit A attached hereto and made a part hereof; 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 Element 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 that future development in the ETOC will be evaluated based on reasonable height transitions between adjacent land uses which will be governed by the ETOC Zoning Code and the request is in the best interests of the City; now, therefore,

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

SECTION 1. 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. The duly noticed public hearing was held on May 25, 2016 by the Local Planning Agency in compliance with Section 163, Florida Statutes, to consider the referenced Future Land Use Map Amendment.

SECTION 3. 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, Medium Density Residential, Low Density Residential, Community Facility, Open Space Recreation to East Transit Oriented Corridor (ETOC) consisting of Commercial 7,000,000 square feet; Residential: 3,718 dwelling units; Community Facility: 5.0 acres; Parks & Recreation: 5.5 acres; all within the approximate 282.7 acres bounded on the east by the Intracoastal Waterway and at the western most point by S. Cypress Road; as legally described in Exhibit A attached hereto and made a part hereof.

SECTION 4. 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 Large 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. 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. All Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

SECTION 8. 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 _____ day of _____, 2016.

PASSED SECOND READING this _____ day of _____, 2017.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

:jrm
6/15/16
L:ord/2016-225

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", KOI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 46-48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520, SHEET 7 OF 11; THENCE SOUTH 89°00'03" WEST ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 519.99 TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A", THENCE DEPARTING SAID NORTH AND SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSES; (1) SOUTH 01°18'24" EAST, 145.00 FEET; (2) SOUTH 88°58'14" WEST, 85.00 FEET; (3) SOUTH 01°18'24" EAST, 243.55 FEET TO A POINT OF INTERSECTION WITH WITH NORTH RIGHT OF WAY LINE OF G-16 CANAL, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP BOOK, 14 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID CANAL RIGHT OF WAY THE FOLLOWING FOUR COURSES; (1) NORTH 63°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.46 FEET; (4) NORTH 64°10'20" WEST, 490.94 FEET TO A POINT ON SOUTH RIGHT OF WAY LINE OF SAID ATLANTIC AVENUE; THENCE SOUTH 89°00'03" WEST, ALONG SAID NORTH AND SOUTH LINE, 67.85 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 27°30'56" EAST, 142.26 FEET TO A POINT OF INTERSECTION ON NORTH RIGHT OF WAY LINE OF SAID ATLANTIC AVENUE; THENCE NORTH 89°00'03" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 600.53 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 4TH AVENUE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 01°24'00" WEST, ALONG SAID CENTERLINE, 274.01 FEET, TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID CENTERLINE OF N.E. 4TH AVENUE, NORTH 89°00'03" EAST, ALONG SAID CENTERLINE OF N.E. 1ST STREET, 900.88 FEET A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 5TH AVENUE ALSO BEING THE WEST LINE OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST ; THENCE DEPARTING SAID CENTERLINE OF N.E. 1ST STREET, SOUTH 01°25'33" EAST, ALONG THE CENTERLINE OF SAID N.E. 5TH AVENUE AND SAID WEST LINE, 0.91 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID N.E. 5th AVENUE CENTERLINE AND SAID WEST LINE AND ALONG SAID N.E. 1ST STREET CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°07'04" EAST, 1331.24 FEET; (2) NORTH 88°58'09" EAST, 664.35 FEET; (3) NORTH 88°59'03" EAST, 666.69 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE CENTERLINE OF N.E. 13TH AVENUE; THENCE DEPARTING SAID N.E. 1ST STREET CENTERLINE, NORTH 01°18'38" WEST, ALONG THE WEST LINE OF SAID S.E. ¼ AND SAID N.E. 13TH AVENUE CENTERLINE, 206.19 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 14 THROUGH 19, BLOCK 2, OCEAN WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 88°56'23" EAST, ALONG SAID WESTERLY EXTENSION, SAID SOUTH LINE, THE EASTERLY EXTENSION OF SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 17-19, BLOCK 1 OF SAID OCEAN WAY PARK PLAT, 495.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, BLOCK 1, OCEAN WAY PARK PLAT; THENCE NORTH 01°18'38" WEST, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 110.00 FEET OF LOTS 14 THROUGH 16, BLOCK 1 OF SAID OCEAN WAY PARK PLAT; THENCE NORTH 88°56'23" EAST, ALONG SAID SOUTH LINE OF THE NORTH 110.00 FEET AND THE EASTERLY EXTENSION THEREOF, 170.56 FEET TO A POINT ON THE CENTERLINE OF N.E. 15TH AVENUE; THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, 1.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 4, CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°37'47" EAST, ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOTS 10 THROUGH 12, BLOCK 4, THE EASTERLY EXTENSION THEREOF, THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 5, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 OF SAID CRESTVIEW PLAT, 664.24 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE E. 1/2 (EAST ONE-HALF) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36; THENCE, DEPARTING SAID SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 AND ALONG SAID WEST LINE, NORTH 01°23'34" WEST, 1454.17 FEET TO THE NORTHWEST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36, BEING A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET, THENCE DEPARTING SAID WEST LINE, NORTH 88°42'24" EAST, AND ALONG THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36 AND SAID N.E. 6TH STREET RIGHT OF WAY LINE, 1327.42 FEET TO THE NORTHEAST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE SOUTHERN MOST SOUTHWEST CORNER OF PARCEL "B, POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SAID N.E. 6TH STREET RIGHT OF WAY AND SAID SOUTH LINE, NORTH 01°26'34" WEST, ALONG THE EAST LINE OF SAID PARCEL "B" ALSO BEING THE WEST LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 36, 276.00 FEET; THENCE DEPARTING SAID PARCEL "B" EAST LINE AND SAID WEST LINE, NORTH 88°42'15" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EASTERLY EXTENSION, 599.37 FEET TO A POINT ON THE CENTERLINE OF U.S. 1 (STATE ROAD 5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2525 (3525), SHEET 3 OF 14, LAST REVISED 12-10-98, A 130.00 FEET RIGHT OF WAY AND A POINT OF INTERSECTION ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5707.65 FEET (THROUGH WHICH A RADIAL BEARS SOUTH 83°08'11" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID SOUTH PARCEL "B" LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°47'34" AND AN ARC DISTANCE OF 278.21 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 6TH STREET ALSO BEING THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID U.S. 1 CENTERLINE, NORTH 88°32'43" EAST, ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE, 97.80 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING SAID SOUTH LINE OF SECTION 36-48-42, NORTH 88°57'20" EAST, CONTINUING ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE OF SECTION 31-48-43, 175.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 22ND AVENUE; THENCE DEPARTING SAID N.E. 6TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°28'29" EAST, ALONG SAID N.E. 22ND AVENUE CENTERLINE, 666.61 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 4TH STREET ALSO BEING THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING N.E. 22ND AVENUE CENTERLINE, NORTH 88°57'17" EAST, ALONG SAID SOUTH LINE AND N.E. 4TH STREET CENTERLINE, 318.59 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 24TH AVENUE; THENCE DEPARTING SAID N.E. 4TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID N.E. 24TH AVENUE CENTERLINE, 486.61 FEET; THENCE DEPARTING SAID S.E. 17TH AVENUE CENTERLINE, NORTH 88°57'14" EAST, 828.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHWEST ONE-QUARTER) OF THE

LEGAL DESCRIPTION CONTINUED ON SHEET 2:

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
 A PORTION OF SECTION 6-49-43
 A PORTION OF SECTION 31-48-43
 A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 5

DRAWING NO. 07020.80-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS

S.W. 1/4 (SOUTHWEST ONE-QUARTER) OF SAID SECTION 31; THENCE SOUTH 01°14'51" EAST, ALONG SAID WEST LINE, 177.20 FEET TO A POINT THENCE DEPARTING SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY AND ALONG SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 10°17'41" WEST, 589.13 FEET; (2) SOUTH 09°28'45" WEST, 723.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY EXTENSION OF THE S.E. 2ND STREET CENTERLINE AS SHOWN ON POMPANO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY AND ALONG SAID CENTERLINE EXTENSION, SOUTH 88°56'43" WEST, 178.00 FEET TO A POINT ON THE CENTERLINE OF S.E. 28TH AVENUE, AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE EXTENSION, NORTH 09°28'47" EAST, ALONG SAID S.E. 28TH AVENUE CENTERLINE, 267.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 1ST COURT, (S.E. 1ST TERRACE AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT); THENCE, DEPARTING SAID 28TH AVENUE CENTERLINE, SOUTH 88°56'43" WEST, ALONG SAID S.E. 1ST COURT CENTERLINE, 1261.62 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 25TH AVENUE AND THE EAST LINE OF GOVERNMENT LOT 3, SAID SECTION 6; THENCE, DEPARTING SAID S.E. 1ST COURT CENTERLINE, SOUTH 01°38'17" EAST, ALONG SAID GOVERNMENT LOT 3 EAST LINE AND SAID S.E. 25TH AVENUE CENTERLINE, 428.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA, AND THE EASTERLY EXTENSION THEREOF; THENCE DEPARTING SAID GOVERNMENT LOT 3 EAST LINE OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND SAID S.E. 25TH AVENUE CENTERLINE, SOUTH 88°56'41" WEST, ALONG SAID SAID PINEHURST PLAT SOUTH LINE, 621.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 23RD AVENUE, THENCE DEPARTING SAID PINEHURST PLAT SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID S.E. 23RD AVENUE CENTERLINE, 422.43 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 4TH STREET; THENCE DEPARTING SAID 23RD AVENUE CENTERLINE, SOUTH 88°56'19" WEST, ALONG SAID S.E. 4TH STREET CENTERLINE, 629.30 FEET TO A POINT ON THE BASELINE OF US 1 (FEDERAL HIGHWAY) AS SHOWN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2524, SHEET 5 OF 9, LAST REVISED 10-04-93; THENCE, DEPARTING SAID S.E. 4TH STREET CENTERLINE, SOUTH 02°34'19" EAST, ALONG SAID BASELINE, 219.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A AND ITS EASTERLY EXTENSION, BRANDON-FARRIS DEVELOPMENTS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID BASELINE, SOUTH 88°56'42" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 663.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 19TH AVENUE; THENCE DEPARTING SAID SOUTH LINE AND EASTERLY EXTENSION, NORTH 01°47'46" WEST, ALONG THE CENTERLINE OF S.E. 19TH AVENUE, 600.24 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 3RD STREET AS SHOWN ON CYPRESS COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID S.E. 19TH AVENUE CENTERLINE, SOUTH 88°57'44" WEST, ALONG THE CENTERLINE OF SAID S.E. 3RD STREET, 366.31 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH AVENUE; THENCE DEPARTING SAID S.E. 3RD STREET CENTERLINE, NORTH 01°17'39" WEST, ALONG SAID S.E. 18TH AVENUE CENTERLINE, 265.32 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 2ND STREET; THENCE DEPARTING SAID S.E. 18TH AVENUE CENTERLINE, SOUTH 88°56'32" WEST, ALONG SAID S.E. 2ND STREET CENTERLINE, 229.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH AVENUE, ALSO BEING THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 1; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE, NORTH 01°50'47" WEST, ALONG SAID S.E. 17TH AVENUE CENTERLINE AND SAID EAST LINE, 296.52 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 1ST STREET AS SHOWN ON CYPRESS CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE AND SAID S.E. 17TH AVENUE CENTERLINE, SOUTH 88°56'29" WEST, ALONG SAID S.E. 1ST STREET CENTERLINE, 1347.73 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 13TH AVENUE; THENCE DEPARTING SAID CENTERLINE OF S.E. 1ST STREET, SOUTH 02°00'58" EAST, ALONG SAID CENTERLINE OF S.E. 13TH AVENUE, 299.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND ITS EASTERLY EXTENSION OF, LOTS 6 AND 17, OF BLOCK 4 AND LOTS 14 AND 25, BLOCK 2 AS SHOWN ON OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF S.E. 13TH AVENUE, SOUTH 88° 57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 890.36 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 10TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°09'22" EAST, ALONG SAID CENTERLINE OF S.E. 10TH AVENUE, 65.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND THE EASTERLY EXTENSION OF LOTS 7 AND 35, BLOCK 7, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 10TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 297.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 9TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°09'22" WEST ALONG SAID CENTERLINE OF S.E. 9TH AVENUE, 200.00 FEET TO POINT OF INTERSECTION WITH SOUTH LINE AND ITS EASTERLY EXTENSION OF LOT 3, BLOCK 8, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 9TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 159.30 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°11'04" EAST, ALONG SAID EAST LINE, 30.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION, ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 519.75 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°24'25" WEST, ALONG SAID WEST LINE, 130.00 FEET TO A POINT OF INTERSECTION WITH WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "B", EASTLAND VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE DEPARTING SAID WEST LINE, NORTH 88°57'18" EAST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 395.11 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 6TH AVENUE; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°49'24" WEST, ALONG SAID CENTERLINE 99.92 FEET TO A POINT OF INTERSECTION EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "A", UNIQUE PLAZA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 193.70 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSE; (1) NORTH 00°46'03" WEST, 75.00; (2) NORTH 88°57'18" EAST, 115.00 FEET; (3) NORTH 00°49'24" WEST, 144.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
 A PORTION OF SECTION 6-49-43
 A PORTION OF SECTION 31-48-43
 A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
 ASSOCIATES INC.

consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 5

DRAWING NO. 07020.80-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

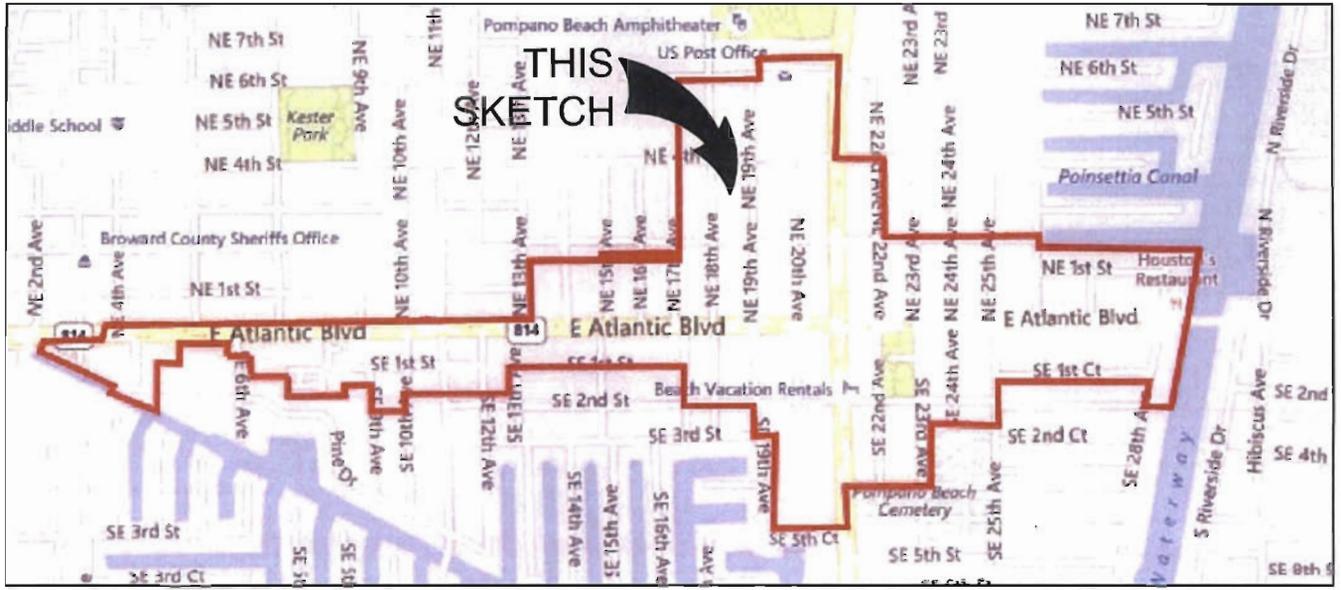
SCALE 1"=700'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°57'18" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=700' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 25, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
A PORTION OF SECTION 6-49-43
A PORTION OF SECTION 31-48-43
A PORTION OF SECTION 36-48-42

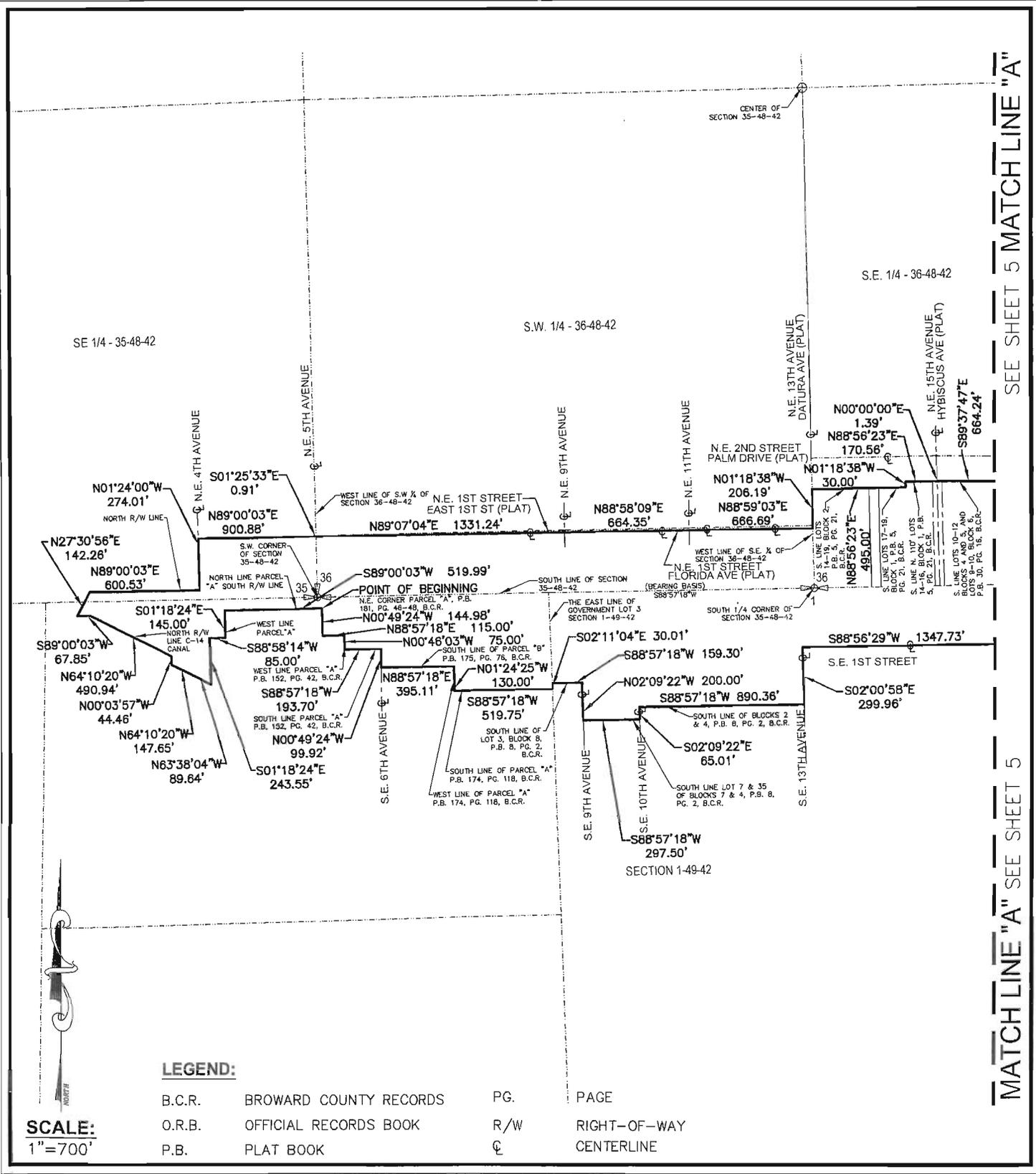
POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET 3 OF 5
DRAWING NO. 0702D.B0-SKETCH & DESCRIPTION.DWG

DATE 2-25-16
SCALE 1"=700'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS



SEE SHEET 5 MATCHLINE "A"

MATCHLINE "A" SEE SHEET 5

LEGEND:

- | | | | |
|--------|------------------------|-----|--------------|
| B.C.R. | BROWARD COUNTY RECORDS | PG. | PAGE |
| O.R.B. | OFFICIAL RECORDS BOOK | R/W | RIGHT-OF-WAY |
| P.B. | PLAT BOOK | CL | CENTERLINE |

SCALE:
1"=700'

SKETCH & DESCRIPTION	
A PORTION OF SECTION	1-49-42
A PORTION OF SECTION	6-49-43
A PORTION OF SECTION	31-48-43
A PORTION OF SECTION	36-48-42
POMPANO BEACH, BROWARD COUNTY, FLORIDA	

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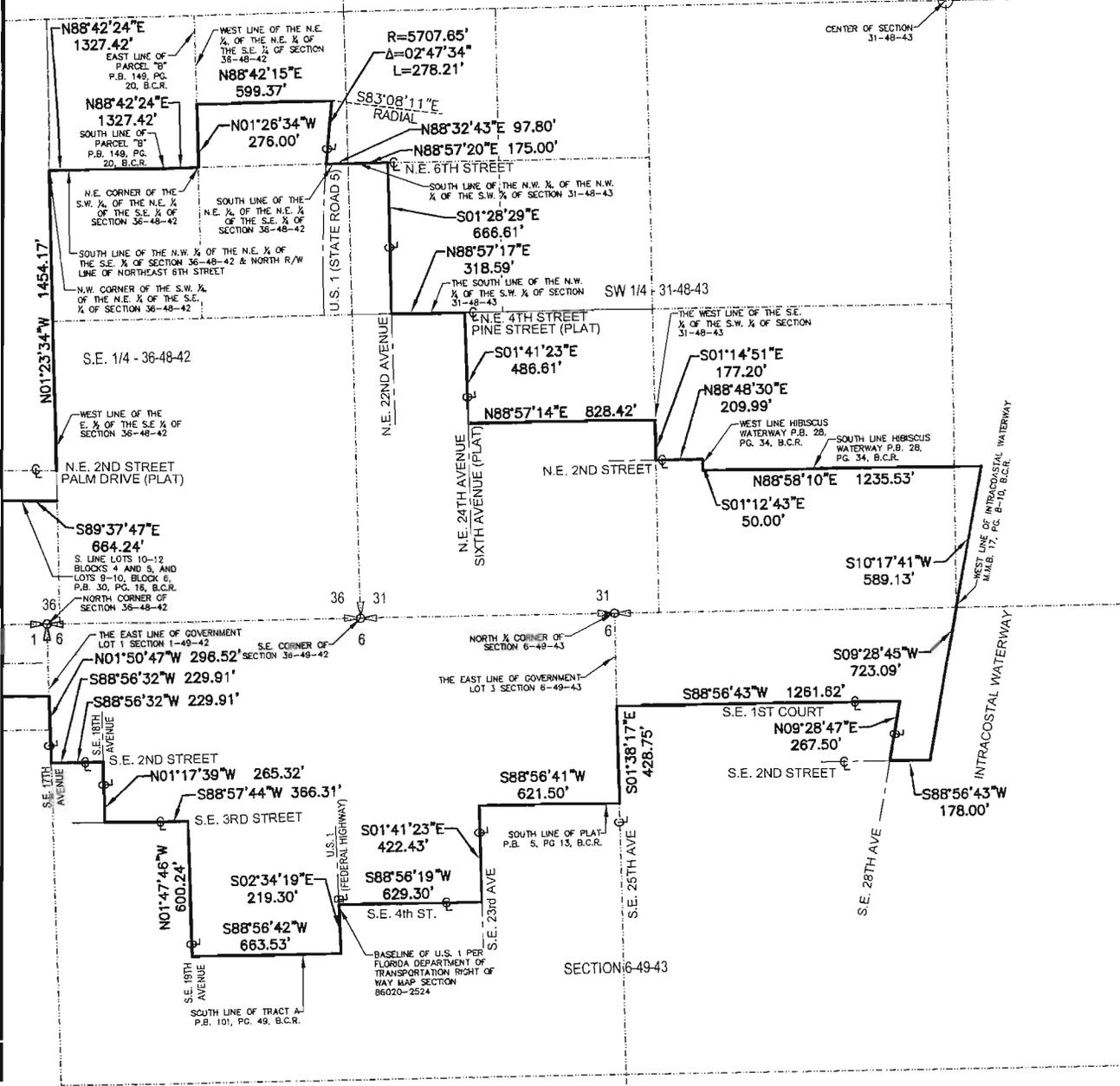
SHEET 4 OF 5
DRAWING NO. 07020.80-SKETCH & DESCRIPTION.DWG

DATE	2-25-16
SCALE	1"=700'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMM

DATE	REVISIONS

MATCH LINE "A" SEE SHEET 4

N.E. 1/4 - 36-48-42 NW 1/4 - 31-48-43



CENTER OF SECTION 31-48-43

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK	℄	CENTERLINE

SCALE:
1"=700'

SKETCH & DESCRIPTION

- A PORTION OF SECTION 1-49-42
- A PORTION OF SECTION 6-49-43
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- A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET 5 OF 5

DRAWING NO. 07020.B0-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

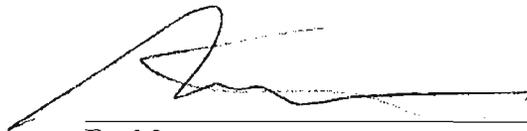
DATE	REVISIONS

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #16-032

DATE: June 7, 2016
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Future Land Use Map Amendment – ETOC
P & Z #16-91000001

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on May 25, 2016, the Board considered the City-initiated request for the FUTURE LAND USE MAP AMENDMENT for the East Transit Oriented Corridor (ETOC) Designation which includes an approximate 282-acre property bounded on the east by the Intracoastal Waterway and at the western most point by S. Cypress Road. The MAP Amendment will allow a change of from the current maximum of 1,319 dwelling units, approximately 44.7 million square feet of commercial uses, 5.5 acres of park and recreation and 5.0 acres of community facility land uses to the proposed land use that holds the recreation and community facility uses constant and includes an increase in the potential dwelling units by 2,399 units for a total of 3,718 units while reducing the potential commercial uses to 7 million square feet. The newly created ETOC area will be thus be developed in a mixed use pattern of transit-oriented development.

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



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency

KEM

G:\Zoning 2009\Rezoning & LUPA's\2016\16-91000001 East Transic Oriented Corridor\Staff Liaison\16-91000001 PZ_Recommendation Memo MAP AMEND 16-032.doc



MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-220

DATE: May 4, 2016

TO: Planning and Zoning Board

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

FROM: Maggie Barszewski, AICP, Planner *MB*

RE: East Transit Oriented Corridor (ETOC) Land Use Map Amendment
 May 25, 2016 meeting P&Z # 16-91000001

Request

The City of Pompano Beach is proposing a change in the future land use designation of the East Atlantic Boulevard Corridor to create the East Transit Oriented Corridor (ETOC) which will connect the City from the Intracoastal to the Downtown Pompano Transit Oriented Corridor (DPTOC) at Atlantic Boulevard and I-95. The ETOC is a total of 279 gross acres bounded on the east by the Intracoastal Waterway and at the western most point by S. Cypress Road. The northern and southern boundaries bordering Atlantic Boulevard are varied with the furthest northern extent being generally NE 6th Street and the furthest southern extent being generally SE 4th Street. The sketch and legal description of the District is provided in Exhibit A.

Exhibit B shows how the City’s Future Land Use map will look if the ETOC is approved which clearly shows the connection between the two TOC land use designations.

The current adopted future land use designations for the East Atlantic Boulevard corridor include Commercial, Medium Residential, Low Residential, Community Facility, Open Space and Recreation. The City’s current adopted land use map is provided as Exhibit C.

CURRENT LAND USE DESIGNATIONS IN THE ETOC	
City Adopted Land Use Categories	Gross Acreage
Commercial ⁽¹⁾	178.5
Medium Density Residential (16)	71.0
Low Density Residential (5)	20.0
Community Facility (Commercial on County Plan)	5.0
Open Space Recreation (McNab Park)	4.5
Total Acreage	279 acres

(1) Note that one acre of this land use designation is developed as a small park known as the 220 E. Atlantic Blvd Park. Total park acreage moving forward will be presented as 5.5 acres based on existing park use.

Guiding Principle for Determining ETOC Boundaries

The general principle that guided the determination of the ETOC boundaries was ensuring adequate transitions between the now commercial frontages along US 1 and Atlantic and the single family neighborhoods. This meant maintaining the multi-family land use designated areas in the District to the rear of the Commercial land uses, where existing, to provide this transitional buffer. Where the ETOC boundary cuts through the areas currently designated in the Medium 16 land use designation (see Exhibit C) and within the area west of US 1, the boundary decision was based on the lots most conducive for redevelopment compared to the remainder of the block which may already be stable, relatively new development or have lots that could not take advantage of the ETOC development options and were unlikely to see any benefit from the ETOC designation. The boundary east of US 1 follows the boundary of the Atlantic Overlay Boulevard (AOD) zoning overlay (see Exhibit D).

Proposed Development and Net Change in Entitlements

The proposed basket of rights is shown in the proposed maximum development table below (Table 1). The entitlements allowed by the adopted land use categories are provided in Table 2. As shown in the net change in entitlements Table 3, the 3,718 units proposed in the ETOC basket of rights includes the 1,046 units already built, the 273 unbuilt units entitled by the current land use plan and a net new 2,399 units. The 7,000,000 square feet of nonresidential proposed to be retained in the basket is a significant reduction from the currently approved nonresidential entitlements of nearly 45 million square feet.

TABLE 1: PROPOSED MAXIMUM DEVELOPMENT

ETOC Basket-of-Rights	Type of Use	Square Footage and Units (maximum)	Square Footage and Units (Built)
Commercial (General Business)	Retail/Restaurant/Office Or any other permitted nonresidential uses	7,000,000	1,759,384
Residential Units	Multi-Family	3,718	1,046
OR (Park) or Park Use	Open Space/ Recreation	5.5 Ac (Minimum)	5.5 Ac
Community Facility	Church/School	5.0 Ac (Minimum)	5.0 Ac

TABLE 2: ADOPTED ENTITLEMENTS BY LAND USE CATEGORY

ETOC Basket-of-Rights	Type of Use	Square Footage and Units (maximum)
Commercial (General Business)	Retail/Restaurant/Office	44,739,280
Residential Units	Single Family and Multi-Family	1,319 (273 unbuilt)
OR (Park)	Open Space/ Recreation	5.5 Ac
Community Facility	Church/School	5.0 Ac

TABLE 3: NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

ETOC Basket-of-Rights	Type of Use	Net Change in Square Footage and Units
Commercial (General Business)	Retail/Restaurant/Office	-37,739,280 SF
Residential Units	Single Family and Multi-Family	2,399 Units
OR (Park)	Open Space/ Recreation	No change below minimum
Community Facility	Church/School	No change below minimum

C. Rationale for the Proposed Amendment

The City has been planning for mixed use redevelopment along the East Atlantic Corridor since the year 2001 when the East CRA was created and the first CRA Plan was adopted. Many planning efforts have taken place since that time, all of which have concluded that mixed use redevelopment is the most appropriate direction for redevelopment of the East Atlantic Corridor. The sequence of events is summarized as follows:

- 2000 – Planning efforts begin for the creation of the East CRA.
- 2001 – East CRA is created and first East CRA Plan is adopted with mixed use vision.
- 2004 – City attempts land use plan amendment first to Regional Activity Center then to Local Activity Center. Amendments did not pass at the local level primarily due to inclusion of the barrier island in the proposed redevelopment area.
- 2008 – Urban Land Institute Advisory Panel recommends mixed- use development on Atlantic Boulevard; lower-scale development between the medium density and single family; creating great public spaces that exemplify and promote pedestrian activity; maintaining a small town feel by encouraging pedestrian scale (not big box) commercial uses.
- 2010 – East CRA amends Master Plan
- 2011 – East CRA prepares Parking and Massing Analysis
- 2011-13 – Master Plan implementation projects in ETOC study area completed including Harbor Village site improvements and East Atlantic Boulevard Complete Street improvements. New Publix built using updated design principles.
- 2013 – Renaissance Planning Group Corridor Study recommends mixed use Land Use Plan Amendment to enable mixed use redevelopment in the East Atlantic Boulevard corridor.

The current LUPA request for the TOC land use designation does not include any portion of the barrier island. It also includes the connector between the East CRA and the Downtown Pompano Transit Oriented Corridor which was approved in 2012.

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

ADJACENT LAND USE DESIGNATIONS

North	South	East	West
TOC	Water	Water (ICW)	TOC
Low 5	38 du/ac (Koi)		
LM 10	Med 16		
CF	CF		
OR (Park)	Low 5		
Commercial	Commercial		
Med 16	CF (Cemetery)		
Med 16			

E. Proposed City Land Use Designation

The proposed land use designation is Transit Oriented Corridor (TOC). To differentiate this TOC from the Downtown Pompano TOC, it is proposed to be called the East TOC (ETOC).

F. Impact Analysis

The proposed intensity of the amendment area is a net decrease of nonresidential entitlements and a net increase in residential entitlements over what is currently allowed under the city's adopted plan. There is a net decrease in demand for most public facilities at build-out except those related to increased population which include parks, hurricane evacuation and schools. The results of the impact analyses are provided below.

Sanitary Sewer

The land use plan amendment is expected to decrease the demand for wastewater treatment. The tables below show that demand for wastewater treatment will decrease by 3.5 million gallons per day from what would be needed to serve the adopted land use designations.

TABLE 4 - SANITARY SEWER DEMAND - ADOPTED LAND USE

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Commercial (restaurant, retail, office)	44,739,280 SF X 0.1 GPD / GSF	4,473,928
Residential	1,319 x 300 GPD/DU	395,700
Total Adopted Land Use Demand = 4.9 million gallons per day (mgd)		

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

TABLE 5 - SANITARY SEWER DEMAND - PROPOSED ETOC LAND USE

Proposed Land Use	Multiplier GPD*	Proposed Land Use GPD
Commercial (retail, office, restaurant)	7,000,000 X 0.1 GPD / GSF	700,000
Residential Units	2,399 x 300 GPD/DU	717,700
Total Proposed Land Use Demand = 1.4 million gallons per day (mgd)		

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

The City of Pompano Beach Utilities Department provided a letter verifying this information and stating that there is adequate capacity in the wastewater treatment system to accommodate the project.

Potable Water

The land use plan amendment is also expected to decrease the demand for potable water. The table below shows that demand for potable water will decrease by 3.5 million gallons per day from what would be needed to serve the adopted land use designations.

Table 7 - Potable Water Demand - Adopted Land Use Designation

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Commercial (restaurant, retail, office)	44,739,280 SF X 0.1 GPD / GSF	4,473,928
Residential	1,319 x 300 GPD/DU	395,700
Total Adopted Land Use Demand = 4.9 million gallons per day (mgd)		

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

Table 8 - Potable Water Demand -- Proposed ETOC Land Use Designation

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Commercial (restaurant, retail, office)	7,000,000 SF X 0.1 GPD / GSF	700,000
Residential	2,399 x 300 GPD/DU	717,700
Total ETOC Proposed Land Use Demand = 1.4 million gallons per day (mgd)		

* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

The City of Pompano Beach Utilities Department provided a letter verifying that there is adequate water supply and treatment capacity to serve the ETOC.

Drainage

The amendment area is located within the jurisdiction of the South Florida Water Management District. The primary drainage system that serves the City is comprised of drainage canals, water control facilities, and surface lakes. The secondary drainage system that serves the City is comprised of drainage pipe, catch basin inlets, manholes, control structures, exfiltration trench, and retention areas. The secondary drainage system is maintained and operated by the City of Pompano Beach.

The City of Pompano Beach has recently completed a Citywide Stormwater Management Master Plan (SMMP), which includes a list of recommended stormwater capital improvement projects throughout the City. There are two specific projects identified within the ETOC study area. Drainage improvements to SE 28th Avenue are scheduled to begin in 2021 and to SE 15th Avenue in 2022. The projects have not yet been designed. The funding for these projects is coming from the City's stormwater utility fund.

The City's SMMP is addressing the existing drainage deficiencies in the ETOC area. Redevelopment activity within the amendment area will improve the drainage conditions by ensuring all redevelopment is designed in accordance with the adopted level of service standards including finished floor and crown of road elevation requirements and retention and exfiltration methods approved by the City.

A letter from Pompano Beach City Utilities Department was provided verifying the drainage information provided above.

Solid Waste

The land use plan amendment is also expected to decrease the demand for solid waste. The table below shows that demand for solid waste will decrease by nearly 3.4 million pounds per day from what would be needed to serve the adopted land use designations.

Table 9 - Solid Waste Demand - Adopted Land Use Designation

Adopted Land Use	Multiplier	Total Adopted Land Use lbs/day
Commercial (restaurant, retail, office)	44,739,280 X 9.0 lbs/100 sf/day	4,026,535
Residential Units	1,319 X 8.9 lbs/unit/day	11,739
Total Adopted Land Use Demand = 4,038,274 lbs/day		

* Multiplier Based On City of Comprehensive Plan 2010 Solid Waste LOS Standards.

Table 10 - Solid Waste Demand - Proposed ETOC Land Use

Proposed Land Use	Multiplier	Total Proposed Land Use lbs/day
Commercial (restaurant, retail, office)	7,000,000 X 9.0 lbs/100 sf/day	630,000 lbs/day
Residential Units	2,399 X 8.9 lbs /day /unit	21,351 lbs/day
Total Proposed Land Use Demand = 651,351 lbs/day		

* Multiplier Based On City of Comprehensive Plan 2010 Solid Waste LOS Standards

Recreation and Open Space

The City’s current Comprehensive Plan breaks out the level of service standard for parks as follows:
 The level of service standard for neighborhood parks is based on 2 acres per 1,000 persons.
 The level of service standard for community parks is 1 acre per 1,000 persons.
 The level of service standard for urban parks based is 2 acres per 1,000 persons.

This is a total level of service of 5 acres/1,000 residents while the County only requires 3 acres/1,000.

Full occupancy of the 2,399 additional units in the ETOC, based on the 2010 Census average household size in Pompano of 2.27 persons per household, will increase the City’s buildout population to 150,258 by 2030 which would require 751 acres of parkland at 5 acres/1,000 residents. According to the City’s Park Master Plan (page 2-3), the City has 775.15 acres of park and recreational land (including school sites and the Boys and Girls Club) available for use by City residents. This park space is more than adequate to serve the additional population projected for the ETOC.

Traffic Impact

The amendment to the ETOC basket of rights results in a net decrease in PM Peak Hour traffic for the study area as compared to the adopted land use entitlements by 54,984 trips.

The adopted commercial entitlements are based on the 10-story buildings (60% lot coverage and 105 foot height) allowed by the Comprehensive Plan. For purposes of traffic generation, it is assumed that the development would be ground floor retail and 9 floors of office (10% retail and 90% office). The calculation of trip generation for the adopted land use entitlements based on these assumptions is provided in the table below.

Table 11 – Trip Generation - Adopted Land Use Designation

Land Use			ITE Code	Daily Rate	Daily Trips	PM Rate	PM Trips
Commercial 44,739,280 s.f.	Retail	10%	820	42.7 /k.s.f.	191,037	3.71 /k.s.f.	16,598
	Office	90%	710	11.03 /k.s.f.	444,127	1.49 /k.s.f.	59,995
Residential 1,319 d.u.			230	5.81 /d.u.	7,663	0.52 /d.u.	686
TOTAL					642,827		77,279

Source: *Trip Generation 9th Edition*, Institute of Traffic Engineers.

The ETOC is expected to include mainly ground floor retail with upper story residential. Some stand-alone office buildings with or without retail may also be provided. For trip generation assumptions, the office square footage was considered the primary land use being replaced by the residential uses and the amount of retail was held constant in both the adopted land use and the ETOC assumptions.

Table 12 – Trip Generation - Proposed ETOC Land Use

Land Use		ITE Code	Daily Rate	Daily Trips	PM Rate	PM Trips
Retail 4,473,928 s.f.		820	42.7 /k.s.f.	191,037	3.71 /k.s.f.	16,598
Office 2,526,072 s.f.		710	11.03 /k.s.f.	27,863	1.49 /k.s.f.	3,764
Residential 3,718 d.u.		230	5.81 /d.u.	21,602	0.52 /d.u.	1,933
TOTAL				240,502		22,295

Source: *Trip Generation 9th Edition*, Institute of Traffic Engineers.

Note: This trip generation does not take any trip capture typically expected in a mixed use land use scenario into account which will very likely reduce vehicular trips from this project.

Mass Transit

The ETOC area is currently served by the mass transit facilities noted in this section.

Existing Broward County Bus Transit Service

- **Broward County Transit Route 10** operates on US 1 linking Fort Lauderdale and Boca Raton. It makes stops at Broward Central Terminal in Downtown Fort Lauderdale, Sunrise Boulevard and NE 15th Avenue, Oakland Park Boulevard and US 1, NE 62nd Street and US 1, Copans Road and US 1 (City Center). Between Bayview Drive and Copans Road, the bus makes 30 stops (15 bus stops in each direction) along US 1 in Pompano. Route 10 operates on

twenty minute headways (as of 2015). The stop at Pompano City Center links passengers to routes 11 and 83. According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015), the ridership on Route 10 was down slightly, -0.2%, for the year ending in June 2015 as compared to the same period ending in June 2014.

- **Broward County Transit Route 11** travels through Pompano primarily on A1A from Pompano City Center at US1 and Copans, to Las Olas Boulevard via A1A through Pompano, from Las Olas to Downtown Fort Lauderdale then north to US 441 and Commercial Boulevard connecting to the 441 Breeze. Route 11 operates on 35 minute headways during the week. According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015), the ridership on Route 11 was up 2.8%, for the year ending in June 2015 as compared to the same period ending in June 2014.
- **Broward County Transit Route 42** operates on Atlantic Boulevard linking Atlantic Boulevard & A1A and Atlantic Boulevard & Coral Ridge Drive. It makes stops at Atlantic Boulevard & A1A, Martin Luther King & Dixie Highway (the NE Transit Center), Atlantic Boulevard & Powerline Road, Atlantic Boulevard & Highway 441, Atlantic Boulevard & University Drive, and Atlantic Boulevard & Coral Ridge Drive. Route 42 operates on half hour headways. Within the ETOC on Atlantic Boulevard Route 42 makes 22 stops (11 bus stops in each direction). The stop at the NE Transit Center links passengers to Routes 20, 50 and 60. According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015), the ridership on Route 42 was up slightly, 1% for the year ending in June 2015 as compared to the same period ending in June 2014.
- **Broward County Transit Route 50** connects Downtown Fort Lauderdale and Deerfield Beach through Pompano along Dixie Highway. Route 50 operates on 30 minute headways during the week. According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015), the ridership on Route 50 was down slightly, -2.9%, for the year ending in June 2015 as compared to the same period ending in June 2014. Headway improvement from 30 minutes to 20 minutes is planned for this route.
- **Broward County Transit Route 60** travels along the Education Corridor (Dr. Martin Luther King, Jr. Blvd) from the NE Transit Center in Downtown Pompano to Coconut Creek connecting to the 441 Breeze. Route 60 also connects Pompano to Downtown Fort Lauderdale via Andrews Avenue. Route 60 operates on 30 minute headways during the week. According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015), the ridership on Route 50 was down slightly, -3%, for the year ending in June 2015 as compared to the same period ending in June 2014. Headway improvement from 30 minutes to 20 minutes is planned for this route.

Existing City of Pompano Beach Community Green and Blue Transit Routes

- The Green Community bus service route is provided by both the City of Pompano Beach and Broward County Transit. It operates one-hour headways Monday through Friday from 9:00am to 4:52pm. There is no service on holidays or weekends. The route makes the following stops: Northeast Transit Center, Atlantic Boulevard & US 1, Terra Mar Drive & A1A, Atlantic Boulevard & Pompano Beach Boulevard, NE 14th Street & A1A, Pompano Citi Centre, NE 6th Street & US 1 Post Office, and Atlantic Boulevard & NE 26th Avenue (Publix). According to the 2016-2025 Transit Development Plan Update, Annual Report (Oct. 2015),

the ridership on the Community Green Route is up 12.8% for the year ending in June 2015 as compared to the same period ending in June 2014.

The Blue Community bus service route is also provided by both the City and Broward County Transit. It operates on 80 minute headways during the weekdays from 8:40-4:37 PM. Destinations along the Pompano Beach BLUE Route include: Northeast Transit Center, NW 15 St and Andrews Ave, SW 3 St and S. Cypress Rd, Northeast Branch Library, Broward Health North, Festival Flea Market Mall and surrounding neighborhoods. Connections are available to BCT routes 10, 11, 14, 20, 34, 42, 50, 60, 83 and US 1 Breeze.

Planned Mass Transit Routes

- According to the Broward County Transit (BCT) Fiscal Year 2016-2025 Transit Development Plan (TDP) Annual Update, there are headway improvements planned for Routes 50 and 60. There are no additional routes planned at this time for the ETOC. During the annual update of the TDP, future improvements may eventually be scheduled.

Natural and Historic Resources

Based on a review of the City of Pompano Beach Comprehensive Plan and the Broward County Cultural Resource/Local Areas of Particular Concern Map, there are no designated historical sites located within the amendment area though there are two sites of historical merit to be recognized, as follows:

- Harry McNab Home – 1735 Atlantic Boulevard: 1925-26
- Old Robert McNab Estate – 1736 Atlantic Boulevard: 1925-26

Search of the Department of State, Division of Historic Resources Master Site File found 139 structures within a half-mile radius of the subject area. The three properties that may be eligible for the National Historic Register according to the Master Site File are not within the study area (410 NE 5th Ave; 217 NE 4th Ave; 210 NE 3rd Ave).

Affordable Housing

The requirements of affordable housing units per the Broward County Land Use Plan Policy 1.07.07 applies to this request.

BROWARD COUNTY LAND USE PLAN POLICY 1.07.07

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan. Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

The City of Pompano Beach has established policies wherein a development can either provide affordable housing units on site or contribute a fee in lieu of units. As the ETOC district develops, each new project will be required to either provide affordable units on site or pay in lieu of fees, or a combination thereof, up to the point 360 units (15% of the 2,399 net new units) of affordable housing have been constructed.

Land Use Compatibility

The predominant concern regarding compatibility with adjacent land uses deals with building heights and the treatment of service areas adjacent to residential development. The code for the ETOC is more sensitive to these issues than the past and current adopted zoning regulations. Compatibility at the Comprehensive Plan level is addressed as part of the text amendment proposed for the Comprehensive Plan.

Hurricane Evacuation

The portion of the ETOC east of Federal Highway will be required to evacuate in a Category 2 or higher hurricane. Atlantic Boulevard is an evacuation route. The number of future dwelling units from the additional 2,399 may not all be located east of US 1. For purposes of this analysis, however, it will be assumed that all of the units must evacuate in a Category 2 or higher storm.

It is assumed that 25% of the units in the evacuation area (east of US 1) will not be occupied during Hurricane season which results in approximately 1,800 occupied units.

According to the *Statewide Evacuation Studies Program (Volume 1-11)*, *Broward County Planning Assumptions* document, which is available on the South Florida Council (previously known as the South Florida Regional Planning Council) website, 90% of these 1,800 families will choose to evacuate in a Category 5 storm, or 1,620 units. Assuming the 2010 Census reported average household size in Pompano of 2.27 persons per unit, the evacuating population will total approximately 3,677 people. The study further identifies that these families will drive 80% of their cars when they evacuate. The number of cars available to these families is estimated at 1.5 cars per unit which is consistent with the parking requirement for those units. This equation results in an estimate of 1,944 cars that will evacuate over a period of hours or days depending on the level of urgency as the hurricane approaches.

The same Evacuation Study determined that 65% of these evacuees will leave the County in the worst case Category 5 storm. Of the 3,644 people evacuating, 35% will stay in Broward County (1,275 people). The study estimates the following destinations for these evacuees:

75% stay with family/friends =	956
15% stay in hotel/motel =	191
8% stay elsewhere such as church or their work place =	102
2% stay in public shelters =	<u>26</u>
Total Evacuees Staying in Broward County	1,275

The public shelter in Pompano Beach is located in Pompano Beach High School, 600 N.E. 13th Ave. The High School is adjacent to the ETOC and just west of US 1, north of Atlantic Boulevard. The City is not aware of any event in which that shelter was at capacity so it is reasonable to assume it can accommodate another projected 26 evacuees.

The same study noted above, *Statewide Evacuation Studies Program (Volume 1-11)*, provided traffic modelling to determine County clearance times based on many scenarios. It was concluded that Broward County’s clearance times would range from 12.5 hours to 45 hours depending on the scenario. The maximum population evacuating through Broward County ranged from 176,183 in the best case scenario to 528,550 in the worst case scenario. If all 3,644 people evacuate from the

ETOC, they will add only 2% to the roadways in the best case scenario and 0.6% in the worst case scenario. These numbers are not significant.

Based on this analysis, it is assumed that the future ETOC population will not negatively impact hurricane clearance times in Broward County.

Redevelopment Analysis

The ETOC amendment is a joint City-CRA planning effort. The ETOC is a total of 279 acres. A total of 194 of those acres (70%) are contained within the East Community Redevelopment Area in Pompano Beach. The proposed amendment is consistent with the East CRA Plan and Massing Analysis completed by the CRA in 2011-12 and updated for this planning initiative. The project creates an opportunity for an efficient use of existing land and infrastructure, fosters a sense of place by creating pedestrian scale commercial uses with upper story residential and will be governed by design standards that result in safe, attractive pedestrian connections between the commercial and residential uses, the beach and the remainder of the City.

Intergovernmental Coordination

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

Public Education

The 2,399 net new units are expected to generate 155 new students based on the Broward County student generation rates.

Student Generation Calculations: ETOC 2017-2030

Unit Type	# Units	Elementary	Middle	High	Total
Townhouse	38	4	2	2	8
Mid-Rise Apartment/Condo	2,361	67	31	48	146
Total	2,399	71	33	51	155

The schools serving the amendment area and their available capacities to 2021 are adequate to accommodate the new students projected for the amendment area as shown below.

Elementary School	2015/16 Twentieth Day Enrollment	2020/21 Projected Enrollment	Permanent Capacity	(Under)/Over Capacity 2015/16
Pompano Elementary	526	525	571	(45)
McNab Elementary	610	633	677	(67)
Total	1,136	1,158	1,248	(112)
Middle School				
Pompano Middle	985	884	1,029	(44)
High School				
Ely, Blanche High	2,108	2,212	2,882	(774)

There does not appear to be school capacity shortages in the public school system in Pompano, however, school board projections are only to the year 2021. If a shortage occurs in the 2021-2030 timeframe, however, there are several charter and private school options within a reasonable distance from the ETOC should parents find the need to seek alternatives to the public school system.

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

The goals, objectives and policies in the Future Land Use and Transportation Elements are so numerous, they are provided separately in Exhibit E.

H. ALTERNATIVE MOTIONS:

- (1) **Motion to recommend approval of the proposed ETOC Future Land Use Map Amendment** as the Board finds the proposed land use map change compatible with the goals, objectives and policies in the Comprehensive Plan provided as Exhibit E in this report.
- (2) **Motion to table** the requested Comprehensive Plan Map amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.
- (3) **Motion to recommend denial of the proposed ETOC Future Land Use Map Amendment** as the Board finds it to be incompatible with the goals, objectives and policies in the Comprehensive Plan provided in this report.

Staff recommends motion number 1.

Exhibit A
Sketch and Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", KOI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 46-48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520, SHEET 7 OF 11; THENCE SOUTH 89°00'03" WEST ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 519.99 TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A", THENCE DEPARTING SAID NORTH AND SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSES; (1) SOUTH 01°18'24" EAST, 145.00 FEET; (2) SOUTH 88°58'14" WEST, 86.00 FEET; (3) SOUTH 01°18'24" EAST, 243.55 FEET TO A POINT OF INTERSECTION WITH WITH NORTH RIGHT OF WAY LINE OF G-16 CANAL, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP BOOK, 14 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID CANAL RIGHT OF WAY THE FOLLOWING FOUR COURSES; (1) NORTH 63°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.46 FEET; (4) NORTH 64°10'20" WEST, 490.94 FEET TO A POINT ON SOUTH RIGHT OF WAY LINE OF SAID ATLANTIC AVENUE; THENCE SOUTH 89°00'03" WEST, ALONG SAID NORTH AND SOUTH LINE, 67.85 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 27°30'56" EAST, 142.28 FEET TO A POINT OF INTERSECTION ON NORTH RIGHT OF WAY LINE OF SAID ATLANTIC AVENUE; THENCE NORTH 89°00'03" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 600.53 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 4TH AVENUE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 01°24'00" WEST, ALONG SAID CENTERLINE, 274.01 FEET, TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID CENTERLINE OF N.E. 4TH AVENUE, NORTH 89°00'03" EAST, ALONG SAID CENTERLINE OF N.E. 1ST STREET, 800.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 5TH AVENUE ALSO BEING THE WEST LINE OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID CENTERLINE OF N.E. 1ST STREET, SOUTH 01°25'33" EAST, ALONG THE CENTERLINE OF SAID N.E. 5TH AVENUE AND SAID WEST LINE, 0.81 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID N.E. 5TH AVENUE CENTERLINE AND SAID WEST LINE AND ALONG SAID N.E. 1ST STREET CENTERLINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 89°07'04" EAST, 1331.24 FEET; (2) NORTH 88°58'09" EAST, 664.35 FEET; (3) NORTH 88°59'03" EAST, 666.69 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE CENTERLINE OF N.E. 13TH AVENUE; THENCE DEPARTING SAID N.E. 1ST STREET CENTERLINE, NORTH 01°18'38" WEST, ALONG THE WEST LINE OF SAID S.E. ¼ AND SAID N.E. 13TH AVENUE CENTERLINE, 206.19 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 14 THROUGH 19, BLOCK 2, OCEAN WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 88°56'23" EAST, ALONG SAID WESTERLY EXTENSION, SAID SOUTH LINE, THE EASTERLY EXTENSION OF SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 17-18, BLOCK 1 OF SAID OCEAN WAY PARK PLAT, 495.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, BLOCK 1, OCEAN WAY PARK PLAT; THENCE NORTH 01°18'38" WEST, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 110.00 FEET OF LOTS 14 THROUGH 16, BLOCK 1 OF SAID OCEAN WAY PARK PLAT; THENCE NORTH 88°56'23" EAST, ALONG SAID SOUTH LINE OF THE NORTH 110.00 FEET AND THE EASTERLY EXTENSION THEREOF, 170.56 FEET TO A POINT ON THE CENTERLINE OF N.E. 15TH AVENUE; THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, 1.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 4, CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°37'47" EAST, ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOTS 10 THROUGH 12, BLOCK 4, THE EASTERLY EXTENSION THEREOF, THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 5, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 OF SAID CRESTVIEW PLAT, 664.24 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE E. ½ (EAST ONE-HALF) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36; THENCE, DEPARTING SAID SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 AND ALONG SAID WEST LINE, NORTH 01°23'34" WEST, 1454.17 FEET TO THE NORTHWEST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, BEING A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET, THENCE DEPARTING SAID WEST LINE, NORTH 88°42'24" EAST, AND ALONG THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36 AND SAID N.E. 6TH STREET RIGHT OF WAY LINE, 1327.42 FEET TO THE NORTHEAST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE SOUTHERN MOST SOUTHEAST CORNER OF PARCEL "B", POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SAID N.E. 6TH STREET RIGHT OF WAY AND SAID SOUTH LINE, NORTH 01°26'34" WEST, ALONG THE EAST LINE OF SAID PARCEL "B" ALSO BEING THE WEST LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, 276.00 FEET; THENCE DEPARTING SAID PARCEL "B" EAST LINE AND SAID WEST LINE, NORTH 88°42'15" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EASTERLY EXTENSION, 599.37 FEET TO A POINT ON THE CENTERLINE OF U.S. 1 (STATE ROAD 5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2525 (3525), SHEET 3 OF 14, LAST REVISED 12-10-98, A 130.00 FEET RIGHT OF WAY AND A POINT OF INTERSECTION ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5707.65 FEET (THROUGH WHICH A RADIAL BEARS SOUTH 83°08'11" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID SOUTH PARCEL "B" LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°47'34" AND AN ARC DISTANCE OF 278.21 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 6TH STREET ALSO BEING THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID U.S. 1 CENTERLINE, NORTH 88°32'43" EAST, ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE, 97.80 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF SAID S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING SAID SOUTH LINE OF SECTION 36-48-42, NORTH 88°57'20" EAST, CONTINUING ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE OF SECTION 31-48-43, 175.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 22ND AVENUE; THENCE DEPARTING SAID N.E. 6TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°28'29" EAST, ALONG SAID N.E. 22ND AVENUE CENTERLINE, 866.61 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 4TH STREET ALSO BEING THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING N.E. 22ND AVENUE CENTERLINE, NORTH 88°57'17" EAST, ALONG SAID SOUTH LINE AND N.E. 4TH STREET CENTERLINE, 318.59 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 24TH AVENUE; THENCE DEPARTING SAID N.E. 4TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID N.E. 24TH AVENUE CENTERLINE, 486.61 FEET; THENCE DEPARTING SAID S.E. 17TH AVENUE CENTERLINE, NORTH 88°57'14" EAST, 828.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF THE

LEGAL DESCRIPTION CONTINUED ON SHEET 2:

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
 A PORTION OF SECTION 6-49-43
 A PORTION OF SECTION 31-48-43
 A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES INC.
 consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 5

DRAWING NO. 070000-SKETCH & DESCRIBING/DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE REVISIONS

DATE	REVISIONS

S.W. 1/4 (SOUTHWEST ONE-QUARTER) OF SAID SECTION 31; THENCE SOUTH 01°14'51" EAST, ALONG SAID WEST LINE, 177.20 FEET TO A POINT THENCE DEPARTING SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY AND ALONG SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 10°17'41" WEST, 589.13 FEET; (2) SOUTH 09°28'49" WEST, 723.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY EXTENSION OF THE S.E. 2ND STREET CENTERLINE AS SHOWN ON POMPANO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY AND ALONG SAID CENTERLINE EXTENSION, SOUTH 88°56'43" WEST, 178.00 FEET TO A POINT ON THE CENTERLINE OF S.E. 28TH AVENUE, AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE EXTENSION, NORTH 09°28'47" EAST, ALONG SAID S.E. 28TH AVENUE CENTERLINE, 267.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 1ST COURT, (S.E. 1ST TERRACE AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT); THENCE, DEPARTING SAID 28TH AVENUE CENTERLINE, SOUTH 88°56'43" WEST, ALONG SAID S.E. 1ST COURT CENTERLINE, 1261.62 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 25TH AVENUE AND THE EAST LINE OF GOVERNMENT LOT 3, SAID SECTION 6; THENCE, DEPARTING SAID S.E. 1ST COURT CENTERLINE, SOUTH 01°38'17" EAST, ALONG SAID GOVERNMENT LOT 3 EAST LINE AND SAID S.E. 25TH AVENUE CENTERLINE, 428.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA, AND THE EASTERLY EXTENSION THEREOF; THENCE DEPARTING SAID GOVERNMENT LOT 3 EAST LINE OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND SAID S.E. 25TH AVENUE CENTERLINE, SOUTH 88°56'41" WEST, ALONG SAID SAID PINEHURST PLAT SOUTH LINE, 621.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 23RD AVENUE, THENCE DEPARTING SAID PINEHURST PLAT SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID S.E. 23RD AVENUE CENTERLINE, 422.43 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 4TH STREET; THENCE DEPARTING SAID 23RD AVENUE CENTERLINE, SOUTH 88°56'19" WEST, ALONG SAID S.E. 4TH STREET CENTERLINE, 629.30 FEET TO A POINT ON THE BASELINE OF US 1 (FEDERAL HIGHWAY) AS SHOWN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2524, SHEET 5 OF 9, LAST REVISED 70-04-93; THENCE, DEPARTING SAID S.E. 4TH STREET CENTERLINE, SOUTH 02°34'19" EAST, ALONG SAID BASELINE, 219.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A AND ITS EASTERLY EXTENSION, BRANDON-FARRIS DEVELOPMENTS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID BASELINE, SOUTH 88°56'42" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 663.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH AVENUE; THENCE DEPARTING SAID SOUTH LINE AND EASTERLY EXTENSION, NORTH 01°47'46" WEST, ALONG THE CENTERLINE OF S.E. 19TH AVENUE, 600.24 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 3RD STREET AS SHOWN ON CYPRESS COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID S.E. 19TH AVENUE CENTERLINE, SOUTH 88°57'44" WEST, ALONG THE CENTERLINE OF SAID S.E. 3RD STREET, 366.31 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH AVENUE; THENCE DEPARTING SAID S.E. 3RD STREET CENTERLINE, NORTH 01°17'39" WEST, ALONG SAID S.E. 18TH AVENUE CENTERLINE, 265.32 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 2ND STREET; THENCE DEPARTING SAID S.E. 18TH AVENUE CENTERLINE, SOUTH 88°56'32" WEST, ALONG SAID S.E. 2ND STREET CENTERLINE, 229.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH AVENUE, ALSO BEING THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 1; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE, NORTH 01°50'47" WEST, ALONG SAID S.E. 17TH AVENUE CENTERLINE AND SAID EAST LINE, 298.52 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 1ST STREET AS SHOWN ON CYPRESS CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE AND SAID S.E. 17TH AVENUE CENTERLINE, SOUTH 88°56'29" WEST, ALONG SAID S.E. 1ST STREET CENTERLINE, 1347.73 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 13TH AVENUE; THENCE DEPARTING SAID CENTERLINE OF S.E. 1ST STREET, SOUTH 02°00'58" EAST, ALONG SAID CENTERLINE OF S.E. 13TH AVENUE, 299.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND ITS EASTERLY EXTENSION OF, LOTS 6 AND 17, OF BLOCK 4 AND LOTS 14 AND 25, BLOCK 2 AS SHOWN ON OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF S.E. 13TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 890.38 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 10TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°09'22" EAST, ALONG SAID CENTERLINE OF S.E. 10TH AVENUE, 85.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND THE EASTERLY EXTENSION OF LOTS 7 AND 35, BLOCK 7, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 10TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 297.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 9TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°09'22" WEST ALONG SAID CENTERLINE OF S.E. 9TH AVENUE, 200.00 FEET TO POINT OF INTERSECTION WITH SOUTH LINE AND ITS EASTERLY EXTENSION OF LOT 3, BLOCK 8, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 9TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 159.30 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°11'04" EAST, ALONG SAID EAST LINE, 30.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION, ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 519.75 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°24'25" WEST, ALONG SAID WEST LINE, 130.00 FEET TO A POINT OF INTERSECTION WITH WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "B", EASTLAND VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE DEPARTING SAID WEST LINE, NORTH 88°57'18" EAST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 395.11 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 6TH AVENUE; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°49'24" WEST, ALONG SAID CENTERLINE 99.92 FEET TO A POINT OF INTERSECTION EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "A", UNIQUE PLAZA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 193.70 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSE; (1) NORTH 00°46'03" WEST, 75.00; (2) NORTH 88°57'18" EAST, 115.00 FEET; (3) NORTH 00°49'24" WEST, 144.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
 A PORTION OF SECTION 6-49-43
 A PORTION OF SECTION 31-48-43
 A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES INC.
 consulting engineers

301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: maj@keith-associates.com LB NO. 6860

SHEET 2 OF 5

DRAWING NO. 01220 25-SKETCH & DESCR 2104.DWG

DATE 2-25-16

SCALE 1"=700'

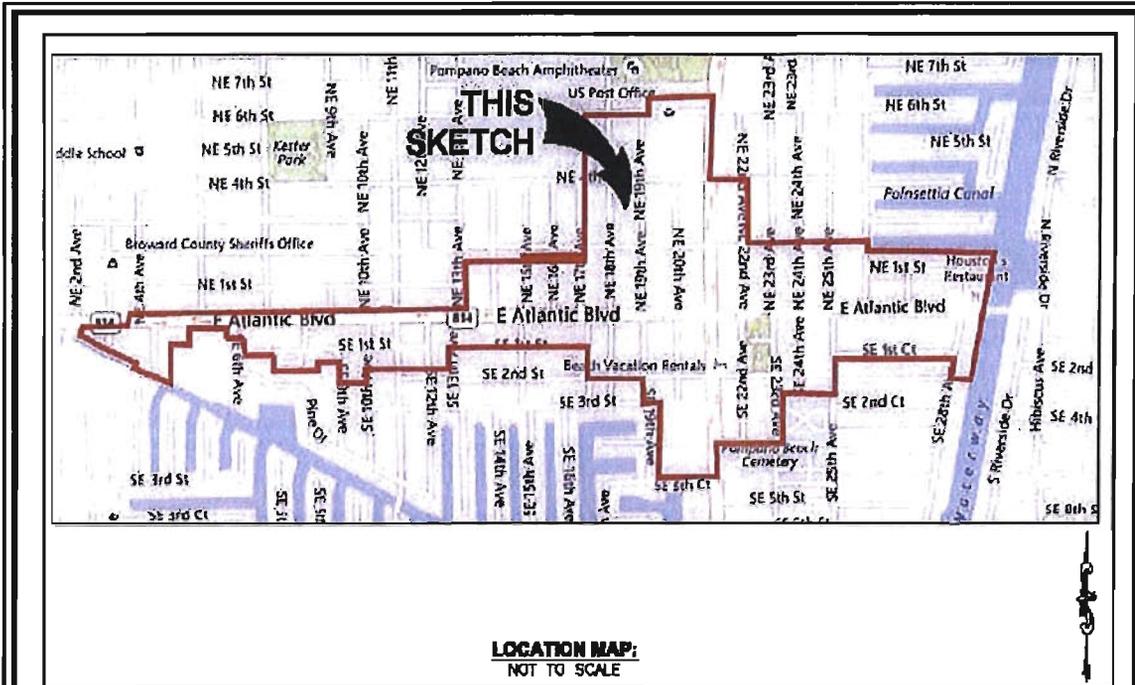
FIELD BK. N/A

DWNG. BY DOB

CHK. BY MMW

DATE REVISIONS

DATE	REVISIONS



SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°57'18" WEST ALONG THE SOUTH LINE OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=700' OR SMALLER.

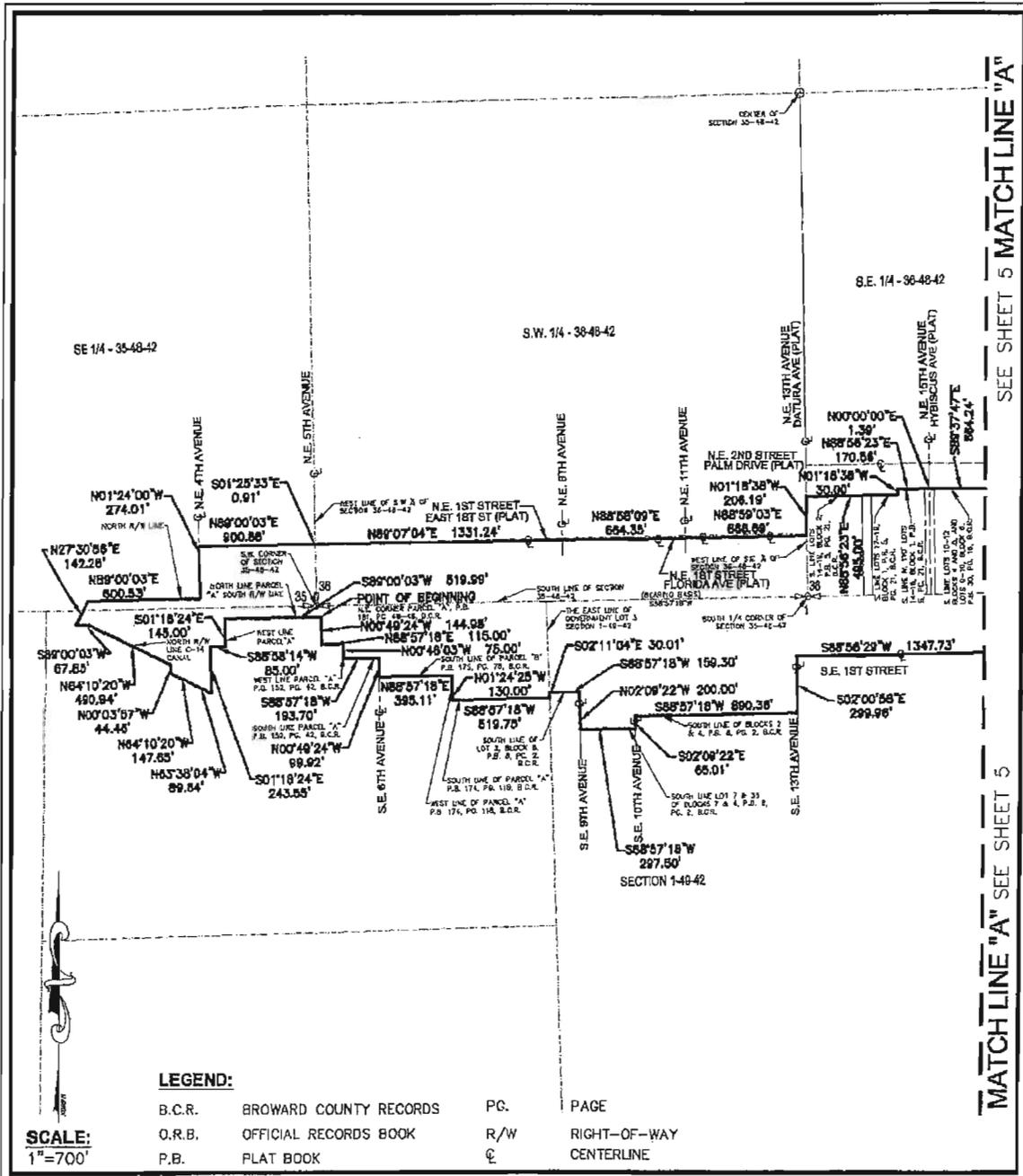
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 25, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL N. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6860
STATE OF FLORIDA

<p>SKETCH & DESCRIPTION</p> <p>A PORTION OF SECTION 1-48-42 A PORTION OF SECTION 6-48-43 A PORTION OF SECTION 31-48-43 A PORTION OF SECTION 36-48-42</p> <p>POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	<p>KEITH consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-0643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 3 OF 5 DRAWING NO. <small>FORMER-DRAW & DESCRIPTION</small></p>	DATE 2-25-18	DATE	REVISIONS
		SCALE 1"=700'		
		FIELD BK. N/A		
		DWG. BY ODB		
		CHK. BY MMM		



MATCH LINE "A" SEE SHEET 5

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK	Ⓢ	CENTERLINE

SCALE:
1"=700'

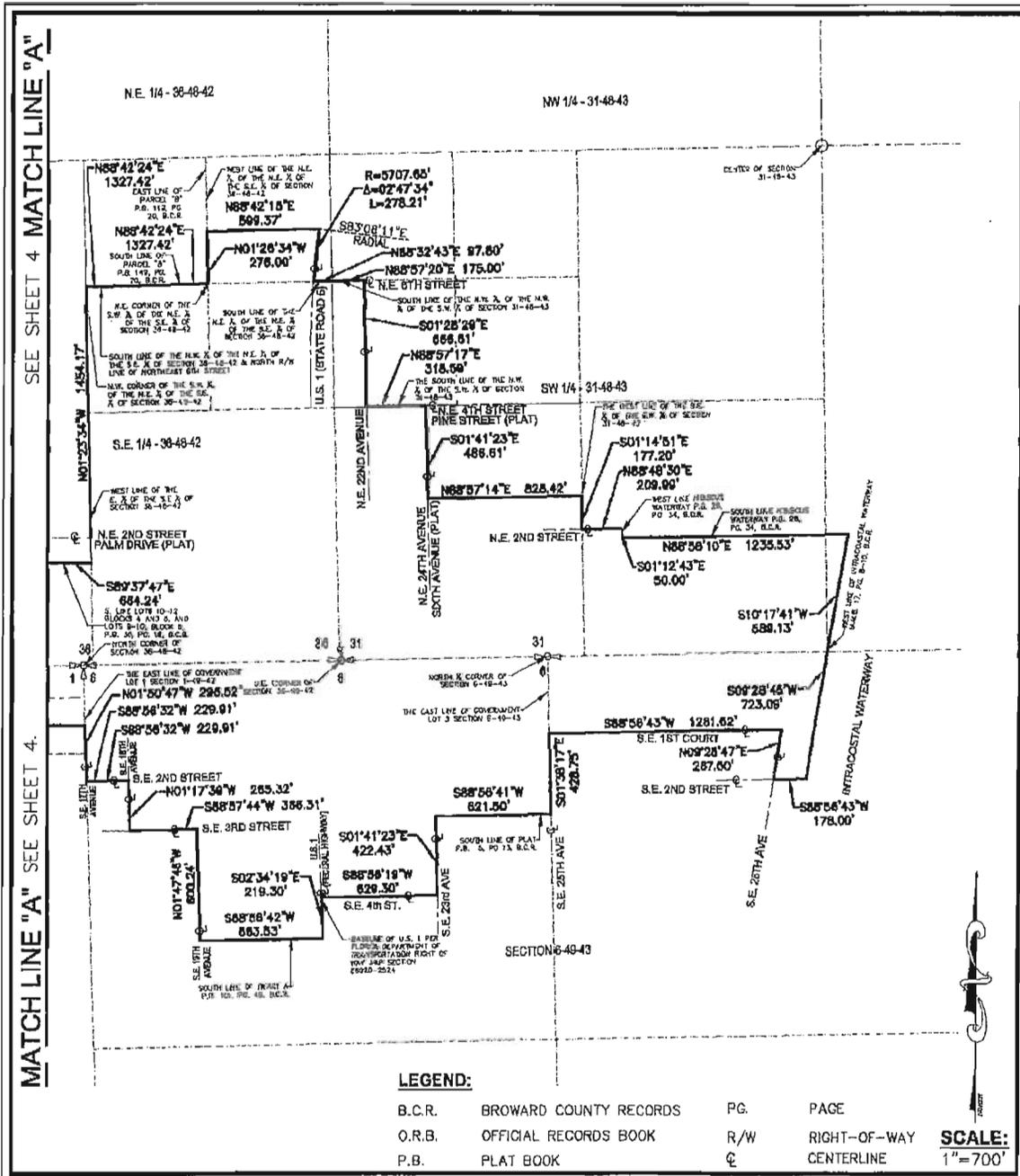
SKETCH & DESCRIPTION	
A	PORTION OF SECTION 1-49-42
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POMPANO BEACH, BROWARD COUNTY, FLORIDA	

KEITH ASSOCIATES, INC.
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EMAIL: mail@keith-associates.com LB NO. 6260

SHEET 4 OF 5
DRAWING NO. 070258-SKETCH & DESIGN.DWG

DATE	2-25-16
SCALE	1"=700'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMW

DATE	REVISIONS



SKETCH & DESCRIPTION	DATE	REVISIONS
A PORTION OF SECTION 1-49-42	2-25-16	
A PORTION OF SECTION 6-49-43		
A PORTION OF SECTION 31-48-43		
A PORTION OF SECTION 36-48-42		

KEITH ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860	DATE	2-25-16
	SCALE	1"=700'
	FIELD BK.	N/A
	DWG. BY	DDB
	CHK. BY	WMM

POMPAHO BEACH, BROWARD COUNTY, FLORIDA	DRAWING NO.	01200-00-SKETCH & DESCRIPTION
		SHEET 5 OF 5

**Exhibit B:
City of Pompano Beach Future Land Use with Proposed East Atlantic TOC Boundary and Land Use**



**Exhibit C:
City of Pompano Beach Future Land Use and Proposed East Atlantic TOC Boundary**

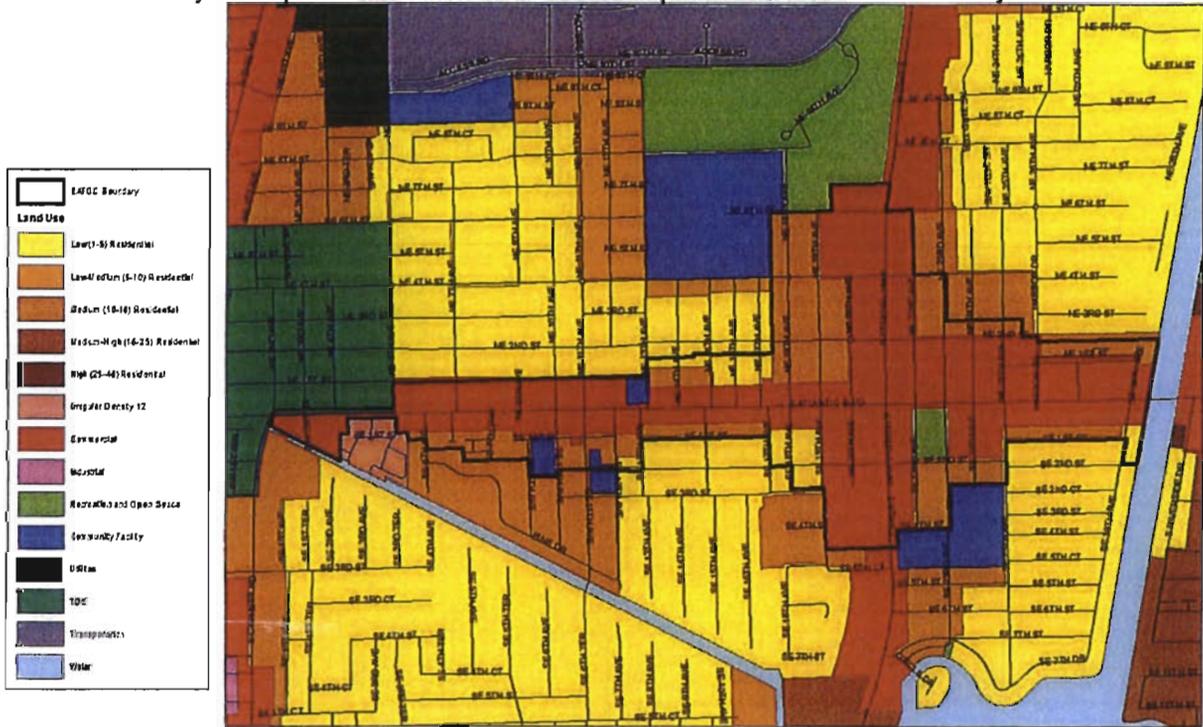


Exhibit D
East CRA, AOD and ETOC Boundaries

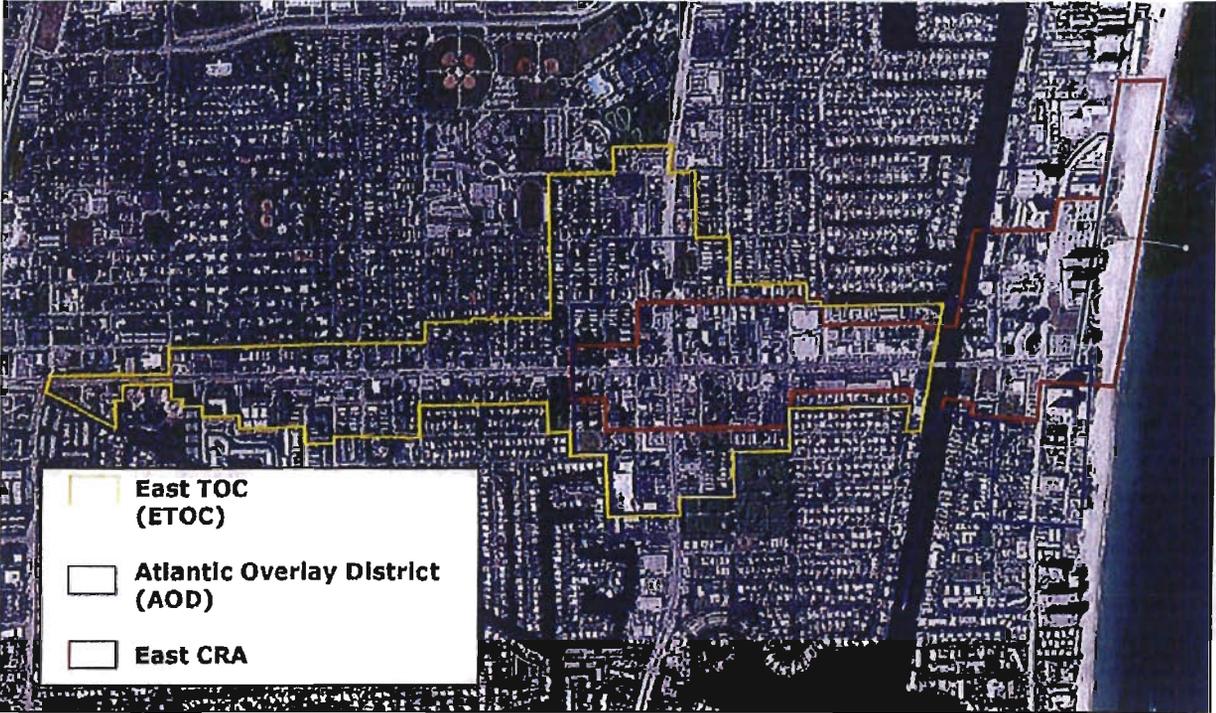


Exhibit E
City of Pompano Beach
Goals, Objectives and Policies
(Exhibit L from the County's LUPA Application)

EXHIBIT L
CITY OF POMPANO BEACH COMPREHENSIVE PLAN
GOALS, OBJECTIVES AND POLICIES
CONSISTENT WITH AND FURTHERED BY THE EATOC LAND USE PLAN AMENDMENT

FUTURE LAND USE ELEMENT

Goal

01.00.00 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.

Transit Related:

1.1.7 All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer)

1.1.8 All site plan applications shall identify existing facilities and provide, where deficient, transit improvements, such as but not limited to bus shelters, benches, hardened surface for loading and unloading, garbage cans, bicycle racks and appropriate pedestrian connections along bus route, subject to coordination with Broward County Mass Transit.

1.2.10 Where appropriate, approve site plans, plats and other development on the condition the applicant will dedicate additional right-of-way for bus shelters and sidewalks connecting to mass transit facilities including community shuttle buses.

Objective Inconsistent Land Uses

Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

Policies

1.3.1 Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.

1.3.2 Consider the preservation of established single family neighborhoods in all rezonings,

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

- 1.3.6 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 1.3.7 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 1.3.9 Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive noise, odors, traffic and parking impacts.
- 1.3.10 Discourage Land Use Plan Map amendments, rezonings or other methods that would place residential units into or adjoining industrial land use designations.
- 1.3.12 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.
- 1.3.13 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.
- 1.3.14 The Future Land Use map and site plans prepared in conformance with the designated land uses will address compatibility with the existing and planned greenways identified on the Broward County Potential Greenways System Map.

Objective Major Corridor Land Use

- 1.4.1 Support and promote the intermix of residential and commercial uses along major traffic corridors.

Policies

- 1.4.2 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments

- 1.4.3 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian amenities are provided, shared parking is provided, or sufficient public parking is nearby.

Objective Natural Resources & Historic Preservation

- 1.6.1 Protect natural resources and historic properties in all land use considerations.

Policies

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

- 1.6.3 Refer to the listing of historic properties, buildings and houses worthy of continued preservation prior to issuance of any building or demolition permits.

- 1.6.13 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.

Objective New Land Use Regulations

- 1.7.1 Encourage the adoption of innovative land development regulations. Adopt new land use designations for Residential, Mixed Use, Transportation Oriented Districts, Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations.

- 1.7.3 Continually review and amend new land use designations for Residential, Mixed Use, Transportation Oriented Districts.
- 1.7.4 Evaluate and revise the land use regulations to conform to current development practices as to housing types and mixed use developments.
- 1.7.10 Through ongoing updates to the land development regulations provide criteria/ performance standards provide for the upgrading and redevelopment of existing strip commercial areas to meet current standards and code requirements such as access, landscaping, parking and setbacks.

Objective Community Redevelopment

- 1.8.1 Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

Policies

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

Objective Transit Oriented Corridor

- 1.19.1 Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Pompano Beach Comprehensive Plan Transportation Element; the Broward County Transit Master Plan; the Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Corridor (TOC) land use category.

Policies

Land Use Criteria

- 1.19.2 The City may designate a Transit Oriented Corridor within an area approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

- 1.19.3 Residential use is required as a principal component within a Transit Oriented Corridor (TOC). Maximum residential density will be specified by the City and may vary along the corridor. Densities and intensities for the TOC will be described in the permitted uses section of the Pompano Beach Future Land Use Element. Residential densities will be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the “Local Activity Center” (LAC) and “Regional Activity Center” (RAC) designations). When the density of the area is specified as units per gross acre the percentage distribution among the mix of uses will also be identified.
- 1.19.4 At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.
- 1.19.5 Minimum and Maximum FAR (Floor Area Ratio) for nonresidential uses within a Transit Oriented Corridor will be specified in the permitted uses section of the Pompano Beach Future Land Use Element. Minimum non-residential FARs (Gross) of 2 are encouraged. Nonresidential intensities may vary along the corridor and will be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When nonresidential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.
- 1.19.6 Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and will be prohibited or limited unless designed in a manner to encourage pedestrian and transit usage and may be further restricted in the City’s TOC Zoning District regulations.

Design Guideline Principles

- 1.19.7 Applications for the TOC land use designation must address the transition to adjacent residential development and promote connectivity to transit stations and stops.

- POLICY 10.04.12 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Corridor the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.
- POLICY 10.04.13 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

LEVELS OF SERVICE

GOAL 11.00.00

PROVIDE LEVELS OF SERVICE FOR PUBLIC FACILITIES AND SERVICES SUFFICIENT TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION.

OBJECTIVE 11.01.00 ENSURE THAT FACILITIES AND SERVICES MEET LEVEL OF SERVICE STANDARDS

Ensure that public facilities and services meet those level of service standards established within the Broward County Comprehensive Plan and local comprehensive plans.

- POLICY 11.01.01 Local governments shall establish a level of service standard for each public facility located within the boundary for which such local government has authority to issue development orders or development permits pursuant to 9J-5.005(3) Florida Administrative Code.
- POLICY 11.01.02 Level of service standards shall be established within the Broward County Comprehensive Plan for countywide public facilities and services including recreation and regional transportation.
- POLICY 11.01.03 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

REDEVELOPMENT AND INCOMPATIBLE USES

GOAL 14.00.00

ELIMINATE AREAS OF BLIGHT AND INCOMPATIBLE LAND USES.

OBJECTIVE 14.01.00 REDEVELOPMENT OF BLIGHTED AND DETERIORATING AREAS

Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorating areas.

POLICY 14.01.01 The Broward County Land Use Plan shall give priority to plan amendment proposals which are aimed at facilitating urban redevelopment and eliminating blighted and deteriorating areas.

POLICY 14.01.02 The Broward County Land Use Plan shall encourage planned commercial or mixed use centers within non-residential redevelopment areas.

POLICY 14.01.03 Increased densities within redevelopment areas should be supported by plans to address their impacts on existing land uses and residents and by plans to improve community facilities and services.

POLICY 14.01.04 Historic resources within redevelopment areas should be protected and restored.

OBJECTIVE 14.02.00 ENCOURAGE ELIMINATION OR REDUCTION OF INCOMPATIBLE OR INCONSISTENT LAND USES

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

POLICY 14.02.01 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

POLICY 14.02.02 Local land use plans shall ensure that commercial, industrial and other non-residential land use plan designations are located in a manner which facilitates their serving, but does not adversely impact existing

major thoroughfares as necessary, and where feasible, to encourage higher densities which will in turn serve as a buffer between major roadways and low density neighborhoods, and support public transit. The City will coordinate amendments to its Future Land Use Plan with the County and FDOT and incorporate land use guidelines and site design guidelines in the Land Development Regulations based on the feasibility study and as needed to assure accessibility of new development and redevelopment to public transit.

- 02.02.10 The City will amend the Land Development Regulations for residential properties along major thoroughfares as necessary, and where feasible, to encourage higher densities which will in turn serve as a buffer between major roadways and low density neighborhoods, and support public transit. The City will coordinate amendments to its Future Land Use Plan with the County and FDOT and incorporate land use guidelines and site design guidelines in the Land Development Regulations based on the feasibility study and as needed to assure accessibility of new development and redevelopment to public transit.

Objective Local Transportation

- 2.3.1 The City of Pompano Beach shall ensure that a safe, convenient and energy efficient local multimodal transportation system is provided in an environmentally sound manner.

Policies

- 2.3.2 Develop an improved traffic engineering review process for land development or redevelopment projects.
- 2.3.3 Conduct in depth studies of local neighborhood circulation and, where demonstrated problems exist, implement circulation modifications such as street closure, turn restrictions and allowing for one way movements only.
- 2.3.22 Continue to operate the Community Shuttle Buses as part of the multimodal transportation system.
- 2.3.23 Coordinate with Broward County, the Broward MPO and the FDOT to identify and pursue multimodal funding strategies such as concurrency or mobility fees, matching programs, developer contributions and or additional options when appropriate.

Objective Transit Oriented Design (Local Major Issue No. 2)

2.5.1 Encourage transit oriented and or mixed land uses which promote and support public transportation in existing or planned high priority public transit corridors or in areas served by major regional transit stations relative to the City's multimodal system in conjunction with the Future Land Use Element.

Policies

2.5.2 Identify transit oriented land uses in designated public transportation corridors which may promote multimodal transportation.

2.5.3 The City shall consider implementing the Transit Oriented Corridor (TOC) land use category where appropriate as provided for in the Future Land Use Element Objective 01.16.00 and Policies 01.16.01 through 01.16.05.

2.5.4 A transportation impact analysis shall be prepared for proposed TOC and or TOD sites identifying the expected internal capture and the modal shift provided through the provision of transit and transit oriented design.

2.7.3 Review proposals for future land use amendments and additional city development in concert with maintenance of the efficiency of the City's multimodal transportation system.

2.7.6 The City shall amend the Land Development Code or other appropriate codes to establish strategies that promote the use of bicycle and pedestrian activity.

2.7.7 Require the payment of any applicable Broward County Transit Concurrency Impact Fees as a condition for building permit approval.

2.7.8 Maintain the requirements of developer sponsored funding of project-related transportation improvements through negotiation and/or application of project impact fees.

2.7.9 Require developers to construct transportation improvements in lieu of impact fee donations.

2.7.10 Require a traffic impact analysis for any development projects when necessary to determine post-development conditions of adjacent roadways and the local

multimodal transportation system.

- 2.7.15 Support Broward MPO funding for traffic operations improvements with particular emphasis on fully developed roadways such as US 1, Atlantic Boulevard and Powerline Road.



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PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

May 25th, 2016
Wednesday

City Commission Chambers

6:00 P.M.

AGENDA

A. Call to order by the Chairman of the Board, Mr. Fred Stacer at 6:10 P.M.

B. ROLL CALL:

Walter Syrek *for Dwight Evans*
Richard Klosiewicz
Joan Kovac
Trip Bechert *for Jerry Mills*
Fred Stacer
Jeff Torrey

C. MOMENT OF SILENCE

The Chairman called for a brief moment of silence.

D. APPROVAL OF THE MINUTES:

Approval of the minutes on the meetings of April 20th, 2016.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to approve the April 20th, 2017 meeting minutes. All voted in favor of the above motion; therefore, the motion passed.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

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

F. PUBLIC HEARINGS

**1. CITY OF POMPANO BEACH / EAST TRANSIT ORIENTED CORRIDOR FUTURE LAND USE PLAN MAP AMENDMENT
Planning and Zoning #16-9100001**

Consideration of the request by the **CITY OF POMPANO BEACH** to amend the future land use designation of the East Atlantic Boulevard Corridor from Commercial, Medium Density Residential (16), Low Density Residential (5), Community Facility, Open Space Recreation (McNab Park) to East Transit Oriented Corridor. The property is legally described in Exhibit A to the Staff Report and is generally described as follows:

The ETOC is a total of approximately 282.7 gross acres bounded on the east by the Intracoastal Waterway and at the western most point by S. Cypress Rd. The northern and southern boundaries bordering Atlantic Boulevard are varied with the furthest northern extent being generally NE 6th Street and the furthest southern extent being generally SE 4th Street.

FROM: C (Commercial), L (Low 5 DU/AC) M (Medium 16 DU/AC),
Community Facility (CF), Open Space Recreation (OR)
TO: East Transit Oriented Corridor (ETOC)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Jennifer Gomez introduced herself to the Board as the Assistant Development Services Director and stated that both items one and two are related to the East Transit Oriented Corridor or ETOC (one is the map amendment and the other is the text amendment) and they will be presented together. Ms. Gomez introduced the persons who have been working closely on the amendment. Ms. Gomez explained that the Land Use Plan Amendment will allow for a mixture of uses instead of just stand along commercial uses. The idea is to have businesses on the ground floor with residential units above. The goals include placing people close to the businesses and promoting walking and mass transit. Ms. Gomez gave a presentation outline. Ms. Gomez gave a brief presentation.

Jean Dolan introduced herself to the Board as a consultant for the City of Pompano Beach. Ms. Dolan explained that the Transit Oriented Corridor idea comes from Objective 19.1 in the Comprehensive Plan. The City adopted the idea from the County in 2010. Ms. Dolan explained the boundaries of the ETOC and how it overlaps with the existing CRA and

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

AOD boundaries. Ms. Dolan presented the proposed Future Land Use Map. Ms. Dolan spoke about the existing development rights and the current entitlements. Ms. Dolan spoke about the basket of rights. Ms. Dolan explained that Redevelopment Management Associates (RMA) conducts a site by site analysis and highlights the parcels which are likely to redevelop. Ms. Dolan explained that we are looking at a fifteen (15) year planning horizon. The total basket of rights will include keeping approximately 7 million square feet of non-residential and adding 2,399 residential units.

Ms. Dolan spoke about the net change in entitlements and the impact analysis of infrastructure demands. Ms. Dolan stated that the amendment will increase traffic on Atlantic Boulevard by approximately twenty percent but it will not create any additional over-capacity links. Kimley Horn will create a Traffic Mitigation Master Plan.

Ms. Dolan stated that the demand for parks will increase, but we can handle the demand with our current supply of parks. There will also be an increase of students, but there is a surplus until 2021 in all the schools that serve this area. Each project will have to look at their school impacts. Ms. Dolan spoke about transit fees, drainage issues and affordable housing. Ms. Dolan stated that we are aware that the population will increase in a hurricane evacuation zone and we will need to encourage more people to evacuate during a hurricane. Ms. Dolan spoke about historic preservation and compatibility. Ms. Dolan stated that Staff recommends approval of the land use map amendment subject to approval of the text amendment.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the proposed amendments to the Future Land Use Plan Map. All voted in favor of the above motion; therefore, the motion passed.

**2. CITY OF POMPANO BEACH / EAST TRANSIT ORIENTED
CORRIDOR FUTURE LAND USE PLAN TEXT AMENDMENT
Planning and Zoning #16-9100001**

Consideration of the request by the **CITY OF POMPANO BEACH** to amend the text of the Plan Implementation Requirements section of the Future Land Use Element to establish the entitlements and implementing conditions associated with the future land use map amendment from Commercial, Medium Density Residential (16), Low Density Residential (5), Community Facility, Open Space Recreation (McNab Park) to East Transit Oriented Corridor within the area generally described in Item 1 above and legally described in Exhibit A to the Staff Report for this item.

FROM: C (Commercial), L (Low 5 DU/AC) M (Medium 16 DU/AC),
Community Facility (CF), Open Space Recreation (OR)
TO: East Transit Oriented Corridor (ETOC)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Jean Dolan explained that a Transit Oriented Corridor (TOC) requires a basket of rights that defines the residential and non-residential uses permitted. Ms. Dolan spoke about a required pre-application conference, connectivity, complete streets, historic resources, and the affordable housing strategy. Ms. Dolan stated that Staff recommend approval of the proposed text amendment along with the map. Ms. Dolan reviewed the timeline of the ETOC workshops, official hearings etc.

Robin Bird was sworn in by the Zoning Technician, Kerrie MacNeil. Mr. Bird stated that the idea behind form based code is to not let the private sector decide how the City is to be developed. The unwanted situation is for additional units to come in at undesirable locations in an unplanned fashion. If we leave the land use as it is, the commercial development will come in and we will be granting Land Use Plan Amendments (LUPAs) on a case by case basis. Mr. Bird stated that more people are moving to South Florida and we want to plan for this.

Mr. Klosiewicz asked if there are guidelines for affordable housing. Ms. Dolan answered that there are well established requirements set by HUD which are administered by our office of Housing and Urban and Improvement and the County's Housing Office. Ms. Dolan stated that we use the County's median income. Ms. Klosiewicz asked if the median income is based on the County and Ms. Dolan confirmed that it is.

Mr. Stacer asked if the affordable housing is not going to be evaluated on a parcel basis. Ms. Dolan answered that the affordable housing requirement will be assessed and enforced on a parcel by parcel basis. Mr. Klosiewicz asked if 100 units is the County's trigger to require affordable housing and Ms. Dolan confirmed. Mr. Klosiewicz asked if a project was under 100 units, would it not be required to address the affordable housing. Ms. Dolan answered that we are creating a district that is creating 2,399 units which will trigger the affordable housing requirement. Ms. Dolan stated that every project in the ETOC will be required to provide affordable housing.

Carrie Sarver asked Robin Bird to elaborate. Mr. Bird stated that if the ETOC is not established, then a project less than 100 units will not be required to provide affordable housing. With the land use plan amendment, every project that is built will have an affordable housing requirement.

Joan Kovac asked if the fee is established. Mr. Bird stated that this fee is already established. The fees collected are used to build houses and for neighborhood stabilization.

Mr. Syrek asked if the Atlantic Boulevard Overlay District (AOD) will disappear and Ms. Dolan answered that the AOD regulations will not apply in the ETOC. The AOD will still exist where it does not overlap with the ETOC (ex. on the beach). The ETOC zoning requirements will take the place of the AOD requirements. Mr. Bird stated the only place the AOD will exist is east of the Intracoastal.

Fred Stacer asked about the timing for the traffic mitigation study. Ms. Dolan stated that they are still working on the scope. Ms. Dolan stated that the CRA has a very detailed

timeline. Mr. Stacer stated that he would like to see the scope. Ms. Dolan stated that it will be on the CRA agenda.

The chair opened agenda items one (1) and two (2) to the public.

Doug Matthes (500 NE 6th Street Pompano Beach, FL) introduced himself to the Board and stated that he passed out a letter to the Board members. Mr. Matthes stated that he believes this change will have a negative effect on the community, mainly Old Pompano. Mr. Matthes read from his letter which points out several pages of the Land Use Plan Amendment proposal that have statements that he does not agree with. Mr. Matthes points out page 16 and states that he does not agree with the waste (lbs per day) calculation for the hotels. Pages 57-59: Mr. Matthes does not agree with Kester Park being labeled as a neighborhood park. Page 20: Mr. Matthes believes the increase in traffic is too high. Pages 87-88: The community bus is cutting through on 4th Street now and Mr. Matthes it is not in favor of this. Mr. Matthes stated that he believes that the Saturday workshop in April was “not a workshop” because there was not a chance for the public to ask questions. Mr. Stacer stated that this is not true because he was there are there was an opportunity to ask questions. Mr. Matthes stated that he thinks there should be a qualified engineering study. Mr. Matthes mentioned the street flooding incurred by City projects. Mr. Matthes expressed his concern over the number of cars.

Mr. Stacer stated that many of the issues just discussed will be addressed in the Traffic Mitigation Plan. Ms. Dolan agreed and stated that it is a regional model. Ms. Dolan stated that each project will prepare their own traffic study.

Dawne Richards (3304 SE 4 Street Pompano Beach, FL) introduced herself to the Board. Growth, we can control it or it can control us. The idea that we can have something that is cohesive is very pleasant to me. TOD is getting people out of their cars and walking. I would much rather see my neighbors walking then getting into their cars. Big fan of the LUPA.

Donna Blackard 417 NE ... Are all the slides available to the public? Jean stated that this presentation can be placed online. The rest of the presentations are online as well. ... Jean stated that every project that comes in goes through CTPED review. Jean stated that we are fully aware of some of the challenges. We are not creating a fund for public safety at this point.

Cindy Peters 1736 E Atlantic Blvd. Very excited that something is going to be done to make the City more attractive. Very happy of what we have heard so far.

Elle Wegman 509 NE 11 Avenue. 11th Avenue is a cut through street from Atlantic Blvd to 10th Street. Three times more people. Did not receive a notice. Jennifer Gomez stated that the notice went to the properties in the boundaries and within 500 feet.

David 2501 SE 2 ST. Compliment what you are trying to do. Flooding, can staff look at this? 25th Avenue s heavily used.. what kind of tools are going to be used to protect the neighborhood from the increase in traffic. Speed bumps, roundabouts?

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Aly Hanes Kimley Horn 600 N Island Road Plantation, FL. Neighborhood impact mitigation strategies: raised intersections, raised crosswalks, median plantings, diverters,

Mr. Stacer mentioned the timing of stop lights. Looked at more at the time of zoning.

Mr. Stacer closed the public hearing.

Board discussion.

Walter Syrek asked about the text amendment built 3,700 dwelling units. Jean answered this is the maximum and includes what is already there. Syrek asked for it to say "maximum."

Mr. Stacer asked about EATOC- old name should be revised. Application. Jean will revise.

Trip Bechert, pre-cluded from voting? Business on east atlantic blvd. Carrie stated that the ETOC effects so many properties. No voting conflict in her opinion.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the proposed text amendments to the Future Land Use Plan. All voted in favor of the above motion; therefore, the motion passed.

3. AMP IV HIDDEN HARBOUR, LLC. / HIDDEN HARBOUR– LAND USE PLAN AMENDMENT
Planning and Zoning #15-91000001

Consideration of the proposed LAND USE PLAN AMENDMENT request by **AMP IV HIDDEN HARBOUR, LLC** for a change in the future land use designation of several parcels that in total encompass an 8.9 gross-acre (6.9 net acre) property. Currently the property has a Commercial (C), a Medium High (MH) and a Low Medium (LM) Future Land Use designation. The Applicant is requesting a change in land use to Mixed Use Residential High (MUR-High 50 DU/AC). The subject property is generally located north of NE 14th Street, south of NE 17th Street on the east side of Federal Hwy., legally described as follows:

(PARCEL 1—COMPRISED OF THE FOLLOWING PARCELS DESIGNATED AS PARCELS 1A-1F)

(PARCEL 1 A)
ALL OF PARCEL "A' OF JERICHO BOATS ENTERPRISES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(PARCEL 1 B)