



APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

**Merrick Square
Broward County School Board Property**

**201 SW 172nd Ave. (Southeast corner of Pines Blvd.
and SW 172nd Ave), Pembroke Pines, FL**

July 29, 2019

Revised: April 15, 2020



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1. 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, including the date that the local governing body held the transmittal public hearing. 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. Name, title, address, telephone number and email address of local government contact person**

Sharon L. Williams, Planning Administrator
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
Telephone: (954) 392-2100
Facsimile: (954) 435-6546
E-mail: swilliams@ppines.com

- C. Summary of minutes from both local planning agency and local government public hearings of the transmittal of the Broward County Land Use amendment.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

The City of Pembroke Pines will provide public notification of the proposed amendment, advertisements in local publications and posted notice signs pursuant to Section 37.11 - Notification and Required Forms to be Completed by Affected Persons, Petitioner and City - of the Code of Ordinances.

- E. Whether the amendment is one of the following:**

- *Development of Regional Impact
- *Small scale development (Per Chapter 163.3187 Statutes)
- *Emergency (please describe on separate page)

The amendment is not one of the above items. This is a regular Land Use Amendment.

2. APPLICANT INFORMATION

- A. Name, title, address, telephone, and e-mail address of the applicant.**

DR Horton, Inc.

K. Karl Albertson
(954) 649-3000
6123 Lyons Road
Coconut Creek, FL 33073
kkalbertson@drhorton.com

B. Name, title, address, telephone, and e-mail address of the agent.

WGI, Inc.
Kristen Nowicki, AICP
3230 W. Commercial Boulevard
Fort Lauderdale, FL 33309
PH: (954) 660-2432
Email: Kristen.Nowicki@wginc.com

C. Name, title, address, telephone, and e-mail address of the property owner.

Facility Management
Broward County Schools
600 SE Third Ave.
Ft. Lauderdale, FL 33301
PH (Agent): (954) 660-2432 (WGI)
Email (Agent): Kristen.Nowicki@wginc.com

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

Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The subject property contains 26.88 gross acres and is located at the southeast quadrant of the intersection of SW 172nd Avenue and Pines Boulevard, within the City of Pembroke Pines. The Parcel Control Number for the site is 5140-17-02-0050 and the address is 201 SW 172nd Avenue, Pembroke Pines, FL 33027. The property is in a nodal location at the intersection of an arterial roadway (Pines Blvd.) and a collector roadway (SW 172nd Ave.). The site was formerly used by the Broward County School District as an annex school with multiple portable classrooms, which are still on the site. Approximately 60% of the northern part of the property (18.40 gross acres) has a Commercial Future Land Use Map designation and a Planned Unit Development Zoning district, the remaining section of the property (8.48 gross acres) has a Future Land Use Map designation of Irregular (2.243 du/ac) Residential and a Limited Agricultural Zoning district, a large section of this area is a forested wetland located on the southeastern portion of the site.

The entire site lies within the Dashed-Line area of the City of Pembroke Pines and Broward County's Future Land Use Maps.

Pursuant to the last Broward County land use plan amendment (aka Amendment PC 17-3) the Dashed-Line Area consists of: 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial with no available dwelling units.

In order to develop this site with a 211 townhome community, it will be necessary to submit a LUPA application, to the City of Pembroke Pines and Broward County, to modify the 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial within the Dashed-Line area by reallocating a portion of the Commercial segment within the property to the Irregular (2.243) Residential and adding 211 dwelling units, which will affect the overall density of the Irregular Residential.

In accordance with the Acreage Determination Letter issued by the Broward County Planning Council (attached hereto as Exhibit A-1), within the Dashed-Line area, the subject LUPA application contains 18.40 total gross acres of land with Commercial land use designation, of which, 15.3 acres are located within the subject parcel and the remaining 3.1 acres are located within the adjacent right of way.

Consequently, for the Land Use Plan Amendment, we have the following:

Proposed Area of Residential = 509.2 ac + 18.40 ac = 527.60 ac
Proposed Area of Commercial = 49.0 ac - 18.40 ac = 30.60 ac Total
Acreage = 558.20 ac

Calculation of new density with the addition of the 211 dwelling units:

Pursuant to Amendment PC 17-3, the total number of dwelling units in the Dashed-Line area is 1,252, thus:

Proposed Density = $[(1,252 + 211) \text{ du} / (558.20) \text{ ac}] = 2.621 \text{ du/ac}$

In conclusion, this LUPA application proposes to modify the 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial to **527.60 acres of Irregular (2.621) Residential and 30.60 acres of Commercial.**

The proposed townhome use provides an opportunity for infill housing at a higher density level that allows for more affordability, which is an important goal of the Housing Element of the Comprehensive Plan. This property is an appropriate location for new units to meet the continuing demand for townhomes, as it has excellent access to "adequate public streets, a transportation network, infrastructure and utilities to service the sites" (Housing Element Policy 1.6). Roadway capacity is available on these nearby arterial and collector roads. Finally, the townhome use would not constitute an incompatible development, as it is immediately adjacent to the Sterling Place townhome development.

As mentioned in the Future Land Use Element of the City's Comprehensive Plan, the mix in the residential development has shown a decrease through the years for the single-family detached homes and an increase of the attached single-family homes. Moreover, the inventory of attached homes in the City has grown at more than twice the rate of detached homes in the last five years. Land scarcity is the major factor driving townhouse construction in Broward, since this housing type is a denser alternative to single-family detached homes. Broward is 1,323 square miles in size, substantially smaller than its South Florida neighbors Palm Beach County (1,970) and Miami-Dade County (1,898). Developable land is especially scarce in Broward because about half of the county, or approximately 660 square miles, lies in the Everglades. The market also favors townhomes because there is a current oversupply of condos. The following townhome projects have been developed in West Broward over the last several years:

1. Chapel Grove (Pembroke Pines), 125-units;
2. The Preserve at Raintree (Pembroke Pines), 280 units;

3. Artesia (Sunrise), 481 units; and
4. Strata (Plantation), 157 units.

3. AMENDMENT SITE DESCRIPTION

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

See response for item 2.D.

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

The survey of the proposed development parcel is provided in Exhibit A-2. The Broward County Property Appraiser has assigned the parcel the following Folio Number: 5140-17-02-0050.

C. Map at a scale clearly indicating the amendment's location, boundaries, and proposed land uses.

See Exhibit B for the location map.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

Also see Exhibit C for City and County Existing and Proposed Future Land Use Maps.

Table 1: Land Use and Zoning Table

LOCATION	CITY FLUM DESIGNATION	COUNTY FLUM DESIGNATION	ZONING DESIGNATION
Site	Commercial (C) Irregular (IRR)	Commerce (C) Irregular (IRR)	Planning Unit Development (PUD) Limited Agricultural
North	C – Commercial LOW-3 Residential	Commerce LOW-3 Residential	PUD
East	IRR – Irregular	IRR – Irregular Residential	PUD
South	LOW-3 Residential (City of Miramar)	LOW-3 Residential E-1 Estate (1) Residential	Residential-6 & Special District (City of Miramar)
West	LOW-3 Residential C – Commercial	LOW-3 Residential Commerce	Community Business (B-2) Commercial (C-1)

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for the property or for areas adjacent to it.

C. Existing use of amendment site and adjacent areas.

Table 2: Existing Uses

LOCATION	EXISTING USE
Site	Former School
North	Shopping Center
East	Multi-family and Single-family Residential (Pembroke Shores)
South	Recreation (YMCA and Pembroke Shores Park Ballfields)
West	Industrial (Waste-Pro operations center and offices)
	Commercial (Freakin Crossfit)

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area

The Applicant is proposing a 211-unit townhome development on the 26.88 gross acre site.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each nonresidential use and/or dwelling unit count.

As previously mentioned, the subject property contains 26.88 gross acres in total and has two different land use designations. 18.40 gross acres of the property are designated commercial and the remaining 8.48 gross acres are designated irregular (2.243 du/acre) residential. Consequently, the maximum allowable development of the site under the existing future land use designation is composed of two parts: would be calculated as follows:

Commercial: the maximum allowed commercial development would be: 18.40 acres*10,000 SF/acre = 184,000 SF

Irregular (2.243) Residential = maximum number of dwelling units allowed is zero, because there are no units available within the dashed line area (Pembroke Shores PUD).

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The City's adopted potable water LOS is noted in the Comprehensive Plan's Infrastructure Element as 84.8 gallons per capita per day. The Water Supply Facilities Plan was adopted in 2015.

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.

Table: 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 08/16/2010.

2. **Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Table: Potable Water Projected Demand & Capacity

City of Pembroke Pines Water Treatment Plant	
Current Plant Capacity	18.00 MGD
Current + Committed Capacity	(13.75 + 0.289) MGD = 14.039 MGD
SFWMD Permit Withdrawal	15.6 MGD
SFWMD Permit Expiration Date	08/13/2030

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 08/16/2010.

Table: Well Field Capacity

Permitted Capacity	15.60 MGD
Committed Capacity	14.039 MGD
Remaining Capacity	1.561 MGD
Permit Expiration Date	08/13/2030

Table: Potable Water Project Capacity & Demand for Short/Long Range Planning Horizons

YEAR	2020	2025
Projected Plant Capacity	18 MGD	18 MGD
Projected Plan Demand	15.09 MGD	15.41 MGD
Planned Plant Expansions	None	None

Source: Pembroke Pines Comprehensive Plan & SFWMD Water Use Permit #06-00135-W issued on 08/16/2010

3. 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: Proposed Development Potable Water Impact

	USE	CALCULATIONS	ESTIMATE (GPD)
CURRENT	Commercial (18.40 ac)	x1,000 gal/ac/day	18,400 GPD
PROPOSED	211 Townhouse units x 2.5 pp/unit = 528 ppu/day	84.8 gal x 528 ppu/day	44,774 GPD
		NET CHANGE	+ 26,374 GPD

Source: Pembroke Pines Comprehensive 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.

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

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-6 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit D (Correspondence from City Engineer).

Name: Karl Kennedy, P. E.

Position: City Engineer

Agency: City of Pembroke Pines

Phone: 954-518-9040

E-Mail: KKennedy@PPines.com

Address: 8300 South Palm Drive, Pembroke Pines, FL 33025

B. Sanitary Sewer Analysis

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The standards equal 93 gallons/capita/day and 1,000 gallons/acre/day.

2. **Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on plant and planned plant capacity expansions, including year and funding sources.**

Table: Sanitary Sewer Demand & Capacity

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

Source: Pembroke Pines Comprehensive Plan

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

Table: Proposed Development Sanitary Sewer Impact

	USE	CALCULATIONS	ESTIMATE (GPD)
CURRENT	Commercial (18.40 ac)	x 1,000 gal/ac/day	18,400 GPD
PROPOSED	211 Townhouse units x 2.5 pp/unit = 528 ppu/day	93 gal x 528 ppu/day	49,104 GPD
		NET CHANGE	+ 30,704 GPD

Source: Pembroke Pines Comprehensive 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 Units/Acre	3.0
Over 5 up to 10 Units/Acre	2.5
Over 10 up to 16 Units/Acre	2.0
Over 16 up to 25 Units/Acre	1.8
Over 25 up to 50 Units/Acre	1.5

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

See Exhibit D (Correspondence from City Engineer).

Name: Karl Kennedy, P. E.

Position: City Engineer

Agency: City of Pembroke Pines

Phone: 954-518-9040

E-Mail: KKennedy@PPines.com

Address: 8300 South Palm Drive, Pembroke Pines, FL 33025

C. Solid Waste Analysis

- 1. Provide the solid waste level of service standard per the adopted and certified local land use plan.**

According to the City's Comprehensive Plan (Infrastructure Element), the adopted level of service for solid waste is 5 lbs/capita/day for collection and disposal.

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

Solid waste generated in Pembroke Pines is collected twice weekly by WastePro USA at the curb and hauled to the Reuter facility located in western Pembroke Pines. This facility serves as a transfer facility, with provision for sorting of recyclable materials. Solid waste is disposed of at the Okeechobee Landfill. According to the Landfill, this 4,100-acre facility has 150 years of remaining life projected and 215,196,453 tons of remaining permitted capacity.

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

Table: Proposed Solid Waste Impact

	USE	CALCULATIONS	TOTAL
CURRENT	Commercial (10,000 SF per acre x 18.40 ac) = 184,000 SF	184,000 SF x 4lb/100 SF	7,360 Lbs/Day
PROPOSED	211 Townhouse units x 2.5 pp/unit = 528 ppu/day	528 ppu/day x 5 lb/day	2,640 Lbs/Day
		NET CHANGE	(-) 4,720 Lbs/Day

Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 5.2.1

4. Correspondence from the solid waste provider verifying 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.

Correspondence from the Solid Waste Provider to be provided.

Name: Kenneth Rivera

Agency: WastePro, USA

Phone: 954-967-4200

Address: 17302 Pines Boulevard, Pembroke Pines, FL 33029

D. Drainage Analysis

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

The subject property is located in the South Broward Drainage District (SBDD). The adopted level of service standards for drainage facilities in the SBDD are as follows:

Road Protection: Residential Streets not greater than a fifty-foot wide right of way shall have crown elevations no lower than the elevation for the respective area depicted on the Broward County "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 "Flood Criteria Map". In all cases, residential streets shall be designed in accordance with Broward County flood maps. All roadway crown elevations shall be set at, or above, the calculated maximum stage for a 10-year, 3-day storm event, but no lower than elevations 6.50 NGVD (5.00 NAVD) per the SBDD Facilities Report and Water Control Plan for Basin S-3.

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

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

3. Eighteen (18") inches above the highest point of the paved roadway or drive lane nearest to the building.

The minimum finished floor elevation shall be set at, or above, the calculated maximum stage for a 100-year, 3-day storm event, but no lower than elevation 8.00 NGVD (6.50 NAVD) per the SBDD Facilities Report and Water Control Plan for Basin S3.

Off-Site Discharge: Not to exceed inflow limits of the SFWMD primary receiving canal or the local conveyance system, whichever is less. Within the SBDD pumped basins, the allowable discharge is not applicable; Discharge for this property will be controlled through the District's pump station under a Basin-wide Permit with the SFWMD. In addition, the post-development off-site discharge shall not exceed the pre-development off-site discharge.

Storm Sewers: Design frequency minimum to be three-year rainfall intensity of the State Department of Transportation Zone 10. SBDD requires that an initial time of concentration of 10 minutes be used or calculations be provided to justify a TOC greater than 10 minutes. The time of the 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. The storm sewers must meet all SBDD Criteria.

Flood Plain Routing: Calculated flood elevations routing based on the ten year and 100 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 Floor Elevation" Map, and shall be in accordance with the SBDD permits. The 10 Year, 3 Day and 100 Year, 3 Day calculated flood elevations shall not exceed minimum stages set by the SBDD for Basin S-3.

In addition, for this project, a pre-post flood plain analysis shall be provided to ensure that the post-development conditions stages and rates do not exceed the pre-development stages and rates.

Antecedent Water Level: The control elevation for each of the District's Basins is set by the SFWMD permits. The Design Water Control Elevation (CWE) is Elevation 3.00 NGVD (1.50 NAVD) per the SBDD Facilities Report and Water Control Plan for Basin S3.

Water Quality:

- a. Retention and/or detention in the overall system, Pre-treatment (including swales, lakes, canals, greenways, etc.) Standards and shall be provided for on 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 impervious, whichever is greater.
 2. Dry detention volume shall be provided equal to 75% of the above amounts computed for wet detention.

3. Retention volume shall be provided equal to 50% of the above amounts computed for wet detention.
- b. Commercial or industrial zoned projects shall provide at least on half inch dry detention or retention pretreatment as part of the required retention/detention. In addition, developments with greater than 60% impervious area shall provide %" dry pre-treatment water quality equivalent to %" over the total project area in accordance with SBDD criteria.
- c. On-site storage requirements (basin storage requirements) for each SBDD basin shall be in accordance with SBDD's Public Facility Report and Criteria Manual.

Best Management Practices (BMPs): Prior to discharge to surface or ground water, BMPs will be used to reduce pollutants.

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

The surface water management areas within the Subject Property are interconnected and discharge directly to the Pembroke Shores surface water management system. The Pembroke Shores system is connected to the SBDD S-3 system which discharges to the SFWMD C-9 Canal.

The subject property has an existing on-site surface water management system that will be modified to serve the proposed development with discharge into the Pembroke Shores surface water management system, and, ultimately, into the SBDD S-3 basin system and the SFWMD C9 Canal.

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

The proposed surface water management system in the subject property will consist of a series of interconnected dry retention areas and a conservation area (at the control elevation) that will flow east through a 72" RCP culvert and into the existing lakes that were constructed for the Pembroke Shores master surface water management system. All improvements required to meet the adopted level of service will be installed in conjunction with the new development and shall comply with all SFWMD & SBDD criteria.

The property owner will be required to dedicate easements to the SBDD in accordance with SBDD criteria, shall be required to enter into a Maintenance and Indemnification Agreement with the SBDD and shall provide the necessary improvements in accordance with the SBDD Facilities Report and Water Control Plan.

Stormwater facilities will be developed on the property in accordance with City and water management district regulations.

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.**

A surface water management plan has not been approved for the proposed development. The applicant will submit a modification to the existing SFWMD & SBDD permit, as required.

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 demonstrates 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 of 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.

A surface water management plan has not been approved for the proposed development. Development within the subject property will be required to meet the drainage standards of the City of Pembroke Pines, the SBDD, and the SFWMD. The subject property will meet the level of service when permitting and development is complete.

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.**

See Exhibit F (Correspondence from the SBDD District Engineer).

Name: Kevin Hart, P. E., Director

Agency: South Broward Drainage District

Phone: 954-680-3337 Ext. 206

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

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The City of Pembroke Pines in Recreation and Open Space Element Policy 3.1 provides the following level of service: local and regional parks shall be provided at a level of service of 10 acres/1000 population with 7 acres/1,000 in neighborhood and community parks provided by the City, and 3 acres/1,000 in regional parks provided by the County.

- 2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

See Exhibit G.

- 3. Identify the net impact on demand for "community parks" acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

This amendment proposes to amend the land use plan designation on the property from Commercial to Irregular Residential (2.243).

Table 3: Project Demand for Recreation Facilities

Development Intensity	Generation Rate	Demand
211 TH Units x 2.95 persons = 622 people		
Regional Parks	3 acres/1,000 people	1.9 acres
Neighborhood and Community Parks	7 acres/1,000 people	4.4 acres
	Net Change: + 6.3 acres	

- 4. Identify the projected "community parks" acreage needs based on the local government's project build-out population.**

The City's Recreation and Open Space Element Support Document indicates that the park acres needed exceed the most recently adopted population projections. Within the Comprehensive Plan planning horizon through 2025, the City is projected to have a surplus of 408 park acres provided, compared to those required to meet the projected population.

- 5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

This is not applicable, as the proposed amendment will not result in a loss of open space (Policy 2.5.4), nor is this a golf course redevelopment (Policy 2.5.5).

F. TRAFFIC CIRCULATION ANALYSIS

See Exhibit H

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.
2. Identify the projected level of service for the roadways impacted by the proposed amendment by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.
3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant 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 for the long-range planning horizon.
4. Provide any relevant transportation studies relating to this amendment, as applicable.

A comparative Traffic Analysis is provided in Exhibit H.

G. MASS TRANSIT

1. 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.

Table 6: Transit Routes within ¼ Mile

Bus Route	Days of Service	Service Span A.M. - P.M.	Service Frequency
BCT 7	Weekday Saturday Sunday	4:55 am - 11:25 pm 5:00 am - 11:17 pm 8:40 am - 9:28 pm	25 Minutes 30 Minutes 30 Minutes
Pembroke Pines Community Shuttle Green Route (BCT 724)	Weekday Saturday	7:45 am - 7:55 pm 7:45 am - 7:55 pm	57 - 60 Minutes 57 - 60 Minutes
Pembroke Pines Community Shuttle Gold Westbound Route (BCT 725)	Weekday Saturday	7:30 am - 7:21 pm 7:30 am - 7:21 pm	65 Minutes 65 Minutes

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

The proposed amendment will add 211 additional households that will help to support existing transit.

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

See Exhibit I.

H. PUBLIC EDUCATION ANALYSIS

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

The Panther Run Elementary, Silver Trail Middle and West Broward High schools serve the Property.

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

Table 7: Local Schools Capacities

School	Current Enrollment*	Permanent Capacity*	Over/(under) FISH Capacity
Panther Run Elementary	55	778	223
Silver Trail Middle	1,470	1,448	(22)
West Broward High	2,713	2,755	42

** Planning Tool for School Enrollment and Capacity, the Broward County School Board*

3. Submit Public School Impact Application & associated fee in the form of a check made payable to the SBBC.

A Public School Impact application will be submitted in the future, along with the associated check.

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

Table 8: Project School Impacts

Development Intensity	Demand *
211 TH Units	37 Elementary School Students 16 Middle School Students 23 High School Students
Net gain 76 students	

** Broward Co. Schools Facility Planning and Real Estate Department*

6. 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.

The project does not contain any sites or districts on or capable of being listed on the National Register of Historic Places nor does it contain any locally designated historic sites.

b. Archaeological sites listed on the Florida Master Site File.

The project does not contain any archaeological sites listed on the Florida Master Site File. Further, the site does not contain any special historic sites as listed in Broward County Map Series (see attached letter and map - Exhibits K-1 and K-2).

c. Wetlands.

The project does contain wetlands in the southeastern corner of the project and this area is dominated by non-native and invasive plants such as Melaleuca, Bishop's wood and ear leaf Acacia. Ground cover is generally denuded with small areas of native and non-native ferns and fern allies. A permit to fill the wetland was issued in 2008 and re-issued in 2009. Both permits included onsite mitigation. This mitigation was never completed. However, the proposed project will complete the wetland mitigation at the previously permitted location. The mitigation will consist of 1.35 acres of native wetland marsh with a mixture of native wetland herbaceous plants.

Final design of the mitigation area will be developed during the environmental permitting process, but the area generally consist of a shallow marsh, upland buffer, wildlife roosting and perching areas, deep water refugia, and wading bird feeding areas.

d. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

There are no Local Areas of Particular Concern (LAPC's) within, or adjacent to, the project site (see attached map - Exhibit K-3).

e. Priority Planning Area map and Broward County Land Use Plan Policy A.2.21.1 regarding sea level rise.

The project is not within the Priority Planning Area for Sea Level Rise (see attached map - Exhibit K-4).

- 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.**

A wildlife assessment was conducted on the project site in March 2019 and no endangered, threatened or species of special concern were identified on the project site. The assessment was conducted according to the requirements of the US Fish and Wildlife Service and Florida Fish and Wildlife Commission.

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

No plants listed on the Regulated Plant Index (5B-40.0055) were observed on the subject parcel.

- 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 affected zone and any provisions which will be made to protect the wellfield.**

The project site is not located within a Wellfield Protection Zone according to Chapter 27 of the Broward County Code of Ordinances (see attached map - Exhibit K-5).

- 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 protect or mitigate the area's natural features.**

Soil alternation will be required as part of the development process. The site will have to be cleared and scraped of surface soils that will then be replaced with suitable soils for development. This will also result in raising the site to meet the current flood elevation requirements. All unsuitable soils will be used onsite to help establish the wetland mitigation area and other natural planting sites within the project. Prior to beginning any soil alterations, the site will be isolated by turbidity and sediment containment devices such as, but not necessarily limited to, silt fences, hay/straw bales, turbidity curtains, sediment basins, permanent and temporary grassing items, geo-textile fabric and settling basins (see attached map - Exhibit K-6).

- j. **Beach Access - Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

There is no beach access to, or from, the project site since the beach is located approximately 16.3 miles to the east (see attached map - Exhibit K-4).

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this document.

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it proposes 211 additional dwelling units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report notes that the City submitted an affordable housing study on November 30, 2016, as part of Broward County Land Use Plan amendment PC 17-3, which was determined to be in compliance with Policy 1.07.07, and Article 10 of the Broward County Land Use Plan: Administrative Rules Document. However, Article 10.4(E) of the Administrative Rules Document states that a study which has been determined by the County to be in compliance with Policy 1.07.07 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months. As such, the validity of the City's study expired on May 24, 2018. The Applicant will work with the City of Pembroke Pines to provide an updated Study in compliance with the requirements of Policy 1.07.07.

8. LAND USE COMPATIBILITY

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 proposed amendment to the Pembroke Shores Dashed-Line Area is generally compatible surrounding existing and future land uses. A major six-lane road is adjacent to the north, a waste management operations center is to the west across SW 172nd Ave., large lighted ballfields are to the south, and a similar townhome community is to the east.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

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 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 Division.

The Property is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS

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 Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION

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 Property is not located adjacent to another local government in Broward County.

12. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY AND CITY OF PEMBROKE PINES LAND USE PLANS

List of goals, objectives, and policies of the Broward County and City of Pembroke Pines Land Use Plans which the proposed amendment furthers.

Broward County Land Use Plan

POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan.

POLICY 2.2.2 Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities, and allow local governments and the private sector to respond to changing conditions.

POLICY 2.11.1 Broward County shall maintain regulations requiring new development to be serviced by centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

POLICY 2.20.2 Provide a range of housing opportunities and choices, including those in the "medium" to "high" densities where compatible with the physical location and services needs of residents in all age and income groups.

City of Pembroke Pines Land Use Plan

Future Land Use Element Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

At 10 units per acre, this project represents a higher (but still moderate) density that is adjacent to an arterial and collector roadway as well as a major community park to the south.

Future Land Use Element OBJECTIVE IV

Continue to identify and insure suitable and available land for the provision of community facilities, utilities, parks and recreation and open space to support the existing and projected population.

This property is strategically located near a major active park and recreation facility (YMCA) so that residents can easily access these facilities.

Future Land Use Element Policy 5.7 - Discourage development proposals that would exacerbate school overcrowding, except where mitigation measures that would reduce negative impacts of the development on affected school facilities are agreed upon by the City of Pembroke Pines and Broward County School Board.

As noted in the Schools section of this document, with the exception of the middle school (Silver Trail), there is available student capacity for nearby schools, and the small deficit at Silver Trail Middle School is well within the 100% FISH capacity limit.

Future Land Use Element OBJECTIVE VIII

Continue to implement land development regulations which insure the revitalization or redevelopment of any blighted areas that may be identified in the future, and encourage the provision of affordable housing opportunities for the residents with special attention to the low and very low income populations.

Replacement of a large field of vacant and deteriorating portables with a viable residential community will reverse blight and provide affordable housing as well.

Future Land Use Element Policy 8.7 - Encourage infill and redevelopment activities that are compatible with the character of the existing neighborhood. Infill and redevelopment activities should be encouraged where possible on an area-wide basis.

This infill project provides housing at an appropriate central location in the City.

13. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

Any proposed voluntary mitigation or draft agreements.

None provided.

14. PLAN AMENDMENT COPIES

Two (2) hard copies and one (1) CD of pdf's for City of Pembroke Pines.

Exhibits

- A-1. Acreage Determination Letter from the Broward Council Planning Board
- A-2. Legal Description and Survey-Pembroke Shores Plat-PB 157/22
- B-1. Location Map 1
- B-2. Location Map 2
- C-1. Current Future Land Use Plan
- C-2. Proposed Future Land Use Plan
- D. Correspondence City Engineer
- F. Correspondence SBDD
- G. Municipal Parks
- H. Traffic Analysis
- I. Mass Transit Service Provision Correspondence
- K-1. Natural & Historic Resources Analysis Letter and Maps
- K-2. Historic Sites Map
- K-3. LAPCs-ESLs-NRAs-Tree Resources Map
- K-4. PPA-Sea Level Rise Map
- K-5. Broward County Wellfield Map
- K-6. Soils Map