



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

| | | | |
|---------------------------------|---|---------------------------|--|
| Agenda Date: | August 11, 2022 | Application ID: | SP 2022-02 |
| Project: | Franklin Academy | Project Number: | PRJ 2022-04 |
| Project Planner: | Joseph Yaciuk, Assistant Director | | |
| Owner: | Alliance XII, LLC. | Agent: | Consilium Atlantic, Inc. |
| Location: | 18800 Pines Boulevard | Acreage: | 11.08 Acres Total (+4 acre expansion) |
| Existing Zoning: | B-3 (General Business) / C-1 (Commercial) / A (Agriculture) | Existing Land Use: | Commercial |
| Reference Applications: | MSC 2011-34, MSC 2011-05, SUB 2010-02, SP 2010-15 | | |
| Applicant Request: | Site plan for school expansion to construct a gymnasium, 16 classrooms, and increase on-site vehicle stacking. Special exception request for school expansion resulting in increase of student population. | | |
| Staff Recommendation: | Approval, subject to the following: <ol style="list-style-type: none"> 1. Applicant installing landscape on the east bufferyard (fence and landscape) of the school expansion parcel prior to issuance of building permits for vertical construction of the building. 2. Satisfaction of Engineering comments prior to issuance of a Certificate of Occupancy for the building. 3. Special Exception approval for the increase in student population. | | |
| Reviewed for the Agenda: | Director:  Assistant Director:  | | |
| Final: | <input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission | | |

Project Description / Background

Consilium Atlantic, Inc., agent for property owner Alliance XII, LLC, is requesting consideration for the following applications related to the expansion of the existing Franklin Academy school campus:

- Site plan consideration for the construction of a gymnasium building with 16 classrooms on a vacant +/- 4 acre parcel to the east of the existing school. Site plan request to include site modifications to the existing school site to accommodate the expansion. The expansion of the campus will result in a total campus area of 11.08 acres.
- Special exception consideration for school expansion resulting in increase of student population from a maximum of 1,340 to a maximum of 1,860 students.

Franklin serves a K-8 population and will remain servicing these grades only with this expansion.

Franklin Academy was approved by City Commission at its January 5, 2011 meeting (SP 2010-15). A playground canopy addition was approved in 2011.

The subject +/-4 acres of school expansion area is located on the adjacent Minnaugh Plat. The Minnaugh plat currently allows for the development of up to 122,000 square feet of school use.

BUILDINGS / STRUCTURES:

The proposed two story gymnasium / educational building will be 35' in height (highest point) and 24,282 gross square feet in area. The following is a breakdown of uses within the building:

- | | |
|-------------------------------|------------|
| • Gymnasium and Support | 10,807 GSF |
| • Locker Room | 2,343 GSF |
| • First Floor Classrooms (8) | 5,566 GSF |
| • Second Floor Classrooms (8) | 5,566 GSF |

Additional unenclosed area of 4,800 GSF

| | |
|------------------------------|-----------|
| First Floor Covered Walkway | 2,150 GSF |
| Second Floor Covered Walkway | 2,150 GSF |
| Unenclosed Stair | 500 GSF |

Both the classrooms as well as the gym entry will be accessible via the covered walkways listed above.

The applicant proposes the following color selections for the building to match the existing school multi-colored color theme. Base colors include the following selections from the Benjamin Moore Historical collection of paint:

- HC-3 Greenmount Silk
- HC-4 Hawthorne Yellow
- HC-9 Chestertown Buff
- HC-97 Hancock Gray

- HC-98 Providence Olive
- HC-99 Abingdon Putty
- HC-117 Hancock Green
- HC-123 Kennebunkport Green
- HC-124 Caldwell Green

Scupper / Downspout / Architectural Trim / Columns - White

| |
|----------------|
| ACCESS: |
|----------------|

Access to this site will remain through the existing main entry on Pines Boulevard as well as an access road to the west of the school.

The new site plan allows for the redesign of stacking lanes for arrival and dismissal of students. Multiple stacking lanes and parking will be added to the east parcel. The changes, as proposed, will result in a queue increase of internal school stacking for cars from 2,635 linear feet to 5,500 linear square feet resulting in a 108% increase of stacking available for pick-up and drop-offs.

The school has updated its Operational Management Plan to reflect the new vehicular stacking expansion proposed by the applicant which will incorporate several strategies to improve efficiencies of the drop off and pick up traffic. Highlights include:

- Staggered start/release times
 - Grades K-5 drop off – 7:00 am to 7:30 am
 - Grades K-5 pickup – 2:15 pm
 - Grades 6-8 drop off – 8:00 am - 8:30 am
 - Grades 6-8 pickup – 3:15 pm

After care provided up to 6pm daily (Monthly Fee)

The new plan also provides for a staff of 11 staff members to be present at specific stations on site to direct school queuing efficiently. The staff include the following positions:

- 1 intersection manager – Directs traffic at north side entrance.
- 2 merge managers – Manages areas on plan where cars need to merge together.
- 7 loading staff – Deliver students to vehicles
- 1 Bus lane manager – Prevents cars from entering bus lane.

The plan includes the use of a law enforcement officer to control traffic at the Pines Boulevard entrance during regular pick up and drop off hours.

Franklin also utilizes an application called DashPass which assists parents and the school in efficient loading of the children.

The Operational Management plan also provides specifics regarding the following topics:

- Pre-first School Day Activities
- Car rider drop-off policies
- Car rider Pick-up policies

- Bus rider Pick-up / drop-off policies and procedures
- Emergency procedures
- Yearly review by the City and school on effectiveness of operations

A traffic / stacking study has been performed by Klmley Horn analyzing traffic expansion and operations as a result of the increase in student population and proposed modifications. The traffic study concludes that the proposed modifications will more than accommodate the increased vehicle demand proposed under this application.

The traffic / stacking study and traffic operations plan have been reviewed by the City Engineering department with the following outstanding comments to be conditioned to the plan:

1. *Maintaining the City of Pembroke Pines Police/Traffic Control Officer at the Western (Arrival) Driveway/Pines Boulevard Median Opening to continue to facilitate the westbound left turn and eastbound right turn movements into the Western (Arrival) Driveway to minimize vehicular traffic queues within Pines Boulevard during peak arrival and departure periods and to insure safe and orderly turning movements.*
2. *Modification of the existing westbound left turn lane within Pines Boulevard, associated with the Western (Arrival) Driveway, to maximize the overall 'Storage Lane' contingent upon the Florida Department of Transportation's approval of such modifications.*

The City will require the applicant to relocate of any trees impacted by the above traffic modifications to the subject site in locations to be approved by City landscape staff.

The school has also agreed to prohibit vehicular access to the school from SW 186 Avenue.

PARKING:

The applicant will provide 239 parking spaces in total for this school where 239 spaces are required based on existing and proposed uses.

SIGNAGE:

No new signage is proposed for the school or site with exception to an address number on the new gym/classroom building.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 98 trees, 4465 shrubs and 6329 square feet of groundcovers. Primary species of trees include Gumbo Limbo, Bald Cypress and Simpson Stopper. Primary species of shrubs and groundcover include Golden Creeper, Dwarf Pitch Apple and Red Tip Cocoplum.

Staff requests the applicant install the eastern bufferyard (fence and landscape) adjacent to the Estancia community prior to issuance of a building permit for vertical construction of the building. This will allow the buffer to establish while the site is under construction.

OTHER SITE FEATURES:

The subject gym / classroom site will be illuminated by a series of black full cut off LED fixtures mounted atop 25 foot concrete poles.

As requested by the Estancia community, a 5' black vinyl chain link fence will be installed along the length of the east property line to prevent pedestrians from cutting through the Estancia reserve and wetlands on their way to and from school. In addition, fencing will be provided to secure the newly created wetlands mitigation area at the southeast corner of the site.

Mitigation for this site has also been satisfied through the purchase of wetlands mitigation credits from the Pembroke Pines Mitigation Bank. (*Letter from Consilium 8/2/22*).

PHASING:

The applicant provides a letter (*Consilium 8/2/22*) indicating phasing of project. The existing school site circulation will remain as is for the 2023 school year. After the spring 2023 school year ends, the driveway and parking areas will be accessible. The gym building will be ready for fall of 2023. A separate letter (*Consilium 7/27/22*) indicates that the school will not impact student occupancy from current levels until this proposed school expansion is complete.

SPECIAL EXCEPTION:

Section 155.526 (A) (1) (g) of the Code of Ordinances requires Special Exception consideration if the applicant wishes to increase their maximum enrollment as reported to the City. The applicant provides a justification letter addressing compatibility to the existing school operations, desirability of the use to the community, expansion minimizing adverse impacts to the area, and adequacy of parking / traffic circulation. The special exception justification has been reviewed by staff and found to meet Code requirements.

Staff Recommendation: Approval of the site plan and special exception request subject to the following:

- 1. Applicant installing landscape on the east bufferyard (fence and landscape) of the school expansion parcel prior to issuance of building permits for vertical construction of the building.**
- 2. Satisfaction of Engineering comments prior to issuance of a Certificate of Occupancy for the building.**
- 3. Special Exception approval for the increase in student population.**

Enclosed:

- Unified Development Application
- Special Exception justification (7/29/22)
- Operational Management Plan (7/27/22)
- Letter from Consilium (Phasing) (8/2/22)
- Letter from Consilium (Student Increase) (7/27/22)
- Memo from WASTEPRO (3/24/22)
- Memo from Zoning Administrator (8/1/22)
- Memo from Planning (8/1/22)
- Memo from Engineering Division (7/28/22)
- Memo from Engineering Division (6/6/22)
- Memo from Traffic Engineer (6/3/22)

Memo from Fire Prevention Bureau (5/25/22)
Email from SBDD (5/13/22)
Memo from Fire Prevention Bureau (5/4/22)
Memo from Engineering Division (4/18/22)
Memo from Traffic Engineer (4/8/22)
Memo from Engineering Division (3/29/22)
Memo from Zoning Administrator (3/22/22)
Memo from Planning Division (3/22/22)
Memo from Fire Prevention Bureau (3/14/22)
Memo from Landscape Division (3/9/22)
Site Plan
Subject Site Aerial Photo



City of Pembroke Pines
Planning and Economic Development Department
Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input checked="" type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Joe Project #: PRJ 2022-04 Application #: SP2022-02
Date Submitted: 03/08/22 Posted Signs Required: (1) Fees: \$ 3,286

SECTION 1-PROJECT INFORMATION:Project Name: Franklin Academy Gymnasium and Classroom BuildingProject Address: 18800 Pines Boulevard

Location / Shopping Center: _____

Acreage of Property: 13.54 Building Square Feet: _____Flexibility Zone: _____ Folio Number(s): 5139 13 16 0010 and
Franklin Academy, andPlat Name: Minnaugh Traffic Analysis Zone (TAZ): _____Legal Description: Franklin Academy 179-143 B Parcel A, and Minnaugh Plat 164-25 B

Parcel A (abbreviated) _____

Has this project been previously submitted? Yes ☒ No ☐

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

| Date | Application | Request | Action | Resolution / Ordinance # | Conditions of Approval |
|------|-------------|---------|--------|---------------------------------|------------------------|
| | SP-2010-15 | | | 2010-R-41 10-1157 10-1163 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Alliance XII, LLC - Robert Cambo

Owner's Address: 4973 SW 75 Avenue, Miami FL 33155

Owner's Email Address: rc@alliancecos.com

Owner's Phone: 305.500.9440 Owner's Fax: N/A

Agent: Consilium Atlantic, Inc.

Contact Person: Thomas Donnelly

Agent's Address: 3400 Robbins Road, Pompano Beach, FL 33062

Agent's Email Address: tdonnelly@Consiliumatlantic.com

Agent's Phone: 954.788.3884 Agent's Fax: N/A

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3, C-1, A

Land Use / Density: Commercial

Use: School / Undeveloped
Franklin Academy /

Plat Name: Minnaugh

Plat Restrictive Note: _____

80,841 sf school

ADJACENT ZONING

North: PUD

South: R-1C

East: B-3

West: C-1

PROPOSED

Zoning: B-3,C-1,A

Land Use / Density: Commercial

Use: School / School
Franklin Academy /

Plat Name: Minnaugh

Plat Restrictive Note: _____

122,000 sf school

ADJACENT LAND USE PLAN

North: Irregular Residential

South: Low (2) Residential

East: Agricultural

West: Commercial

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY☐ City Amendment Only☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Expansion of the existing Franklin Academy campus to increase on-site vehicle
stacking to 6,000 linear feet from 2,625 linear feet, construct gymnasium, construct 16
classrooms.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 3-3-22
Signature of Owner Date

Sworn and Subscribed before me this 3rd day
of March, 2022

\$10.00 *[Signature]* July 26, 2025
Fee Paid Signature of Notary Public My Commission Expires



CAROLINA ROSE PELAEZ
Commission # HH 158043
Expires July 26, 2025
Bonded Thru Budget Notary Services

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

design build

August 2, 2022

Joseph Yaciuk, AICP
Planning Administrator, Planning and
Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: Site Plan Application SP2022-02
Addendum
Franklin Academy
18800 Pines Boulevard

Dear Mr. Yaciuk,

The following Addendum is added to the site plan application;

1. The construction phasing for the project is shown on the attached exhibits.

The construction of the proposed project is designed to not interfere with the operation of the existing school in any significant way. Traffic circulation, parking, and site amenities will remain as is, except for one small incursion into a traffic lane on the east side of the school. Two of three lanes will remain open.

Only after the Spring 2023 school year ends, will the south parking will be reconfigured and various driveways will be connected. The work is expected to be complete in time for the Fall 2023 school year.

2. The Franklin Academy Foundation has acquired the necessary freshwater herbaceous credits from Pembroke Pines Mitigation Bank for construction for mitigation and construction of the proposed wetland as established by the attached Agreement for Sale of Mitigation Bank Credits dated 05.19.22.

3. A sidewalk shall interconnect the parking spaces in the northeast corner of the site to the campus walkway system.

CONSILIUM

design build

4. The yearly review described by Article 8 of the Operational Maintenance Plan is limited to minor adjustment to operations and shall not affect the student population or major education functions. This review specifically excludes the requirement for improvements to the public right-of-way.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Scott Mire', with a stylized, cursive script.

J. Scott Mire - Agent

Exhibits
Construction Sequence Summer 2023
Construction Sequence Fall 2022 – Spring 2023
Agreement for Sale of Mitigation Bank Credits

AGREEMENT FOR SALE OF MITIGATION BANK CREDITS

This Agreement, (the "AGREEMENT") by and between FRANKLIN ACADEMY FOUNDATION, INC., a Florida Not-For-Profit corporation, its successors and assigns (where permitted herein) ("DEVELOPER"), and THE WETLANDSBANK COMPANY, LLC a Florida limited liability company ("TWC"), its successors and assigns, as authorized agent for the Pembroke Pines Mitigation Bank, a wetlands restoration and enhancement project (the "MITIGATION BANK") on land owned by the City of Pembroke Pines (the "CITY") within Broward County, Florida (the "BANK LANDS").

RECITALS:

WHEREAS, DEVELOPER intends to develop certain real properties located in Broward County, Florida, as more particularly described in Exhibit "A" attached to and made a part of this AGREEMENT ("PROPERTY") for the purpose of developing the Franklin Academy Gymnasium project (the "PROJECT"); and

WHEREAS, DEVELOPER has applied for its South Florida Water Management District ("SFWMD") Permit (the "SFWMD PERMIT") to undertake dredge and fill activities on the PROPERTY; and

WHEREAS, the MITIGATION BANK is permitted as a mitigation bank by the U.S. Army Corps of Engineers ("ACOE") pursuant to ACOE Permit No. SAJ-1993-00370 (the "PPMB INSTRUMENT") SFWMD PERMIT NO. 06-00001-M the ("MB SFWMD PERMIT" and together with the PPMB INSTRUMENT, the MB SFWMD PERMIT, the "MITIGATION BANK PERMITS"), as may be modified from time; and

WHEREAS, DEVELOPER will be required by SFWMD to provide certain wetland mitigation for the PROJECT ("DEVELOPER'S MITIGATION OBLIGATION") to compensate for impacts to SFWMD jurisdictional wetlands on the PROPERTY pursuant to the SFWMD PERMIT; and

WHEREAS, pursuant to the PPMB INSTRUMENT the MITIGATION BANK is permitted to sell federal mitigation bank credits in the MITIGATION BANK ("FEDERAL CREDITS") and pursuant to the MB SFWMD PERMIT the MITIGATION BANK is permitted to sell state mitigation bank credits (the "STATE CREDITS" and together with the FEDERAL CREDITS, the "CREDITS"); and

WHEREAS, DEVELOPER estimates that it will require 1.67 Herbaceous STATE CREDITS to satisfy DEVELOPER'S MITIGATION OBLIGATION; and

WHEREAS, DEVELOPER wishes to satisfy DEVELOPER'S MITIGATION OBLIGATION by purchasing CREDITS to satisfy DEVELOPER'S MITIGATION OBLIGATION off-site in BANK LANDS through the purchase of 1.67 CREDITS for the PROJECT; and

WHEREAS, CITY has granted TWC the exclusive right to sell CREDITS in the MITIGATION BANK; and

WHEREAS, TWC is willing to sell STATE CREDITS to DEVELOPER for the PROJECT, which will allow DEVELOPER to transfer the DEVELOPER'S MITIGATION OBLIGATION to the MITIGATION BANK, on the terms set forth in this AGREEMENT; and

WHEREAS, DEVELOPER has obtained or will obtain the necessary SFWMD approval that DEVELOPER expects will authorize DEVELOPER to satisfy DEVELOPER'S MITIGATION OBLIGATION through the purchase of the STATE CREDITS and will determine the actual number of STATE CREDITS required for such purposes,

NOW, THEREFORE, for and in consideration of the foregoing recitals, the covenants and conditions of this AGREEMENT, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration enumerated in this AGREEMENT, the receipt and sufficiency of which is hereby acknowledged, DEVELOPER and TWC covenant and agree as follows:

1. RECITALS

1.1. The parties agree that the aforestated recitals are true and correct and are incorporated herein by reference.

2. MITIGATION OBLIGATION

2.1. DEVELOPER represents and warrants that DEVELOPER'S MITIGATION OBLIGATION will not result from any work to be performed in the Florida Everglades, any federal or state park or refuge, or any federal or state managed area and acknowledges that the CREDITS may not be applied to any such mitigation obligation.

2.2. The MITIGATION BANK hereby agrees, subject to the terms of this AGREEMENT, to assume DEVELOPER'S MITIGATION OBLIGATION by complying with the terms and conditions of the MITIGATION BANK PERMITS. The MITIGATION BANK bears no responsibility or obligation relating to DEVELOPER'S SFWMD PERMIT. The MITIGATION BANK's obligations under this AGREEMENT are conditioned upon the following:

2.2.1 The MITIGATION BANK shall submit to the SFWMD its approval for the STATE CREDITS to be transferred from the SFWMD Credit Ledger for the MITIGATION BANK (the "CREDIT LEDGER"). This approval shall be in the form of a Confirmation of Credit Sale Letter ("TRANSFER LETTER") more particularly described in Exhibit "B" attached to and made a part of this AGREEMENT.

2.2.2 Not later than November 30, 2022, DEVELOPER shall use its commercially reasonable efforts to secure the SFWMD PERMIT in order to use the STATE CREDITS to fulfill DEVELOPER'S MITIGATION OBLIGATION pursuant to this AGREEMENT and provide a copy of the SFWMD PERMIT to TWC. If DEVELOPER is working diligently to obtain the SFWMD PERMIT but it is neither issued nor denied by November 30, 2022, DEVELOPER may extend the permit deadline for a period of six (6) months, if payment in full is made for the CREDITS.

2.2.3 DEVELOPER shall have performed its obligations under this AGREEMENT and the SFWMD PERMIT, including without limitation timely payment in full to TWC for the total amount of STATE CREDITS required by the SFWMD PERMIT, and the SFWMD PERMIT shall be in full force and effect.

3. PAYMENT FOR MITIGATION

3.1. As payment for the transfer of DEVELOPER'S MITIGATION OBLIGATION to the MITIGATION BANK, DEVELOPER shall purchase from the MITIGATION BANK the total number of STATE CREDITS specified herein, as required by the SFWMD PERMIT. Assuming that the SFWMD PERMIT requires at least 1.67 STATE CREDITS, DEVELOPER shall pay TWC the sum of Five Hundred One Thousand dollars and no cents (\$501,000.00), being Three Hundred Thousand dollars and no cents (\$300,000.00) per STATE CREDIT, as follows:

3.1.1 Simultaneously with the full execution of this AGREEMENT by DEVELOPER and TWC, DEVELOPER shall make a deposit (the "DEPOSIT") directly with TWC in the sum of One Hundred Fifty Thousand Three Hundred dollars and no cents (\$150,300.00).

3.1.2 No later than thirty (30) days after issuance of the SFWMD PERMIT for the PROJECT or November 30, 2022, whichever comes first, the DEVELOPER shall pay TWC, the balance of the Purchase Price (the "FINAL PAYMENT") in the sum of Three Hundred Fifty Thousand Seven Hundred dollars and no cents (\$350,700.00) as the final payment for the 1.67 CREDITS.

3.2. In the event DEVELOPER fails to pay the balance of the consideration as required within the timeframes set forth in this AGREEMENT, TWC shall have no obligation to commence or complete the transfer of STATE CREDITS and neither party shall have any further liability under this AGREEMENT and TWC shall be entitled to retain the DEPOSIT in full.

3.3. The number of STATE CREDITS required to satisfy the DEVELOPER'S MITIGATION OBLIGATION is based solely on determinations by the SFWMD and is beyond the control of TWC. It is currently contemplated in this AGREEMENT that 1.67 STATE CREDITS will be required to fully satisfy DEVELOPER'S MITIGATION OBLIGATION. However, there is the possibility that the mitigation requirements of SFWMD may change, due to factors not known at this time. If the mitigation requirement by SFWMD exceeds 1.67 STATE CREDITS, TWC agrees to provide to DEVELOPER such additional STATE CREDITS as may be required and DEVELOPER shall pay TWC the additional required amount of Three Hundred Thousand dollars and no cents (\$300,000.00) per additional STATE CREDIT or pro rata portion thereof; provided, however, that TWC's obligation under this Section is contingent upon the existence and availability of such additional STATE CREDITS as of the date of FINAL PAYMENT. The additional sums under this Section shall be added to the amounts due as a FINAL PAYMENT under this AGREEMENT and shall be paid as provided in Section 3.1. In the event that less than 1.67 STATE CREDITS are required by SFWMD, DEVELOPER shall be charged at the highest number of CREDITS required by SFWMD at the rate of Three Hundred Thousand dollars and no cents (\$300,000.00) per CREDIT or pro rata share thereof and any credit shall be applied to the FINAL PAYMENT; in the event this amount exceeds the DEPOSIT, TWC shall refund DEVELOPER for the balance.

4. FINAL TRANSFER

4.1. No earlier than the date of FINAL PAYMENT and no later than thirty (30) days after FINAL PAYMENT, the MITIGATION BANK shall sign the TRANSFER LETTER to be submitted to the SFWMD.

4.2. The sale of STATE CREDITS shall be considered complete and shall have been fully earned and all sums paid pursuant to Section 3 of this AGREEMENT shall be deemed nonrefundable upon submittal of the TRANSFER LETTER to SFWMD, absolutely and irrevocably transferring DEVELOPER'S MITIGATION OBLIGATION to the MITIGATION BANK as provided in this AGREEMENT.

4.3. Notwithstanding anything in this AGREEMENT to the contrary, in the event that the SFWMD PERMIT expires before work has started on the PROJECT, the DEVELOPER hereby agrees that the STATE CREDITS shall be returned to the ledger in favor of the MITIGATION BANK, this AGREEMENT shall be terminated, and all sums paid pursuant to Section 3 of this AGREEMENT shall be nonrefundable and earned by TWC.

4.3.1 DEVELOPER hereby agrees to co-operate with the MITIGATION BANK in the transfer of the STATE CREDITS and irrevocably appoints TWC its attorney in fact for the purpose of executing such documents as may be required in order to effect the return of the STATE CREDITS to the ledger pursuant to this Paragraph.

4.3.2 The provisions of this Section 4.3 are in addition to any other remedies for default of DEVELOPER and shall survive termination of this AGREEMENT for the purpose of enforcing the transfer of the STATE CREDITS.

4.3.3 TWC agrees that if DEVELOPER has made all payments required under this AGREEMENT, is not otherwise in default, provides TWC with written notice of the expiration of the SFWMD PERMIT within thirty (30) days following such expiration and is diligently pursuing a cure, then DEVELOPER shall have a one time period of up to one year from the date of expiration of the SFWMD PERMIT to reinstate the SFWMD PERMIT, in which event this AGREEMENT shall remain in effect and no default shall be deemed to have occurred. In the event that the reinstated the SFWMD PERMIT expires or is terminated the STATE CREDITS shall revert to TWC as provided in this Section 4.3. In the event that DEVELOPER does not qualify for this exception, the STATE CREDITS shall be returned to the ledger in favor of the MITIGATION BANK, this AGREEMENT shall be terminated, and all sums paid pursuant to Section 3 of this AGREEMENT shall be nonrefundable and earned by TWC.

4.4. The Parties confirm that the MITIGATION BANK is the owner of the STATE CREDITS until final transfer as permitted herein and that any transfer or attempted transfer of the STATE CREDITS or of DEVELOPER's rights to the STATE CREDITS that is not consistent

with this Agreement, including without limitation any attempted assignment of the rights of DEVELOPER under this Agreement without the written consent of TWC, shall be void and of no effect and the MITIGATION BANK shall continue to be the owner of the STATE CREDITS for all purposes.

5. MITIGATION BANK OBLIGATIONS

5.1. Pursuant to the terms of this AGREEMENT, it shall be the financial and legal obligation of the MITIGATION BANK (in addition to any other obligations contained in this AGREEMENT) to provide the STATE CREDITS in accordance with the MITIGATION BANK PERMIT and the APPROVALS and PERMIT(S) authorizing the transfer of DEVELOPER'S MITIGATION OBLIGATION.

6. DEVELOPER'S OBLIGATIONS

6.1. DEVELOPER shall pay for the services of its consultants relative to those DEVELOPER approvals, including the SFWMD PERMIT, required by this AGREEMENT and DEVELOPER shall also pay for all of its license, application and modification fees required to complete the transfer of DEVELOPER'S MITIGATION OBLIGATION under this AGREEMENT.

6.2. DEVELOPER shall provide to TWC copies of any and all documents pertaining to the SFWMD PERMIT and other approvals required by this AGREEMENT, including any modifications or supplements thereto and such SFWMD PERMIT and modifications shall be deemed to be attached as exhibit(s) to this AGREEMENT at the time of issue. DEVELOPER shall diligently pursue issue of the SFWMD PERMIT. As a condition subsequent to the completion of this AGREEMENT and the sale of the CREDITS hereunder, DEVELOPER shall complete any and all obligations under the SFWMD PERMIT.

6.3. DEVELOPER shall use those STATE CREDITS that are the subject of this AGREEMENT only on the PROPERTY for the PROJECT and shall not assign, sell or otherwise transfer the STATE CREDITS or any part thereof to any other site or location, or to any other development of the PROPERTY without the express written approval of TWC which approval may not be unreasonably withheld.

6.4. DEVELOPER shall not assign this AGREEMENT to any other party without notification to TWC and express written approval by TWC, which approval may not be unreasonably withheld, provided however that if DEVELOPER sells the PROPERTY, transfers the SFWMD PERMIT and wishes to assign this AGREEMENT to the purchaser of the PROPERTY, TWC will consider the request to assign in its reasonable discretion and may not unreasonably withhold approval of the assignment following transfer of the SFWMD PERMIT.

7. DEFAULT

7.1. In the event DEVELOPER defaults under this AGREEMENT, DEVELOPER shall have ten (10) days from its receipt of written notification of default from TWC within which to cure any such default(s). In the event default(s) are not cured within the ten (10) day time frame, TWC

may elect to: (i) cancel this AGREEMENT and return the CREDITS to the CREDIT LEDGER to the account of the MITIGATION BANK as further set forth in Section 4.3 hereof, (ii) retain any and all amounts paid by DEVELOPER pursuant to this AGREEMENT, (iii) notify the ACOE and SFWMD that this AGREEMENT has been canceled, and/or (iv) notify DEVELOPER of TWC's intent to cancel this AGREEMENT, and notify the ACOE and SFWMD of TWC's intent to cancel the AGREEMENT.

7.2. DEVELOPER hereby agrees that the maximum aggregate liability of TWC in connection with, arising out of or in any way related to a breach by TWC under this AGREEMENT shall be the amount of monies paid by DEVELOPER to TWC. DEVELOPER hereby waives for itself and anyone who may claim by, through or under DEVELOPER any and all rights to sue or recover any amount greater than said limit.

7.3. DEVELOPER and TWC acknowledge that in no event shall either party be liable to the other party hereunder for lost profits, diminution in value, or consequential, incidental, special, indirect, or punitive damages of any kind.

8. CONFIDENTIALITY

The financial agreements contained in this AGREEMENT, and specifically, the costs incurred by any party under this AGREEMENT, shall remain confidential except that same may be disclosed by TWC in fulfillment of (a) its financial obligations under agreement(s) with its lenders or related companies and under other trust agreement(s), (b) its obligations to the CITY, and (c) as required by DEVELOPER's lender(s) or related companies, provided, however, that such information shall only be disclosed to DEVELOPER's lender(s) with the proviso that such information is confidential and may not be disclosed to third parties not related to the financing of the PROPERTY. Notwithstanding the foregoing, the terms of this AGREEMENT may be disclosed by any party to this AGREEMENT to ACOE, SFWMD or the CITY in order for such disclosing party to fulfill its obligations under this AGREEMENT.

9. PUBLIC RELATIONS

TWC and DEVELOPER shall have the right, in their sole discretion, to publicize the non-monetary terms of this AGREEMENT and the name of DEVELOPER or any successor or assign which may undertake the development on the PROPERTY except as limited by the confidentiality provisions of Section 8 above.

10. RESTRICTION ON RECORDATION

Neither this AGREEMENT nor any notice, memorandum nor notation thereof shall be recorded by any party hereto in the Public Records of Broward County, Florida or of any other county in the State of Florida. This AGREEMENT shall impose no lien, charge or encumbrance upon the PROPERTY.

11. TAXES OR ASSESSMENTS

It is contemplated by the parties hereto that this AGREEMENT and the services to be

provided hereunder are not subject to State of Florida sales tax, documentary stamp tax, intangible tax or any other tax or assessment. In the event it is determined that any such tax does apply to this transaction, then it is understood and agreed that such tax is the obligation of DEVELOPER. In the event a new sales tax, documentary stamp tax, intangible tax or any other tax obligation is created by State Statute, Rule or Regulation after this AGREEMENT has been executed by both parties, the new tax or assessment shall become the responsibility of DEVELOPER.

12. MISCELLANEOUS

12.1. Notices. Notices or other communications under this AGREEMENT by either party to the other shall be given or delivered sufficiently if they are in writing and are delivered personally, or are dispatched by registered or certified mail, postage pre-paid, or facsimile, addressed or delivered to the other party as follows:

As to DEVELOPER:

Franklin Academy Foundation, Inc.
Attention: Name: Scott Sznitken, Executive Director
1225 SE 2nd Avenue
Fort Lauderdale, FL 33112

As to TWC:

The Wetlandsbank Company, LLC
Attention: Robert B. Miller, President
151 North Nob Hill Road, #458
Plantation, FL 33324

12.2. Persons Bound/Assignment. The benefits and obligations of the covenants herein shall inure to and bind the respective heirs, executors, administrators, successors and assigns of the parties hereto.

12.3. Attorneys' Fees. In the event of litigation between the parties hereto, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorneys' fees, paralegals' fees including appellate and post-judgment proceedings and all costs thereof.

12.4. Final Agreement. This instrument embodies the whole agreement of the parties hereto and there are no promises, terms, conditions or obligations between the parties other than those herein contained. This AGREEMENT shall supersede all previous communications, discussions, representations, advertisements, proposals or agreement either verbal or written, between the parties hereto and not contained herein. No deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

12.5. Effective Date. The effective date of this AGREEMENT shall be the day upon which the last of the parties hereto shall have executed this AGREEMENT.

12.6. Interpretation. This AGREEMENT shall be interpreted as drafted by both parties hereto equally, and no rule of strict construction shall be applied against any party.

12.7. Captions. The captions are included for convenience only and shall be given no legal effect whatsoever.

12.8. Modification. No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless agreed to by both parties and contained in a written document executed with the same formality and of equal dignity herewith.

12.9. Choice Of Laws; Venue. This AGREEMENT shall be governed by the laws of the State of Florida, and in the event of litigation between or among the parties' venue for any such litigation shall be in Broward County, Florida.

12.10. Partial Invalidity And Severability. Should any section or any part of any section of this AGREEMENT be rendered void, invalid or unenforceable by any court of law for any reason, such a determination shall not render void, invalid or unenforceable any other section or any part of any other section of this AGREEMENT, provided, however, that the parties receive the full consideration bargained for hereunder.

12.11. Counterparts; signatures. This AGREEMENT may be executed in counterparts, or by the execution of counterpart signature pages which may be attached to one or more counterparts, all of which together shall constitute one original instrument (or counterpart original instruments) binding upon the parties. Further, any such counterparts or counterpart signature pages may be executed at separate locations and delivered by facsimile transmission, and such execution and delivery, including facsimile signatures, shall be as binding and effective as original signatures delivered in person, even if original signed counterparts or counterpart signature pages are not subsequently delivered.

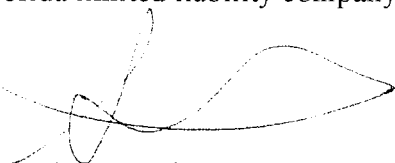
12.12. No Third Party Beneficiaries. This AGREEMENT does not confer any benefits to any persons or entities except the parties to this AGREEMENT and their successors and permitted assigns.

12.13. Assignment. This AGREEMENT may not be assigned by DEVELOPER except as specifically agreed by TWC as set forth in paragraph 6 of this AGREEMENT.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the dates written below their signatures.
Signed, sealed and delivered:

FRANKLIN ACADEMY FOUNDATION, INC.,
a Florida limited liability company

By: 

Scott Sznitken, Executive Director

Date: 5/19/2022

THE WETLANDSBANK COMPANY, LLC
a Florida limited liability company

By:
Robert B. Miller, President

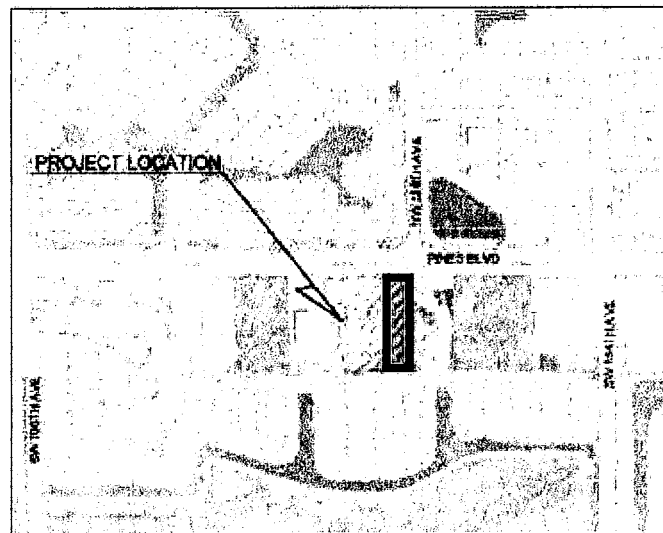
Date:

EXHIBIT "A"

Project Location

The property is located at 18800 Pines Boulevard in Section 13, Township 51 South, Range 39 East within Broward County, Florida.

18800 PINES BLVD
PEMBROKE PINES, FLORIDA 33029
SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST



VICINITY MAP



EXHIBIT "B"

SAMPLE TRANSFER LETTER

November 18, 2022

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

**Credit Ledger Deduction for FWB at Pembroke Pines Mitigation Bank
SFWMD Permit No. 06-00001-M (Application No. 200821-4097)
Location: Broward County**

Dear _____ :

We hereby request a no-fee letter modification to the **SFWMD Permit No. 06-00001-M** for the deduction of mitigation credits from the **Florida Wetlandsbank at Pembroke Mitigation Bank (PPMB) Credit Ledger**. The deduction of the mitigation credits is for the following project and a copy of the relevant permit pages referencing the required mitigation for the permit is attached:

1. _____ mitigation credits for the SFWMD Permit No. _____, as specified in Special Condition _____.

Attached is the updated Florida Wetlandsbank at Pembroke Pines Mitigation Bank Credit Ledger, reflecting the transfers of mitigation for these projects. Please return an acknowledgement from SFWMD for the transfer of mitigation obligation from the permit applicants to Panther Island Mitigation Bank for the referenced permits.

Please do not hesitate to call if you have any questions.

Sincerely,

Desmond Duke

design build

July 27, 2022

Joseph Yaciuk, AICP
Planning Administrator, Planning and
Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: **SP 2022-02 Franklin Academy
Student Increase Limitation**

Dear Mr. Yaciuk,

Alliance XII, LLC and Franklin Academy will not increase the student occupancy of the facility until the improvements described by the site plan application SP2022-02 are complete.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Scott Mire', with a stylized, flowing script.

J. Scott Mire

design build

July 29, 2022

Joseph Yaciuk, AICP
Planning Administrator, Planning and
Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: Special Permit Amendment Request
Franklin Academy
18800 Pines Boulevard

Dear Mr. Yaciuk,

Pursuant to ULDC Article 155.526 (A)(1)(g), Franklin Academy requests an amendment to the school's Special Exception granted in 2011 for the purpose of expanding their flagship campus located at 18800 Pines Boulevard.

Franklin Academy Charter Schools opened its doors in August of 2011, with their inaugural K-8 campus in Pembroke Pines. Since that first year, they have expanded to six campuses across Broward and Palm Beach County, including the addition of a second campus in Pembroke Pines. They now serve more than 8,500 K-12 students across South Florida.

In 2014, Franklin began offering the International Baccalaureate programme and in 2020, David Weiss the Head of IB World Schools notified them that they were the first (and possibly still the only) charter school system in the nation to offer the IB Programme at each and every one of their campuses. All of their Pembroke Pines K-8 students enrolled in grades 6,7, and 8 are part of the IB Programme and are immersed in a rigorous course of study highlighting international mindedness as well as the promotion of world peace. The promotion of character development has also been enhanced by the addition of the IB MYP and each year a select group of students, who exemplify all of the core values identified in the IB Learner Profile, are nominated by their teachers to become IB Ambassadors and serve as liaisons between the students, families, MYP staff and community at large.

You can read more about Franklin's IB offerings here: <https://ib.franklin-academy.org/>

While Franklin has enjoyed academic success at each of their campuses, in every year that the State has provided school grades, our Pembroke Pines K-8 campus has been an

A-rated school each and every school year since 2011 and for the better part of this past decade has been a State Recognized High Performing Florida Charter School. This campus currently serves 1,340 students and has extensive wait lists each year. With the addition of the new gymnasium and 16 classrooms, enrollment is expected to expand upwards toward 1,860 students.

The arts — music, dance, drama, and more — have the power to express meaning in ways that no other medium can match. Children also need access to the power of individual expression that the arts afford. Some students may not find academic success without it. Others simply deserve exposure to the arts as a fundamental part of our culture. Franklin Academy prides itself in providing endless opportunities for students to explore their talents. In 2019, their drama department performed in an unforgettable evening of song, dance and drama at the Miramar Cultural Center as their students starred in a production of Annie, Jr. and celebrated the arts through a magical and musical holiday extravaganza. One of the cornerstones of Franklin is that they teach to the “whole” child. As part of this concept, they also offer Spanish and Chess for each and every student, starting in kindergarten.

Last summer, Franklin Academy celebrated the fact that they had 14 employees who began at Franklin when they first started and reached their 10-year employment milestone. This year they have another 7 employees reaching this impressive milestone, which speaks volume about the quality of the organization.

In support of their continued success in providing extraordinary K-8 education to the community, Franklin Academy requests amendment to their existing Special Exception as shown on the site plan application and as generally outlined as follows:

- Expand the campus by 4 acres by incorporating the parcel to the east.
- Construct a new education building composed of 16 classrooms and a gymnasium.
- Expand the existing athletic fields.
- Substantially increase on-site vehicular stacking 108% from 2,635 LF to 5,500 LF.
- Increase the student population by 38% from 1,340 to 1,860.
- The education grades will remain kindergarten through 8th grade.

The proposed amendment to the existing Special Exception meets or exceeds the following Standards for Approval as enumerated in Section 155.301(M)(3) of the ULDC:

design build

(a) The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

Response: The existing use has been previously approved and has been shown to be compatible with the existing natural environment and community character of the properties within the immediate neighborhood. The proposed expansion is nearly identical to the existing use in both form and function.

(b) The proposed use is deemed desirable for public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort and welfare.

Response: Franklin Academy in an outstanding and extraordinarily successful school providing desired services to the citizens of the City. The education of children is a necessity and is consistent with stated community goals and objectives.

(c) The design of the proposed use shall minimize adverse effects, including noise, light, dust or other potential nuisances, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria consistent with the city regulations to the greatest extent possible. Entire site shall be void of any pre-existing code violations.

Response: The design of the site conforms to all setbacks, buffers, landscaping and other design criteria. The school has operated and will continue to operate in conformance with the City's noise, light, and dust ordinance. The site has no pre-existing code violations.

(d) There are adequate parking areas and off-street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas is convenient and conducive to safe and efficient operation consistent with the city standards to the greatest extent possible.

Response: Parking will be increased 61 percent (from 140 to 229 spaces) while the school population will only be increased 38 percent (from 1,340 to 1,860 students). Based on current performance, the proposed parking will be in excess of needs. Off-street truck loading remains in excess of needed capacity due to the extensive curb-side loading capacity.

The configuration of both passenger vehicle and bus curb-side operations, while reversed, are essentially the same in the proposed amendment to the site plan. The school has safely and effectively operated in this configuration for the last twelve years.

(e) There will be adequate provisions for traffic movement, both vehicular and pedestrian internal to the use and adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrian, in a manner that minimizes traffic congestion in the public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right, performed through use of a traffic study.

Response: A traffic report has been prepared as part of this application and site operations are outlined in the submitted Operational Management Plan. In general, the proposed modification to the existing Special Exception are as follows:

- **On-site passenger car circulation is significantly enhanced by increasing internal stacking from 2,640 linear feet to 5,500 linear feet; an increase of 108%.**
- **On-site bus circulation is repositioned from the east side of campus to the west. Queuing and stacking capacities are increased from approximately 180 linear feet to 580 linear feet.**
- **Pedestrian and bike access remain as previously approved**
- **Ingress and egress points remain as previously approved.**

f) The land area must be sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.

Response: The area of the site is increased from 7 acres to 11 acres. The additional area offers the capacity for enhanced educational programs, on-site passenger vehicle circulation, on-site bus circulation, and increased sports and athletic field capacity. Other than as requested by this application, there is no anticipated future expansion.

In addition, the proposed amendment to the existing Special Exception meets or exceeds the criteria enumerated in Section 155.526(A) of the ULDC:

1. Site requirements. The following minimum standards shall apply:

(a) Lot size. The lot shall have a minimum lot size of four acres.

RESPONSE: The lot exceeds 11 acres.

design build

(b) Schools must be located within freestanding single use structure(s) unless the school is accessory to a library, community service, museum, performing arts, theater, cinema, church, Florida college system institution, and college or university facilities.

RESPONSE: The school is located in freestanding buildings.

(c) Barrier. If the site abuts a canal or other water body, a minimum eight-foot-high fence shall be installed along the property line abutting the water body in order to protect the students. If the site abuts a residential property, a minimum six-foot-high masonry wall shall be installed along the property line abutting residential properties. In addition to the requirements above, the school must provide additional fencing and or gates on their site plan to ensure the security of the student population.

RESPONSE: The school is separated from the existing adjoining wetland and conservation easement parcel to the south by an existing previously approved 6' high fence. The proposed addition to the school site will be separated from the proposed wetland and conservation easement by an 8' high fence.

Where the wetland and conservation easement abuts the residential property to the south an 8' high fence will be provided to match the existing fence. The placement of irrigation lines and control wire prohibit the installation of a wall.

(d) Site plan requirements. A local business tax receipt shall not be issued until a site plan or site plan modification is approved consistent with these land development regulations.

RESPONSE: Noted.

(e) Off-site improvements. If through the site plan or site plan modification process the City Engineer, Broward County or state transportation related agencies deem that off-site improvements are required, such as sidewalks, traffic signalization, signage, pedestrian and bicycle improvements, transit amenities, school crossings and zones, and turning lanes, such improvements and amenities must be constructed and approved before a local business tax receipt may be issued.

RESPONSE: No off-site improvements are anticipated.

(f) Operational management plan. An operational management plan should be included with the submittal. The plan should include the following information:

- i. General summary of operations on site. Including but not limited to:
 - a. Five-year projected school enrollment with grade configurations as well as maximum student enrollment.

- b. Hours of operation.
- c. Student pickup and drop off times.
- d. Loading and unloading procedures.
- e. Onsite queuing and traffic control measures.
- f. Onsite and off-site traffic improvements associated with proposal.
- ii. Traffic and pedestrian operational plan showing the ingress and egress of pedestrians and all vehicles from the school site during school pickup and drop off hours and safe routes with crossing guards, where required, necessary to protect the students. This plan must include all onsite and off-site improvements, as outlined within this section, within a minimum of 1,000 feet from the school property.
- iii. Organizational structure. An organizational chart and explanation showing the hierarchical arrangement of lines of authority, contact information of such personnel, right and duties of the organization.
- iv. Traffic and vehicular stacking analysis by a registered traffic engineer based on maximum enrollment figures provided by the school upon consideration of the site plan.

RESPONSE: The required Operations and Maintenance Plan has been submitted with the site plan application.

(g) Applicant will be required to apply for an amendment to the special exception in the event the applicant wishes to increase maximum enrollment or change in grade configuration at the facility beyond what may have been authorized by the original special exception.

RESPONSE: Noted.

(h) The minimum regulations set forth in this section shall be applied and construed in a manner so as not to be more stringent than the latest edition of the state requirements for educational facilities.

Response: Noted.

2. Physical environment requirements.

(a) Where recreational play areas are provided, a minimum of 50% of the total recreational play area for the school shall be located outdoors. Recreational play areas must be clearly delineated on a site plan and cannot be located within required landscape buffer yards, parking lots or areas of traffic circulation. Outdoor county or city public recreational facilities or parks located within Pembroke Pines municipal boundaries may be used to meet this requirement with proper governmental approvals.

RESPONSE: The school currently has ample outdoor play area conforming to this requirement including upper and lower playgrounds, parkour track, a general-

design build

purpose court, and athletic fields. The proposed site plan will expand these outdoor areas to approximately 2.4 acres.

(b) Drop-off/pick-up area. A student drop-off and pick-up area shall be depicted and dedicated to drop-off activities and will not interfere with onsite parking on the conceptual site plan, which area shall be consistent with the "Safe Routes to School Guide, Student Drop-off and Pick-up", which guide was developed by the Pedestrian and Bicycle Information Center. The appropriate length and dimensions of the drop-off area shall be identified within a stacking study.

RESPONSE: The drop-off/ pick-up areas are consistent with the "Safe Routes to School Guide, Student Drop-off and Pick-up". In addition, the configuration of the drop-off and pick-up are configured in the same manner as the previous system that has operated successfully for the past 12 years. The length and dimension are identified within the stacking study.

3. Other requirements.

(a) School crossing guards. Public and private schools are required to, and shall provide at their own expense, school crossing guards.

Response: A crossing guard is provided at staff position 1 as described in the Operations Maintenance Plan.

(b) Bus storage. Private or public schools shall not store buses on site.

Response: No bus storage exists or is proposed.

(c) Timing. In order to afford sufficient time to process and secure required development orders, building permits, and local business tax receipt approval, a complete special exception use application must be filed with the Planning and Economic Development Division with all fees paid no later than 90 days after awarding of the charter for the next school year.

Response: Noted

(d) Schools must apply for local business tax receipt in compliance with Chapter 115 of the City Code of Ordinances.

RESPONSE: The school has an existing business tax receipt.

(e) Special exception applications shall comply with regulations as set forth article 3

design build

Response: The criteria of Article 3 are addressed above.

(f) Signs shall comply with requirements set forth in 155.695-155.6107.

RESPONSE: The only new signs proposed are house number signs and those signs are compliant.

(g) Other. Any other documentation or requirements that the Planning and Economic Development Division deems relevant to the operation of such use or safety of the students or both.

Response: Noted.

Franklin Academy has enjoyed and long and successful relationship with the community. We believe that this request for an amendment to the existing Special Exception is consistent with the City's goals and objectives.

Thank you for your consideration of this matter,

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Scott Mire', with a stylized, flowing script.

J. Scott Mire - Agent

August 1, 2022

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-02 (PRJ 2022-04– Franklin Academy Gymnasium)

All of my comments regarding the above Site Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 1, 2022
To: SP 2022-02 file
From: Joseph Yaciuk, Planning Administrator
Re: Franklin Academy

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

Approval, subject to the following:

- 1. Applicant installing landscape on the east bufferyard (fence and landscape) of the school expansion parcel prior to issuance of building permits for vertical construction of the building.**
- 2. Satisfaction of Engineering comments prior to issuance of a Certificate of Occupancy for the building.**
- 3. Special Exception approval for the increase in student population.**

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



July 28, 2022

PROJECT: *FRANKLIN ACADEMY GYM & CLASSROOMS EXPANSION*
CITY REFERENCE NUMBER: *SP 2022-02 & PRJ 2022-04*

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

From: John L. England, P.E.
Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Engineering Division hereby recommends the proposed project for 'Consideration' by the Planning and Zoning Board subject to the following conditions:

1. Maintaining the City of Pembroke Pines Police/Traffic Control Officer at the Western (Arrival) Driveway/Pines Boulevard Median Opening to continue to facilitate the westbound left turn and eastbound right turn movements into the Western (Arrival) Driveway to minimize vehicular traffic queues within Pines Boulevard during "peak" arrival and departure periods and to insure safe and orderly turning movements.
2. Modification of the existing westbound left turn lane within Pines Boulevard, associated with the Western (Arrival) Driveway, to maximize the overall 'Storage Lane' contingent upon the Florida Department of Transportation's approval of such modifications.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



June 6, 2022

PROJECT: *FRANKLIN ACADEMY GYM & CLASSROOMS EXPANSION*
CITY REFERENCE NUMBER: *SP 2022-02 & PRJ 2022-04*

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

From: John L. England, P.E.
Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Engineering Division hereby recommends the proposed project for 'Consideration' by the Planning and Zoning Board subject to the following condition:

1. The School maintaining the City of Pembroke Pines Police/Traffic Control Officer at the West Driveway/Median Opening to continue to facilitate the westbound left turn and eastbound right turn movements into the West Driveway to minimize vehicular traffic queues within Pines Boulevard and insure safe and orderly turning movements.

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP Project Manager, Marlin Engineering, Inc.
Ashok Sampath, Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: June 3, 2022
Subject: Franklin Academy – Traffic Impact Analysis 1st Review Comments

MARLIN Engineering, Inc. has been retained by the City of Pembroke Pines to conduct a peer review of the Traffic Impact Analysis (TIA) submitted by Kimley-Horn Inc., dated May 23 and updated May 31, 2022 and the corresponding Operational Management Plan dated May 23rd for the proposed expansion of Franklin Academy located on the south side of Pines Boulevard, west of NW 186th Avenue. The following comments were made for the 1st round of review:

1. Existing Traffic:

- a. The volumes were not balanced between the west and east driveways in the 1st version dated May 23. There were 193 vehicles that disappeared from those 2 driveways on Pines Blvd. Note: the analysis has been revised in the May 31st version to show zero volume difference along this segment.
- b. Please advise how the projected school turning traffic was calculated? Were these based on the existing percentages?

2. Future Background Traffic: Please advise why the SERPM model shows less traffic in the Future.

3. Trip Generation: The AM peak hour trip generation for the comparison analysis does not appear correct based on the ITE 11th edition. Please revise the trip generation in Appendix E for the 3 LUCs that were considered in the study.

4. Intersection Capacity Analysis:

- a. Please provide the “Delay” for each stop-controlled intersection.
- b. Note: Drone video footage, collected by the City at the school site during the morning and afternoon periods and reviewed separately showed the queues to be much longer than the Existing Synchro results are indicating in the study. Please provide the calibration data that was used for the Existing model to validate the field conditions that were noted.

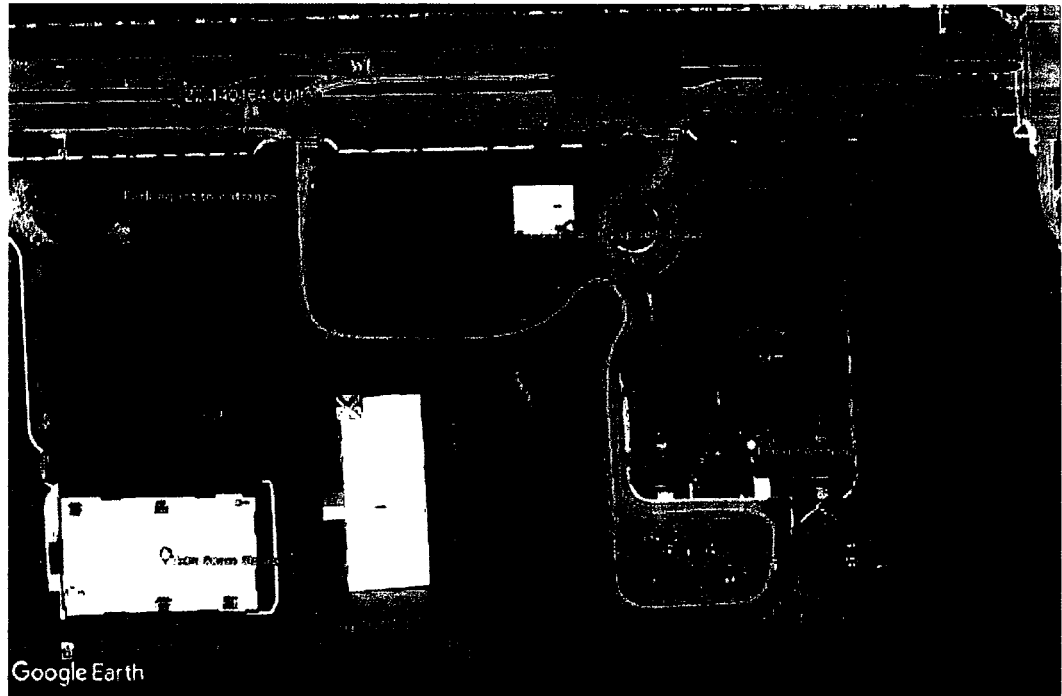


- c. There is a concern that the WB Left traffic will not be able to make their turns due to the EB Right traffic entering the driveway since the median opening was modeled as free-flow in Synchro for all turns. Per the drone footage however, it was noted that a police officer alternately stops the EB through and WB left turning traffic. Please revise the Synchro analysis to reflect this stoppage of traffic.
- d. Please show the available storage for the turn bays for the EB Right and WB Left at the West Driveway, as well as the NB storage at the East Driveway on an aerial map for Existing and Proposed conditions.
- e. Under Existing Conditions, it appears that the North/South traffic is free-flow near the roundabout at the intersection of the Franklin Academy Driveway with the SmartShop Self Storage driveway, i.e. for SB buses and any vehicles entering from the east driveway and only buses exiting from the bus loading zone heading NB towards the east driveway. Please confirm and advise how this intersection will operate in the future. The Operations Management Plan only indicates that the Intersection Manager at Position 1 “Manages intersection to avoid gridlock and ensure safe pedestrian crossing. This position acts as a crossing guard when required.”
- f. There is no mention of the bus operations or any pedestrian/bicycle activity in the study. Please advise.
- g. Please provide an operational analysis of the 2-way stop-control for the East and West traffic near the roundabout at the intersection of the Franklin Academy Driveway with the SmartShop Self Storage driveway for all scenarios.
- h. Please include a summary table in the report listing the queues for all scenarios analyzed along with the existing storage capacity of the turn bays and segment lengths where appropriate.

5. Accumulation Analysis:

- a. The drone footage has confirmed that both east (dark blue) and west (green) sides of the existing building are being utilized for pick-up and drop-off activities as of

today. Please confirm and include the missing data for the east (dark blue) side in the accumulation analysis.



- b. Please provide a queuing model for the pick-up and drop-off points. Also, provide the difference between existing and future number of pick-up/drop-off spots and approximate time that takes to complete one pick-up/drop-off for one spot.

6. Operational Management Plan (05.23.22): The internal queuing lane under Section 6. Site Staffing Positions mentions 4 queuing lanes merging to 2, while the site plan shows this as 3 queuing lanes merging to 2. Please revise.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Franklin Academy Expansion
REFERENCE #: SP 2022 - 02
DATE REVIEWED: 05/25/2022

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

This **DRC is approved contingent on COPP Engineering** verification of Radii and that required Fire Department Access is met on Sheet C801.0.

All comments will need to be added to final hard copy submitted to City.

Ruebens, Mary

From: Kevin Hart <kevin@sbdd.org>
Sent: Friday, May 13, 2022 3:07 PM
To: Yaciuk, Joseph
Cc: Florian, Carlos
Subject: Franklin Academy Expansion

Caution! This message was sent from outside your organization.

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Joe,

Please be advised that the applicant has addressed SBDD's DRC comments on the site plan for Franklin Academy Expansion.

A Paving & Drainage permit will be required from SBDD and all District criteria will need to be met.

Feel free to contact me with any questions.

Thanks.

Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Franklin Academy Expansion 2nd Review
REFERENCE #: SP 2022 - 03
DATE REVIEWED: 05/04/2022

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please provide Building Construction Type

Note: Please Place All Notes Below On a Separate Fire Access (FA) Sheet

1. Place correct editions on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 7th Edition, effective December 31, 2020 with Broward County Amendments, which includes NFPA 101, 2018 edition, NFPA 1, 2018 edition, & State Statutes, 2017 edition (Adopted referenced publications found herein.)

2. Depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

a. When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of **NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2**

b. Multiple Access Roads. More than one Fire Department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**

3. Must Depict the required "measured" road widths throughout (**see below requirements**).

a. Dimensions. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA 1-18.2.3.4.1.1**

b. Note: The minimum 20ft width required by 18.2.3.4.1.1 allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving Lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

e. Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA 1-18.2.3.4.1.2 .2**

f. There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable. (Applicable areas are truck access routes.)

4. Turning Radius. Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout. *COPP Engineering department verification is required.* **COPP CO 154.35 (3)**

Note: The end of the paragraph states "*All centerline turning radii must be a minimum 50 feet.*"

a. On a separate page demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.

b. Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each of the fire lane. **NFPA 1-18.2.3.4.6.3**

5. Marking of Fire Apparatus Access Road. Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and prohibit the obstruction thereof or both. **NFPA1-18.2.3.5.1**
Fire Lane Marking.

The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones. COPP CO 93.12 (add this comment to your plans)

a. Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.

NOTE: Depict marking for hydrants and FDC locations

6. Place note on plan: A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA 1-16.4.3.1.1**

7. Place note on plan: The fire department connection should be located not less than 18" or more than 4' above grade. Pembroke Pines Fire Department requires FDC to be installed at 3' above grade. **NFPA 14-6.4.6 (2013)**

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

SUPPLEMENTAL DRC REVIEW FORM



April 18, 2022

Project: *FRANKLIN ACADEMY EXPANSION – CLASSROOMS AND GYMANSIUM*
City Reference Number: *SP 2022-02/PRJ 2022-04*

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Engineering Division, Public Services Department (954) 518-9040

COMMENTS/RECOMMENDATIONS:

1. Based upon the April 14th detailed review of the existing and proposed Water System improvements for the project with the City's new Director of Utilities, the existing water system improvements proposed to remain as is within the new "Court Yard" area between the existing building and proposed Classrooms/Gymnasium Building and passing underneath the proposed "Second Store Building Connector" will not be permitted to remain and the city will no longer accept ownership and maintenance responsibilities for these existing water system improvements under the proposed conditions.

It will be necessary to provide an 8" minimum 'Looped Water Main' around the proposed Classrooms and Gymnasium Building that will not be located underneath proposed concrete walkway areas, building connectors, etc. The current existing 2" Water Service at the southeast corner of the existing building and proposed 2" Water Service at the southwest corner of the proposed building will be required to be located outside of the proposed fenced limits of the new 'Court Yard' area to allow for easy access in the future by city maintenance crews to maintain the water services/meters.

The existing city water easement associated with the existing 8" water main required to be removed between the existing and proposed building will be required to be vacated for that portion of the existing water main being removed/modified and a new 15" Water Easement must be dedicated over the new looped water main improvements and/or modifications.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans, Plans Review Fees and transmittal/cover letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: April 8, 2022
Subject: Franklin Academy – Pembroke Pines Campus (K-8) Expansion Traffic Study Methodology
Location: 18800 Pines Boulevard, Pembroke Pines, FL

Marlin Engineering, Inc. has reviewed the traffic study methodology dated March 3rd, 2022 submitted by Kimley-Horn & Associated for the referenced project in the subject line. The following comments were provided to the applicant during the meeting with the City held on March 30th and summarized below. **Additional comments may be provided at the time that the application is formally submitted.**

1. The school enrollment is missing. Please provide existing and proposed for students and staff.
2. The study intersections are approved for data collection purposes. **A comment was made to add the intersection of SR 820/Pine Boulevard at SW 184th Avenue.**
3. Please provide a comparison of the trip generation using the ITE trip generation rates for the subject land use.
4. Please use the average of the 2 growth rates in lieu of the 'higher' one.
5. Provide a separate figure showing the committed development traffic.

Note: coordination for this project should be made in concert with the City's transportation master plan update that is focusing on the charter school traffic in the western part of the City.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES
DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



March 29, 2022

Project: *FRANKLIN ACADEMY EXPANSION - GYM AND CLASSROOMS*

City Reference Number: *SP 2022-02/PRJ 2022-04*

**To: Joseph Yaciuk, Planning Coordinator
Planning and Economic Development
Department**

**From: Roger Bezerra, P.E. Civil Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9040**

COMMENTS/RECOMMENDATIONS:

1. General Comment – Provide an ‘Operational Plan’ for the proposed modified Parent Drop-Off and Pick-Up. How will the proposed queuing lanes, including the “merge points” operate and what kind of control will be provided at critical decision points along the queuing lanes to assist the parents to insure a safe and orderly progression of vehicles during the drop-off and pick-up periods each day. What is the purpose of the “cut thru lanes/areas” depicted on Pavement Markings and Signage Plan, Sheet C700.1 by the proposed 18” White Diagonals on the east side of the parking area south of the proposed building (along the west side of the four (4) lane section of the queuing lanes south of the ‘Stop’ condition)?
2. Pavement Markings and Signage Plan, Sheets C700.0, C700.1 & C700.2 – Replace the current proposed 6” White Skip Lane Separator markings as depicted on the plans with 10’-30’ White Skip Lane Separator markings and White/Red RPM’s @ 40’ O.C. For the 6” Double Yellow markings reflect the required Bi-Directional Yellow/Yellow (Amber/Amber) RPMs @ 20’ O.C.

3. Pavement Markings and Signage Plan, Sheet C700.0, C700.1 & C700.2 – Note that all Standard Parking Spaces, including standard Parking Spaces abutting a landscape island, must have two (2) White Stripes per City Standard R-41, ‘Standard Parking Space Details’.
4. Pavement Markings and Signage Plan, Sheet C700.0, C700.1 & C700.2 and Site Plan, Sheet C400.0, C400.1 & C400.2 – Reflect the attached latest ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ on the plans.
5. Site Plan, Sheets C400.0, C400.1, C400.2 – Clearly depict and denote/label all recorded Easements of record on the property. City water and/or sewer easements are not reflected on the Site Plan nor the Water and Sewer Plans, Sheets C600.0, C600.1, and C600.2. Reflect the recorded city water and sewer easements on both plans to allow confirmation of any required vacations and/or modifications to the existing city water and sewer easements based upon the proposed building and associated site improvements and/or proposed/required modifications to the city’s water and sewer systems per impacts by the proposed project.
6. Pavement Markings and Signage Details’, Sheet C701.0 – Add City Standard R-26 ‘Curb and Gutter’, R-28 ‘Sidewalk Construction’, R-32 (page 4 of 4) ‘Accessible Parking Space Details’ since all proposed and existing typical standard parking spaces have a width of 9’ and length of 19’. In addition, add BCTED ‘Pavement Markings and Signs’, Stop and Street Identification Signs Assembly’ and ‘Ground Sign Assembly’ details onto this sheet.
7. Provide a ‘Demolition Plan’ Demolition for appropriate ‘Notes’ associated with the proposed and required demolition work/activities, in particularly as related to the removal and/or plugging/capping of any existing city water and sewer system related improvements.
8. Paving, Grading and Drainage Plan, Sheet C3.00 – Provide proposed center flowline elevations directional flow arrows along all proposed crown sections of pavement with proposed distances between proposed high and low points (collecting inlet) and resulting longitudinal slopes to allow city confirmation that minimum required longitudinal slopes per Code are being provided within the parking/pavement areas. Note that the proposed grading within the parking lot areas are required to address the following minimum Code requirements for sloping:

The pavement shall have a cross slope of 2% and a longitudinal slope of 0.5% minimum for normal crown section. The pavement shall have crown slope of 2% and a longitudinal slope of 1% minimum for inverted crown section of runs greater than 100 feet. The pavement shall have a crown slope of not less than 1% with an average crown slope of 2% and a longitudinal slope of not less than 0.5% for runs less than 100 feet. The ‘run’ is defined as the length of pavement between the high

and low elevation points.

9. Water and Sewer Plan, Sheets 600.0, 600.1, 600.2 – Note that ‘Crossing Data’ at each crossing of the proposed Storm Drainage System with other existing and proposed utilities will be required to be reflected on the plan for Engineering Permit.

Note that the City requires all sewer service lines to connect directly to the sewer main by way of sewer later/wye connection and does not allow a direct sewer lateral/service line connection to sewer manholes. Should such a sewer service line connection actually exist to the existing terminal sewer manhole, it will be required to be removed and the invert wall opening permanently sealed in the manhole and a new sewer lateral will be required to be cut into the existing sewer main downstream of the existing sewer manhole. Note that all existing sewer services/laterals on the south side of the proposed building that are not to be utilized for the project are required to be removed back to the existing “wy” and permanently plugged/capped.

10. Water and Sewer, Sheet C600.0 – Reflect the proposed new Fire Hydrant just west of the proposed Fire Line connection to the existing 8” water main reflect the following:

- 6” x 8” Tapping Sleeve & Valve
- 6” Gate Valve (after 6” x 8” Tapping Sleeve & Valve)
- Filling & Flushing Connection (after 6” Gate Valve)

11. Water and Sewer Plan, Sheet C600.0 & C600.1 – A required “Looped” 8” water main system must be constructed to provide adequate water supply to the proposed Fire Hydrants located off this water main (along the south side and northwest of the proposed building), as required by Fire Prevention Bureau requirements. In addition, provide details of the valves, “wy”s”, plugs and appurtenances for the existing 8” water main.

The existing city water easement will be required to be vacated for that portion of the existing water main being removed/modified and new 15” Water Easement must be dedicated over the realigned section of new water main.

12. Water and Sewer Plan, Sheet C600.1 – Proposed 6” Fire Line from the existing 8” water main must be an 8” line and be 7.5 feet away from the edge of the curb along the proposed building towards the proposed Fire Hydrant on the northwest corner of the same building. It is denoted on the plans that the proposed Fire Line will be connected to an existing 6” water line. Provide details and exact location for the end of this existing line.
13. Water and Sewer, Sheets C600.0, C600.1, C600.2 – Clearly depict and denote/label the required **15’** City Water and Sewer Easements for the those proposed water and sewer system improvements to be tuned over the to the City

for ownership and maintenance.

14. Water and Sewer, Sheets C600.0, C600.1, C600.2 – Clearly depict and denote/label the required **15'** City Water and Sewer Easements for the those proposed water and sewer system improvements to be turned over to the City for ownership and maintenance.
15. General Comment – Note that the proposed project is currently located in a within the designated Flood Zone. Per the current 2014 FEMA Flood Map in effect for the property area on which the proposed building is to be constructed, Flood Zone AE applies. **However** per current 'Preliminary Flood Zone Changes' being proposed by FEMA, some areas within the portion of the property (in which the proposed building will be located) would be located within a designated Flood Zone AE (EI 5.7).

If the proposed Flood Zone Change to other Zone for some areas of the proposed project takes effect while the building within this site area/limit is still under or to be constructed, then per Chapter 152, 'Flood Plain Administration', of the City's Code of Ordinances, a 'Letter of Map Change' (LOMC) would be required for the building due to some of site area being within Flood Zone AE. However, if the aforementioned proposed Flood Zone Change does not go into effect within the property/site area then no 'Letter of Map Change' (LOMC) would be required for the building.

In accordance with the above, the 'Letter of Map Revision Based Upon Fill' (LOMR-F) that removes the portion proposed building from the 'revised 'Flood Hazard' area/limits (Flood Zone AE) must be provided to the City Building Department prior to City issuance of a Certificate of Occupancy for those proposed building.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans, Plans Review Fees and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

March 22, 2022

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-02 (PRJ 2022-04– Franklin Academy Gymnasium)

The following are my comments regarding the above Site Plan:

1. Parking islands are required to be a minimum 10' from inside of curb to inside of curb. Note: City Code does not have a maximum number of parking spaces before a parking island is required. If not required for landscaping/lighting, interior parking islands could be removed to provide more parking spaces.
2. Confirm any new and/or existing fixtures are maximum temp of 4,000K. Any new poles and fixtures should match existing poles and fixtures.
3. Show light poles, signs, fire hydrants, etc. on landscape plans to show there are no conflicts.
4. Will there be any wall mounted light fixtures? If so, show on elevations and provide all details of fixture(s).
5. Provide detail showing that under canopy/walkway lighting is fully recessed.
6. Will there be any signage, site amenities, etc added? If so, provide all details, location(s), etc.
7. On overall plan show traffic circulation and stacking being provided on site.
8. What will new concrete area being add between existing building and new gymnasium being used for?
9. Provide elevations, and all details, of any new fencing being added to show that it matches existing fencing on site.
10. Provide new Master Site Plan with all site data information updated.
11. Provide sight line details showing all roof mounted equipment is screened from view for a 6' person at the property lines.
12. Provide all color names, color numbers, materials, finishes, etc. on all elevations of new gymnasium.
13. Contact Sherrell Jones-Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is:
sjones-ruff@cgasolutions.com or (954) 628-3725

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 22, 2022
To: SP 2022-02 file
From: Joseph Yaciuk, Planning Administrator
Re: Franklin Academy

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide proper notice per Code requirements.
2. Verify with Broward County that the proposed use is consistent with the underlying plat note.
3. Site plan requires Planning and Zoning Board approval based on submittal at this time. Site plan also requires special exception approval. Verify that you have paid special exception fee in addition to the site plan fee.
4. Provide a statement / backup to show that this proposal complies with school regulations as stated in 155.526 of Code of Ordinances.
5. Provide updated Traffic Operations plan as per Code requirements Section 155.526. Provide total stacking numbers on site. Provide new school population. Show stacking on an exhibit. Staff may make additional comments regarding traffic circulation or parking lot layout after reviewing this plan.
6. Are there any gates proposed at the school? If so, please provide the location on the plan.
7. Provide survey of existing school followed by site plan of proposed school site inclusive of all existing and proposed buildings.
8. Provide site data for entire school – including existing and proposed. Verify all site data is included as required within the City site plan checklist.
9. Provide parking calculations to show how you were able determine parking. Parking should include the new building as well as the existing facilities. Calculations should be done for both. Parking provided should include breakdown of existing parking spaces and new spaces as a result of this proposal.
10. Parking spaces at north side of site will not be particularly useful during loading and unloading times. May wish to consider those spaces for teachers only during loading and unloading hours.
11. Provide detail of dumpsters and enclosure including colors. Provide a letter from WASTEPRO approving any new dumpster areas. Also have WASTEPRO state that

- the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week.
12. Label colors / materials on black and white sets of elevations. Colors should include color name, manufacturer, and color number. Colors should be labeled for building, signs, walls, dumpster enclosures, and other significant vertical features.
 13. Provide actual paint chips for all colors and material boards for all materials being used on site.
 14. Provide color elevation of building.
 15. Verify that all parking islands are 10 feet wide of green (Inside curb to inside curb measurement).
 16. Show light poles, hydrants and label easements on landscape plans to check for conflicts with plantings.
 17. Provide details of fences proposed on site.
 18. Explain how the bus loop and general parking area are being separated. Is the proposed concrete walkway separating the two areas raised and/or curbed?
 19. Provide South Broward Drainage District (SBDD) approval letter.
 20. Verify with Fire Prevention Bureau that the fire protection plan is adequate. Provide and verify fire turning radii.
 21. Provide any new sign details if applicable. (Reference 155.695-155.6108)
 22. Provide cut sheets of all lighting proposed. On lighting page, include fixture color and pole color (circle selection specs). Full cut off fixtures required. Provide CCT of LED's. Please reference Section 155.685-692 of the Code of Ordinances. **No greater than 4,000K.** Lighting should be designed to limit impacts to residents to the south and east of the property. City engineer requires a minimum average footcandle requirement of 2.0 in parking areas.
 23. Landscape Plan must include counts for the entire site as you are demoing a portion of the approved parking areas to the south of the building to accommodate new circulation.
 24. Show screening of rooftop equipment per City Code.
 25. Resubmittal must include full sets of plans as well as an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and any details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

Recommendations:

Reference Ordinances:

<https://www.ppines.com/DocumentCenter/View/13581/City-of-Pembroke-Pines-Land-Development-Code-April-26-2021?bidId=>

MEMORANDUM

MARCH 9, 2022

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2023-02) FRANKLIN ACADEMY EXPANSION

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

Landscape Inspection Comments:

1. Please provide a tree disposition plan for existing landscape conditions.
2. Please consider the full maturity of the Gumbo Limbo *bursera simaruba* within parking islands and bulb-outs. Consider adding a root barrier system along these areas during installation of trees and add detail on sheet L201-0 Landscape details sheet.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Sayleen Arocha

Landscape Planner - Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • sarocha@ppines.com

Please consider the environment before printing this email

MEMORANDUM

MARCH 9, 2022

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2023-02) FRANKLIN ACADEMY EXPANSION

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Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Sayleen Arocha

Landscape Planner / Designer
Planning and Economic Development Division
City of Pembroke Pines

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