

RED

RED Environmental Comments
PC 25-2
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**RESILIENT ENVIRONMENT DEPARTMENT (RED)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT**

For: Broward Planning Council
Applicant: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP

Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The property has existing License No. SWM2012-016-0 and ERP No. 06-06469-P. A full modification will be required to the SWM and ERP. The applicant can apply for the modification through Broward County [Epermits](#).

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Portions of the subject property have been designated as a Local Area of Particular Concern (LAPC) # 42. The property is subject to Section 5-182.8 of the Broward County Land Development Code. In addition, A Broward County Tree Removal License is required for any proposed development in the LAPC portion of the property. The LAPC portion of the property is also a designated Natural Forest Community and is subject to Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. Both sections of the code require the preservation and enhancement of a conservation area. The size and configuration of the conservation area is determined by Tree Removal License application review process.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twenty-three (23) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twenty-three (23) facilities, nineteen (19) are hazardous material facilities, two (2) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (PD 03/24/2024)

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is currently within a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. (PD 03/24/2024)

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 03/24/2024)

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **100 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated, the projected levels of service on surrounding roadways, **and the new designation**, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **are (2)** air permitted facilities located within half a mile of the proposed amendment site, neither of which have had any air quality-related complaints in the last 10 years. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 3/28/25)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

This site contains a specifically designated land area, which is listed as Local Area of Particular Concern (LAPC), which is titled Site 42B and Site 42d. In addition area contains Site 42A which is listed as LAPC, and Urban Wilderness Inventory.

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

Protected Natural Lands –

Project site contains Pompano Beach Air Park Tree Preserve which is a 96.28 acres forested upland included in the Protected Natural Lands Inventory.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See attached document.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of

the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

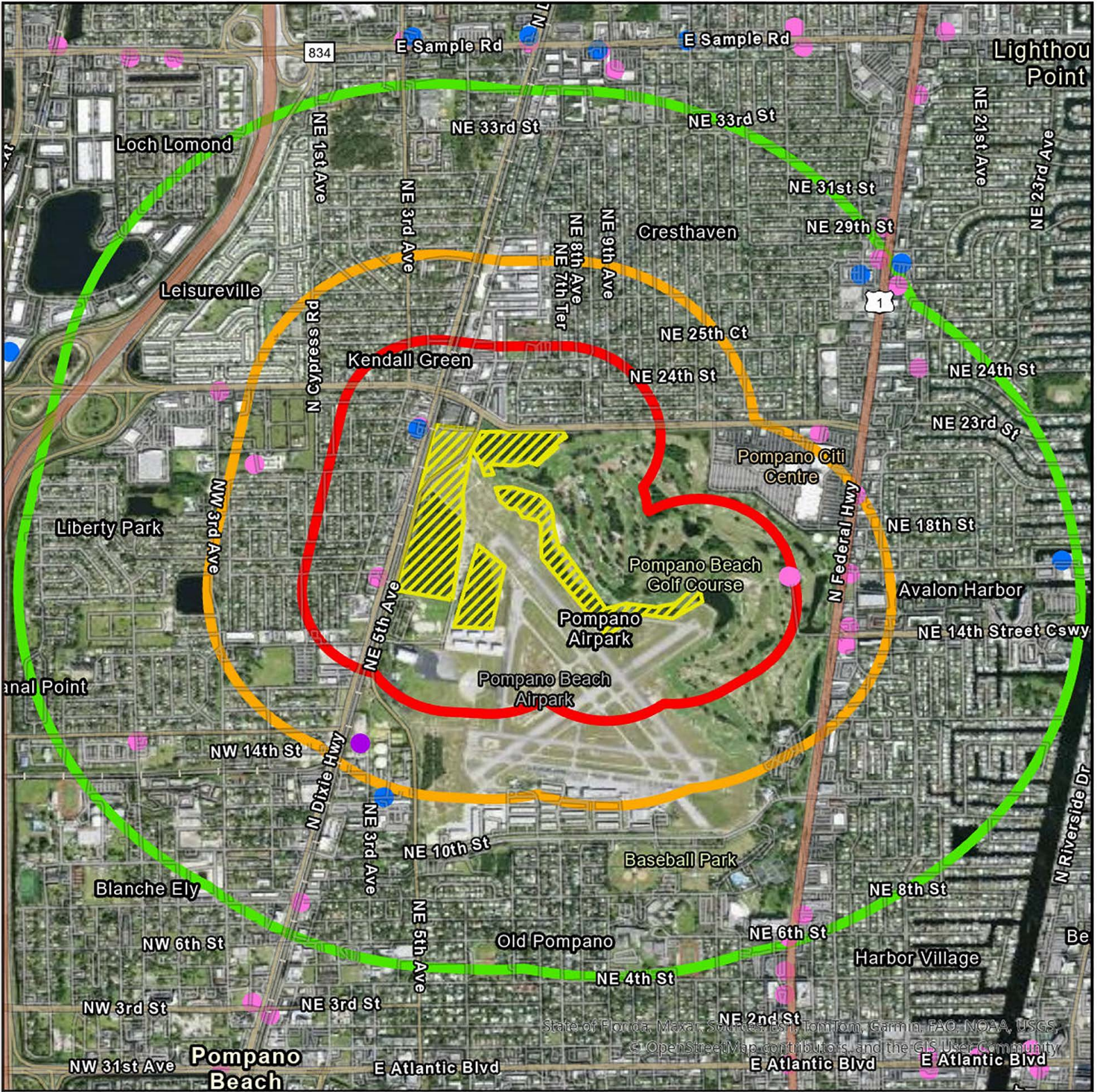
The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 65 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of this project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

ATTACHMENTS

Broward County Land Use Plan Proposed Amendment 25-2



Legend

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

0 0.25 0.5 1 Miles



Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.

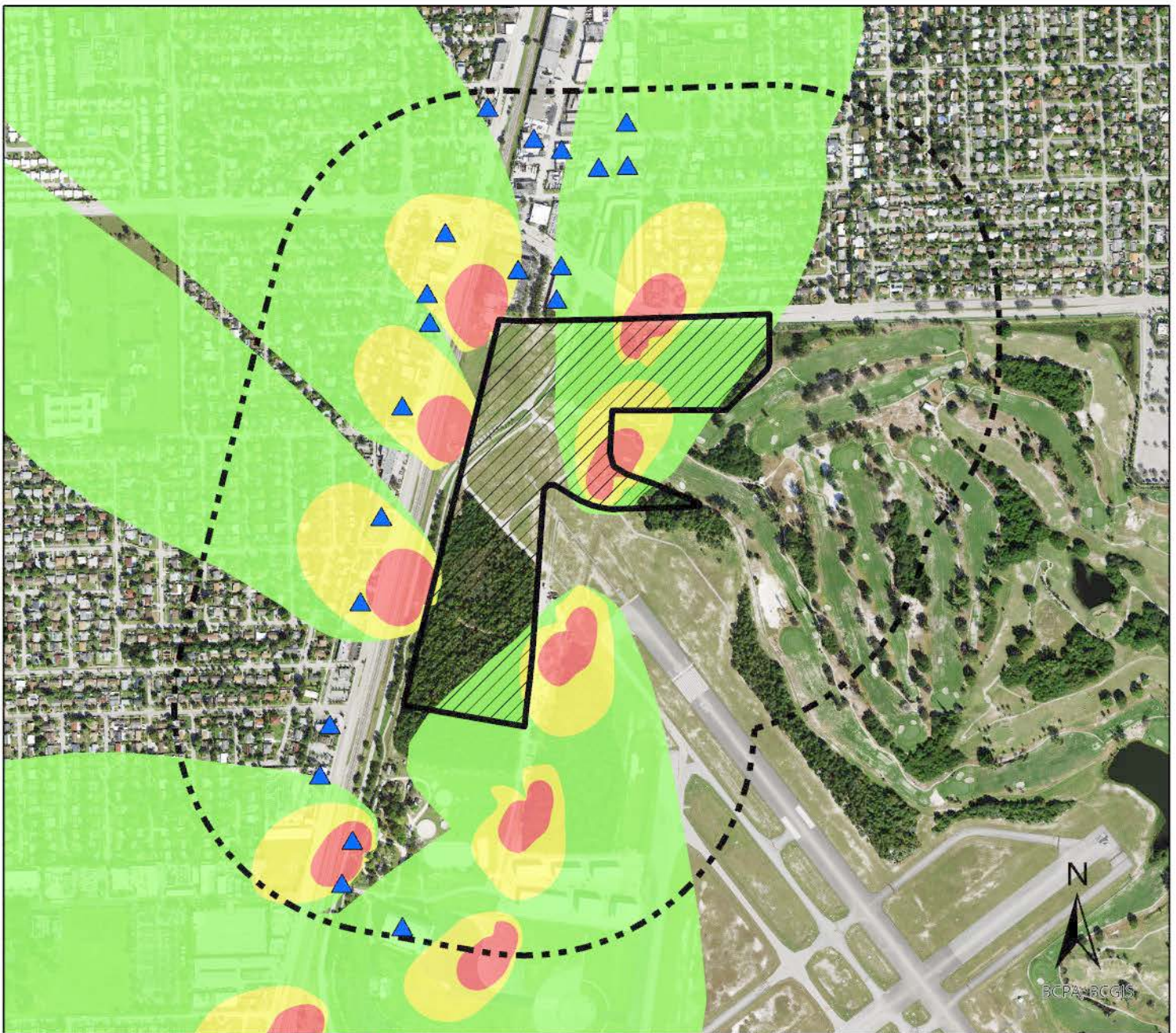
Prepared by: Ashley Robins on 3/20/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Leo's Auto Shop Inc.	2011 N DIXIE HWY, #B, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
O'Reilly Automotive Stores, Inc.	2301 N DIXIE HWY, Pompano Beach, FL 33060	5531 - Auto and Home Supply Stores	Hazardous Material Facility
Procar Auto Body Shop Inc	1705 N DIXIE HWY, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Performance Cars of Pompano Beach, Inc.	2490 NE 4TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
1st Class Auto Ctr / Ferrari Maserati of Ft Laud	2421 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
B & R Auto Body Works, Inc.	2500 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Sunoco #0613-4209	2291 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
Tiene's Auto Services Inc	2420 NE 5TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Well#13 @ Airport	1650 NE 5TH AVE, Pompano Beach, FL 33060	4941 - Water Supply	Hazardous Material and Storage Tank Facility
Smart Tech Auto	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
Cruise N Cool	480 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
Adhesives Technologies Corporation	450 E COPANS RD, Pompano Beach, FL 33064	2821 - Plastics Materials, Synthetic Resins, and Nonvulcanizable Elastomers	Hazardous Material Facility
Outboard Special Ties, Inc.	2521 N DIXIE HWY, Pompano Beach, FL 33064	3732 - Boat Building and Repairing	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park

Ratava Investments LLC	2011 N DIXIE HWY, Pompano Beach, FL 33060	6531 - Real Estate Agents and Managers	Hazardous Material Facility
Zim Auto Repair	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
7-Eleven Store #30007	2391 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Amoco Kwik Stop	1741 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
The Boat Kings	2451 NE 4TH AVE, Pompano Beach, FL 33064	4493 - Marinas	Hazardous Material Facility
Tom's Auto Air	1901 N DIXIE HWY, Pompano Beach, FL 33060	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Material Facility
Giant Tire & Auto	440 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Sand & Spurs	1600 NE 5TH AVE, Pompano Beach, FL 33060	0752 - Animal Specialty Services, Except Veterinary	Hazardous Material Facility
Laguna Bay Nursery, Inc.	2101 N DIXIE HWY, Pompano Beach, FL 33060	5261 - Retail Nurseries, Lawn and Garden Supply Stores	Hazardous Material Facility
Goodyear Airship Operations	1500 NE 5TH AVE, Pompano Beach, FL 33060	4581 - Airports, Flying Fields, and Airport Terminal Services	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- Boundary

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Prepared on: 3/24/2025 10:40 AM

Prepared by: PDURIUS

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant/Agent: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

- A. Are wetlands present on subject property?*** No
- B. Describe extent (i.e. percent) of wetlands present on subject property.***
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License?*** No
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?***

III. Comments:

This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS
RED / ERP / AWRP



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Resilient Environment Department

J.S.

Date: 3/24/2025

Re: Initial Resilience Review of PC 25-2, Pompano Airpark

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

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pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.



**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant/Agent: City of Pompano Beach

Amendment No.: PC 25-2

Jurisdiction: City of Pompano Beach

Size: Approximately 48 acres

Existing Use: Vacant

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses

Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

County. Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 10 percent or equal to 4.8 acres.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 75 percent or equal to 36 acres.

C. General impacts of the proposed land use change on water recharge:

The change in land use could potentially result in an increase of 65 percent impervious surface on the property, which is the equivalent of an increase of 31.2 acres of impervious area and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 65 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

Staff suggests that the design of this project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: MPognon (4/10/2024).



TRANSIT



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

March 26, 2025

Deanne D. Von Stetina, AICP, Assistant Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-2 (Pompano Beach Airpark) in the
City of Pompano Beach

Dear Ms. Von Stetina:

Broward County Transit (BCT) has reviewed your correspondence from March 12, 2025, regarding the LUPA of the property situated on the northwest side of the Pompano Beach Airpark in the City of Pompano Beach for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed Routes 20, 50, 83, and the Pompano Beach Orange Route 706 community shuttle. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 20 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 20 runs from 4:45 a.m. to 10:07 p.m. with a frequency of 53 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 20	Weekday	4:45 a.m. – 10:07 p.m.	53 minutes
	Saturday	5:50 a.m. – 9:20 p.m.	50 minutes
	Sunday	9:35 a.m. – 8:03 p.m.	50 minutes
BCT Route 50	Weekday	5:00 a.m. – 12:12 a.m.	33 minutes
	Saturday	5:00 a.m. – 11:22 p.m.	43 minutes
	Sunday	7:40 a.m. – 9:33 p.m.	42 minutes
BCT Route 83	Weekday	5:38 a.m. – 9:41 p.m.	46 minutes
	Saturday	6:12 a.m. – 8:48 p.m.	60 minutes
	Sunday	9:00 a.m. – 7:49 p.m.	60 minutes
Pompano Beach Orange - Route 706	Weekday	9:00 a.m. – 4:57 p.m.	68 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

UPD



DATE: April 10, 2025

TO: Barbara Boy, Executive Director
Broward County Planning Council

FROM: Josie. P. Sesodia, AICP, Director *Josie Sesodia*
Urban Planning Division

SUBJECT: PC 25-2: Pompano Air Park

The Broward County Urban Planning Division staff reviewed proposed amendment PC 25-2. The subject site is in Pompano Beach involving approximately 48.0 acre. The amendment proposes:

Current Designation: 48.0 acre of Recreation and Open Space

Proposed Designation: 48.0 acres of Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space use
Addition of 48.0 acres of transportation use

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application based on the available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) and determined that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

The amendment may have an adverse effect on the following historical resources:

FMSF Resource	Name	Type of Resource
8BD04567	Railroad Tracks	Linear Resource (Group)
8BD4567	Pompano Beach Air Park	Historic Landscape (Group)
8BD0468	Pompano Beach Golf Course	Historic Landscape (Group)

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Pompano Beach. Archaeological resources in the city are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5.536.5(g), if "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property

owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions:

Contact: Rick Ferrer, Historic Preservation Office
Broward County resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324
E-mail: rferrer@broward.org

2. Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: David Recor, Director
Development Services
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060
(954) 786-4600
David.Recor@copbfl.com and Jean.Dolan@copbfl.com

3. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, FL 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Urban Planning Division (UPD) staff reviewed this application and determined it is exempt from the requirements of BCLUP policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling unit to the existing densities of the BCLUP.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The project site is entirely within the City of Pompano Beach and not in close proximity to adjacent municipalities or Broward County property.

Complete Streets

This section provides suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Mobility and accessibility improvements help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

1. *Applicable policies:* The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The proposed development consists of land that is currently designated as an LAPC on the ESL map and is located on the northwest corner of the Pompano Beach Airpark, abutting the Pompano Beach Municipal Golf Course.
- *Schools and residential development:* The nearest school is Cresthaven Elementary School, which is approximately 0.19 miles (1,025 feet) north of the site. The southern boundary of the school attendance zone is Copans Road.
- *Transit service:* Transit route 83 runs along Copans Road and includes stops in front of the subject site. Transit routes 20 and 50 include stops within one-quarter mile. Transit routes 10 and 11 are accessible from the Pompano Citi Centre, located a half-mile east at the corner of Copans Road and US 1.
- *Parks:* The Pompano Beach Municipal Golf Course and the Pompano Airpark Bike Trail are located on the east side of the subject site, but are not accessible from the subject site. Access to both is provided approximately two (2) miles away to the southeast. The Airpark Bike Trail is a shared-use path located along the perimeter of the Airpark.
- *Bicycle facilities* – Non-buffered, marked bike lanes are located to the north of the site along Copans Road.

3. *Complete Streets Comments*

- Consider building safe, continuous sidewalks or similar direct connections between the proposed buildings and the Pompano Airpark Bike Trail. The trail has the potential to provide a safe non-vehicular access facility for employees, as well as a recreational amenity.

- Consider including non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing onsite electric vehicle charging for employees.
- Consider providing employees bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.
- Consider working with the City of Pompano Beach to increase safety at pedestrian crossings near bus stops.



WMD



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

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

March 27, 2025

Deanne Von Stetina
Assistant Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to dvonstetina@broward.org

FROM: Dunia De La Horra Fernandez
Broward County Water Management Division

SUBJECT: Pompano Air Park, PC 25-2
Land Use Plan Amendment - New BCLUP Amendment

Dear Ms. Deanne:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-2 and have no comments or objections.

Sincerely,

Dunia De La Horra Fernandez

Dunia De La Horra Fernandez
Program/Project Coordinator Senior
Broward County Water Management Division
2555 W. Copans Rd., Pompano Beach, FL 33069
Office: 954-831-0755
E-mail: ddelahorrafernandez@broward.org



PARKS



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

April 10, 2025

To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-2 Pompano Air Park (Pompano Beach)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Pompano Air Park (Pompano Beach). Our comment is as follows:

PC 25-2 Broward County Parks and Recreation objects to the removal of Environmentally Sensitive Land (ESL) Designation and removal of the protections to the parcels within this proposal. The development of the parcels would result in the loss of 86 acres of protected natural areas, primarily comprised of scrub habitat. Scrub habitat is listed as by the Florida Natural Areas Inventory as Imperiled both globally and locally and is home to many threatened and endangered species. Beyond this unit, only 118 acres of scrub habitat remains protected in public ownership in just seven parcels of land in Broward County. The removal of the acreage at Pompano Air Park would be a significant loss to this already very limited habitat.

Regarding the concerns with trees near the runways, removing just the invasive trees would reduce the majority of the tallest trees within these units. High quality scrub habitat is not dependent on a large intact canopy of tall trees. Sand pines found in scrub are often widely interspersed with open sand, saw palmetto patches, and native grass and herbaceous ground cover.

The Land Use Plan Application lists lack of fire as the reason the site has not been maintained. Removal of the invasives trees and plants alone, even without prescribed fire, would be a significant improvement to the ESL site. With the imperiled state of scrub habitat, there may be funding available from the Florida Fish and Wildlife Conservation Commission (Invasive Plant Management Section) or other grants to assist with invasive removal.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

PARKS

Pompano Airport Scrub: Rapid Vegetation Assessment

James Lange, Research Botanist
Fairchild Tropical Botanic Garden



We rapidly surveyed parcels 1, 2, 3, and 4 on April 16, 2025, spending between 5 and 15 minutes at each parcel. We spent the most time, ~15 minutes at parcel 4, where access was easier. Noteworthy plant observations are summarized in **Table 1**. We considered coefficients of conservatism, a metric of a species' affinity to quality natural areas. Of these, 17 species have at least a moderate affinity to high-quality natural areas, with at least four species with a high affinity to high-quality natural areas (Mortellaro et al. 2012), suggesting that the parcels still contain characteristics of high-quality Florida scrub, including intact substrate (i.e. biological crusts), and likely would respond well to reasonable levels of appropriate habitat management (see **Figure 1**).

Parcel 4 contained substantial areas of sand pine scrub habitat, with several areas of open sand that support sensitive herbaceous diversity. This parcel contains over 20 species characteristic of Florida scrub, and includes one of, and possibly the largest remaining population of Florida rosemary (*Ceratiola ericoides*, est. 25-50 individuals) in Broward County. This parcel also contains the only remaining Broward County population of Delaney's goldenaster (*Chrysopsis delaneyi*), previously thought to be extirpated in the County. Florida rosemary has a coefficient of conservatism of 10, meaning the species is considered obligate to high quality natural areas. .

Parcels 1, 2, and 3 also still possess large areas of intact sand pine scrub, though these are more overgrown, with dense saw palmetto (*Serenoa repens*), scrub oaks (*Quercus myrtifolia* et al.), and native greenbrier (*Smilax auriculata*), making surveys extremely difficult in the limited timeframe allotted. These parcels are fringed with invasive species, but invasion levels within intact habitat are very manageable, not unlike portions of local conservation areas in Miami-Dade, Broward, and Palm Beach Counties. Techniques have been developed for successful treatment common invasives such as Brazilian pepper (*Schinus terebinthifolia*), umbrella tree (*Heptapleurum actinophyllum*), and earleaf acacia (*Acacia auriculiformis*) should not be seen as a reason that these sites are not quality natural areas. Similarly, management strategies that serve as fire surrogates have been employed successfully throughout the state in scrub habitat.

References:

Mortellaro, S., M. Barry, G. Gann, J. Zahina, S. Channon, C. Hilsenbeck, D. Scofield, G. Wilder, & G. Wilhelm. 2012. Coefficients of conservatism values and the floristic quality index for the vascular plants of South Florida. *Southeastern Naturalist*, 77(mo3), 1-62.

Table 1: Noteworthy vascular plant species observed on 4/16/25, including coefficients of conservatism per Mortellaro et al. 2012, with relevant comments. * = taxonomic change from listing in Mortellaro et al. per Florida Plant Atlas.

Species	Common Name	Coefficient of Conservatism	Site(s) observed	Comments
<i>Aristida.gyrans</i>	Corkscrew threeawn	5	4	
<i>Asimina.reticulata</i>	Netted pawpaw	7	2,3	
<i>Bulbostylis.ciliatifolia</i>	Capillary hairsedge	7	4	
<i>Ceratiola.ericoides</i>	Florida rosemary	10	4	Largest population in County
<i>Chrysopsis.delaneyi</i>	Delaney's goldenaster	4*	4	FL Endemic, only population in County
<i>Cnidosculus.stimulosus</i>	Tread softly	7	3,4	
<i>Commelina.erecta</i>	Whitemouth dayflower	6	3,4	
<i>Crocanthemum.nashii</i>	Florida scrub frostweed	5*	4	
<i>Dichantherium.portoricense.var..portoricense</i>	Hemlock witchgrass	7*	1,2,3,4	
<i>Euphorbia.polyphylla</i>	Lesser Florida spurge	7	4	FL Endemic
<i>Galactia.purshii</i>	Pursh's milkpea	7*	1,2,3,4	
<i>Galium.bermudense</i>	Coastal bedstraw	4*	3,4	
<i>Geobalanus.oblongifolia</i>	Gopher apple	4*	1,2,3,4	
<i>Lyonia.fruticosa</i>	Coastalplain staggerbush	7	1,2,3,4	
<i>Opuntia.austrina</i>	Prickly pear	6*	4	FL Endemic
<i>Palafoxia.feayi</i>	Feay's palafox	7	2,4	FL Endemic
<i>Pinus.clausa</i>	Sand pine	8	1,2,3,4	
<i>Polygonum.polygamum</i>	October flower	7*	2,4	
<i>Quercus.myrtifolia</i>	Myrtle oak	7	1,2,3,4	
<i>Rhynchospora.megalocarpa</i>	Sandyfield beaksedge	8	1,2,3,4	
<i>Scleria.ciliata</i>	Fringed nutrush	4	2	
<i>Serenoa.repens</i>	Saw palmetto	5	1,2,3,4	
<i>Stipulicida.setacea</i>	Pineland scalypink	7	4	
<i>Tillandsia.balbisiana</i>	Northern needleleaf	4	1	Endangered (FL)
<i>Tillandsia.fasciculata</i>	Cardinal airplant	2	4	Endangered (FL)
<i>Tillandsia.utriculata</i>	Giant airplant	3	4	Endangered (FL)
<i>Triplasis.purpurea</i>	Purple sandgrass	8	4	
<i>Vaccinium.myrsinites</i>	Shiny blueberry	7	2,4	
<i>Ximenia.americana</i>	Hog plum	7	1,2,3,4	

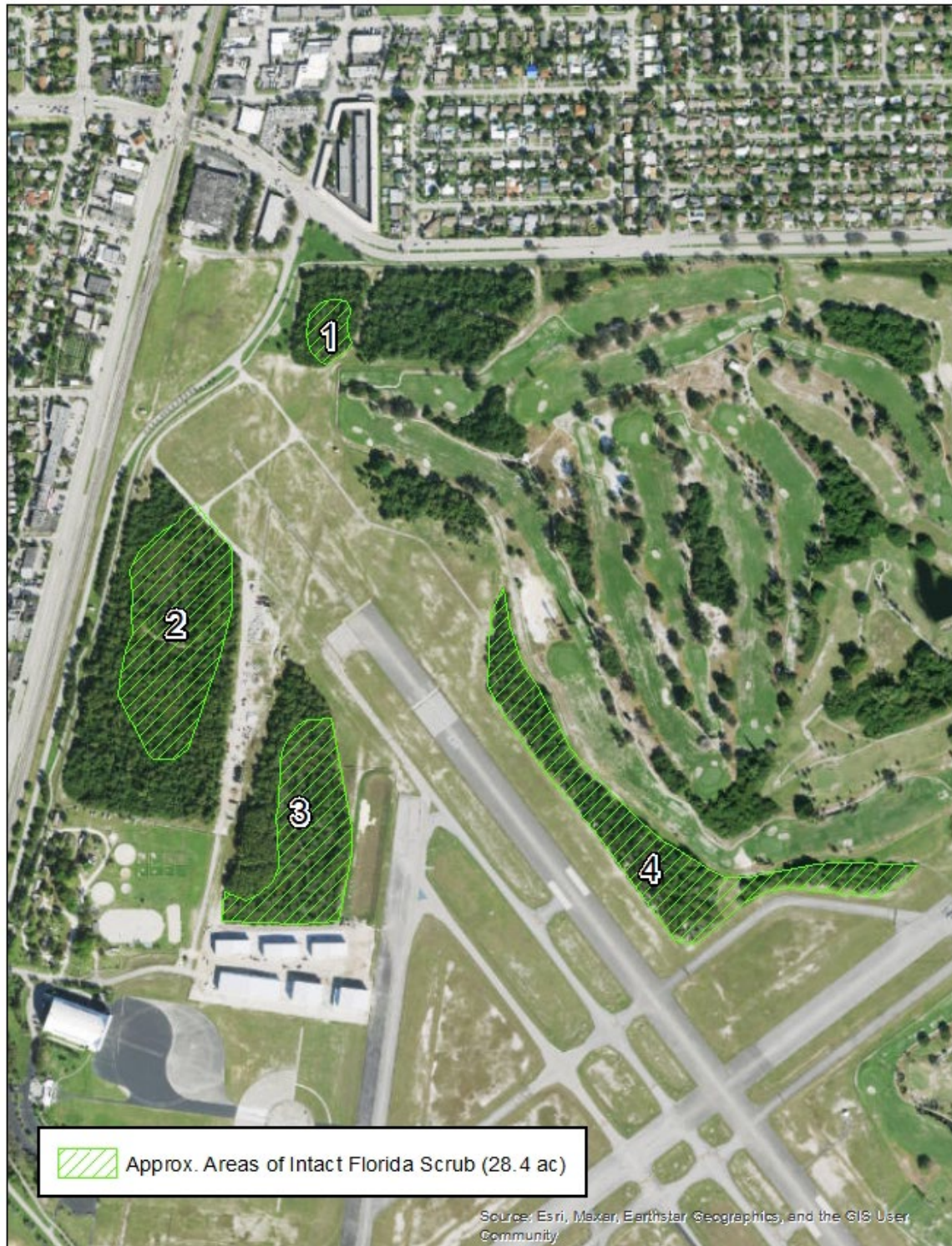


Figure 1: Surveyed areas confirmed as intact Florida scrub communities.



Reproductive Florida rosemary in parcel 4. At least 25 individuals were observed during our visit, with more likely present. This is one of the largest remaining populations in Broward County.



Open edges on west side of parcel 4 containing Florida rosemary and other scrub specialists. Sand pines in background. Manageable levels of umbrella tree (*Heptapleurum actinophyllum*) are present.



Sole population of Delaney's goldenaster in Broward County in parcel 4. A scrub specialist that also tolerates disturbance, e.g. often thrives in firebreaks.



Parcel 1 interior. Dominated by dense scrub oaks, hog plum, and saw palmetto with sand pines. Cutting paths to treat umbrella tree would also facilitate more open scrub habitat and could be accomplished in a matter of days.



Netted pawpaw, observed in parcels 2 and 3.



Interior of parcel 2. Dominated by dense scrub oaks, hog plum, and saw palmetto with sand pines and low levels of invasive plants. Cutting paths would facilitate more open scrub habitat in the absence of fire.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

SBBC



LAND USE NON-RESIDENTIAL

SBBC-4019-2025

County No: PC 25-2

Folio #: 484225222110, 484225000060

Pompano Air Park Land Use Amendment

March 28, 2025



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**SCHOOL CONSISTENCY REVIEW REPORT
LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: March 28, 2025	<div style="display: flex; justify-content: space-between;"><div>Units Permitted <input style="width: 100px;" type="text"/></div><div>Units Proposed <input style="width: 100px;" type="text"/></div></div>	Existing Land Use: Park and Recreation																				
Name: Pompano Air Park Land Use Amendment	NET CHANGE (UNITS):	Proposed Land Use: Transportation																				
SBBC Project Number: SBBC-4019-2025	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr style="background-color: #fce4ec;"><th style="width: 15%;">Students</th><th style="width: 15%;">Perm</th><th style="width: 15%;">Proposed</th><th style="width: 15%;">NET CHANGE</th></tr></thead><tbody><tr><td>Elem</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td style="background-color: #fce4ec;"><input style="width: 100px;" type="text"/></td></tr><tr><td>Mid</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td style="background-color: #fce4ec;"><input style="width: 100px;" type="text"/></td></tr><tr><td>High</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td style="background-color: #fce4ec;"><input style="width: 100px;" type="text"/></td></tr><tr><td>Total</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td style="background-color: #fce4ec;"><input style="width: 100px;" type="text"/></td></tr></tbody></table>	Students	Perm	Proposed	NET CHANGE	Elem	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Mid	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	High	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Total	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Current Zoning Park and Recreation
Students	Perm	Proposed	NET CHANGE																			
Elem	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>																			
Mid	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>																			
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Total	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>																			
County Project Number: PC 25-2		Proposed Zoning: Transportation																				
Municipality Project Number: 24-9200001		Section: 25																				
Owner/Developer: City Pompano Beach		Township: 48																				
Jurisdiction: Pompano Beach		Range: 42																				

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have direct physical impact on Broward County Public Schools.

3/28/2025

Date

Reviewed By:

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 25-2

Prepared: March 17, 2025

INTRODUCTORY INFORMATION

Jurisdiction:	City of Pompano Beach
Size:	Approximately 48.0 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation:	Recreation and Open Space
Potential Development:	48.0 acres of recreation and open space use
Trip Generation Rate:	“ITE Equation (411) Public Park”*
Total P.M. Peak Hour Trips:	25 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Transportation
Potential Development:	48.0 acres of transportation use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	125 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+ 100 peak hour trips</u>
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PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 100 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.