

Application for Amendment to City of Pembroke Pines and Broward County Land Use Plans

BORLUV TOWNHOMES

Submitted 3/14/2019

Updated 5/13/2019

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I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

To be provided.

- B. Date local governing body held transmittal public hearing.

To be determined.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.

- D. Whether the amendment is one of the following:

*Development of Regional Impact

*Small scale development activity (per Florida Statutes)

*Emergency (please describe on separate page)

*Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

The Subject Property qualifies as a small-scale development pursuant to Florida State Statute 163.3187.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

PH 2019-01

- B. Proposed month of adoption of local land use plan amendment.

June 2019

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

**Michael Stamm, Director
Planning & Economic Development
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
Ph: (954) 392-2100
Email: mstamm@ppines.com**

**Sharon Williams, Planning Administrator
Planning & Economic Development
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
Ph: (954) 392-2100
Email: swilliams@ppines.com**

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

To be provided.

- E. Description of public notification procedures followed for the amendment by the local government.

The City of Pembroke Pines will complete public notification procedures in accordance with Chapter 163 of Florida State Statutes.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number, and email of the applicant.

Eduardo Otero
Borluv Developments, LLC
10726 NW 58th Street
Doral, FL 33178
Ph: (786) 609-6358
Email: eotero@borluv.com

- B. Name, title, address, telephone, facsimile number and email of the agent.

Dennis D. Mele, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd, Ste. 1800
Fort Lauderdale, FL 33301
Ph: (954) 527-2409
Fax: (954) 333-4009
Email: dennis.mele@gmlaw.com

- C. Name, title, address, telephone, facsimile number and email of the property owner.

Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc.
21011 Johnson Street, Suite 131-132
Pembroke Pines, FL 33029
Ph: (407) 823-9662
Email: trish@thealliancesoutheast.org

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

To be provided.

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Subject Property is currently vacant and totals approximately 4.8 gross acres generally located on the east side of NW 196th Avenue approximately 2,300 feet south of Pines Boulevard. The Applicant is proposing a change in the land use designation from Agricultural to Low-Medium (5-10 DU/AC) Residential on the City and County Land Use

Plans to permit the development of 48 townhomes on the Subject Property.

The proposed site plan for the Subject Property is designed with consideration of adjacent wetland mitigation areas and neighboring residential developments. The proposed amendment will provide the City with a development opportunity that will transform a vacant parcel into an attractive residential development. The proposed development of residential units on the Subject Property will result in an increase to the City's tax base and will contribute to the variety of housing options available within the City. For these reasons, the Subject Property would be best utilized for residential development.

IV. SUBJECT PROPERTY DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment

The Subject Property is currently vacant and totals approximately 4.8 gross acres generally located on the east side of NW 196th Avenue approximately 2,300 feet south of Pines Boulevard. The Subject Property can be further identified by Broward County Property Appraiser folio number 5139-13-01-0140.

- B. Sealed survey, including legal description of the area proposed to be amended.

Please see survey of the Subject Property attached as Exhibit A.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see location map of the Subject Property attached as Exhibit B.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The Subject Property is currently designated Agricultural on the City and County Land Use Plan maps. The proposed land use designation is Low-Medium (5-10 DU/AC) Residential.

- B. Current land use designations for the properties adjacent to the subject property are as follows:

Table 1. Adjacent City and County Land Uses

	City of Pembroke Pines	Broward County
North	Low 2 (L-2) Residential	Low (2) Residential
South	Low 2 (L-2) Residential	Low (2) Residential
East	Agriculture (A)	Agricultural
West	Agriculture (A)	Agricultural

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Subject Property.

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

Table 2. Existing Uses – Subject Property and Adjacent Properties

Existing Uses	
Subject Property	Vacant
North	Wetland Mitigation/Single-Family Residential
South	Wetland Mitigation/Single-Family Residential
East	NW 196 th Avenue & Vacant
West	Vacant

- E. Proposed use of the Subject Property including proposed square footage for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU- R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The proposed land use designation of Low-Medium (5-10 DU/AC) would permit a maximum of 48 dwelling units.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

Based on the existing City land use plan designation and applicable zoning regulations, the maximum allowable development on the Subject Property would be approximately 4 single-family homes or various non-commercial recreation and agricultural uses.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The Subject Property is not a part of a larger development project and will be developed independently from any other properties.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

There are no septic tanks on the Subject Property currently and the proposed development will not utilize septic tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

Table 3. Sanitary Sewer Demand & Capacity

City of Pembroke Pines Wastewater Treatment Plant	
Current Plant Capacity	9.5 MGD
Current + Committed Demand	6.72 + 0.289 = 7.01 MGD
Planned Plant Capacity	9.5 MGD

Source: Pembroke Pines Comprehensive Plan

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Table 4. Proposed Development Sanitary Sewer Impact

	Use	Calculations	Estimate (GPD)
Current	Agriculture (4.8 AC)	x1,000 gal/AC/day	4,800 GPD
Proposed	48 Townhouse DU	93 gal x 144 pp/day	13,392 GPD
		NET CHANGE	+8,592 GPD

Source: Pembroke Pines Comp. Plan Infrastructure Element Policy 1.7

Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

Table 5. Sanitary Sewer Plant Projected Capacity & Demand

City of Pembroke Pines Wastewater Treatment Plant (2018)	
Projected Plant Capacity	9.5 MGD
Projected Plant Demand	7.07 MGD
Planned Plant Expansions	None

Source: Pembroke Pines Comprehensive Plan

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from City Engineer attached as Exhibit C.

Name: Karl Kennedy
Position: City Engineer
Agency: City of Pembroke Pines
Address: 8300 S. Palm Drive, Pembroke Pines, FL 33025
Phone: (954) 518-9040
Email: kkennedy@ppines.com

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The City of Pembroke Pines Water Treatment Plant provides potable water to the Subject Property. Sufficient supply of potable water and related infrastructure exist to serve the proposed development of the Subject Property through the long-term planning horizon as evident by projected and available raw water flow rates assessed for increasing population in the City of

Pembroke Pines.

The City is also pursuing a 6.0 MGD maximum reuse system and a 2.7 MGD shortfall reuse system.

Table 6. Potable Water Capacity & Demand Projections

Year	Population Projection	Projected Demand	Available Capacity	Source
2018	170,191	14.90 MGD	15.60 MGD	Biscayne Aquifer
2020	172,265	15.09 MGD	15.60 MGD	Biscayne Aquifer
2025	175,941	15.41 MGD	15.60 MGD	Biscayne Aquifer

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 8/16/2010

- Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Table 7. Potable Water Projected Capacity & Demand

City of Pembroke Pines Water Plant	
Current Plant Capacity	18.00 MGD
Current + Committed Demand	13.75 + 0.289 = 14.039 MGD
SFWMD Permit Withdrawal	15.60 MGD
SFWMD Permit Expiration Date	8/13/2030

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 8/16/2010

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The City of Pembroke Pines contains nine (9) wells within two (2) wellfields located on Johnson Street.

Table 8. Wellfield Capacity

Permitted Capacity	15.60 MGD
Committed Capacity	14.039 MGD
Remaining Capacity	1.561 MGD
Permit Expiration Date	8/13/2030

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 9. Proposed Development Potable Water Impact

	Use	Calculations	Estimate (GPD)
Current	Agriculture (4.8 AC)	x1,000 gal/AC/day	4,800 GPD
Proposed	48 Townhouse DU	84.8 gal x 144 pp/day	12,211.2 GPD
		NET CHANGE	+7,411.2 GPD

Source: Pembroke Pines Comp. Plan Infrastructure Element Policy 7.6

Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

Table 10. Potable Water Project Capacity & Demand Short/Long Range Planning Horizons

Year	2020	2025
Projected Capacity	18 MGD	18 MGD
Projected Demand	15.09 MGD	15.41 MGD
Planned Expansions	None	None

Source Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 8/16/2010

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-5 above.

Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from City Engineer attached as Exhibit D.

Name: Karl Kennedy

Position: City Engineer

Agency: City of Pembroke Pines

Address: 8300 S. Palm Drive, Pembroke Pines, FL 33025

Phone: (954) 518-9040

Email: kkennedy@ppines.com

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Road Protection - Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on the Broward County ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." In all cases, residential streets shall be designed in accordance with the Broward County flood maps. In addition, all roads and parking lots shall be protected against a 10-year, 3-day storm event, and the minimum road crown and parking lot elevations shall be in accordance with the latest edition of the South Broward Drainage District (SBDD) Facilities Report and Water Control Plan. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.

The roadway crown elevations shall be set at or above elevation 6.5' NGVD per the SBDD Facilities Report.

Buildings - "The minimum lowest floor elevation" shall be the highest of the following:

1. Minimum floor elevation as set forth in the South Florida Water Management District's Surface Water Management Permit.
2. The elevation shown on the "100 Year Flood Elevation" Map, Latest Revision, prepared by Broward County Transportation Department.

3. Eighteen (18) inches above the highest point of the adjacent road crown elevation, or the paved roadway/drive-lane nearest to the building.
4. One foot above the base flood elevation.

The minimum finished floor elevations shall be set at or above elevation 8.0' NGVD per the SBDD Facilities Report. In addition, all finished floors shall be protected against a 100-year, 3-day storm event, and the minimum finished floor elevations shall be in accordance with the latest edition of the SBDD Facilities Report and Water Control Plan. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.

Off-Site Discharge - Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less. The subject property is located within the SBDD Basin S-5 Drainage Basin. Off-site discharge for properties located with SBDD Basin S-5 is controlled by SBDD's S-5 stormwater pump station. There are no limitations for off-site discharge for properties location within SBDD Basin S-5, provided that these properties have provided the required on-site water management storage for the SBDD Basin S-5 (20%).

Storm Sewers - Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10, rainfall intensity/duration curves, and storm sewers shall meet SBDD criteria for design and construction. SBDD requires that an initial time of concentration of 10 minutes be used or calculations be provided to justify a time of concentration greater than 10 minutes. The time of overland flow is dependent on the slope of the ground and the nature of the ground cover, for example, whether the surface is paved, rocky or grassed.

Flood Plain - Calculated flood elevations routing based on the ten year and one hundred-year return frequency rainfall of the three-day duration shall not exceed the corresponding elevations of the Broward County "Flood Criteria Map" and the "100 Year Flood Elevation Map", as published by Broward County, or the latest edition of the SBDD Facilities Report and Water Control Plan for the S-5 drainage basin.

The 10-year, 3-day and 100-year, 3-day calculated flood elevations shall not exceed minimum stages set by SBDD for Basin S-5, and the applicant shall demonstrate that the required

basin storage requirements for the subject property has been provided.

Antecedent Water - The control elevation for each of the district's basins are set by SFWMD permits.

This site is located within the SBDD S-5 Drainage Basin with a control water elevation of 4.25' NGVD.

Water Quality -

a. Retention and/or detention in the overall system, Pretreatment including swales, lakes, canals, greenways, etc., Standards and shall be provided for one of the three following On-Site Storage criteria or equivalent combinations thereof:

1. Wet detention volume shall be provided for the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater.
2. Dry detention volume shall be provided equal to 75 percent of the above amounts computed for wet detention.
3. Retention volume shall be provided equal to 50 percent of the above amounts computed for wet detention.

The water quality requirements of Item (a) above will be addressed under the master drainage permit for the Subject Property.

b. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention..

Item (b) above does not apply to the Subject Property; however, per SBDD criteria all developments with greater than 60% impervious area shall provide at least one half dry pretreatment volumes prior to discharge.

c. Systems with inlets in greased areas will be credited with up to 0.2 inches of the contributing areas. Full credit will be based on a ratio of 10:1 impervious area runoff to pervious area with proportional credit granted for greater ratios.

Item (c) above does not apply to the Subject Property.

d. Storage requirements for each SBDD basin shall be in accordance with SBDD's Facility Report.

The storage requirements referenced in Item (d) above will be addressed under the master drainage permit for the Subject Property. Per information provided during pre-application meeting with SBDD, undeveloped site must provide a 20% water management area. The Applicant anticipates being able to provide approximately 15% of the required area and the remaining 5% will be provided via a basin improvement donation as discussed with SBDD.

Best Management Practices (BMP'S) - Prior to discharge to surface or ground water BMP's will be used to reduce pollutant discharge. All commercial and industrial properties shall be required to provide a minimum volume for dry, pre-treatment storage equivalent to 1/2" over the project area, prior to discharge into a receiving water body. In addition, all roadways and residential properties with greater than 60% impervious area shall provide a minimum volume for dry, pre-treatment storage equivalent to 1/2" over the project area, prior to discharge into a receiving water body, per SBDD criteria; and Pollution Retardant Basins (PRBs) will be installed on all drainage systems prior to discharge into a receiving water body.

2. Identify the drainage district and drainage systems serving the amendment area.

The subject site is located within the jurisdiction of the South Broward Drainage District (SBDD). The site is located in Sub-Basin 2 of SBDD Basin S-5. The Subject Property will have an on-site drainage system with wet retention that will discharge to the SBDD Canal No.7, and ultimately to the SFWMD C-9 Canal. Discharge to the C-9 Canal will be through the SBDD S-5 pump station located north of the SFWMD C-9 canal and west of SW 172nd Avenue in the City of Miramar. Prior to discharge into the SBDD S-7 Canal, the subject property will provide a minimum of 20% water management area (basin storage) per SBDD criteria.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All necessary drainage improvements required to meet the adopted level of service standards will be constructed by the Applicant during proposed development of the Subject Property.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Currently, there are no SFWMD or SBDD drainage permits in place for the Subject Property. The Subject Property is located in an area of the City managed by the SBDD and SFWMD. Pre-application meetings with SBDD were in support of the proposed drainage plans and an application will be submitted to SBDD and SFWMD for formal approval and permit issuance.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for floodwaters to recede to the natural land elevation.

Development of the Subject Property will be required to meet the drainage standards of the City of Pembroke Pines, Broward County Department of Planning and Environmental Protection, South Broward Drainage District, and the South Florida Water Management District. The Subject Property will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from South Broward Drainage District attached as Exhibit E.

**Name: Kevin Hart
Position: Director**

Agency: South Broward Drainage District
Address: 6591 SW 160th Ave, Southwest Ranches, FL 33331
Phone: (954) 680-3337 x206
Email: kevin@sbdd.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The City of Pembroke Pines adopted level of service standard for solid waste is 5.0 lbs/capita/day. The Broward County adopted level of service standard for solid waste is 8.9 lbs/unit/day.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

Solid waste generated in Pembroke Pines is collected by Waste Pro of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Reuters Recycling Composting & Transfer Station. There are no current plans for expansion of plant capacity and both plants have sufficient capacity to handle the proposed development.

Table 11. Solid Waste Projected Capacity & Demand

Reuters Recycling Composting & Transfer Station		
	Capacity	Demand
Transfer to Landfill	2,500 tons/day	1,250 tons/day

Source: Pembroke Pines Comp Plan; WastePro USA; Reuters Facility

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 12. Proposed Development Solid Waste Impact

	Use	Calculations	Total
Current	Ag (4.8 AC) – 4 DU	12 X 5 lbs/capita/day	60 lbs/day
Proposed	LM 5-10 DU/AC – 48 DU	144 X 5 lbs/capita/day	720 lbs/day
		NET CHANGE	+660 lbs/day

Source: City of Pembroke Pines Comprehensive Plan Infrastructure
Element Policy 4.5

Persons per unit are calculated based upon the Broward County

Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from solid waste provider attached as Exhibit F.

Name: Mame Davis

Position: Senior District Manager

Agency: Waste Management Inc. of Florida

Address: 20701 Pembroke Roaa, Pembroke Pines, FL 33029

Phone: (954) 436-9500 Ext. 14

Email: mdavis@wm.com

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The adopted level of recreation and open space standard in the City of Pembroke Pines is 10 acres/thousand to be achieved by 7 acres/thousand persons of City neighborhood and community parks and 3 acres/thousand persons of County regional parks.

The adopted level of recreation and open space standard for Broward County is 3 acres/thousand persons.

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Table 13. Recreation & Open Space Facilities Serving Subject Property

Park Name	Type	Acreage
Alhambra Park	Neighborhood	2
Walden Lakes Park	Neighborhood	4
Rose G. Price Park	Neighborhood	12
Silver Lakes South Park	Community	21
Pembroke Shores Park	Community	41
West Pines Soccer Park & Nature Preserve	Community	56
Chapel Trail Park Nature Preserve	Regional	459
Total		595

Source: Pembroke Pines Comp. Plan Rec. & Open Space Element

- Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Table 14. Proposed Development Recreation & Open Space Impact

	Use	Calculations	Total
Current	Ag (4.8 AC) – 4 DU	12 people x 3AC/1,000 people	0.036 Acres
Proposed	LM 5-10 DU/AC – 48 DU	144 people x 3AC/1,000 people	0.432 Acres
		NET CHANGE	+0.396 Acres

Source: Broward County Comprehensive Plan

Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

- Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

Table 6. Recreation & Open Space Capacity & Demand Projections

Year	Population Projection	Parks Required	Parks Provided
------	-----------------------	----------------	----------------

2020	172,265	1,203 Acres	1,623 Acres
2025	175,941	1,215 Acres	1,623 Acres

Source: Pembroke Pines Comprehensive Plan Table ROS-2

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

Table 15. Current (2017) Roadway Conditions Surrounding Subject Property

Roadway	Lanes	Daily Conditions			Peak Hour Conditions		
		Current Volume	Capacity	LOS	Current Volume	Capacity	LOS
North-South Roadways							
SW 196 th Ave.							
• N. of Pembroke Rd.	4	5,700	13,320	C	542	1,197	C
• N. of Pines Blvd.	4	8,000	35,820	C	760	3,222	C
East-West Roadways							
Pines Boulevard							
• E. of US-27	4	11,400	39,800	C	1,083	3,580	C
• E. of SW 196 th Ave.	6	27,000	59,900	C	2,565	5,390	C

Source: Broward MPO Roadway Capacity Level of Service Analysis '17/'40

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5 year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

Table 16. Projected Short-Range (2025) Roadway Conditions Surrounding Subject Property

Roadway	Lanes	Daily Conditions			Peak Hour Conditions		
		Volume	Capacity	LOS	Volume	Capacity	LOS
North-South Roadways							
SW 196 th Ave.							
• N. of Pembroke Rd.	4	4,552	13,320	C	433	2,628	C
• N. of Pines Blvd.	4	7,478	35,820	C	710	3,222	C
East-West Roadways							
Pines Boulevard							
• E. of US-27	4	12,513	39,800	C	1,188	3,580	C
• E. of SW 196 th Ave.	6	24,148	59,900	C	2,294	5,390	C

Source: Broward MPO Roadway Capacity Level of Service Analysis '17/'40

Table 17. Projected Long-Range (2040) Roadway Conditions Surrounding Subject Property

Roadway	Lanes	Daily Conditions			Peak Hour Conditions		
		Volume	Capacity	LOS	Volume	Capacity	LOS
North-South Roadways							
SW 196 th Ave.							
• N. of Pembroke Rd.	4	2,400	29,160	C	228	2,628	C
• N. of Pines Blvd.	4	6,500	35,820	C	618	3,222	C
East-West Roadways							
Pines Boulevard							
• E. of US-27	4	14,600	39,800	C	1,387	3,580	C
• E. of SW 196 th Ave.	6	18,800	59,900	C	1,786	5,390	C

Source: Broward MPO Roadway Capacity Level of Service Analysis '17/'40

- Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

Table 18. Traffic Demand Impact Analysis

	Land Use	# Units	Daily Trip Formula	PM Peak Hour Formula	Total Trips	
					Daily	PM Peak
Current	Ag	4 Single-Family DU	9.57 trips/unit	0.63 trips/unit	38	3
Proposed	LM (5-10 DU/AC)	48 Townhouse DU	7.32 trips/unit	0.56 trips/unit	351	27
NET CHANGE (TRIPS)					+313	+24

Source: ITE Trip Generation Manual 10th Edition

- Provide any transportation studies relating to this amendment, as desired.

No transportation studies have been provided at this time.

G. Mass Transportation Analysis

- Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area

within one- quarter of a mile.

There are no existing or planned mass transit routes within one-quarter mile of the Subject Property.

2. Quantify the change in demand resulting from this amendment.

The proposed amendment is not expected to create any change in demand considering the Subject Property is located more than one-quarter mile from existing transit routes.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Name: Timothy Garling

Position: Director

Agency: Broward County Transit Division

Address: 115 S. Andrews Ave, Fort Lauderdale, FL 33301

Phone: (954) 357-8424

Email: tgarling@broward.org

4. Describe how the proposed amendment furthers or supports mass transit use.

The development of the Subject Property will support the utilization of mass transit by increasing the residential housing stock along roadways that can support future transit routes.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Records of the Florida Department of State, Division of

Historical Resources, National Register of Historic Places, Broward County Historical Commission, and the City of Pembroke Pines Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the Subject Property.

- B. Archaeological sites listed on the Florida Master Site File.

A review of the Records of the Florida Department of State, Division of Historical Resources, Florida Master Site File, Broward County Historical Commission, and the City of Pembroke Pines Comprehensive Plan indicates that no archeological sites are located on or adjacent to the Subject Property.

- C. Wetlands

The Subject Property is composed of approximately 3.93 acres of exotic dominated freshwater wetlands that would be dredged and filled. The Applicant will be required to obtain 2.13 wetland mitigation credits to accomplish development of the entire Subject Property. Necessary permit applications have been submitted to the Army Corps. of Engineers and other agencies as required. The Applicant intends to secure all necessary wetland mitigation credits as soon as possible and understands these credits must be obtained prior to development. The Applicant has engaged an environmental consultant to prepare necessary applications and obtain the required credits.

The Applicant recognizes that a land use plan map amendment does not guarantee a specific number of units and acknowledges subsequent rezoning and site plan approvals are required. The Applicant will not be permitted to develop the Subject Property without appropriate wetland mitigation as approved by County, State, and Federal agencies. Until wetland mitigation credits are obtained, it is at the risk of the Applicant to proceed with development approvals. In any case, the Applicant and their consultants do not anticipate being unable to obtain the credits and will make all reasonable efforts to obtain the required credits as soon as possible.

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

The Broward County Land Use Plan confirms there are no Local Areas of Particular Concern impacting the Subject Property.

- E. Priority Planning Area Map and Broward County Land Use Plan Policy

A.03.05 regarding sea level rise.

The Subject Property is not located within a Priority Planning Area according to the BC Land Use Plan policy A.03.05 regarding sea level rise.

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The Applicant is not aware of any endangered, threatened species, species of special concern, or commercially exploited fauna on the Subject Property.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The Applicant is not aware of any listed plants on the Subject Property.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield.

The Broward County Wellfield Protection Zone Map does not identify any wellfield protection zones of influence on or adjacent to the Subject Property.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

The Broward County Land Use Plan Soils Map indicates the Subject Property and surrounding area consist of the Lauderhill-Dania Association subseries of Low Flatwoods, Sloughs, and Marches Soils. Site grading will be required for development of the Subject Property with both current and proposed land use designations. The soil topography will be altered in accordance with City and County requirements within the site to enable construction of the proposed development. A silt fence will be utilized to protect adjacent areas during construction on the Subject Property.

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

The Subject Property is not ocean-front and will have no impact on public beach access.

VIII. AFFORDABLE HOUSING

- A. Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The Applicant will coordinate with the City of Pembroke Pines and Broward County throughout the land use plan amendment process and subsequent development application processes to determine the Applicant's contribution to affordable housing in accordance with Broward County Land Use Plan Policy 1.07.07.

IX. LAND USE COMPATIBILITY

- A. Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Subject Property is currently vacant and unimproved land. The surrounding area is dominated by residential, recreation, and agricultural land uses with existing residential development to the north and south of the Subject Property. The Applicant is requesting this land use plan amendment to permit the development of a quality residential townhouse community. The proposed development of the Subject Property will proceed in accordance with all applicable regulations of the City of Pembroke Pines Land Development Code .

X. HURRICANE EVACUATION ANALYSIS

- A. (Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency)

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County

Emergency Management Agency.

According to the Broward County Emergency Evacuation Map, the Subject Property is not located within an evacuation zone.

XI. REDEVELOPMENT ANALYSIS

- A. Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Subject Property is not located within a CRA or CDBG area.

XII. INTERGOVERNMENTAL COORDINATION

- A. Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Subject Property is not located adjacent to any other municipality.

XIII. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE COUNTY LAND USE PLAN

- A. List the goals, objectives, and policies of the Broward County Land Use Plan which the proposed amendment furthers.

GOAL 2.0. Broward County shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and future resident and seasonal population in a manner that; protects, improves, conserves and sustains the natural and manmade environment; that discourages urban sprawl; is energy efficient; that promotes the reduction of greenhouse gases; that ensures the timely, cost-effective provision of public facilities and services while retaining the unique variety of lifestyles and quality of life; and that facilitates the annexation or incorporation of Unincorporated Areas

POLICY 2.9.6. Consistent with Potable Water Element Policy 4.2.6, Drainage and Natural Groundwater Aquifer Recharge Element Policy 7.2.7., Sanitary Sewer Element Policy 5.2.6., and Solid Waste Element Policy 6.2.2., the impact of infrastructure improvements on adjacent

natural resources shall be considered when making land use decisions.

GOAL 8.0. Facilitate an adequate supply of decent, safe, and sanitary housing in suitable neighborhoods, including housing for special needs populations; available in a range of housing types, architectural styles, tenure, and locations; affordable to very low, low, and moderate income persons; which promotes energy efficient design and construction principles, uses/renewable energy resources and are consistent with federal, state, and county housing and housing-related laws and regulations.

OBJECTIVE 8.1. Broward County shall, in cooperation with the private sector, assist in the creation of affordable housing units, for very low, low, and moderate income households.

POLICY 8.1.5. Broward County shall continue to facilitate the creation of housing by periodically reviewing and, if necessary, amending its code, ordinances, regulations, and permitting process for the purposes of minimizing costs and delay.

OBJECTIVE 8.3. Broward County shall provide adequate sites and distribution of housing for very low, low and moderate income housing households, and adequate sites for mobile and manufactured homes.

GOAL 7.0. To optimize integrated stormwater management in order to reduce damage and impacts from sea level rise and flooding, promotes recharge to the Surficial Aquifer System (SAS), improve and protect water quality in surface and ground waters, protect canal system functionality, and protect the functions of urban wetlands.

GOAL 18. To create a stronger “Sense of Place” and community identity in Broward County through improved aesthetic and functional design.

OBJECTIVE 18.1. Encourage urban design which responds to the climate and character of Broward County, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create vibrant public space.

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF PEMBROKE PINES LAND USE PLAN

- A. List the goals, objectives, and policies of the Pembroke Pines Land Use Plan which the proposed amendment furthers.

GOAL Continue to promote a distribution of land uses that will protect, conserve, preserve and enhance the character of the City of Pembroke Pines by providing direction for development that sustains the natural and manmade environment, discourages urban sprawl; is energy efficient; promotes the reduction of greenhouse gases, and balances the integration of land use, transportation, conservation of natural resources, public services, open space and recreational opportunities, safe and affordable housing opportunities, energy efficiency, and economic development.

OBJECTIVE 1 - Continue to utilize land development standards and design guidelines that provide a framework by which high quality development can be established, sustained, and protected.

Policy 1.1 - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.6 - Continue to implement land development regulations providing for all residential densities to be properly buffered from non-residential activities.

Policy 1.7 - Continue to evaluate all land use amendment requests for compatibility with the surrounding development and land uses.

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

OBJECTIVE V - Ensure through the future land use planning process that public elementary and secondary education facilities will be available to meet current and future needs of Pembroke Pines' school population, in coordination with the Broward County School Board.

OBJECTIVE XII - New growth and development will continue to be permitted only where services are available and meet the level of service standards of the Comprehensive Plan and land development regulations, as amended and updated, thereby discouraging urban sprawl.

XV. POPULATION PROJECTIONS

- A. Population projections for the 20-year planning horizon (indicate year).

Table 19. Pembroke Pines Population Projections

Year	2020	2025	2040
Population	157,877	158,950	163,668

Source: Broward County TAZ and Municipal Forecast (2017)

- B. Population projections resulting from proposed land use (if applicable).

The proposed amendment would permit maximum development of 48 townhouse units that would generate approximately 144 people. Persons per unit are calculated based upon the Broward County Land Development Code, which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

- C. Using population projections for the 20 year planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

The proposed amendment and residential development of the Subject Property will provide additional housing stock to serve the City's current and future population in an area of the City serviced by existing infrastructure.

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

No additional support documents are provided at this time.

- B. Any proposed voluntary mitigation or draft agreements.

No additional proposed voluntary mitigation or draft agreements are provided at this time.

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

Elementary School: Sunset Lakes Elementary

Middle School: Glades Middle

High School: West Broward High

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

Table 20. Existing School Capacity Serving Subject Property

School	Enrollment	LOS Capacity	Over(+)/Under(-) LOS Capacity
Sunset Lakes Elementary	897	1,430	-533
Glades Middle	1,396	2,026	-630
West Broward High	2,713	3,031	-318

Source: School Board of Broward County Planning Tool

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

Table 21. Student Generation Impact Analysis

Land Use	# Units	Student Generation Calculations			Total # of Students
		Elementary	Middle	High	
Agriculture (4.8 Acres)	4 Single Family DU (3BDRM)	$x0.17276 = 1$	$x0.09131 = 0$	$x0.10661 = 0$	1
LM (5-10 DU/AC)	48 Townhouse DU (3BDRM)	$x0.17667 = 8$	$x0.07568 = 4$	$x0.11039 = 5$	17
NET CHANGE		+7	+4	+5	+16

Source: School Board of Broward County Student Generation Rates

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan- provide student demand projections and information regarding planned permanent design capacities and other relevant information.

The School Board of Broward County Planning Tool and five-year capital plan show no planned capacity improvements for the school serving the Subject Property.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

The Applicant will pay all applicable school impact fees as required.

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided for transmittal.

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.

To be provided for transmittal.

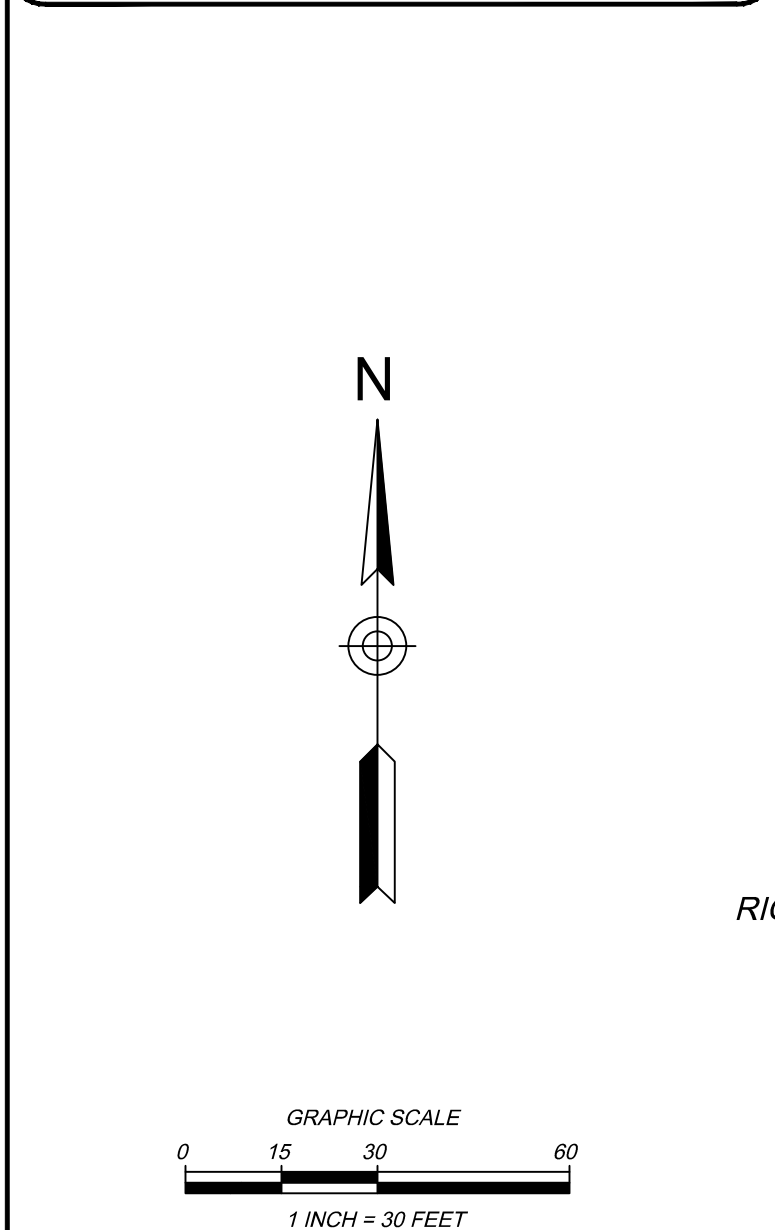
Exhibit A

Subject Property Survey

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PART MARK
	CONCRETE POWER POLE		BABY STROLLER PART MARK
	CONCRETE LIGHT POLE		UNIFORM MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING MARK
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SHAMES CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTER
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
	GUARD POST		RIGHT-OF-WAY
	FLAG POLE		RADIUS
	DRAINAGE WELL		DELTA ANGLE
	SQUARE DRAINAGE		ARC DISTANCE
	PS INLET		PERMANENT CONTROL POINT
	PS INLET		PERMANENT REFERENCE POINT
	PS INLET		PLAY BOOK AND PAGE
	CIRCULAR MANHOLE		OVERHEAD UTILITY LINES
	CIRCULAR BASIN		OFFICIAL RECORDS BOOK
	ACCESS MANHOLE		CONCRETE BLOCK STRUCTURE
	TRAFFIC SIGNAL POLE		CONCRETE CHANGE PIECE
	TRAFFIC SIGNAL		WOOD FENCE
	PEDESTRIAN CROSS SIGNAL		FOUND ROAD HOLE
	PAVEMENT ASPHALT		FOUND NAIL & BRASS DISK
	CURB & GUTTER		END MARK
	V.G.		CLEAR ENCROACHMENT
			RECORD OR OLD DISTANCE
			MEASURED DISTANCE
			DEED OR PLATTED DISTANCE
			RECORD CALCULATION
			UTILITY EASEMENT
			CONCRETE

A LOCATION MAP showing a portion of Section 13, Township 51 South, Range 38 East, City of Pembroke Pines, Broward County, Florida. The map includes S.W. 196TH AVENUE, S.W. 5th ST., and LAKE. A hatched rectangular area is labeled 'SUBJECT PROPERTY'. A north arrow and a scale bar (1 inch = 300 feet) are also present.



PREPARED FOR:
BORLUV DEVELOPMENT

LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. LB8092
4805 NW 79th AVE. SUITE #9, MIAMI, FL 33166
(P) 305-526-0606 (E) info@jhsurveys.com

DRAWN BY: M.J.M. DATE: 04/23/18	CHECKED BY: J.G.H. DATE: 04/24/18	JOB NUM.: 151296 F.B. BC-4, PG.35
------------------------------------	--------------------------------------	--------------------------------------

THE WEST 1/2 OF SECTION 41, IN THE SUBDIVISION OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 30 EAST, OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO.11, ACCORDING TO THE MAP OR PLAT THEREON, BEING BROWARD COUNTY, FLORIDA, SAID LAND SITUATE, LAYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS

RIGHT OF WAY DEDICATION:

A PORTION OF TRACT 41 OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 30 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 11, ACCORDING TO THE MAP OR PLAT THEREON, BEING BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, NORTH 01°47'20" WEST, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 15.01 FEET, THENCE NORTH 89°54'45"EAST, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, THENCE ALONG A LINE PARALLEL WITH THE WEST LINE, AND 15.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 3152.70 FEET TO THE SOUTHWEST CORNER OF TRACT 41, THENCE SOUTH 89°54'45"EAST, A DISTANCE OF 110.06 FEET, THENCE SOUTH 01°47'20" WEST, A DISTANCE OF 3126.26 FEET, THENCE SOUTH 89°54'45"EAST, ALONG A LINE PARALLEL WITH THE WEST LINE, AND 15.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 13, A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING.

1. FIELD SURVEY WAS COMPLETED ON: APRIL 24, 2018 AND UPDATED APRIL 23, 2019.
2. LEGAL DESCRIPTION WAS PROVIDED BY (THE CLIENT)
3. SUBJECT PROPERTY AREA: 170.889+ S \pm Q. (3.923 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF N01 $^{\circ}$ 40'17"W
5. ALONG THE WEST BOUNDARY LINE OF SUBJECT PROPERTY.
6. DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED
7. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED
8. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY.
9. ALL UTILITIES WERE MEASURED AND NOTED.
10. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
11. THIS PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM S.W. 198TH AVENUE, A PUBLIC DEDICATED RIGHT-OF-WAY.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REVEALED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- BORLUV DEVELOPMENT

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARKS:
 - a. BROWARD COUNTY BENCHMARK 3718;
ELEV 9.119 N.G.V.D. - 1.51= 7.609 N.A.V.D. 1988.
B.C.E.D. N/T IN CONC. BASE OF LIGHT POLE, 112' +/- W. OF
CENTER LINE OF N.W. 196TH AVE., 30' N. OF
N.E.O.P. OF PINES BLVD..

- PROPERTY ADDRESS: SW 196 AVE PEMBROKE PINES FL 33029
- PROPERTY FOLIO: 513913010140

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH (ELEV. 4)" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0520H, DATED AUGUST 18, 2014.

ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

- THERE ARE NO, OBSERVED, POSSIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

DATE	JOB No.	REV.	

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY 
JOSE E. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA

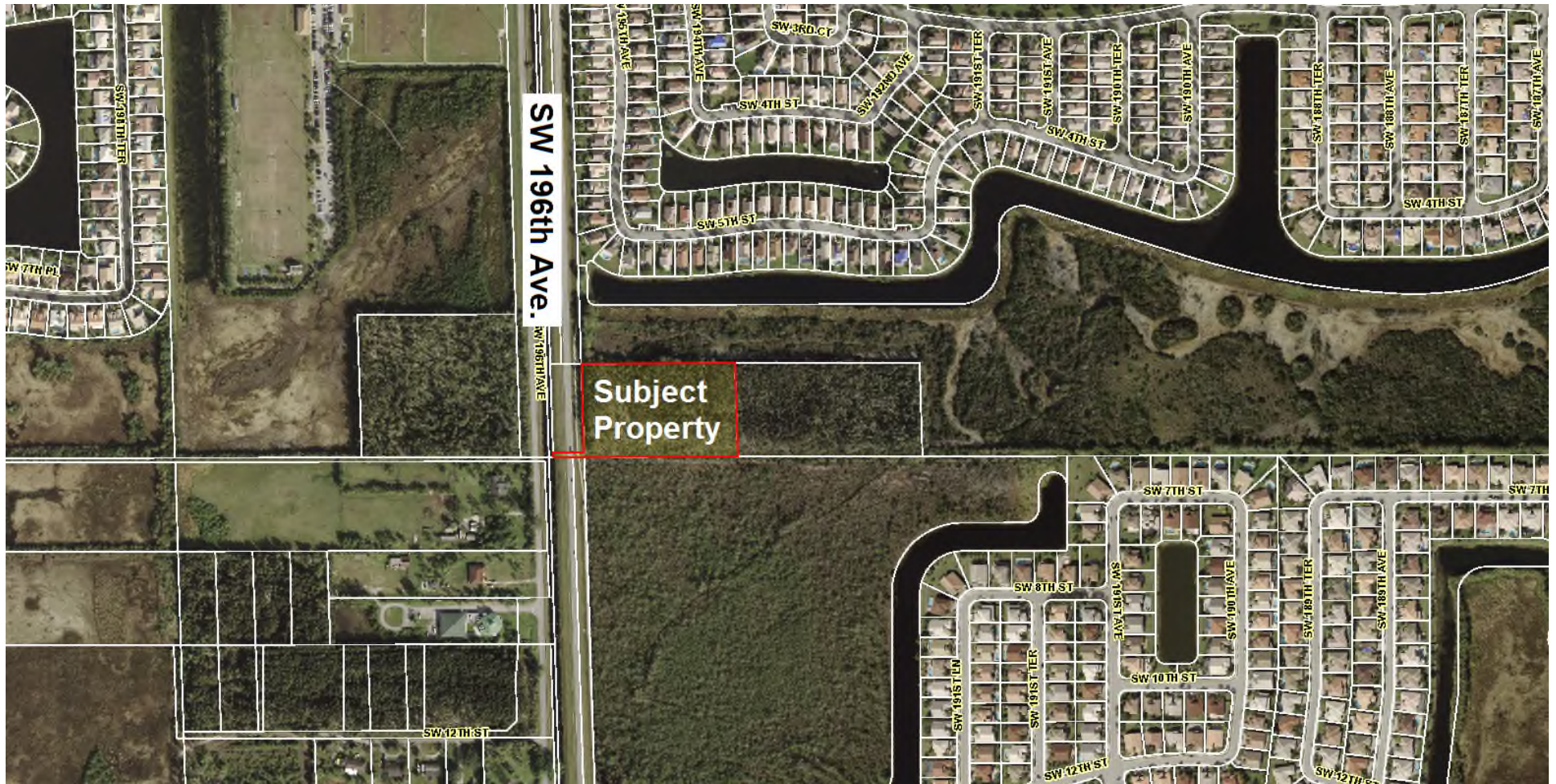
THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-144
SHEET NUMBER: 1 OF 1

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit B

Subject Property Location Map

Borluv Development – Land Use Plan Amendment



Location Map

Scale: 1 inch = 300 feet

Exhibit C

Pembroke Pines City Engineer Correspondence on Sanitary Sewer

Tyler Woolsey

From: Kennedy, Karl <kkennedy@ppines.com>
Sent: Monday, February 25, 2019 5:21 PM
To: Tyler Woolsey
Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails'; Manning , Dena
Subject: RE: Borlup LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]
Attachments: DOC022519.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Tyler,
This work?
Thanks!
Karl

From: Tyler Woolsey [<mailto:Tyler.Woolsey@gmlaw.com>]
Sent: Tuesday, February 19, 2019 8:41 AM
To: Kennedy, Karl <kkennedy@ppines.com>
Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails' <F11928364.Active@gmlaw.imatech.com>
Subject: RE: Borlup LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]

Good Morning,

I am reaching out to request response on the below sanitary sewer and potable water analysis.

I appreciate your time in reviewing these materials.

Thank you,

GreenspoonMarder

Tyler Woolsey

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Direct Phone: (954) 527-6209

Direct Fax: (954) 333-4282

Tyler.Woolsey@gmlaw.com

www.gmlaw.com

From: Tyler Woolsey
Sent: Wednesday, February 13, 2019 5:39 PM
To: Kennedy, Karl

Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails'
Subject: Borluv LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]

Good Afternoon,

I am reaching out on behalf of the property owner and developer for the property described in the attached document. We are in the process of preparing a land use plan amendment for this property. As you may know, this process requires us to complete an impact analysis for various aspects of development. We would greatly appreciate your review and input with regard to the sanitary sewer and potable water analysis completed as attached.

Although I was able to locate most information within the City's Comprehensive Plan or applicable SFWMD permits, I would greatly appreciate your confirmation that the information provided is correct. Additionally, certain information related to the current and planned demand of certain facilities could not be determined without your input. I have attempted to highlight these fields in the analysis document and would greatly appreciate if you could provide accurate figures in this cases as you confirm the accuracy of others.

Please feel free to reach out with any questions. Your attention to this request is greatly appreciated.

Thank you,

GreenspoonMarder

Tyler Woolsey

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Direct Phone: (954) 527-6209

Direct Fax: (954) 333-4282

Tyler.Woolsey@gmlaw.com

www.gmlaw.com

The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

I. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

There are no septic tanks on the Subject Property currently and the proposed development will not utilize septic tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

Table 3. Sanitary Sewer Demand & Capacity

City of Pembroke Pines Wastewater Treatment Plant	
Current Plant Capacity	9.5 MGD
Current + Committed Demand	6.72 + 0.289 = 7.01 MGD
Planned Plant Capacity	9.5 MGD

Source: Pembroke Pines Comprehensive Plan

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Table 4. Proposed Development Sanitary Sewer Impact

	Use	Calculations	Estimate (GPD)
Current	Agriculture (3.9 AC)	x1,000 gal/AC/day	3,900 GPD
Proposed	46 Townhouse DU	93 gal x 138 pp/day	12,834 GPD
		NET CHANGE	+8,934 GPD

Source: Pembroke Pines Comp. Plan Infrastructure Element Policy 1.7

Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

Table 5. Sanitary Sewer Plant Projected Capacity & Demand

City of Pembroke Pines Wastewater Treatment Plant (2018)	
Projected Plant Capacity	9.5 MGD
Projected Plant Demand	7.07 MGD
Planned Plant Expansions	None

Source: Pembroke Pines Comprehensive Plan

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from City Engineer attached as Exhibit C.

Name: Karl Kennedy

Position: City Engineer

Agency: City of Pembroke Pines

Address: ~~601 City Center Way~~, Pembroke Pines, FL 33025

Phone: (954) ~~435-6511~~

Email: kkennedy@ppines.com

804 * 8300 S. PNM OR

518-9040

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The City of Pembroke Pines Water Treatment Plant provides potable water to the Subject Property. Sufficient supply of potable water and related infrastructure exist to serve the proposed development of the Subject Property through the long-term planning horizon as evident by projected and available raw water flow rates assessed for increasing population in the City of Pembroke Pines.

Exhibit D

Pembroke Pines City Engineer Correspondence on Potable Water

Tyler Woolsey

From: Kennedy, Karl <kkennedy@ppines.com>
Sent: Monday, February 25, 2019 5:21 PM
To: Tyler Woolsey
Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails'; Manning , Dena
Subject: RE: Borlup LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]
Attachments: DOC022519.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Tyler,
This work?
Thanks!
Karl

From: Tyler Woolsey [<mailto:Tyler.Woolsey@gmlaw.com>]
Sent: Tuesday, February 19, 2019 8:41 AM
To: Kennedy, Karl <kkennedy@ppines.com>
Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails' <F11928364.Active@gmlaw.imatech.com>
Subject: RE: Borlup LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]

Good Morning,

I am reaching out to request response on the below sanitary sewer and potable water analysis.

I appreciate your time in reviewing these materials.

Thank you,

GreenspoonMarder

Tyler Woolsey

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Direct Phone: (954) 527-6209

Direct Fax: (954) 333-4282

Tyler.Woolsey@gmlaw.com

www.gmlaw.com

From: Tyler Woolsey
Sent: Wednesday, February 13, 2019 5:39 PM
To: Kennedy, Karl

Cc: '54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails'
Subject: Borluv LUPA - Sanitary Sewer & Potable Water Impact Analysis [IWOV-Active.FID11928364]

Good Afternoon,

I am reaching out on behalf of the property owner and developer for the property described in the attached document. We are in the process of preparing a land use plan amendment for this property. As you may know, this process requires us to complete an impact analysis for various aspects of development. We would greatly appreciate your review and input with regard to the sanitary sewer and potable water analysis completed as attached.

Although I was able to locate most information within the City's Comprehensive Plan or applicable SFWMD permits, I would greatly appreciate your confirmation that the information provided is correct. Additionally, certain information related to the current and planned demand of certain facilities could not be determined without your input. I have attempted to highlight these fields in the analysis document and would greatly appreciate if you could provide accurate figures in this cases as you confirm the accuracy of others.

Please feel free to reach out with any questions. Your attention to this request is greatly appreciated.

Thank you,

GreenspoonMarder

Tyler Woolsey

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Direct Phone: (954) 527-6209

Direct Fax: (954) 333-4282

Tyler.Woolsey@gmlaw.com

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4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

Table 5. Sanitary Sewer Plant Projected Capacity & Demand

City of Pembroke Pines Wastewater Treatment Plant (2018)	
Projected Plant Capacity	9.5 MGD
Projected Plant Demand	7.07 MGD
Planned Plant Expansions	None

Source: Pembroke Pines Comprehensive Plan

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from City Engineer attached as Exhibit C.

Name: Karl Kennedy

Position: City Engineer

Agency: City of Pembroke Pines

Address: ~~601 City Center Way~~, Pembroke Pines, FL 33025

Phone: (954) ~~435-6511~~ 518-9040

Email: kkennedy@ppines.com

804 * 8300 S. PNM OR

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The City of Pembroke Pines Water Treatment Plant provides potable water to the Subject Property. Sufficient supply of potable water and related infrastructure exist to serve the proposed development of the Subject Property through the long-term planning horizon as evident by projected and available raw water flow rates assessed for increasing population in the City of Pembroke Pines.

The City is also pursuing a 6.0 MGD maximum reuse system and a 2.7 MGD shortfall reuse system.

Table 6. Potable Water Capacity & Demand Projections

Year	Population Projection	Projected Demand	Available Capacity	Source
2018	170,191	14.90 MGD	15.60 MGD	Biscayne Aquifer
2020	172,265	15.09 MGD	15.60 MGD	Biscayne Aquifer
2025	175,941	15.41 MGD	15.60 MGD	Biscayne Aquifer

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 8/16/2010

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Table 7. Potable Water Projected Capacity & Demand

City of Pembroke Pines Water Plant	
Current Plant Capacity	18.00 MGD
Current + Committed Demand *	13.75 + 0.289 = 14.039 MGD
SFWMD Permit Withdrawal	15.60 MGD
SFWMD Permit Expiration Date	8/13/2030

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 8/16/2010

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The City of Pembroke Pines contains nine (9) wells within two (2) wellfields located on Johnson Street.

Table 8. Wellfield Capacity

Permitted Capacity	15.60 MGD
Committed Capacity	14.039 MGD
Remaining Capacity	1.561 MGD
Permit Expiration Date	8/13/2030

Please see correspondence from City Engineer attached as Exhibit D.

Name: Karl Kennedy

Position: City Engineer

Agency: City of Pembroke Pines

Address: ~~601 City Center Way~~, Pembroke Pines, FL 33025

Phone: (954) ~~435-6511~~ 518-9040

Email: kkennedy@ppines.com

8300 S. Pines DR

Exhibit E

South Broward Drainage District Correspondence on Drainage

Tyler Woolsey

From: Kevin Hart <kevin@sbdd.org>
Sent: Friday, February 22, 2019 10:39 AM
To: Tyler Woolsey
Cc: 54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails; Pam Walsh
Subject: RE: Borluv LUPA - Drainage Impact Analysis [IWOV-Active.FID11928364]

Tyler,

See comments in [red](#) for the Drainage Analysis Section of the submittal:

Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Road Protection: Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on the Broward County [ten year](#) "Flood Criteria Map."

Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the [ten year](#) "Flood Criteria Map."

In all cases, residential streets shall be designed in accordance with Broward County flood maps.

[In addition, all roads and parking lots shall be protected against a 10-year, 3-day storm event, and the minimum road crown and parking lot elevations shall be in accordance with the latest edition of the South Broward Drainage District \(SBDD\) Facilities Report and Water Control Plan. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.](#)

Buildings: "The minimum lowest finished floor elevation" shall be the highest of the following:

1. Minimum floor elevation as set forth in the South Florida Water Management Permit.
2. The elevation shown on the "100 Year [Flood](#) Elevation" Map, Latest Revision, prepared by Broward County. ~~Transportation Department.~~
3. [18 inches above the highest point of the adjacent road crown elevation, or](#) the paved roadway/drive lane nearest to the building.
4. [One foot above the base flood elevation.](#)

[In addition, all finished floors shall be protected against a 100-year, 3-day storm event, and the minimum finished floor elevations shall be in accordance with the latest edition of the SBDD Facilities Report and Water Control Plan. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.](#)

Off Site Discharge: Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less. [The subject property is located within the SBDD Basin S-5 Drainage Basin. Off-site discharge for properties located with SBDD Basin S-5 is controlled by SBDD's S-5 stormwater pump station. There are no limitations for off-site discharge for properties location within SBDD Basin S-5, provided that these properties have provided the required on-site water management storage for the SBDD Basin S-5 \(20%\).](#)

Storm Sewers: Design frequency minimum to be three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall intensity/duration curves, and storm sewers shall meet SBDD criteria for design and construction. SBDD requires that an initial time of concentration of 10 minutes be used or calculations be provided to justify a time of concentration greater than 10 minutes. The time of overland flow is dependent on the slope of the ground and the nature of the ground cover, for example, whether the surface is paved, rocky, or grassed.

Flood Plain: Calculated flood elevations routing based on the ten year and one hundred year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the Broward County "Flood Criteria Map" and the "100 Year Flood Elevation Map," as published by Broward County, or the latest edition of the SBDD Facilities Report and Water Control Plan for the S-5 drainage basin. The 10-year, 3-day and 100-year, 3-day calculated flood elevations shall not exceed minimum stages set by SBDD for Basin S-5, and the applicant shall demonstrate that the required basin storage requirements for the subject property has been provided.

Antecedent Water Level: The control elevation for each of the district's basins are set by SFWMD permits. This site is located within the SBDD S-5 Drainage Basin with a Control Water Elevation (CWE) of 4.25' NGVD.

Water Quality -

a. Retention and/or detention in the overall system, Pretreatment including swales, lakes, canals, greenways, etc., Standards and shall be provided for one of the three following On-Site Storage criteria or equivalent combinations thereof:

1. Wet detention volume shall be provided for the first inch of runoff from the developed project, or the total runoff of 2.5

inches times the percentage of imperviousness, whichever is greater.

2. Dry detention volume shall be provided equal to 75 percent of the above amounts computed for wet detention.

3. Retention volume shall be provided equal to 50 percent of the above amounts computed for wet detention.

The water quality requirements of Item (a) above will be addressed under the master drainage permit for the Subject Property.

b. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention, ~~unless reasonable assurances can be offered that hazardous materials will not enter the project's surface water management system.~~

Item (b) above does not apply to the Subject Property; however, per SBDD criteria all developments with greater than 60% impervious area shall provide at least one half dry pretreatment volume prior to discharge.

~~c. Systems with inlets in grassed areas will be credited with up to 0.2 inches of the contributing areas. Full credit will be based on a ratio of~~

~~10:1 impervious area runoff to pervious area with proportional credit granted for greater ratios.~~

~~Item (c) above does not apply to the Subject Property.~~

d. Storage requirements for each SBDD basin shall be in accordance with SBDD's Public Facility Report. The basin storage requirements for the subject property is a minimum of 20% water management area.

The storage requirements referenced in Item (d) above will be addressed under the master drainage permit for the Subject Property.

Best Management Practices (BMP): Prior to discharge to surface or ground water, BMP's will be used to reduce pollutant discharge. All commercial and industrial properties shall be required to provide a minimum volume for dry, pre-treatment storage equivalent to ½" over the project area, prior to discharge into a receiving water body. In addition, all roadways and residential properties with greater than 60% impervious area shall provide a minimum volume for dry, pre-treatment storage equivalent to ½" over the project area, prior to discharge into a receiving water body, per SBDD criteria; and Pollution Retardant Basins (PRBs) will be installed on all drainage systems prior to discharge into a receiving water body.

2. Identify the drainage district and drainage systems serving the amendment area.

The subject site is located within the jurisdiction of the South Broward Drainage District (SBDD). The site is located within Sub-Basin 2 of SBDD Basin S-5. The Subject property will have an on-site drainage system with wet retention that will discharge to the SBDD canal No. 7 and ultimately to the SFWMD C-9 Canal. Discharge to the C-9 Canal will be through the SBDD S-5 pump station located north of the SFWMD C-9 Canal and west of SW 172nd Avenue in the City of Miramar. Prior to discharge into the SBDD S-7 Canal, the subject property will provide a minimum of 20% water management area (basin storage) per SBDD criteria.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All necessary improvements required to meet the adopted level of service will be constructed by the Applicant during proposed development of the Subject Property.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Currently, there are no SFWMD or SBDD drainage permits in place for the Subject Property. The subject Property is located in an area of the City managed by the SBDD and SFWMD. Pre-application meetings with SBDD were in support of the proposed drainage plans and an application will be submitted to SBDD and SFWMD for formal approval and permit issuance.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development of the Subject Property shall meet the requirements of the City of Miramar, Broward County Department of Planning and Environmental Protection, South Broward Drainage District, and the South Florida Water Management District. The Subject Property will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence form South Broward Drainage District attached as Exhibit E:

Name: Kevin Hart, P.E.

Position: Director

Agency: South Broward Drainage District

Address: 6591 SW 160 Avenue, Southwest Ranches, FL 33331

Phone: 954-680-3337 [Ext. 206](#)

Email: kevin@sbdd.org

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

Exhibit F

WastePro USA Solid Waste Provider Correspondence on Solid Waste

Tyler Woolsey

From: Kenneth Rivera <krivera@wasteprousa.com>
Sent: Monday, March 11, 2019 4:11 PM
To: Tyler Woolsey
Cc: 54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails
Subject: Re: Borluv LUPA - Solid Waste Impact Analysis [IWOV-Active.FID11928364]

The portion below is not correct. Waste Pro of Florida Inc is the hauler for the City. We haul all materials to the Reuters Facility out on US 27.

I do not know what their daily capacity is so you might need to reach out to them.

Management Inc. of Florida, a private solid waste hauler. It is collected and hauled to the Monarch Hill Landfill. Waste Management also maintains Wheelabrator waste to energy plants. There are no current plans for expansion of plant capacity and both plants have sufficient capacity to handle the proposed development.

Table 11. Solid Waste Projected Capacity & Demand

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Kenneth Rivera
Waste Pro of Florida
(C) 954-445-9214
(O) 954-967-4200
Follow us on LinkedIn @01D0AF5F.F1DE5C60

@01D0AF5F.F1DE5C60

On Mar 11, 2019, at 4:03 PM, Tyler Woolsey <Tyler.Woolsey@gmlaw.com> wrote:

Please see the attached solid waste analysis our office has prepared. Essentially, the City request that you review our information and confirm that it is accurate or provide correct information for anything we got wrong. A document on WastePro letterhead is preferred but email correspondence is acceptable.

The applicant is not at the level of site plans but the proposed amendment would permit up to 46 townhomes on the property as described in the analysis. Please review the figures included in Tables 11 and 12 on page 6 of this PDF as the major elements of the solid waste analysis. As long as this information is accurate, we simply need your confirmation of such.

Thank you,

<>
Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

From: Kenneth Rivera [<mailto:krivera@wasteprousa.com>]
Sent: Monday, March 11, 2019 3:59 PM
To: Tyler Woolsey
Cc: 54612_0001 _BD Pembroke 1_ LLC _ Permitting with City of Pembroke Pines_ Emails
Subject: Re: Borluv LUPA - Solid Waste Impact Analysis [IWOV-Active.FID11928364]

Tyler I'm not sure what solid waste impact letter you need. This is typically not something we provide when it relates to residential collection with out seeing actual site plans like access roads and things of that nature.

All I see is a empty lot.

Kenneth Rivera
Waste Pro of Florida
(C) 954-445-9214
(O) 954-967-4200
Follow us on LinkedIn [cid:image001.png@01D0AF5F.F1DE5C60](#)

[cid:image003.png@01D0AF5F.F1DE5C60](#)

On Mar 7, 2019, at 10:20 AM, Tyler Woolsey <Tyler.Woolsey@gmlaw.com> wrote:

Good Afternoon,

I am reaching out on behalf of the property owner and developer for the property described in the attached document. I had previously been attempting to contact Shawn Eiras to no avail and the City of Pembroke Pines advised you would likely be the best WastePro representative to address this request.

We are in the process of preparing a land use plan amendment for this property. As you may know, this process requires us to complete an impact analysis for various aspects of development. We would greatly appreciate your review and input with regard to the solid waste analysis completed as attached.

Your review of the attached information is greatly appreciated and we are happy to accept any revisions or additional information as you review the accuracy of this solid waste analysis.

Please feel free to reach out with any questions. Your attention to this request is greatly appreciated.

Thank you,

SW 196th Ave. Townhomes – LUPA Solid Waste Analysis

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The City of Pembroke Pines adopted level of service standard for solid waste is 5.0 lbs/capita/day. The Broward County adopted level of service standard for solid waste is 8.9 lbs/unit/day. Ken Rivera (WastePro) advised the current average solid waste generation rate is 1.13 tons/home/year, bulk garbage is generated at a rate of 0.54 tons/home/year, and recycling at a rate of 0.03 tons/home year.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

Solid waste generated in Pembroke Pines is collected by Waste Pro of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Reuters Recycling Composting & Transfer Station. There are no current plans for expansion of plant capacity and both plants have sufficient capacity to handle the proposed development.

Table 11. Solid Waste Projected Capacity & Demand

Reuters Recycling Composting & Transfer Station		
	Capacity	Demand
Transfer to Landfill	2,500	1,250

Source: Pembroke Pines Comp Plan; WastePro USA; Reuters Facility

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 12. Proposed Development Solid Waste Impact

	Use	Calculations	Total
Current	Ag (3.9 AC) – 3 DU	15 X 5 lbs/capita/day	45 lbs/day
Proposed	Irr. (11.8) Res. – 46 DU	138 X 5 lbs/capita/day	690 lbs/day
		NET CHANGE	+645 lbs/day

Source: City of Pembroke Pines Comprehensive Plan Infrastructure Element Policy 4.5

Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre as follows:

Acreage	Person per Unit
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Please see correspondence from solid waste provider attached as Exhibit F.

Name: Mame Davis

Position: Senior District Manager

Agency: Waste Management Inc. of Florida

Address: 20701 Pembroke Rd, Pembroke Pines, FL 33029

Phone: (954) 436-9500 Ext. 14

Email: mdavis@wm.com

Exhibit G

**Broward County Transit Division
Correspondence on Mass Transit**



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

March 1, 2019

Tyler Woolsey
Land Planner
Greenspoon Marder
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

RE: Transit Verification Letter – Borluv LUPA

Dear Mr. Woolsey:

Broward County Transit (BCT) has reviewed your correspondence dated February 21, 2019, regarding the Borluv Land Use Plan Amendment (LUPA) located in the City of Pembroke Pines for current and planned transit service. Within a quarter mile of the amendment site, no current transit service is provided by BCT, and no future transit service is planned in the BC Transit Development Plan.

Please feel free to call me at 954-357-8554 or email me at rhatch@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in purple ink that reads "Ryan Hatch".

Ryan Hatch, Service Planner, Service and Capital Planning