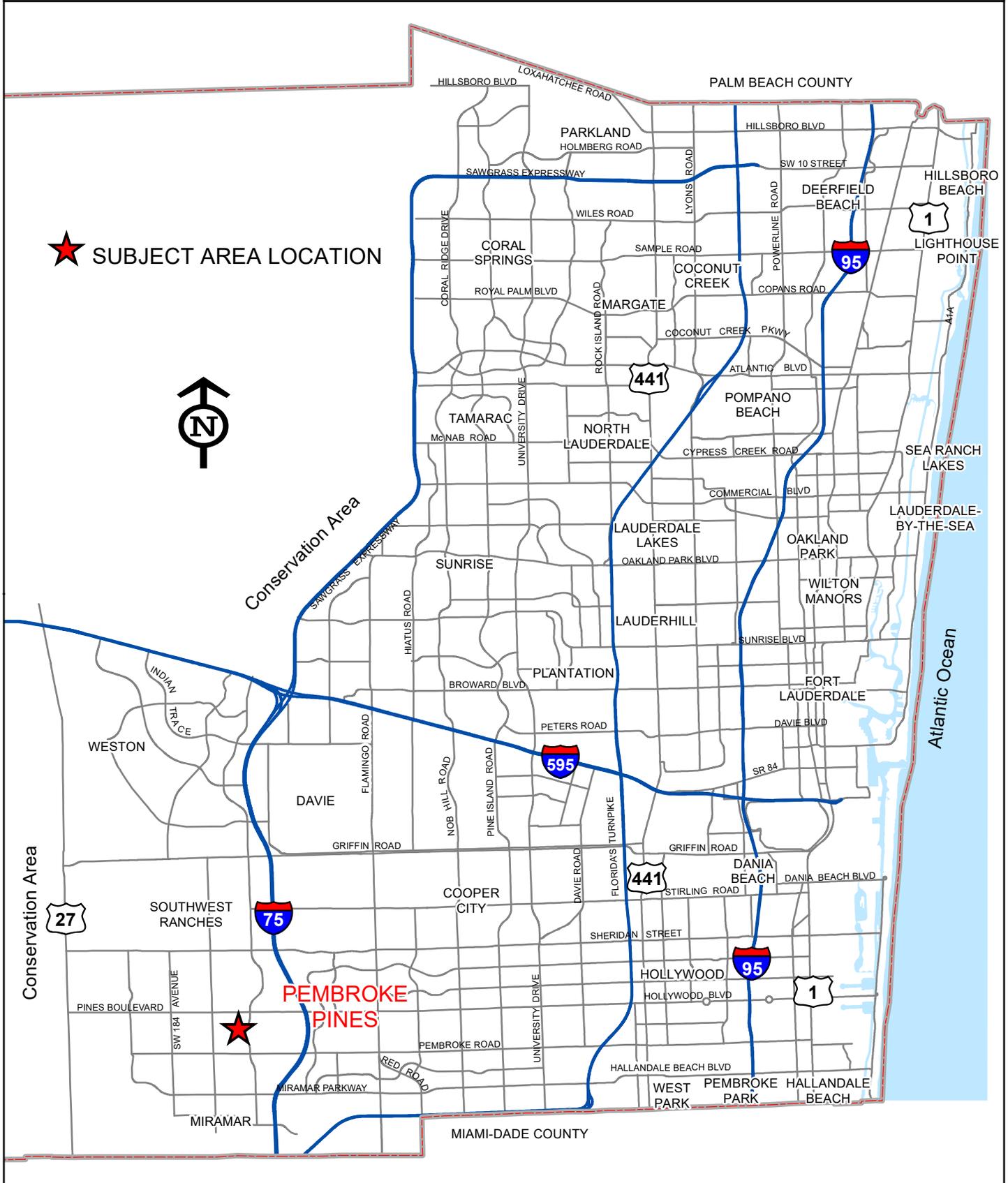
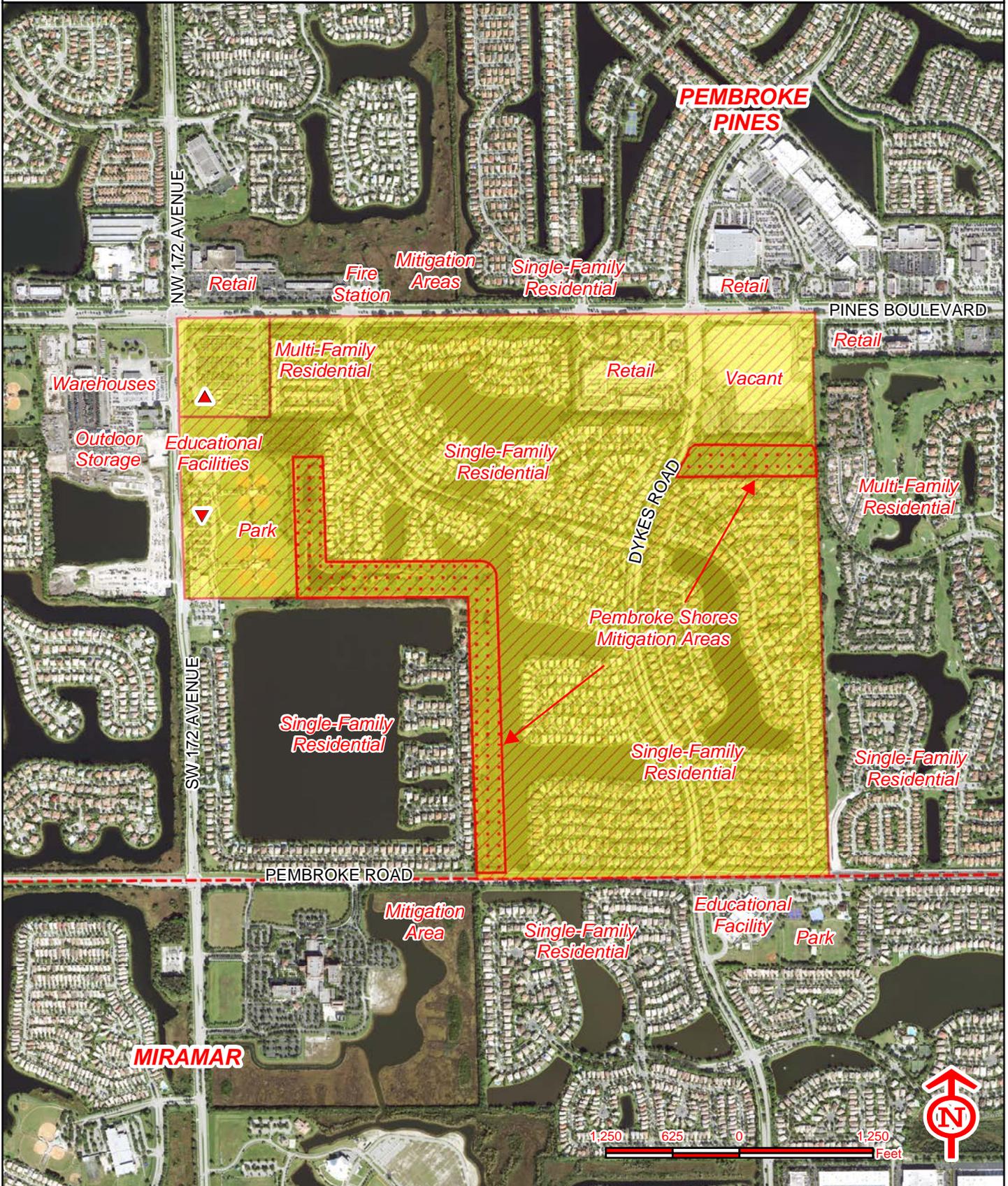


# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 20-7



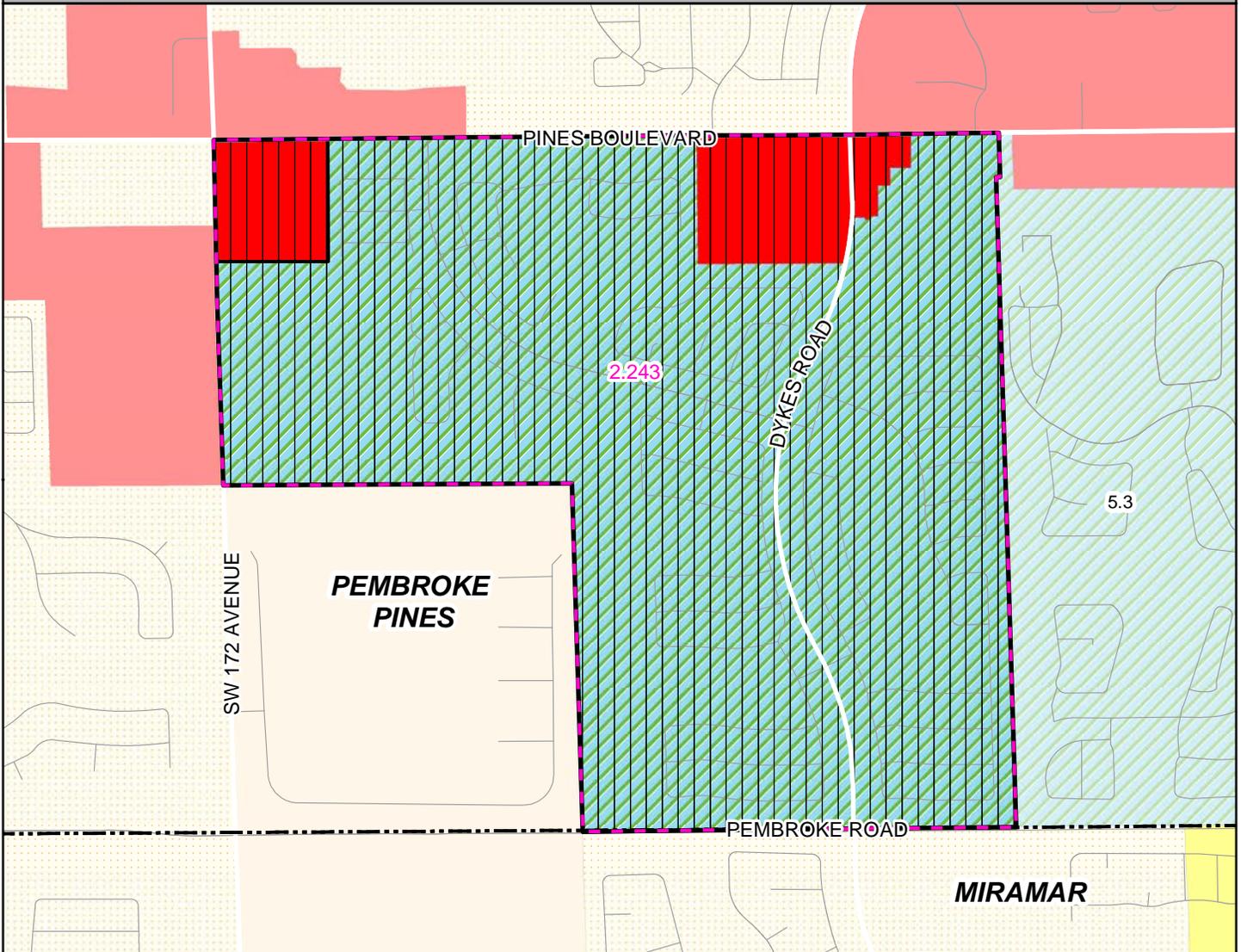
**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 20-7**



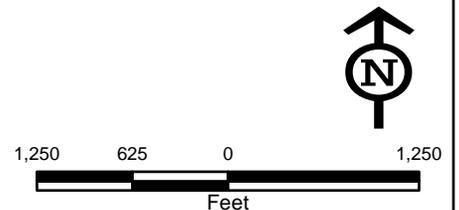
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 20-7**

**Current Land Uses:** Dashed-Line Area consisting of 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commerce

**Gross Acres:** Approximately 558.2 acres



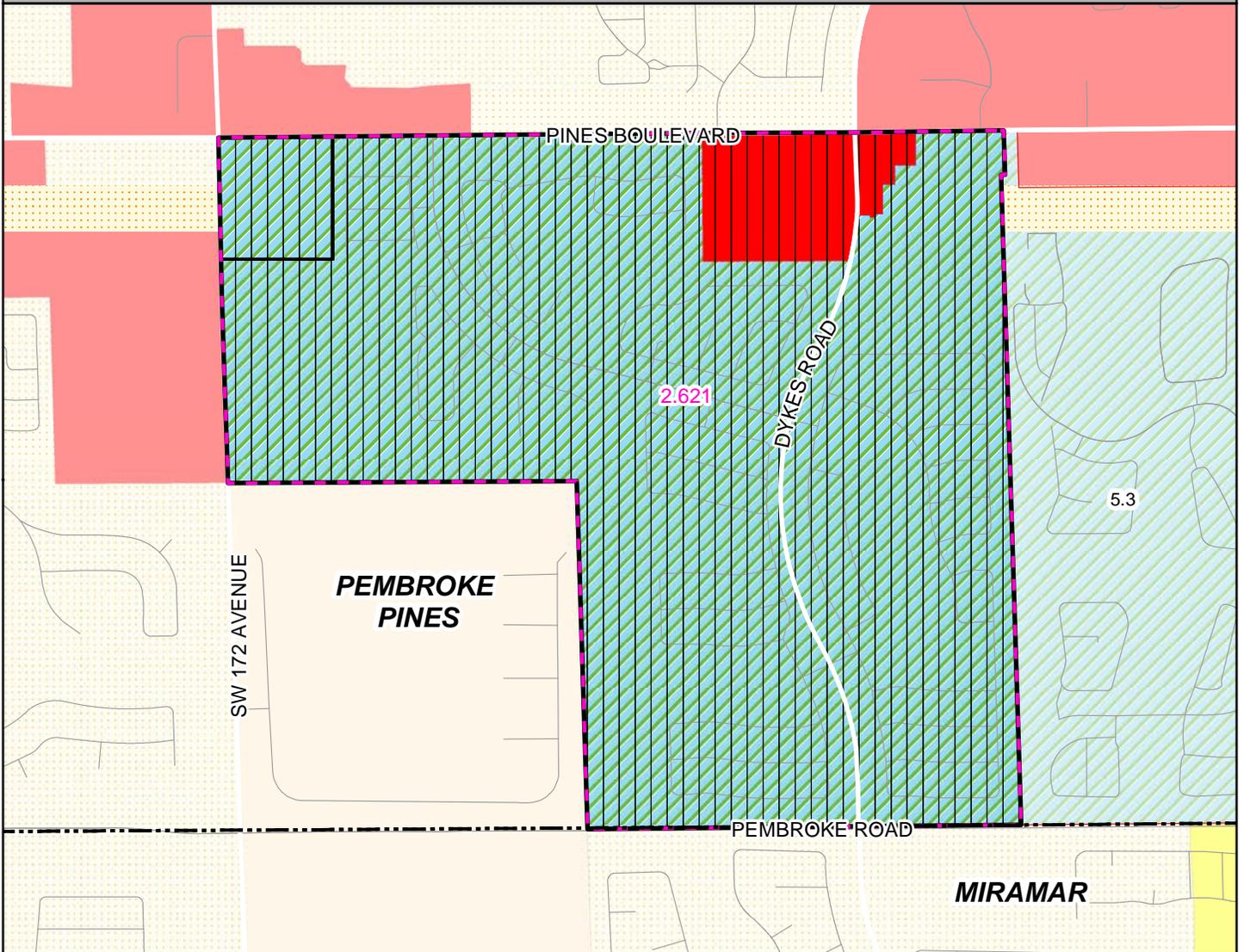
- |  |                        |  |                       |
|--|------------------------|--|-----------------------|
|  | Site                   |  | Low (3) Residential   |
|  | Municipal Boundary     |  | Low (5) Residential   |
|  | Dashed-Line Area       |  | Irregular Residential |
|  | Estate (1) Residential |  | Commerce              |



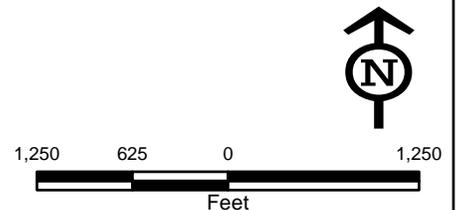
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 20-7**

**Proposed Land Uses:** Dashed-Line Area consisting of 527.6 acres of Irregular (2.621) Residential and 30.6 acres of Commerce

**Gross Acres:** Approximately 558.2 acres



- |  |                        |  |                       |
|--|------------------------|--|-----------------------|
|  | Site                   |  | Low (3) Residential   |
|  | Municipal Boundary     |  | Low (5) Residential   |
|  | Dashed-Line Area       |  | Irregular Residential |
|  | Estate (1) Residential |  | Commerce              |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 20-7**  
**(PEMBROKE PINES)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*September 8, 2020*

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**II. Planning Council Transmittal Recommendation**

**September 17, 2020**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-0; Yes: Blackwelder, Blattner, Breslau, Brunson, Fernandez, Gomez, Graham, Hardin, Maxey, Parness, Rich, Ryan, Williams and DiGiorgio. Abstain: Good.)

**III. County Commission Transmittal Recommendation**

**October 20, 2020**

Approval per Planning Council transmittal recommendation.

**IV. Summary of State of Florida Review Agency Comments**

**November 23, 2020**

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Pembroke Pines
- II. County Commission District: District 8
- III. Site Characteristics
  - A. Size: Approximately 558.2 acres
  - B. Location: In Sections 16, 17, 20 and 21, Township 51 South, Range 40 East; generally located on the east side of Southwest 172 Avenue, between Pembroke Road and Pines Boulevard.
  - C. Existing Uses: Educational facilities, park, single-family and multi-family residential, retail, vacant and Pembroke Shores Mitigation Areas
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designations: Dashed-Line Area\* consisting of:
    - 509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units
    - 49.0 acres of Commerce
  - B. Proposed Designations: Dashed-Line Area consisting of:
    - 527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units
    - 30.6 acres of Commerce
  - C. Estimated Net Effect: Addition of 211 dwelling units  
Reduction of 18.4 acres of commerce use

\*A “Dashed-Line Area” is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
  - North:* Retail, fire station, mitigation areas and single-family residential
  - East:* Retail, multi-family and single-family residential
  - South:* Park, educational facility, single-family residential and mitigation area
  - West:* Single-family residential, outdoor storage and warehouses
  
- B. *Planned Uses:*
  - North:* Commerce and Low (3) Residential
  - East:* Irregular (5.3) Residential
  - South:* Low (3) Residential and Estate (1) Residential
  - West:* Estate (1) Residential, Commerce and Low (3) Residential

VI. Applicant/Petitioner

- A. *Applicant:* DR Horton, Inc.
  
- B. *Agents:* Dennis Mele, Esq., Greenspoon Marder, LLP  
Kristen Nowicki, AICP, WGI, Inc.
  
- C. *Property Owner:* School Board of Broward County

VII. Recommendation of Local Governing Body:

The City of Pembroke Pines recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The subject property contains 26.88 gross acres and is located at the southeast quadrant of the intersection of Southwest 172 Avenue and Pines Boulevard, within the City of Pembroke Pines. The property is in a nodal location at the intersection of an arterial roadway (Pines Boulevard) and a collector roadway (Southwest 172 Avenue). 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

## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### **VIII. Applicant's Rationale (continued)**

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.

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."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pembroke Pines adopted its 10-year Water Supply Facilities Work Plan on April 1, 2015.

*II. Transportation & Mobility*

The proposed amendment from the Commerce within a Dashed-Line Area land use category to the Irregular (2.621) Residential within a Dashed-Line Area land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 564 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Southwest 172 Avenue**, between Sheridan Street and Pembroke Road, is currently operating at and projected to continue operating at level of service (LOS) "C," with or without the subject amendment.
- **Southwest 160 Avenue**, between Sheridan Street and Pembroke Road, is currently operating at and projected to continue operating at level of service (LOS) "C," with or without the subject amendment.
- **Pines Boulevard**, between Northwest 160 Avenue and Northwest 184 Avenue, is currently operating at and projected to continue operating at LOS "C," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the BCT report identifies planned Penny Surtax transit improvements to the county route serving the amendment area. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 3.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

The Broward County Planning and Development Management Division (PDMD) report notes that Pines Boulevard and Southwest 172 Avenue are the primary corridors that provide connectivity to the proposed amendment area. The PDMD report also notes that the existing sidewalk and bicycle infrastructure adjacent to the amendment site is sufficient, and that future development be designed to include safe and convenient connections between the development and the surrounding transportation network. The PDMD staff also recommends that amenities such as pedestrian-scale lighting, shade trees, bicycle racks, lockers and bicycle repair stations be considered, as well as the provision of electric vehicle charging stations. See Attachment 4.

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 98 additional students into Broward County Public Schools, consisting of 49 elementary school students, 23 middle school students and 26 high school students. The report further states that Panther Run Elementary, Silver Trail Middle and West Broward High schools are all under-enrolled in the 2019-2020 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2021-2022 school year. In addition, the School Board report indicates that there are three (3) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "F," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. However, the amendment area includes the Pembroke Shores Mitigation Areas, which are comprised of 46 acres of wetlands and mixed forest and non-forested lands, and are included in the Protected Natural Lands Inventory. See Attachment 6. The applicant states that although the Pembroke Shores Mitigation Area is within the Dashed-Line Area that is the part of the amendment area, the site proposed for development is not within the Mitigation Area. See Attachment 7.

*II. Wetlands*

The EPGMD report indicates that the Pembroke Shores Dashed-Line Area (DLA) contains approximately 46.62 acres of licensed wetland mitigation areas. The DLA also contains approximately 3.64 acres of wetlands on an undeveloped site, which is currently under review for an Environmental Resource License application (DF20-1062). No impacts are authorized until the Environmental Resource License is issued. See Attachment 6. The applicant states that an Environmental Resource License is under review and no impacts will be made to wetlands without proper licensing. See Attachment 7.

*III. Sea Level Rise*

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

*IV. Other Natural Resources*

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pembroke Pines. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. See Attachment 6.

**REVIEW OF NATURAL RESOURCES (continued)**

IV. Other Natural Resources (continued)

It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 211 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the City of Pembroke Pines did not submit an affordable housing study and PDMD staff requests that the City provide an updated Study in compliance with the requirements of Policy 2.16.2. See Attachment 4. The City submitted an affordable housing analysis dated July 29, 2020. See Attachment 8. The PDMD provided revised comments indicating that the affordable housing study, along with the City of Pembroke Pines' existing policies, initiatives and expenditures of funds (including the City Center Project Affordable Housing Initiative, the City's Affordable Housing Trust Fund and a higher density residential land use designation (50 du/ac) specifically created to increase the affordable housing stock) demonstrates compliance with Policy 2.16.2. See Attachment 9. It is noted that the affordable housing study is valid for a period of 18 months (i.e. through February 2022) based on Article 5.4(E) of the *Administrative Rules Document: BrowardNext*.

The study indicates that currently and projected (through 2025), there is a surplus of affordable housing for homeownership at the low- and moderate-income bands and a slight deficit at the very low-income band. Further, the study indicates that currently and projected (through 2025) rental properties at the very low band are in very short supply while rental properties in the low- and moderate-income bands are in surplus. The PDMD staff also recognizes that the shortfall of very-low income affordable rental and owner units within the City remains an issue. See Attachment 9.

*II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

*III. Other Pertinent Information*

Planning Council staff notes that the Pembroke Shores Dashed-Line Area contains a total of 558.2 acres. The amendment proposes to revise the density of the Dashed-Line Area to add 211 dwelling units and increase residential use by 18.4 acres while decreasing commerce use by 18.4 acres.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

*III. Other Pertinent Information (continued)*

The proposed amendment is located adjacent to the City of Miramar. Planning Council staff solicited comments from the City of Miramar, which stated that they have no comments on the proposed amendment. See Attachment 10.

Regarding notification of the public, the Broward County Planning Council staff sent approximately 1,499 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**PLANNING ANALYSIS**

Planning Council staff's analysis finds that the proposed amendment to the Pembroke Shores Dashed-Line Area to add 211 dwelling units and 18.4 acres of residential use while decreasing commerce use by 18.4 acres would be generally compatible with the surrounding existing and future land uses.

The amendment site is bordered on the north by retail uses and a fire station designated as Commerce and a single-family residential development and mitigation areas designated Low (3) Residential. To the east are multi-family and single-family residential developments designated Irregular (5.3) Residential. To the south are single-family residential developments, an educational facility and a park designated Estate (1) Residential and Low (3) Residential. To the west are outdoor storage and warehouses designated Commerce as well as a single-family residential development designated Estate (1) Residential.

Our analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 98 additional students into Broward County Public Schools, consisting of 49 elementary school students, 23 middle school students and 26 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "F," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

Regarding impacts to **natural resources**, the EPGMD report indicates that the proposed amendment area includes the Pembroke Shores Mitigation Areas, which are identified in the Protected Natural Lands Inventory. The EPGMD report also identifies that the Pembroke Shores Dashed-Line Area (DLA) contains approximately 46.62 acres of licensed wetland mitigation areas as well as approximately 3.64 acres of wetlands on an undeveloped site, which is currently under review for an Environmental Resource License application (DF20-1062). No impacts are authorized until the Environmental Resource License is issued. See Attachment 6. The applicant has provided correspondence stating that although the Pembroke Shores Mitigation Area is within the Dashed-Line Area that is the part of the amendment area, the site proposed for

**PLANNING ANALYSIS (continued)**

development is not within the Mitigation Area. Further, the applicant acknowledges that no impacts to wetlands are authorized without proper licensing. See Attachment 7.

Concerning **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 211 additional residential units to be permitted by the BCLUP. The City submitted an affordable housing analysis dated July 29, 2020. See Attachment 8. The PDMD report indicates that the affordable housing study, along with the City of Pembroke Pines' existing policies, initiatives and expenditures of funds (including the City Center Project Affordable Housing Initiative, the City's Affordable Housing Trust Fund and a higher density residential land use designation (50 du/ac) specifically created to increase the affordable housing stock) demonstrates compliance with Policy 2.16.2. See Attachment 9.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of July 2020
2. Broward County Planning Council Traffic Analysis of June 12, 2020
3. Broward County Transit Division Report of July 15, 2020
4. Broward County Planning and Development Management Division Report of July 2, 2020
5. School Board of Broward County Consistency Review Report of July 2, 2020
6. Broward County Environmental Protection and Growth Management Department Report of July 15, 2020
7. Correspondence from Kristen Nowicki, AICP, Senior Project Manager, WGI, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 26, 2020
8. *An Affordable Housing Market Assessment in the City of Pembroke Pines, Florida*, dated July 29, 2020, prepared by Munitytics, submitted by the City of Pembroke Pines on August 24, 2020
9. Revised - Broward County Planning and Development Management Division Report – Affordable Housing Comments of August 31, 2020
10. Email correspondence from Nixon Lebrun AICP, MPA, CFM, Senior Planner, Community Development Department, City of Miramar, to Christina Evans, Planner, Broward County Planning Council, dated July 15, 2020
11. Email correspondence from Kevin Hart, P.E., CFM, District Director, South Broward Drainage District, to Christina Evans, Planner, Broward County Planning Council, dated July 16, 2020
12. Broward County Water Management Division Report of June 23, 2020
13. Broward County Parks and Recreation Division Report of July 28, 2020

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 20-7

Prepared: July 2020

#### **POTABLE WATER**

The proposed amendment site will be served by the Pembroke Pines Water Treatment Plant, which has a current capacity of 18 million gallons per day (mgd). The current and committed demand on the treatment plant is 14.04 mgd, with 3.96 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 15.6 mgd, with 1.56 mgd available for water withdrawal, which expires on August 13, 2030. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 84.8 gpd per capita (2.7 persons per household (pph)) for residential uses. The amendment will result in a net increase in demand of 0.03 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

#### **SANITARY SEWER**

The proposed amendment site will be served by the Pembroke Pines Wastewater Treatment Plant, which has a current capacity of 9.5 mgd. The current and committed demand on the treatment plant is 7.01 mgd, with 2.49 mgd available. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 93 gpd per capita (2.7 pph) for residential uses. The amendment will result in a net increase in demand of 0.03 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by Waste Pro for solid waste disposal service. Waste Pro collects and transports the City's solid waste to the Reuter Recycling Facility, and then to the Okeechobee Landfill for additional processing. The Landfill has a capacity of 180 million cubic yards and a demand of 3,287.7 tons per day (TPD). Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commerce uses and 5 pounds per day per capita (2.7 pph) for residential uses. The proposed amendment will result in a net decrease in demand of 4,511.5 pounds per day or 2.26 TPD. Sufficient solid waste capacity will be available to serve the proposed amendment site.

#### **DRAINAGE**

The proposed amendment site will be served by the South Broward Drainage District (SBDD). Surface water management license/permit from the SBDD will be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Pembroke Pines has 1,024.7 acres in its parks and open space inventory. The 2045 projected population (166,758) requires approximately 500.3 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 1.71 acres on the projected demand for local parks. The City of Pembroke Pines continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 2

## TRAFFIC ANALYSIS PC 20-7

Prepared: June 12, 2020

### INTRODUCTORY INFORMATION

Jurisdiction: City of Pembroke Pines

Size: Approximately 558.2 acres

### TRIPS ANALYSIS

#### Potential Trips - Current Land Use Designations

Current Designations:	Dashed-Line Area* consisting of: 509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units 49.0 acres of Commerce
Potential Development:	1,252 dwelling units 490,000 square feet of commerce use
Trip Generation Rates:	"ITE Equation (210) Single-Family Detached Housing" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	1,252 + 2,063 = 3,315 peak hour trips

#### Potential Trips - Proposed Land Use Designations

Proposed Designations:	Dashed-Line Area consisting of: 527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units 30.6 acres of Commerce
Potential Development:	1,463 dwelling units 306,000 square feet of commerce use
Trip Generation Rates:	"ITE Equation (210) Single-Family Detached Housing" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	1,463 + 1,288 = 2,751 peak hour trips

Net P.M. Peak Hour Trips - 564 peak hour trips

\*A "Dashed-Line Area" is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

\*\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**TRAFFIC ANALYSIS (continued)**

**PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 564 p.m. peak hour trips at the long-range planning horizon.

# ATTACHMENT 3



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

July 15, 2020

Christina Evans  
Planner  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PC 20-7 Merrick Square

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated June 17, 2020, regarding the Land Use Plan Amendment (LUPA) PC 20-7 Merrick Square located in the City of Pembroke Pines for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Route 7 and the City of Pembroke Pines Community Shuttle Green Route and Gold Westbound Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
7	Weekday Saturday Sunday	4:55a – 11:25p 5:00a – 11:17p 8:40a – 9:28p	25 minutes 30 minutes 30 minutes
Pembroke Pines Community Shuttle Green Route (BCT 724)	Weekday Saturday	7:45a – 7:55p 7:45a – 7:55p	57 - 60 minutes 57 - 60 minutes
Pembroke Pines Community Shuttle Gold Westbound Route (BCT 725)	Weekday Saturday	7:30a – 7:21p 7:30a – 7:21p	65 minutes 65 minutes

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 7. Tentatively planned improvements for FY2027 include the realignment and extension of Route 23 to Miramar Town Center via Dykes Rd, NW/SW 172<sup>nd</sup> Ave, Pembroke Rd, and SW 145<sup>th</sup> Ave.



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

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process. In particular, BCT will require the construction of a bus bay at Stop 5023, located on the southeast corner of Pines Blvd and NW/SW 172<sup>nd</sup> Ave and the relocation of the existing shelter to the appropriate location along the bus bay.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-6543 or email me at [luortiz@broward.org](mailto:luortiz@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis R. Ortíz Sánchez".

Luis R. Ortíz Sánchez  
Service Planner  
Service and Strategic Planning

## ATTACHMENT 4



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

**DATE:** July 2, 2020

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division *J. Sesodia*

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Pembroke Pines PC 20-7*

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-7. The subject site is located in Pembroke Pines involving approximately 527.6 acres. The amendment proposes:

*Current Designations:* *Dashed-Line Area consisting of:*  
509.2 acres of Irregular (2.243) Residential permitting a maximum of:  
1,252 dwelling units  
49.0 acres of Commerce

*Proposed Designation:* *Dashed-Line Area consisting of:*  
527.6 acres of Irregular (2.621) Residential permitting a maximum of:  
1,463 dwelling units  
30.6 acres of Commerce

*Estimated Net Effect:* Addition of 211 dwelling units  
Reduction of 18.4 acres of commerce use

Item 7 – Analysis of Natural and Historic Resources

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

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

1. The subject property to be developed (parcel 5140-17-02-0050) is within one half mile of Hollywood Speedway (BD06788). This Historical Resource Group has not been evaluated by the State Historic Preservation Office (SHPO). Florida Master Site File Records indicate the resource has been destroyed, and as a result future projects on the subject property are not anticipated to have an adverse effect on this resource.

2. One archaeological site Miramark Park (BD02917) is within one half mile of the Land Use Plan Amendment Site. This resource is evaluated as Ineligible for the NRHP by SHPO. A Land Use Plan Amendment is not anticipated to have an adverse effect on this resource.
3. The subject property is located within Pembroke Pines and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
4. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

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

#### Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff reviewed the application and is unable to determine if it meets the requirements of BCLUP Policy 2.16.2 and Article 5.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 1,252 residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 211 dwelling units; therefore, Policy 2.16.2 applies to this project.

The applicant proposes a new 211-unit townhome development on a 26.9-acre portion of the entire Dashed-Line Area. Based on the application, none of the additional units are proposed as affordable housing. In addition, the City of Pembroke Pines has verified that none of the existing 1,252 dwelling units were proposed, committed, and/or built as affordable housing.

The applicant did not address the City's existing policies, programs and strategies used to achieve and/or maintain a sufficient supply of affordable housing, in accordance with Policy 2.16.2 and Section 5.2 of the Administrative Rules Document, identified as follows:

- Programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- Programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

- Programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- Property tax abatement programs aimed at preserving or creating affordable housing;
- Streamlined and reduced-cost permitting procedures for affordable housing;
- Specific minimum set-aside requirements for new affordable housing construction;
- Use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- Programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- Land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with nonresidential uses, and the allowance of accessory dwelling units; and
- The existing supply of affordable housing.

In addition, this application did not include an affordable housing study from the City of Pembroke Pines, consistent with BrowardNEXT Policy 2.16.2, Article 5.4, which states:

- (A) The local government shall provide an estimate of the existing supply of affordable housing within the local government's boundaries in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
- (B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government's planning horizon.
- (C) The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the methodology described in the report entitled "Recommended Methodology for Supply and Demand Analysis for Broward County's Affordable Housing Market," prepared by Meridian Appraisal Group, dated June 9, 2015.

Based on this, PDMD staff requests that the applicant accomplish the following, *prior to review by the Planning Council*: 1) provide additional information demonstrating how affordable housing is being specifically addressed by the City of Pembroke Pines through its adopted policies, programs and strategies; and 2) submit a current housing study, dated within 18 months, which identifies the existing and forecasted affordable housing gaps in the affordable housing stock and provides solutions on a citywide basis, utilizing the County's accepted methodology.

#### Item 11 – Redevelopment Analysis

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

#### Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

#### Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site (PC 20-7) is served by Broward County Transit (BCT) Route 7 and City of Pembroke Pines Community Shuttle. The 2019-2028 Vision Plan component of the BCT Transit Development Plan does not include any modifications to this route.

Pines Boulevard and SW 172<sup>nd</sup> Avenue are the primary corridors providing connectivity to the proposed amendment site. Existing sidewalk and bicycle infrastructure adjacent to the proposed amendment site is sufficient. Redevelopment within the site should be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec/slf

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

**LAND USE**  
**SBBC-2889-2020**  
**County No: PC 20-7**  
**Merrick Square**



**July 2, 2020 4:11:37**



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

**ATTACHMENT 5**

**PRELIMINARY SCHOOL CONSISTENCY REVIEW REPORT - LAND USE**

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION		
<b>Date:</b> July 2, 2020 4:11:37		<b>Units Permitted</b>	0	<b>Units Proposed</b>	211	<b>Existing Land Use:</b>	IRR; Commercial	
<b>Name:</b> Merrick Square		<b>NET CHANGE (UNITS):</b>				211	<b>Proposed Land Use:</b>	IRR
<b>SBBC Project Number:</b> SBBC-2889-2020		<b>Students</b>	<b>Permitted</b>	<b>Proposed</b>	<b>NET CHANGE</b>	<b>Current Zoning</b>	A-1; PUD	
<b>County Project Number:</b> PC 20-7		Elem	0	49	49	<b>Proposed Zoning:</b>	PUD	
<b>Municipality Project Number:</b> PH 2019-02		Mid	0	23	23	<b>Section:</b>	17	
<b>Owner/Developer:</b> The School Board of Broward County, Florida		High	0	26	26	<b>Township:</b>	40	
<b>Jurisdiction:</b> Pembroke Pines		<b>Total</b>	0	98	98	<b>Range:</b>	51	

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Panther Run Elementary	800	856	493	-326	-16	57.6%
Silver Trail Middle	1,785	1,785	1,521	-243	-14	85.2%
West Broward High	2,755	3,031	2,655	-348	-12	87.6%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Panther Run Elementary	530	-326	61.9%	493	513	517	521	527
Silver Trail Middle	1,542	-243	86.4%	1,513	1,520	1,527	1,534	1,541
West Broward High	2,683	-348	88.5%	2,634	2,640	2,674	2,714	2,724

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	24/25	25/26	26/27	27/28	28/29
Area F - Elementary	18,888	13,963	-4,925	18,028	18,123	18,218	18,312	18,407
Area F - Middle	10,053	7,599	-2,454	10,643	10,620	10,598	10,575	10,553
Area F - High	13,405	12,074	-1,331	13,601	13,560	13,519	13,477	13,436

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Franklin Academy Pembroke Pines	1,750	1,369	-381	1,369	1,369	1,369
Pembroke Pines E_west Central	2,470	1,893	-577	1,893	1,893	1,893
Pembroke Pines West_central	1,398	1,338	-60	1,338	1,338	1,338

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Panther Run Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Silver Trail Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
West Broward High	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

Capacity Additions for Planning Area F	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 18.4 acre site (area impacted by this land use plan amendment) is generally located at the southeast corner of SW 172nd Avenue and Pines Boulevard in the City of Pembroke Pines. The current land use designation for the site is Commerce, which allows no residential units. The applicant proposes to change the land use designation to Irregular (2.621) Residential to allow 211 (all four or more bedroom) single family units, which are anticipated to generate 98 additional students (49 elementary, 23 middle, and 26 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2019-20 school year are Panther Run Elementary, Silver Trail Middle, and West Broward High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2019-20 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2019-20 – 2023-24. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2019-20 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "F" and the elementary, middle, and high schools currently serving Planning Area "F" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2889-2020

July 2, 2020

---

Date

Reviewed By:



Digitally signed by Mohammed Rasheduzzaman  
DN: cn=Mohammed Rasheduzzaman, o=Broward  
County Public Schools, ou=FP&RE, email=mohammed.  
rasheduzzaman@browardschools.com, c=US  
Date: 2020.07.02 11:29:17 -04'00'

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Signature

Mohammed Rasheduzzaman, AICP

---

Name

Planner

---

Title

# ATTACHMENT 6

EP&GMD COMMENTS  
PC 20-7  
Page 1



## ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** DR Horton, Inc.

**Amendment No.:** PC 20-7

**Jurisdiction:** Pembroke Pines                      **Size:** Approximately 558.2 acres

**Existing Use:** Educational facility, park, single-family and multi-family residential, retail and former USPS facility

**Current Land Use Designation:** Dashed-Line Area consisting of:  
509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units  
49.0 acres of Commerce

**Proposed Land Use Designation:** Dashed-Line Area consisting of:  
527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units  
30.6 acres of Commerce

**Location:** In Sections 16,17,20 and 21, Township 51 South, Range 40 East; generally located on the east side of Southwest 172 Avenue, between Pembroke Road and Pines Boulevard

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

### ANALYSIS AND FINDINGS:

#### ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]  
Area contains a 36.62 acre wetland mitigation area related to Environmental Resource Licenses DF91-1131B, DF00-1134 and DF07-1001 (Folio # 514017020010), a 10 acre wetland mitigation

## EP&GMD COMMENTS

PC 20-7

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area (Folio # 514020063420) related to DF91-1131B and approximately 3.64 acres of wetlands on an undeveloped site (Folio # 514017020050). The 3.64 acre area is currently under review for an Environmental Resource License (ERL) (DF20-1062). No impacts are authorized until the ERL is issued.

### **Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Pembroke Pines. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

### **Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease by 564 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There is one (1) air permitted facility located within half a mile of the proposed amendment site. However, the facility does not have any odor or noise complaints. *(MO 6/24/2020)*

### **Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. Ten (10) listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site. *(MO 6/23/2020)*

### **Solid Waste** - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are no active or inactive solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site. *(MO 6/23/2020)*

## **ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3,

## EP&GMD COMMENTS

PC 20-7

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WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 07/14/2020)

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is one (1) SARA Title III Facility within ¼ mile of the proposed amendment site: Costco Wholesale #742 located at 15915 Pines Boulevard, Pembroke Pines. (VM 07/14/2019)

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twenty-six (26) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twenty-six (26) facilities, sixteen (16) are hazardous material facilities, five (5) are storage tank facilities, and five (5) are facilities that have both hazardous materials and storage tanks. (VM 07/14/2020)

### **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory but contains a mitigation site, Pembroke Shores Mitigation Area, a privately owned and managed mixed forested and non-forested wetland, which is included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13;

## EP&GMD COMMENTS

PC 20-7

Page 4

BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

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

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

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

<http://www.broward.org/NatureScape/Pages/Default.aspx>

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD), Broward County, and the City of Pembroke Pines. 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. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AE with a NAVD88 elevation of 5 and 6 feet, flood insurance rate zone that corresponds with flood depths greater than 3 feet, and flood zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in a net gain in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

Please see attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE**  
**as completed by the**  
**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 20-7
- B. *Municipality:*** Pembroke Pines
- C. *Project Name:*** Merrick Square

***II. Site Characteristics***

- A. *Size:*** Approximately 558.2 acres
- B. *Location:*** In Sections 16,17,20 and 21, Township 51 South, Range 40 East; generally located on the east side of Southwest 172 Avenue, between Pembroke Road and Pines Boulevard
- C. *Existing Use:*** Educational facility, park, single-family and multi-family residential, retail and former USPS facility

***III. Broward County Land Use Plan Designation***

- A. *Current Designation:*** Dashed-Line Area consisting of:  
509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units  
49.0 acres of Commerce
- B. *Proposed Designation:*** Dashed-Line Area consisting of:  
527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units  
30.6 acres of Commerce

***IV. Wetland Review***

- A. *Are wetlands present on subject property?*** Yes.

Wetland Resource Questionnaire  
PC 20-7

- B. Describe extent (i.e. percent) of wetlands present on subject property.** There is a 36.62 acre wetland mitigation area related to Environmental Resource Licenses DF91-1131B, DF00-1134 and DF07-1001 (Folio # 514017020010), a 10 acre wetland mitigation area (Folio # 514020063420) related to DF91-1131B and approximately 3.64 acres of wetlands on an undeveloped site (Folio # 514017020050)
- C. Describe the characteristics and quality of wetlands present on subject property.** Wetland mitigation and a mature Melaleuca forest with associated understory.
- D. Is the property under review for an Environmental Resource License?** The 3.64 acre site is under review for DF20-1062.
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?** Under review.

V. Comments:

Completed by: Linda Sunderland, NRS  
Natural Resources Manager

**BROWARD COUNTY PLANNING COUNCIL**  
**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC 20-7
- B. Municipality:*** Pembroke Pines
- C. Applicant:*** DR Horton, Inc.

***II. Site Characteristics***

- A. Size:*** Approximately 558.2 acres
- B. Location:*** In Sections 16,17,20 and 21, Township 51 South, Range 40 East; generally located on the east side of Southwest 172 Avenue, between Pembroke Road and Pines Boulevard
- C. Existing Use:*** Educational facility, park, single-family and multi-family residential, retail and former USPS facility

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** Dashed-Line Area consisting of:  
509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units  
49.0 acres of Commerce

***Proposed Land Use Designation:*** Dashed-Line Area consisting of:  
527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units  
30.6 acres of Commerce

**IV. Water Recharge Review**

- A. Describe the general impacts of the current land use designation on water recharge:**  
The proposed land use designation is Dashed-Line Area consisting of:  
Irregular Residential (2.243) and Commerce.

A typical value for an impervious area produced by this type of development is approximately 25 percent.

- B. Describe the general impacts of the proposed land use designation on water recharge:**

The proposed land use designation is Dashed-Line Area consisting of:  
Irregular Residential (2.621) and Commerce.

A typical value for an impervious area produced by this type of development is approximately 23 percent.

**V. Impact of Change in Land Use Designation**

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in a net gain in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

**VI. Comments**



By: \_\_\_\_\_

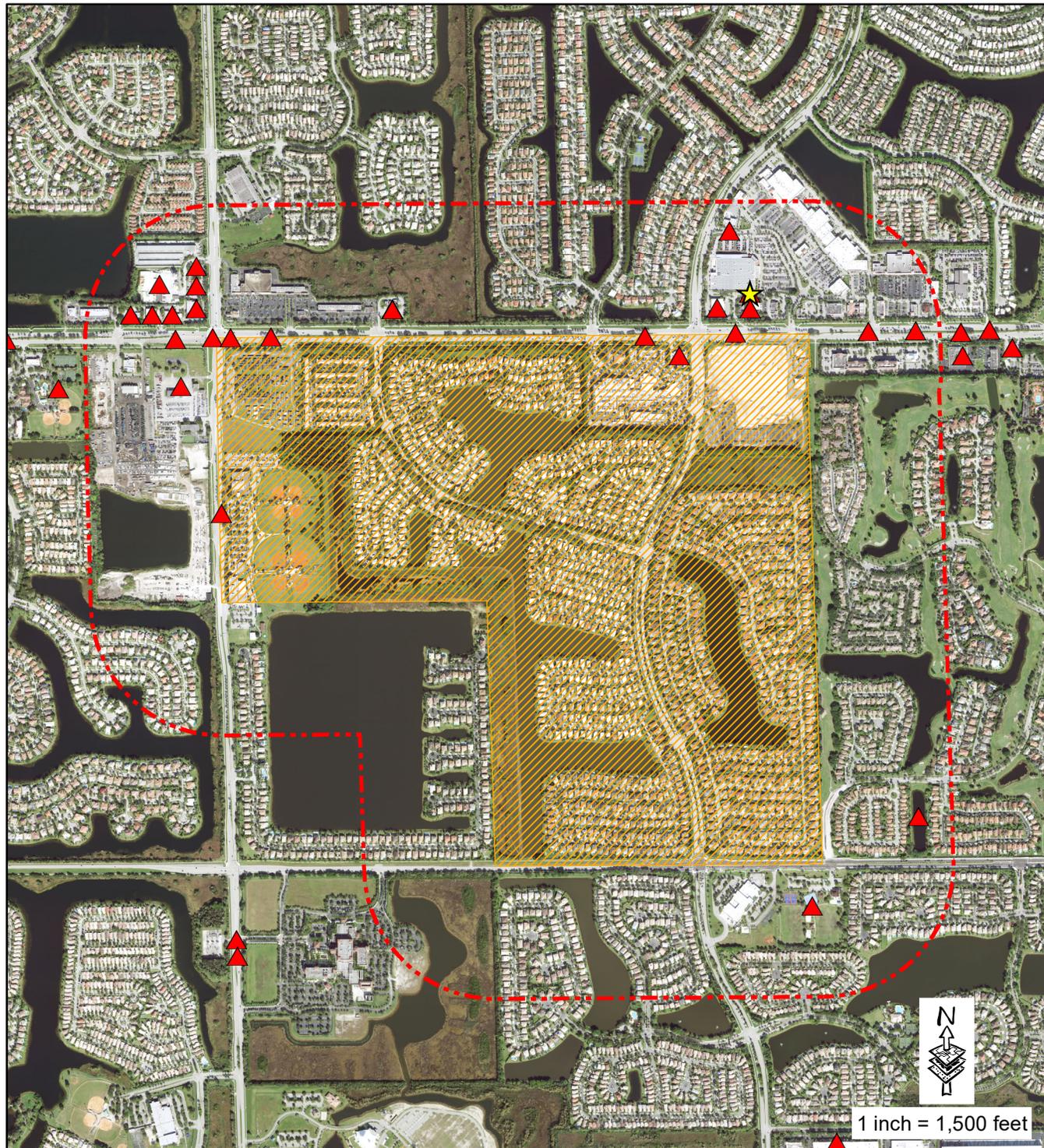
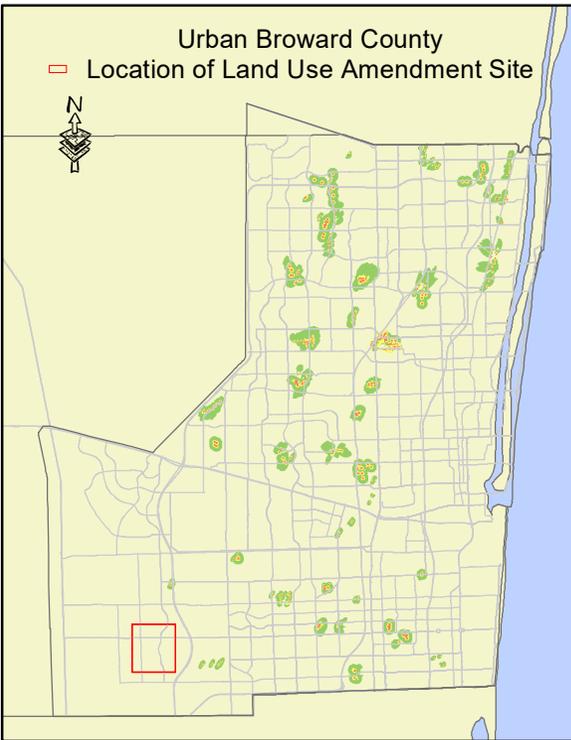
Date 6/29/2020

Maena Angelotti  
Program Project Coordinator

### Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active?
NF-3466	EXXON - PINES UNION	15590 PINES BLVD	Pembroke Pines	33027	Mixed Product	Gas Station	068841195	N
OT-3599	CACHE CLEANERS	290 NW 172ND AVE	Pembroke Pines	33029	Chlorinated	Dry Cleaner	069700167	Y
NF-2867A	L W ROZZO INC	17200 PINES BLVD	Pembroke Pines	33029	Metals; Phenols; Ammonia	Other	<Null>	Y
NF-1935B	RINKER MATERIALS	17301 PINES BLVD	Pembroke Pines	33029	Diesel	Other	068622332	N
NF-2965	Pines Petro Inc.	15801 PINES BLVD	Pembroke Pines	33028	Gasoline	Gas Station	069800097	N
NF-2867B	L W ROZZO INC	17200 PINES BLVD	Pembroke Pines	33029	Gasoline	Other	068944975	N
NF-2988	The Goodyear Tire & Rubber Company 6623	300 NW 172ND AVE	Pembroke Pines	33029	Hydraulic Oil	Auto Repair	069813118	N
NF-2003A	Sunshine #374	17501 PINES BLVD	Pembroke Pines	33029	Petroleum	Gas Station	069601612	Y
NF-2003B	Sunshine #374	17501 PINES BLVD	Pembroke Pines	33029	Arsenic	Gas Station	069601612	Y
NF-2117	Costco Wholesale #742	15915 PINES BLVD	Pembroke Pines	33028	Petroleum	Gas Station	069807443	Y

# Land Use Amendment Site: LUA PC 20-7



**Land Use Amendment Map Legend**

- ★ Sara Title III 302 Facility
- ▲ Hazardous Materials Facility
- ⋯ 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Miles 0 0.125 0.25

A legend box with a blue background. It lists symbols for Sara Title III 302 Facility (yellow star), Hazardous Materials Facility (red triangle), 0.25 Mile Buffer (red dashed line), Proposed Amendment Site (yellow hatched area), and three Wellfield Zones (Wellfield Zone 1, Wellfield Zone 2, Wellfield Zone 3). Below the legend is a scale bar showing 0, 0.125, and 0.25 miles.

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

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

Prepared by: VMEBANE - July 2020  
 Environmental and Consumer Protection Division

A text box with a blue background containing a disclaimer and preparation information. It states that the map is for location purposes only and that the division does not accept responsibility for damages. It is prepared by VMEBANE in July 2020.

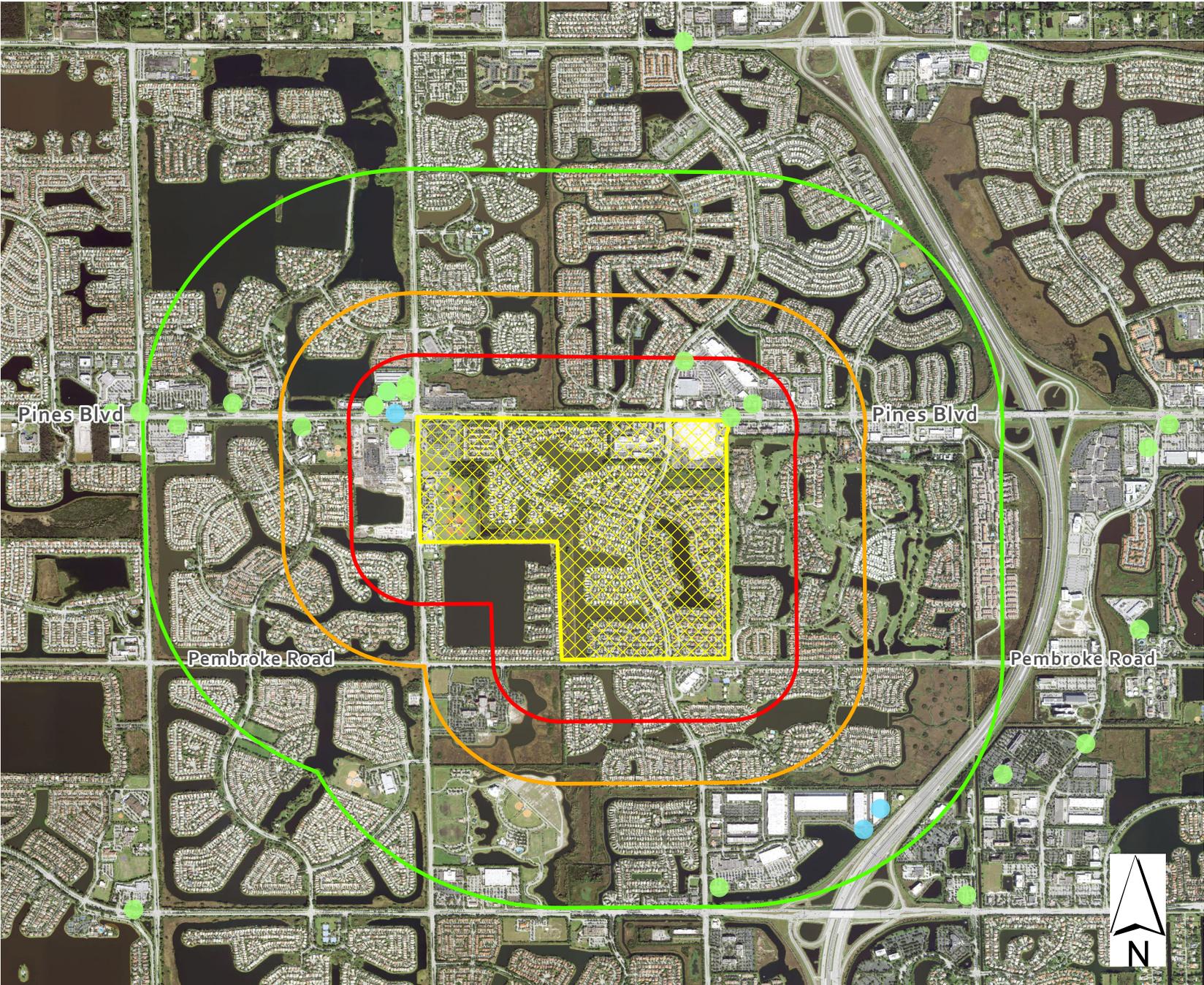
1 inch = 1,500 feet

A north arrow pointing upwards and a scale bar indicating that 1 inch on the map equals 1,500 feet.

## Legend

- Proposed Site
- Contaminated Sites
- Air State Permitted Facilities
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.  
Prepared by:  
MOSPINA 6/22/2020  
Environmental Engineering and Permitting



2

Miles



## ATTACHMENT 7

August 26, 2020



Mrs. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

**Re: Broward County Environmental Protection and Growth Management  
Department Comment Response Letter – City of Pembroke Pines Land Use  
Plan Amendment – Merrick Square**

Dear Barbara,

We respectfully submit the following response to the Broward County Environmental Protection and Growth Management Department comments letter on the LUPA Application for Merrick Square.

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]  
Area contains a 36.62 acre wetland mitigation area related to Environmental Resource Licenses DF91-1131B, DF00-1134 and DF07-1001 (Folio # 514017020010), a 10 acre wetland mitigation area (Folio # 514020063420) related to DF91-1131B and approximately 3.64 acres of wetlands on an undeveloped site (Folio # 514017020050). The 3.64 acre area is currently under review for an Environmental Resource License (ERL) (DF20-1062). **No impacts are authorized until the ERL is issued.**

**Response:** The Environmental Resource License is under review for the parcel proposed for development. No impacts will be made to the wetland without the proper licensing.

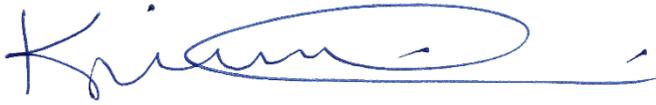
**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory but contains a mitigation site, Pembroke Shores Mitigation Area, a privately owned and managed mixed forested and non-forested wetland, which is included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:  
<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Response:** While the referenced Pembroke Shores Mitigation Area is within the dashed line area that is part of this Land Use Plan Amendment, the parcel proposed for development is not within the Mitigation Area.

I appreciate your assistance on this project. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

**WGI**

A handwritten signature in blue ink, appearing to read "Kristen Nowicki". The signature is fluid and cursive, with a large loop for the letter 'i'.

Kristen Nowicki, AICP  
Senior Project Manager



# **An Affordable Housing Market Assessment in the City of Pembroke Pines, Florida**

July 29, 2020



## **Report Commission**

This report was commissioned in order to satisfy BrowardNext County Land Use Plan Policy 2.16.2 for a project that is proposed in the City of Pembroke Pines, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Pembroke Pines has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2020) demand and projects (to 2025) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

## Report Summary

Using the Broward County Planning Council’s *Recommended Methodology For Supply and Demand Analysis For Broward County’s Affordable Housing Market* (the “methodology”), prepared by Meridian Appraisal Group, the City of Pembroke Pines has a **current surplus of affordable housing for homeownership at the low- and moderate-income bands and a slight deficit at the very low-income band. This continues through 2025.**

The methodology demonstrates that **rental properties for those at the very low band are currently in very short supply and will continue to be a challenge for the City.** Rental properties in the Low- and Moderate-income Bands (80% and 120% of Median Household Income) **will continue to maintain a surplus through 2025.**

The City continues to make affordable housing a priority and devotes significant resources in an attempt to address the issues of affordable housing.

Increasing the availability of housing supply will help to make all housing more affordable. The proposed project will add needed housing that will address the diminishing available supply in the City.

## Methodology

This study examines current housing conditions within the City of Pembroke Pines, Florida (“the City”), which is generally stated for calendar years 2018/2025 (the latest U.S. Census Bureau American Community Survey data available (CY2018) and the supplemental data source from Esri<sup>1</sup> (CY2020)) and projected to calendar year 2025 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2025, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low

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<sup>1</sup> Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Pembroke Pines that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2020/2025 Esri US Demographic Updates, An Esri® White Paper, June 2020*.

Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

## **Estimates and Projections of Population, Median Household Income, And Housing Units**

The 2018 ACS data for the City of Pembroke Pines and the Esri estimates for 2019 and its forecasts for 2024 are summarized below:

	<b>2018 ACS Estimates</b>	<b>2020 Esri Estimates</b>	<b>2025 Esri Forecasts</b>
Population	173,591	167,378	173,048
Median Household Income	66,816	69,880	76,654
Housing Units, Total	56,934	65,343	66,864
Housing Units, Occupied	40,807	61,186	62,829

The Broward County Property Appraiser (BCPA) notes that for 2020 there were 58,608 residential dwelling units being assessed for fire protection services<sup>2</sup>. Added to this number are dwelling or residential units or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2020. The 2020 Esri estimates of housing units are based upon the ACS 2018 survey, plus Esri’s forecasting methodology<sup>3</sup>. We have used the Esri estimates for the purposes of this report. The

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<sup>2</sup> Broward County Property Appraiser’s Office web link:

<https://bcpa.net/Includes/Downloads/2020/July1stFireRecaps/2020%20July%20Pembroke%20Pines%20Fire%20Recap.pdf>

<sup>3</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the



addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

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Census Bureau is used to model trends in occupancy.” Methodology Statement: 2020/2025 Esri US Demographic Updates, June 2020

## Affordable Housing Criteria and Gap Analysis

The Broward County Land Development Code §5-201 defines Affordable Housing as “Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.”

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2019 Florida Housing Finance Corporation’s Income Limits and Rent Limits median household income of \$68,600 and the percentage bands previously described:

### Gap Analysis, Meridian Appraisal Group Model Utilizing 2019 American Community Survey Data

2019 Florida Housing Finance Corporation Limits, Broward		City of Pembroke Pines, Florida							
\$68,600		Demand(D)			Supply(S)			No Gap/(Gap)	
Band Category		Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%	50.0%		10,669	5,496	(5,173)		6,140	1,388	(4,752)
		\$0				\$0			
50.1%	80.0%	\$34,300	26.1%	13.5%		\$858	38.1%	8.8%	
			5,397	6,320	923		3,353	4,963	1,610
		\$34,369				\$859			
80.1%	120.0%	\$54,880	13.2%	15.5%		\$1,372	20.8%	31.5%	
			6,214	8,850	2,636		2,683	6,533	3,850
		\$54,949				\$1,374			
		\$82,320	15.2%	21.7%		\$2,058	16.6%	41.5%	

The MAG model shows deficits in the very low-income for both home ownership and rentals. The City currently has surpluses in the low- and moderate-income bands.

When we applied the Esri forecasted data for 2025 to this model, using a 2.5% median household income growth for the County, we find the following:

**Gap Analysis, Meridian Appraisal Group Model  
Utilizing 2025 Esri Forecasted Data**

2024 Estimated HUD Broward County Median Household Income		City of Pembroke Pines, Florida							
\$77,614		Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)	
Affordable Housing Bands	Income Band	Owner	Owner	Supply / Demand	Income Band	Renter	Renter	Supply / Demand	
0.0%      50.0%	\$0	12,918	6,002	(6,916)	\$0	7,912	1,976	(5,937)	
	\$38,807	29.2%	13.6%		\$970	42.6%	10.6%		
50.1%      80.0%	\$38,885	6,213	8,565	2,352	\$972	3,954	7,955	4,001	
	\$62,091	14.0%	19.4%		\$1,552	21.3%	42.8%		
80.1%      120.0%	\$62,169	7,980	12,202	4,222	\$1,554	2,840	6,428	3,588	
	\$93,137	18.0%	27.6%		\$2,328	15.3%	34.6%		

Owing largely to a forecasted increase in the MHI and the anticipated addition of new housing units, the model predicts that excess supply will continue in the low and moderate-income bands for home ownership and rentals and the deficit in the very low-income band will increase for home ownership and rentals.



## **Addressing The Demand For Affordable Housing**

The City has for many years addressed its affordable housing needs through many initiatives, programs, and expenditure of funds. It maintains its own housing division that rents living spaces at below market rents. It provides assistance with other housing agencies and has implemented a Transitional Independent Living program. We detail below some of the efforts the City has undertaken and is currently deploying.

### **Current efforts of the City**

The City's 2020 Action Plan for its 2020-2024 Consolidated Plan has the following immediate goals:

#### **I. Priority Objective - Decent Housing**

- 17 Housing units to receive rehabilitation, repair to maintain housing stock for low/moderate household including energy efficiency improvement
- 10 low income households including larger families, seniors, including supportive and special needs to be provided affordable rental housing with tenant-base rental assistance
- 5 low income households to receive Mortgage/Rent Assistance set aside
- 5 activities to receive funds for Fair Housing Outreach and Promotion and Housing Program. Education increasing the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantage minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability.

#### **II. Priority Objectives - Suitable Living Environment**

- 5000 low and moderate income persons provided with public services such as accessibility to program with an emphasis on special needs population including elderly, disabled persons and underserved needs.

Priority Objective - Economic Opportunities

- 10 low to moderate income persons to receive accessibility to job creation and/or retention in affected areas by those programs and activities covered by the plan.

Additionally, the City has the following expectations in the 2020 Action Plan for its CDBG funds:

The City expects to spend \$926,636 annually in CDBG funds for projects including housing, public improvements, public services, economic development activities and general planning/program administration within the City.

The City expects to spend \$1,400,000 in CDBG funds on the rehabilitation, repair or maintenance of housing stock for low/moderate household, including energy efficiency improvement.

The City anticipates spending \$50,000 of its CDBG funds on direct financial assistance to 25 households for home buying assistance.

The City anticipates spending \$272,455 of its CDBG funds to rehabilitate 3 homes so that the affordable housing stock is maintained.

***Past Efforts***

In 1995, the City adopted Ordinance 1119 that codified its Local Housing Assistance Program as provided for under the State Housing Initiatives Partnership Act. The Ordinance established a Local Housing Assistance Program that would remain in effect

until program funding was expended. The Ordinance also established the Affordable Housing Assistance Incentive Plan with attendant Incentive Strategies for the program.

In 2006, the City adopted Ordinance 1575, which amended the City’s Code of Ordinances related to Land Usage. The Ordinance acknowledged the need to further assist in developing home ownership opportunities for very low income to moderate-income families. Ordinance 1575 provides a “tiered” approach for housing assistance programs:

- The Ordinance established an affordable housing trust fund to be used for down payment assistance to eligible households; acquisition and construction of affordable housing units; enhance the affordable housing programs of other units of government; and rehabilitate existing affordable housing units. The City may also use the funds to study and make recommendations on affordable housing issues in the City.
- The City reserved at least 250 housing units in its City Center development to be used for affordable or workforce housing to be sold or rented only to qualified buyers or tenants. The units shall be maintained as such in perpetuity.

The City created a residential land use category that allows up to 50 development units per acre. The increased density was specifically created to increase the stock of affordable housing.

***Affordable Housing Specifically Constructed***



The City has encouraged or itself constructed the following affordable housing developments:

<b>Project</b>	<b>Units Built</b>	<b>Unit Types/Description</b>
Pembroke Tower	100	Section 8 Vouchers
St. Boniface Gardens	96	Low Income, Disabled
Douglas Gardens North	75	Low Income Seniors
Pines Point Senior Residents	190	City Owned and Operated
Pines Place Apartments	614	City Owned and Operated
Total Units Constructed To Date	<u>1,075</u>	

***Alternative Housing Stock***

The City maintains in the housing stock 470 mobile homes at the Holly Lake Mobile Home Park.

***Monitoring and Other Considerations***

The City has developed an inventory of its residential rental housing stock within the City and is monitoring the conditions, occupancy, and upgrade status of each project. Further, the City maintains a survey of rental rates for each project.

A number of apartment complexes have undergone condominium conversions in recent years. A total of 7 rental developments involving 1,838 units have been totally converted to condominiums. Three additional developments involving 1,590 units have undergone partial conversion to condominiums. The effect has been to increase ownership within the City of some of its affordable or workforce housing stock.



### *Specific and Targeted City Programs and Successful Efforts*

The City's Neighborhood Stabilization Program provides purchase and repair assistance for low to middle-income households for the purchase of foreclosed and vacant properties in Pembroke Pines to occupy as their primary residence. The Property must be located in a designated NSP area in the City of Pembroke Pines. The sales price cannot exceed \$250,000. Allowable property types are: Single-family detached homes, condos, townhomes, and villas. All applicants must be pre-approved by a lender before an application will be accepted. Applicant does not have to be a first-time homebuyer but cannot own any other residential real estate at the time of completing this application and prior to receiving any assistance from the City. Low Income with 50% AMI or Lower will receive up to \$50,000. Moderate Income with 51% AMI to 80% AMI will receive up to \$40,000 and Middle Income with 81% AMI to 120% AMI will receive up to \$30,000. The Household Income Limit is adjusted for household size.

The City's Housing Division provides affordable housing at Pines Place and Pines Point Senior Residences. There are a total of 614 rental units across three buildings at Pines Place and 190 apartments at the Pines Point Senior Residences. The City has built and is renting 804 affordable and targeted rental units. The rates are generally 25% below market.

The City's Planning and Economic Development Division<sup>4</sup> administers a variety of other programs:

1. Thirty-six (36) properties have been purchased with NSP funds in Pembroke Pines. Nineteen (19) properties were purchased by households with household incomes in the

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<sup>4</sup> City of Pembroke Pines, Planning and Economic Development Division, Planning and Zoning, Housing Programs, NSP Quarterly Performance Reports

51-80% AMI range (moderate income), fifteen (15) were purchased by households in the 81-120% income range (middle income) and two (2) were purchased by households with an income 50% AMI or less. The City's overall goal was to assist approximately 30 households with purchase assistance.

In addition, the City has also acquired 8 properties to be rehabilitated and occupied by low-income households. The City began the lottery process to dispose of the properties. Five properties have been sold and three more are under contract for sale. A total of 44 properties are being assisted with NSP-1 funds and 11 properties with NSP-3 funds. The Initial Award was \$4,398,575 and the Program Income generated was \$568,187. The three main activities of the program are to provide purchase assistance, residential rehabilitation assistance, and acquisition and rehabilitation for households of 120% or less of the AMI. Summaries of this program were:

- a) Properties were rehabilitated and made available for purchase or rental to income qualified households enrolled in the City's NSP program.
- b) Plan and Implement the activities under the Neighborhood Stabilization Program for the City of Pembroke Pines. The City's overall goal was to assist approximately 30 households with financing assistance. The City exceeded its goal and has fully expended funds budgeted for purchase assistance. As noted above, the repairs on 36 are completed.
- c) The City acquired 8 properties to be rehabilitated and occupied by low income to middle income households. Repairs on all units have been completed.
- d) This program set aside funds for households at 50% or below the area median income (AMI). The activity is designed to address the abundance of vacant

foreclosed homes in the city by facilitating the purchase of them by qualified moderate and middle-income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted. Eligible NSP applicants purchased a total of 35 properties under this strategy.

- e) The City provides assistance to households, who received NSP funds to purchase an eligible home or to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The program is made possible by the financial mechanisms in place as permitted by the CDBG entitlement regulations and NSP eligible uses. A total of 34 NSP properties, occupied by moderate to middle income households, have transitioned to home repair assistance under this strategy.
  
- f) The City provided assistance to households who had received NSP funds to purchase an eligible home to use additional NSP funds to make minor repairs and energy efficient improvements to the home.

2. The City has created an Affordable Housing Trust Fund for the purpose of collecting any and all funds related to the city's affordable housing programs pursuant to this chapter. Such funds shall include, but not be limited to, voluntary contributions and state and federal assistance, including Community Development Block Grant (CDBG) funding, State Housing Initiative Partnership (SHIP) and the Home Investment Partnership Program (HOME), and shared appreciation dollars collected at the closing of sales of designated properties. The funds collected for deposit in the Affordable Housing Trust Fund may be utilized for the following affordable housing programs:

- (1) Down payment assistance to eligible households;
  - (2) Acquisition and construction of affordable housing units;
  - (3) Enhancement of county, state and federal affordable housing programs;
- and
- (4) Rehabilitation of existing affordable housing units.

3. The City has created the City Center Project Affordable Housing Initiative. At least 250 units in the city's City Center project have been previously designated as affordable or workforce housing units on the City Center Plat, and shall retain such designation in perpetuity, but subject nonetheless to the guidelines established herein and in a future master declaration of covenants and restrictions to be filed and recorded by the city or its successor. Notwithstanding other provisions of this section, the City Center affordable housing shall mean housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30% of an amount representing 120% of the median incomes adjusted for family size for all households within the city; provided however, that the definition of affordable housing for City Center shall also include workforce housing or any similar concept if adopted and defined as part of the Broward County Land Use Plan. These units, if and when designated and constructed shall only be sold or rented to qualified buyers or tenants as defined herein, pursuant to the city's Code of Ordinances and Florida Statutes, as amended from time to time. This restriction shall be included in future deeds of conveyance for each of the affordable housing units referenced in this division or in a master declaration of restrictive covenants.

# ATTACHMENT 9



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

**DATE:** August 31, 2020

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division *J. Sesodia*

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Pembroke Pines PC 20-7*

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-7. The subject site is located in Pembroke Pines involving approximately 527.6 acres. The amendment proposes:

*Current Designations:* *Dashed-Line Area consisting of:*  
509.2 acres of Irregular (2.243) Residential permitting a maximum of:  
1,252 dwelling units  
49.0 acres of Commerce

*Proposed Designation:* *Dashed-Line Area consisting of:*  
527.6 acres of Irregular (2.621) Residential permitting a maximum of:  
1,463 dwelling units  
30.6 acres of Commerce

*Estimated Net Effect:* Addition of 211 dwelling units  
Reduction of 18.4 acres of commerce use

### Item 7 – Analysis of Natural and Historic Resources

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

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

1. The subject property to be developed (parcel 5140-17-02-0050) is within one half mile of Hollywood Speedway (BD06788). This Historical Resource Group has not been evaluated by the State Historic Preservation Office (SHPO). Florida Master Site File Records indicate the resource has been destroyed, and as a result future projects on the subject property are not anticipated to have an adverse effect on this resource.
2. One archaeological site Miramark Park (BD02917) is within one half mile of the Land Use Plan Amendment Site. This resource is evaluated as Ineligible for the NRHP by SHPO. A Land Use Plan Amendment is not anticipated to have an adverse effect on this resource.

3. The subject property is located within Pembroke Pines and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
4. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

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

#### Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Administrative Rules Document Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 1,252 residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 211 dwelling units; therefore, Policy 2.16.2 applies.

On July 2, 2020, the PDMD staff requested that, prior to Planning Council review, the applicant

- 1) provide additional information demonstrating how affordable housing is being specifically addressed by the City of Pembroke Pines through its adopted policies, programs and strategies; and,
- 2) submit a current housing study, dated within 18 months, which identifies the existing and forecasted affordable housing gaps in the affordable housing stock and provides solutions on a citywide basis, utilizing the County's accepted methodology (Meridian Appraisal Group).

On July 29, 2020, the applicant submitted *An Affordable Housing Market Assessment in the City of Pembroke Pines, Florida*, prepared by Munilytics. The assessment utilized the County's adopted methodology and applied 2018 American Community Survey data and 2025 ESRI data to forecast affordable housing supply and demand. The assessment indicated that the City of Pembroke Pines currently has an affordable housing surplus for both rental and owner-occupied housing at the low- and moderate-income bands. A significant deficit of rental and owner-occupied units was indicated at the very low-income band. This trend continues through 2025; however, the number of total affordable rental units across all income bands is expected to increase and the total affordable owner-occupied units is expected to slightly decrease (-342 units). This reflects the nationwide trend towards rental development.

The assessment states that the City's affordable housing needs are addressed through existing policies, initiatives, and expenditures of funds, as well as the City's 2020-2024 Consolidated Plan's 2020 Action Plan. Examples of how the City addresses affordable housing include the following:

- City Center Project Affordable Housing Initiative: Designated at least 250 affordable units in the City Center area;
- City's Affordable Housing Trust Fund which funds local affordable housing programs; and,
- A residential land use category that allows higher density (up to 50 DUs/Acre), that was specifically created to increase the affordable housing stock.

Staff notes that the City's affordable housing assessment is generally consistent with BCLUP Policy 2.16.2 and Article 5 through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same. However, the shortfall of very-low income affordable rental and owner units within the City remains an issue.

Based on the additional information provided, PDMD staff finds that this application generally satisfies the requirements of BCLUP Policy 2.16.2 and Administrative Rules Document Article 5.

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site (PC 20-7) is served by Broward County Transit (BCT) Route 7 and City of Pembroke Pines Community Shuttle. The 2019-2028 Vision Plan component of the BCT Transit Development Plan does not include any modifications to this route.

Pines Boulevard and SW 172<sup>nd</sup> Avenue are the primary corridors providing connectivity to the proposed amendment site. Existing sidewalk and bicycle infrastructure adjacent to the proposed amendment site is sufficient. Redevelopment within the site should be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

- cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

# ATTACHMENT 10

**From:** [Lebrun, Nixon](#)  
**To:** [Evans, Christina](#)  
**Cc:** [Silva, Eric B.](#)  
**Subject:** RE: PC 20-7 Merrick Square (Pembroke Pines)  
**Date:** Wednesday, July 15, 2020 3:30:08 PM  
**Attachments:** [image004.png](#)  
[image002.jpg](#)

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Thank you Christina! The City has no comment.

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**From:** Evans, Christina <[CHEVANS@broward.org](mailto:CHEVANS@broward.org)>  
**Sent:** Wednesday, July 15, 2020 1:17 PM  
**To:** Lebrun, Nixon <[nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov)>  
**Cc:** Silva, Eric B. <[ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov)>  
**Subject:** RE: PC 20-7 Merrick Square (Pembroke Pines)

Good Afternoon Nixon,

Maps and the LUPA application are attached. The southern boundary of the Dashed-Line Area borders Miramar but the proposed residential development is in the northwest corner of the Dashed-Line Area. Let me know if you have any questions.

Regards,  
Christina

**Christina Evans, Planner**  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.6687 (direct) [www.Broward.org/PlanningCouncil](http://www.Broward.org/PlanningCouncil)

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**From:** Lebrun, Nixon <[nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov)>  
**Sent:** Wednesday, July 15, 2020 12:17 PM  
**To:** Evans, Christina <[CHEVANS@broward.org](mailto:CHEVANS@broward.org)>  
**Cc:** Silva, Eric B. <[ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov)>  
**Subject:** PC 20-7 Merrick Square (Pembroke Pines)

Hello Christina,

We received your email soliciting our input for the above-captioned LUPA. Could you please share with us the location map to determine the proximity of the amendment site to our City?

Thank you!

**Nixon Lebrun, AICP, MPA, CFM**  
Senior Planner | Community Development Department  
City of Miramar | 2200 Civic Center Place, Miramar, FL 33025



O: 954.602.3281 | F: 954.602.3497 | [nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov)  
Hours: M – Th., 7am – 6pm, F – Closed | [www.miramarfl.gov](http://www.miramarfl.gov) [[miramarfl.gov](http://miramarfl.gov)]  
*It's Right Here In Miramar... And So Are You!*



**“A vision is like a lighthouse, which illuminates rather than limits, giving direction rather than destination.” - James J. Mapes, Foresight First**

Please note: Florida has a very broad public records law. Most written communications to or from City officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications, including your email address, may therefore be subject to public disclosure. This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from public disclosure. If you have received this e-mail in error, please notify the City of Miramar immediately by return e-mail.

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

# ATTACHMENT 11

**From:** [Kevin Hart](#)  
**To:** [Evans, Christina](#)  
**Cc:** [Connor.Bailey@wginc.com](mailto:Connor.Bailey@wginc.com); [Kristen.Nowicki@wginc.com](mailto:Kristen.Nowicki@wginc.com); [Howard Jablon](#); [Pam Walsh](#)  
**Subject:** RE: PC 20-7 Merrick Square (Pembroke Pines)  
**Date:** Thursday, July 16, 2020 2:20:19 PM  
**Attachments:** [image003.jpg](#)

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Christina,

Please be advised that SBDD has no comments on the Drainage Analysis section of the LUPA application for this project, as submitted.

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](mailto:kevin@sbdd.org)

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**From:** Evans, Christina [mailto:[CHEVANS@broward.org](mailto:CHEVANS@broward.org)]  
**Sent:** Wednesday, July 15, 2020 11:35 AM  
**Subject:** FW: PC 20-7 Merrick Square (Pembroke Pines)

Friendly reminder to please submit comments digitally on PC 20-7 to our office by this Friday, July 17.

Regards,  
Christina

**Christina Evans, Planner**  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.6687 (direct) [www.Broward.org/PlanningCouncil](http://www.Broward.org/PlanningCouncil)

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**From:** Evans, Christina  
**Sent:** Wednesday, June 17, 2020 10:11 AM  
**Subject:** PC 20-7 Merrick Square (Pembroke Pines)

Dear Review Agency:

Broward County Planning Council staff has received a land use plan amendment to the Broward

County Land Use Plan: PC 20-7, located in the City of Pembroke Pines. The amendment and associated backup materials are attached for your review.

The proposed amendment is anticipated for first public hearing before the Broward County Planning Council for its August 2020, meeting.

We are requesting that comments be digitally submitted to our office by **July 17, 2020**, to allow adequate time for consideration, discussion and incorporation into the Planning Council's staff report.

Please note that in an effort to go green, Planning Council staff will be sending land use plan amendments and backup materials to all review agencies electronically and no hard copies will follow this email.

Should you have any questions, or if you have any trouble with the attachments, please contact me.

Thank you in advance for your timely response.

Respectfully,  
Christina

**Christina Evans, Planner**

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6687 (direct) [www.Broward.org/PlanningCouncil](http://www.Broward.org/PlanningCouncil)

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

ATTACHMENT 12



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**

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

June 23, 2020

Christina Evans, Planner  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

SUBJECT: PC 20-7 Merrick Square  
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Evans:

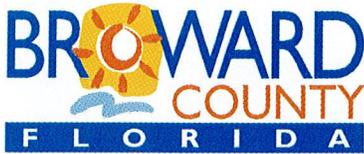
The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)

ATTACHMENT 13



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

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

MEMORANDUM

July 28, 2020

To: Dawn B. Teetsel, Director of Planning  
Broward County Planning Council

Thru: Dan West, Director *Dan West*  
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 20-7 Merrick Square (Pembroke Pines)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan Merrick Square (Pembroke Pines). Our comment is as follows:

**PC 20-7** No objections. However, regional park impact fees will be required for the additional 211 residential dwelling units planned for this project.

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