

REQUESTED COMMISSION ACTION:

Consent	<input checked="" type="checkbox"/>	Ordinance	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Consideration/ Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>
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SHORT TITLE AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF 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 HEARING AND AN ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This is the first reading of the text amendment ordinance for the 282 acre East Transit Oriented Corridor (ETOC). The proposed text amendment for this land use change will allow for 3,718 dwelling units (net new 2,399 units) and will allow up to 7 million square feet of nonresidential uses, 5.5 acres of parks and recreation (minimum) and 5.0 acres of community facility land uses (minimum). This text amendment establishes the maximum development rights for property within the ETOC. The proposed text amendment also includes design guidelines and principles to ensure a focus on land use compatibility, connectivity, historic resources and affordable housing. There has been a Condition of Future Development Approvals added since the Planning Board that states the following and is included in the proposed Ordinance as Exhibit B: In accordance with Policy 01.19.13, the City will develop the required Inter-local Agreement with Broward County to monitor the development activity within the TOC and implement the process required to ensure that agreement is adopted within 6-months of the effective date of the adopted ETOC Comprehensive Plan Amendment. This amendment was unanimously recommended for approval at the May 25th Planning and Zoning Board meeting (minutes are attached). 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.

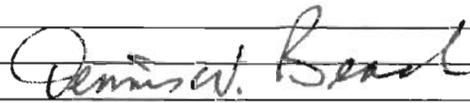
- (1) Origin of request for this action: ECRA AND CITY OF POMPANO BEACH
- (2) Primary staff contact: Robin M. Bird/Maggie Barszewski Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

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 # 16-031


 City Manager



ACTION TAKEN BY COMMISSION:

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



City Attorney's Communication #2016-921

June 15, 2016

TO: Maggie Barszewski, AICP, Planner

FROM: Mark E. Berman, City Attorney

RE: Ordinance –Amendment to the Future Land Use Element of the Adopted Comprehensive Plan

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 AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF 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 HEARING AND AN 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/2016-921

Attachment

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF 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 HEARING AND AN 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 Element of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

WHEREAS, the City Commission held a duly noticed public hearing on June 28, 2016, to adopt on first reading and transmit the amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan; and

WHEREAS, said proposed amendment changes the text of the Future Land Use Element of the Comprehensive Plan by creating a new designation for an ETOC property legally described and depicted in **Exhibit A**, and providing development rights for said designation; and

WHEREAS, design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ETOC; and

WHEREAS, pursuant to Ch. 163.3184.11.b.1 & 2, 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 contains assurance 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

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

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

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

SECTION 2. That a 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 Text Amendment and the City Commission approved and transmitted the proposed text amendment.

SECTION 3. That the City Commission hereby approves and adopts the proposed amendment to change the text of the Future Land Use Element of the Comprehensive Plan by creating the following designation for property legally described in **Exhibit A** with the condition of future development approvals within the TOC presented in **Exhibit B**, allowing the

development rights listed herein, and providing for design principles and procedures that will apply to all development and redevelopment within the boundaries of the proposed ETOC as listed herein:

East Transit Oriented Corridor (ETOC) - This designation has been applied to the Future Land Use Map for the East Transit Oriented Corridor. The densities and intensities of permitted uses within the designated East Transit Oriented Corridor (ETOC) are as follows:

- Residential: 3,718 dwelling units (maximum)
- Nonresidential (Retail, Office, Hotel, Institutional, Utility, etc. as per the Zoning Code permitted uses): 7,000,000 square feet
- Community Facility: 5.0 acres (minimum)
- Parks & Recreation: 5.5 acres (minimum)

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-application conference with staff prior to major Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development and FAA height limits, if applicable.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- Protection of designated historic resources.

Affordable Housing:

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- A. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or
- B. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- programs that facilitate the purchase or renting of the existing affordable housing stock;
- programs which facilitate the maintenance of the existing supply of affordable housing;
- programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

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 Element for the Planning Council to recertify the City Future Land Use Element.

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/2016-233

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. ½ (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 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

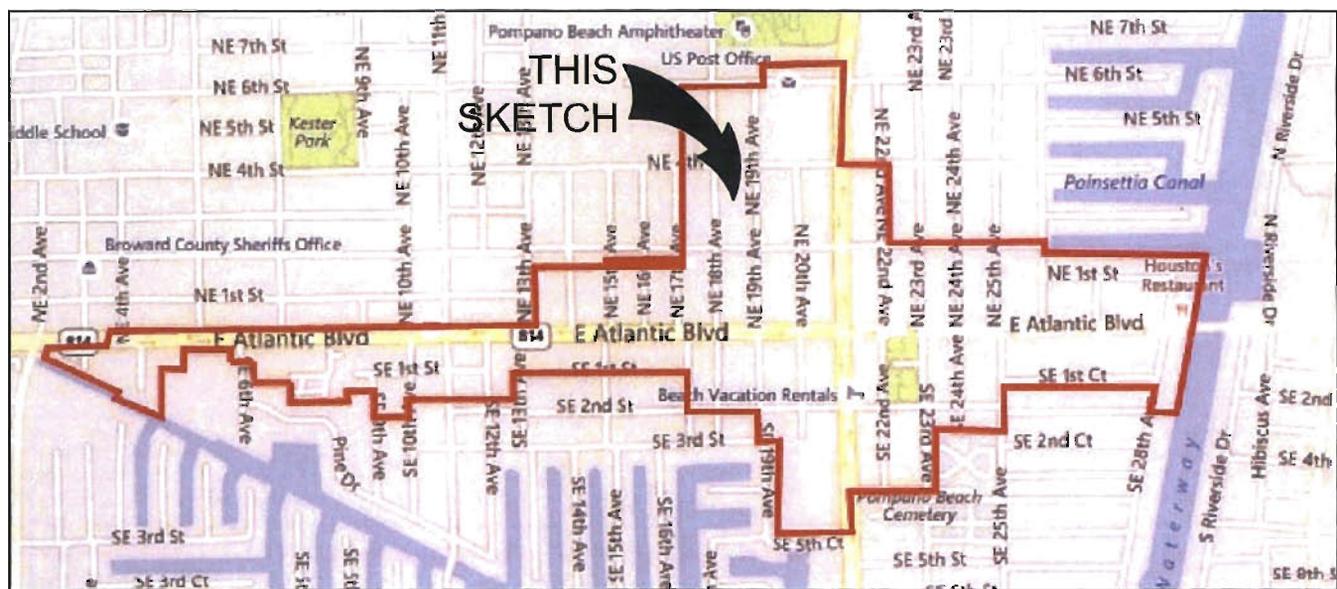
SCALE 1"=700'

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



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 3 OF 5

DRAWING NO. 07020.80-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

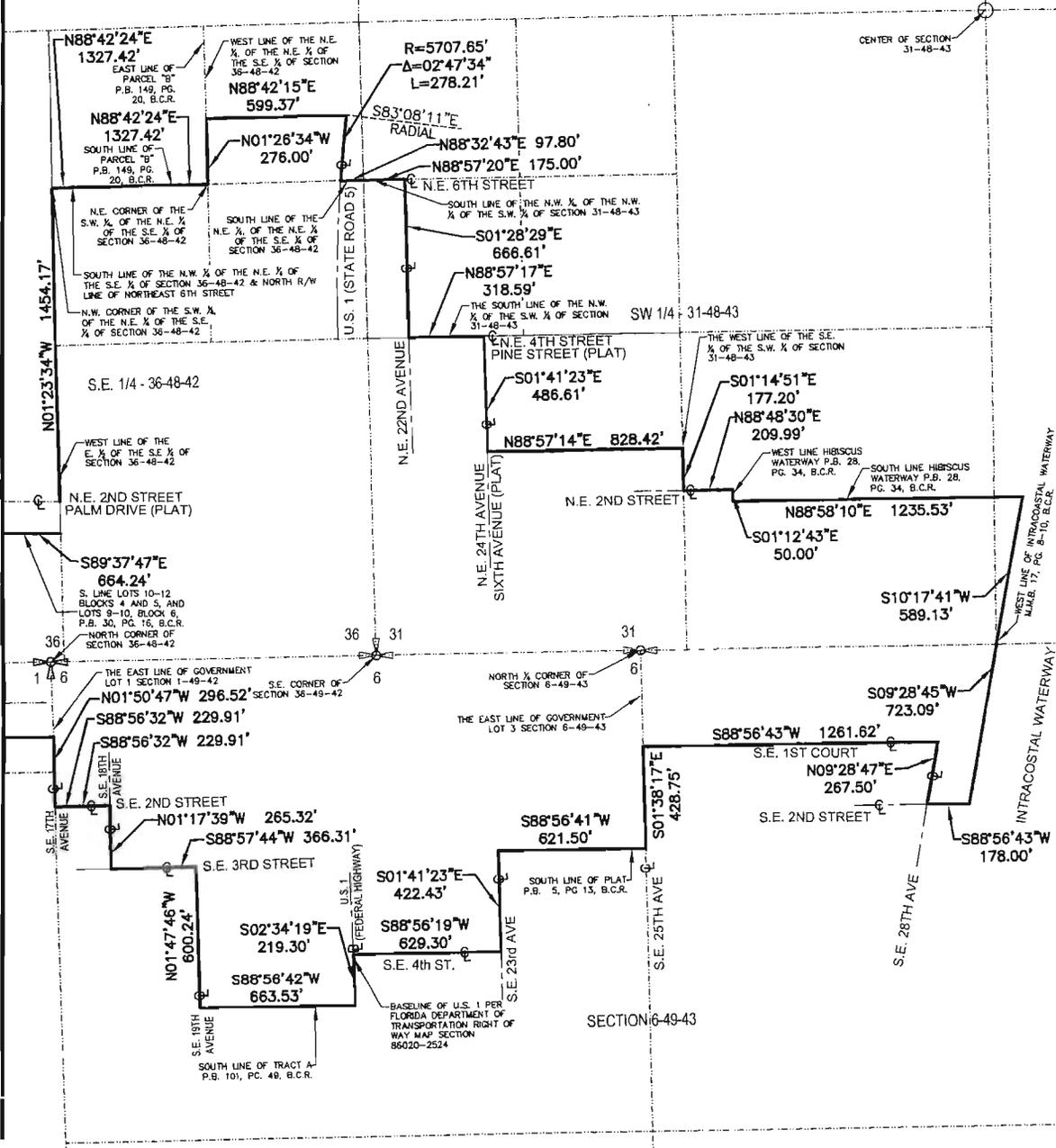
CHK. BY MMM

DATE	REVISIONS

MATCH LINE "A" SEE SHEET 4

N.E. 1/4 - 36-48-42

NW 1/4 - 31-48-43



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
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POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET 5 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

EXHIBIT B
CONDITIONS OF FUTURE DEVELOPMENT APPROVALS
WITHIN THE ETOC

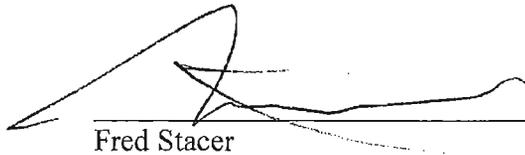
- (1) In accordance with Policy 01.19.13 of the Pompano Beach Comprehensive Plan's Land Use Element, the City will develop the required Inter-local Agreement with Broward County to monitor the development activity within the TOC and implement the process required to ensure that agreement is adopted within 6-months of the effective date of the adopted ETOC Comprehensive Plan Amendment.

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #16-031**

DATE: June 7, 2016
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Future Land Use Text 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 TEXT 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 Text Amendment will allow for 3,718 dwelling units (net new 2,399 units) and will allow up to 7 million square feet of nonresidential uses, 5.5 acres of parks and recreation (minimum) and 5.0 acres of community facility land uses (minimum). This text amendment establishes the maximum development (basket-of-rights) within the ETOC. The proposed text amendment also includes design guidelines and principles to ensure a focus on land use compatibility, connectivity, historic resources and affordable housing

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



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency



MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-219

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) Comprehensive Plan Text 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. The Future Land Use Map with the ETOC shown is provided as Exhibit B.

The proposed TOC land use designation requires the adoption of a text amendment to establish the "basket-of-rights" that can be distributed for development within the ETOC. The text amendment also addresses impact mitigating considerations related to compatibility with adjacent land uses, connectivity, protection of designated historic resources and affordable housing.

The proposed text amendment is as follows:

East Transit Oriented Corridor (ETOC) - This designation has been applied to the Future Land Use Map for the East Transit Oriented Corridor. The densities and intensities of permitted uses within the designated East Transit Oriented Corridor (ETOC) are as follows:

- Residential: 3,700 dwelling units
- Nonresidential (Retail, Office, Hotel, Institutional, Utility, etc. as per the Zoning Code permitted uses): 7,000,000 square feet
- Community Facility: 5.0 acres (minimum)
- Parks & Recreation: 5.5 acres (minimum)

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed EATOC. as follows:

Staff Report – Text Amendment

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-application conference with staff prior to major Site submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development and FAA height limits, if applicable.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- Protection of designated historic resources.

Affordable Housing:

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- A. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or
- B. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- programs that facilitate the purchase or renting of the existing affordable housing stock;
- programs which facilitate the maintenance of the existing supply of affordable housing;
- programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

ALTERNATIVE MOTIONS:

- (1) Motion to recommend approval of the proposed ETOC Comprehensive Plan Text Amendment** as the Board finds the proposed text amendment compatible with implementation of the vision for the ETOC District.
- (2) Motion to table** the requested Comprehensive Plan Text 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 Comprehensive Plan Text Amendment** as the Board finds it to be incompatible with implementation of the vision for the ETOC District.

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", K01, 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, 519.89 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 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 83°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.48 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, 67.65 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, 0.91 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, 864.35 FEET; (3) NORTH 88°59'03" EAST, 688.69 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 17-19, 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, 684.24 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°42'18" 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 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 (SOUTHEAST ONE-QUARTER) OF THE

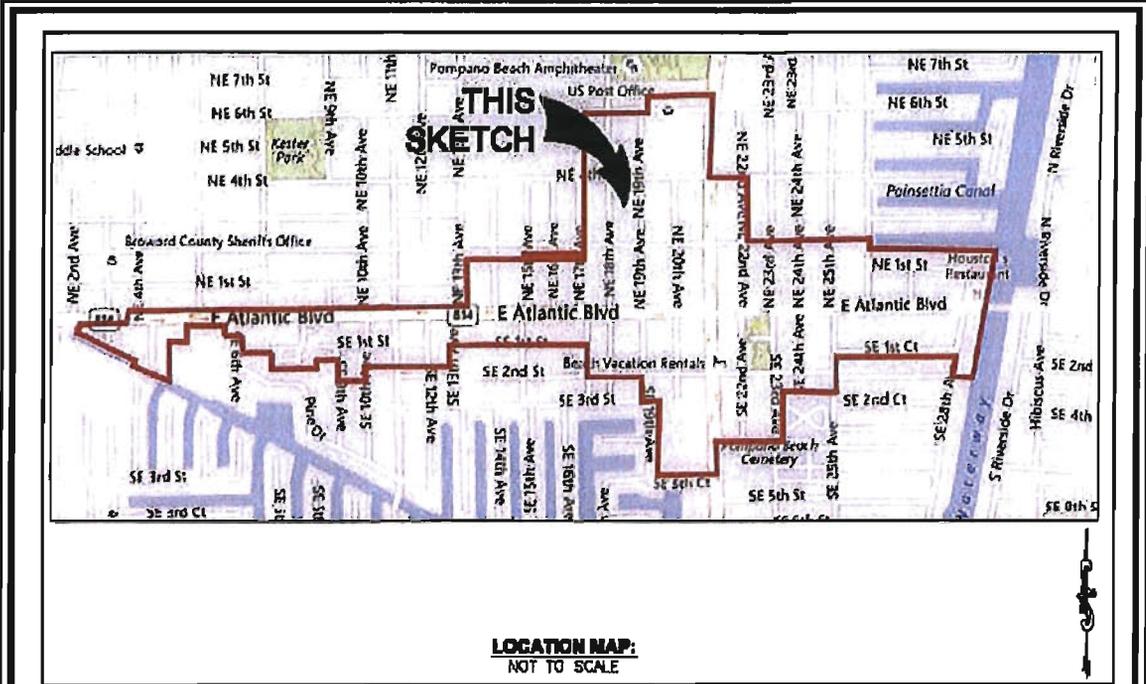
LEGAL DESCRIPTION CONTINUED ON SHEET 2:

<p>SKETCH & DESCRIPTION</p> <p>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</p> <p>POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	<p>KEITH ASSOCIATES, INC. <i>consulting engineers</i> 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 1 OF 5 DRAWING NO. 07000-SKETCH & DESCRIP/DWG</p>	<p>DATE 2-25-16 SCALE 1"=700' FIELD BK. N/A DWNG. BY DDB CHK. BY WRAM</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	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°28'45" 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 28, 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 8; 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°58'41" 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, 683.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 19TH AVENUE; THENCE DEPARTING SAID SOUTH LINE AND EASTERLY EXTENSION, NORTH 01°47'48" 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. 18TH 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, 288.52 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 6, 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°48'03" WEST, 75.00; (2) NORTH 88°57'18" EAST, 115.00 FEET; (3) NORTH 00°49'24" WEST, 144.99 FEET TO THE POINT OF BEGINNING.

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

SKETCH & DESCRIPTION	 KEITH ASSOCIATES INC. <i>consulting engineers</i> 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: ma@keith-associates.com LB NO. 6860 SHEET 2 OF 5 DRAWING NO. 07030 80-SPEECH & DESCRIPTION.DWG	DATE 2-25-16 SCALE 1"=700' FIELD BK. N/A DWNG. BY DOB CHK. BY MMM	DATE REVISIONS
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			



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. 68860.
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°37'18" 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.

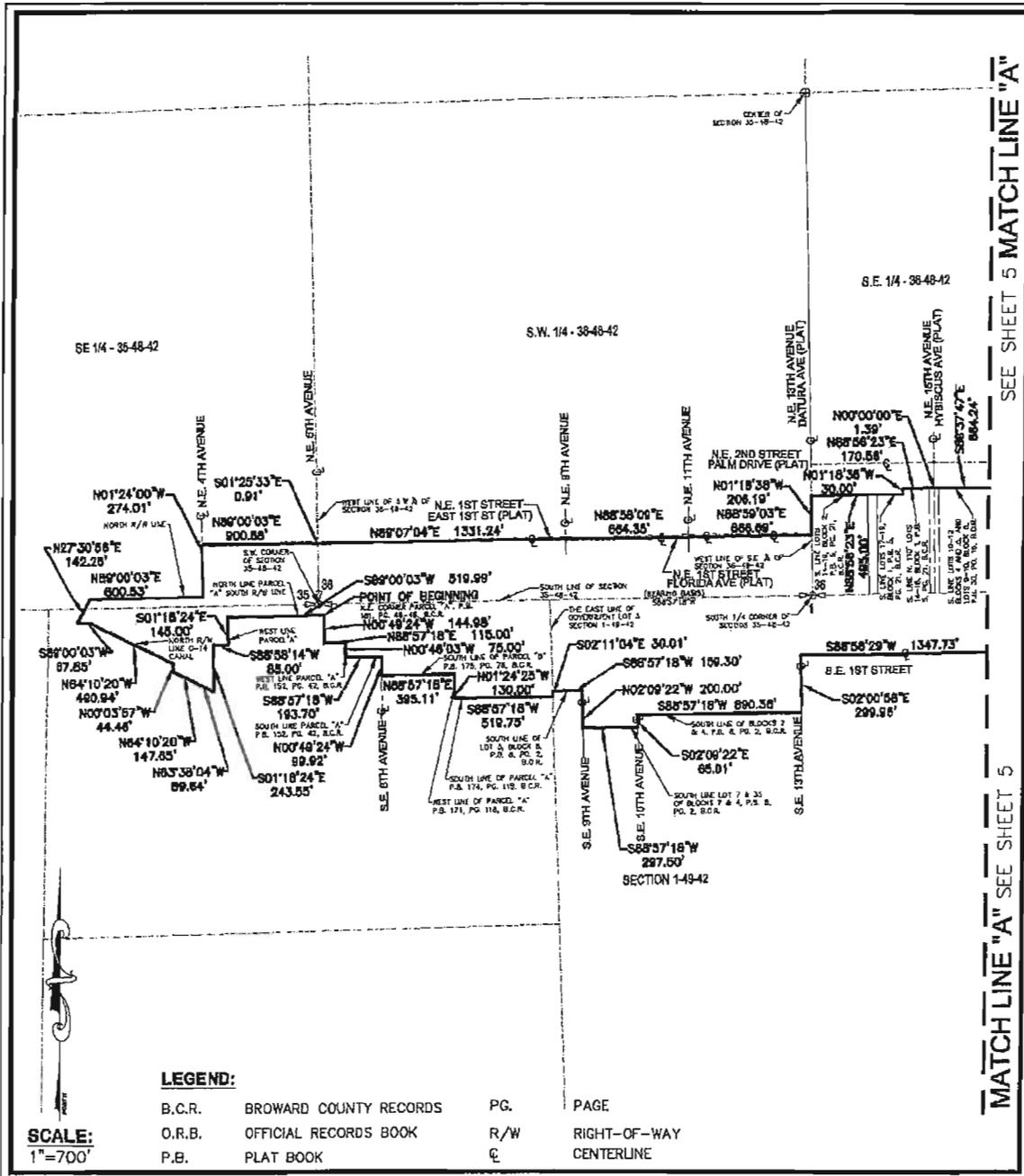
CERTIFICATION:

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, 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.

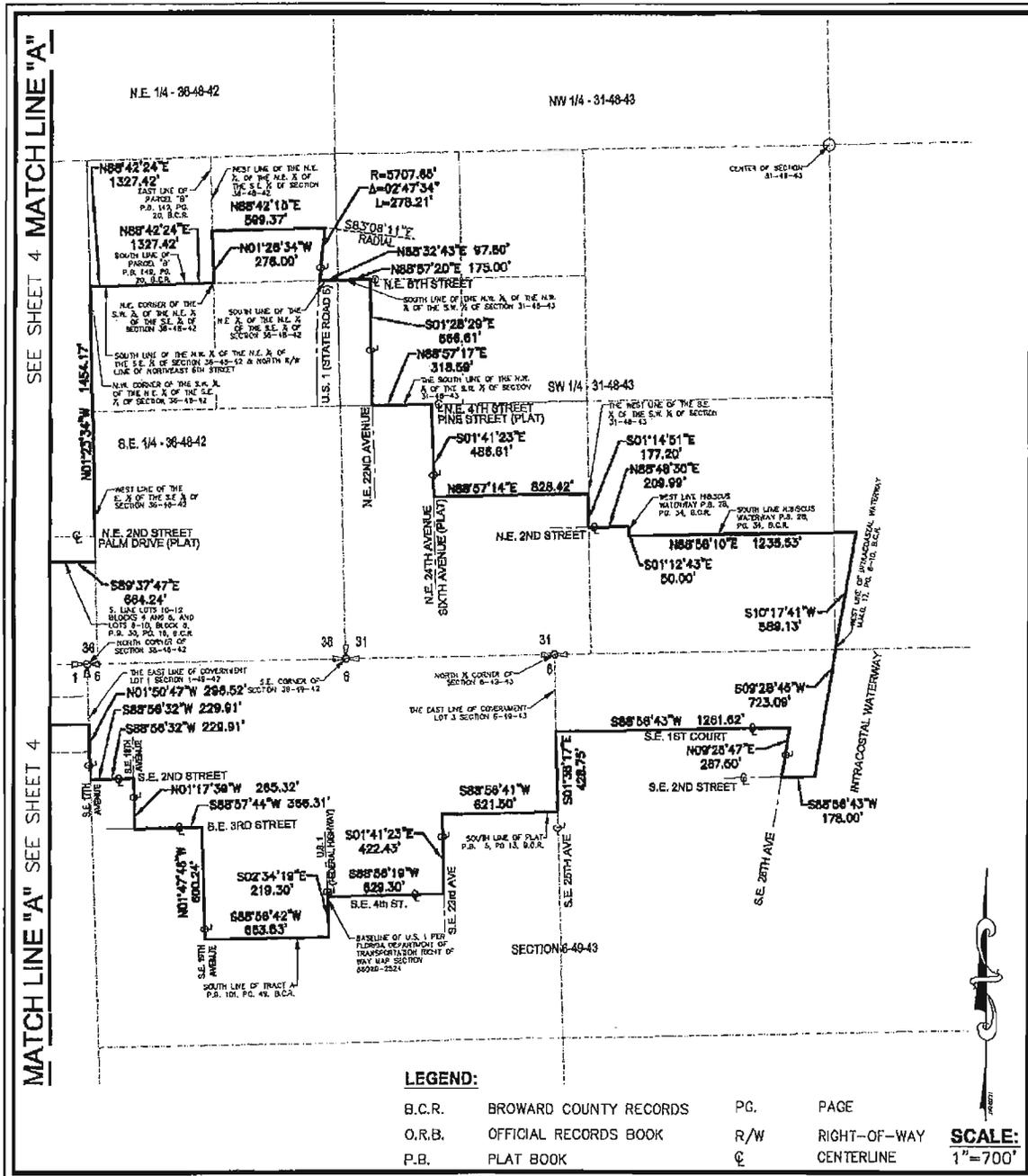
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. NOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 68860
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: mml@keith-associates.com LB NO. 68860</p> <p>SHEET 3 OF 5</p> <p>DRAWING NO. FIELD-SKETCH & DESCRIPTION</p>	DATE 2-25-18	DATE	REVISIONS
		SCALE 1"=700'		
		FIELD BK. N/A		
		DWG. BY DDB		
		CHK. BY MUM		



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: mo@keith-associates.com LB NO. 6260 SHEET 4 OF 5 DRAWING NO. 07020-00-SKETCH & DESCR FROM 04G	DATE 2-25-16	DATE	REVISIONS
		SCALE 1"=700'		
		FIELD BK. N/A		
		DWG. BY DDB		
		CHK. BY MMM		



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. <i>consulting engineers</i> 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6960 SHEET 5 OF 5 DRAWING NO. 072020-01-SECTION & DESCRIP16-16-16	DATE 2-25-16	DATE	REVISIONS
		SCALE 1"=700'		
		FIELD BK. N/A		
		DWG. BY DDB		
		CHK. BY MMM		



CITY OF POMPANO BEACH
FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4662

Visit Our Website At:
<http://www.pompanobeachfl.gov>

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

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

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 there were 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?

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

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 JERICO 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)