

EXHIBIT 2

MAP 1

BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP

PC 09-3



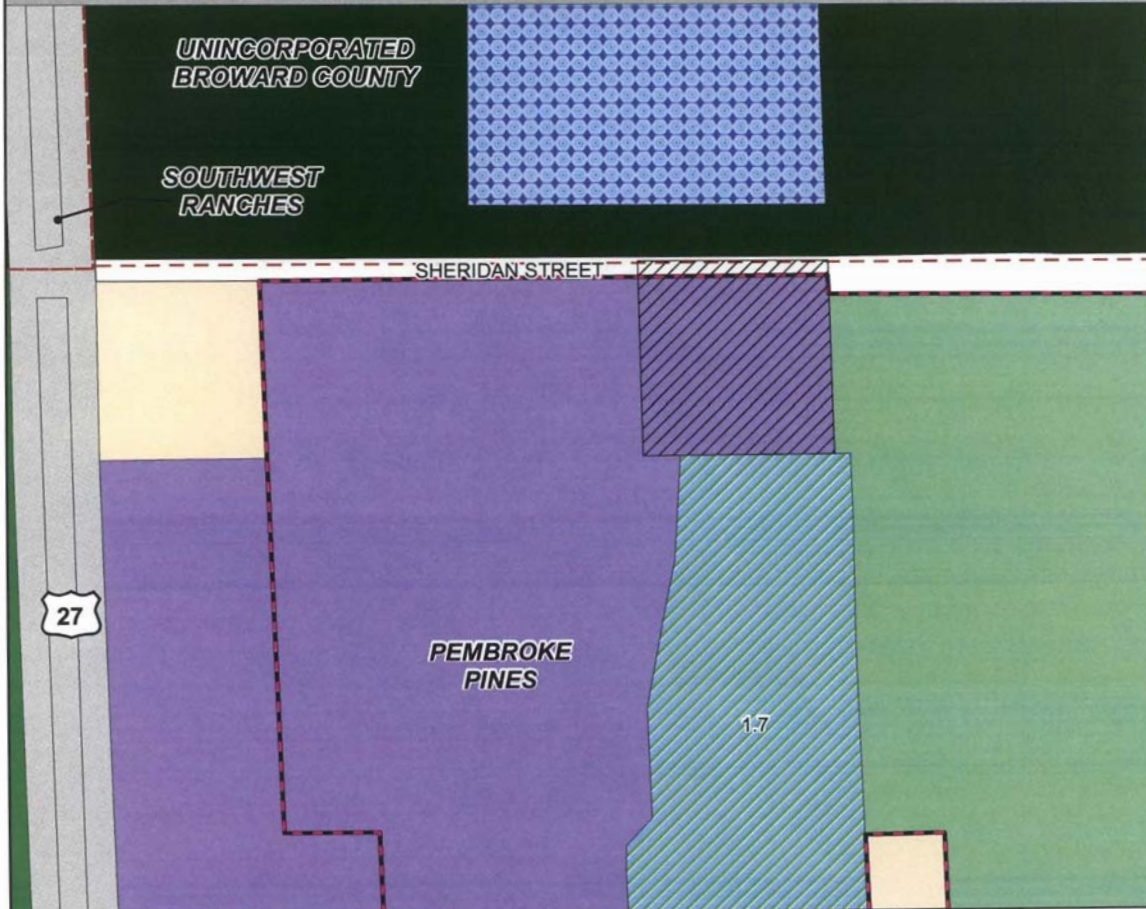
MAP 2
AERIAL PHOTOGRAPH

Amendment PC 09-3



MAP 3
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
 Amendment PC 09-3

Current Land Use: INDUSTRIAL WITHIN A DASHED-LINE AREA
Proposed Land Use: CONSERVATION-NATURAL RESERVATION WITHIN A DASHED-LINE AREA
Acreage: Approximately 9.9 acres



Estate (1) Residential	Agricultural	Recreation & Open Space	Municipal Boundary
Irregular Residential	Industrial	Transportation	Site
Dashed - Line Area	Electrical Generation Facilities	Utilities	

N
 500 250 0 500
 Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 09-3
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

January 13, 2009

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

II. Planning Council First Public Hearing Recommendation

January 22, 2009

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 15-0; Bigio, Boisvenue, Case, Castillo, Castro, S. Cooper, Dinnen, Fisher, Hobby, Julian, Mallozzi, Ritter, Stracher, Willett and Williams)

III. Planning Council Second Public Hearing Recommendation

February 26, 2009

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 12-0; Bigio, Bruck, Case, Castillo, Castro, S. Cooper, Fisher, Julian, Mallozzi, Outler, Willett and Williams)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Pembroke Pines
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 9.9 acres
- B. Location: In Section 10, Township 51 South, Range 39 East; generally located on the south side of Sheridan Street, east of U.S. 27.
- C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Industrial within a Dashed-Line Area*
- B. Proposed Designation: Conservation-Natural Reservation within a Dashed-Line Area*
- C. Estimated Net Effect: Reduction of 9.9 acres of industrial use
Addition of 9.9 acres of conservation use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: Vacant
East: Vacant
South: Single-family residential
West: Vacant (under construction)
- B. Planned Uses: North: Utilities
East: Recreation and Open Space within a Dashed-Line Area
South: Irregular (1.7) Residential and Industrial within a Dashed-Line Area
West: Industrial within a Dashed-Line Area

*"Dashed-Line Area" means 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)

VI. Applicant/Petitioner

- A. *Applicant:* City of Pembroke Pines
- B. *Agent:* City of Pembroke Pines
- C. *Property Owner:* City of Pembroke Pines

VII. Recommendation of Local Governing Body:

The City of Pembroke Pines recommends approval. The City is anticipating the adoption of the corresponding local amendment in April or May of 2009.

VIII. Applicant's Rationale

The applicant states: "The City of Pembroke Pines is applying for a small-scale land use plan amendment application for the approximate nine acre parcel of property located on the south side of Sheridan Street, east of U.S. 27. The City proposes to amend the city and county land use plan designation of the subject site from Industrial to Conservation in order to ensure the continued protection of the conservation status of this parcel as required by the management plan of the Florida Communities Trust (FCT).

The analysis of Public Facilities and Services based on the existing and proposed land use designations reflects that there are decreases in impacts on most public facilities and services with the proposed land use designation.

The proposed amendment is compatible with the adjacent properties surrounding the subject site and consistent with the policy below:

Policy 11.4 - Continue to protect, preserve and identify environmentally sensitive lands and local Historical Jurisdictional Wetland areas identified on the City's Natural Reservation Map as included in the City's Recreation and Open Space Element of its Comprehensive Plan and, if necessary, update the map to be consistent with the Broward County map series (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1)."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Recreation

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

Regarding the long-range planning horizon for potable water supply, Planning Council staff notes that this amendment would result in a projected reduction in water supply demand. It is further noted that the analysis regarding impacts on drainage, potable water, sanitary sewer and solid waste facilities, and recreation and open space acreage was conducted in combination with nearby proposed Broward County Land Use Plan small-scale amendment PC 09-2, also located in the City of Pembroke Pines. See Attachment 1.

II. Transportation

The proposed amendment from the “Industrial within a Dashed-Line Area” land use category to the “Conservation-Natural Reservations within a Dashed-Line Area” land use category is projected to decrease the net number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 92 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment will not significantly impact the operating conditions of the regional roadway network.

It is noted that, independent of the proposed amendment, adjacent Sheridan Street, east of U.S. 27, is currently operating at level of service (LOS) “C” and is projected to operate at LOS “B.”

In addition, the Broward County Transportation Department (Broward County Transit) staff report of October 23, 2008, supports the proposed amendment. See Attachment 3.

III. Public Schools

The Broward County School Board staff report of November 6, 2008, states that the amendment as proposed would not generate additional students into Broward County Public Schools. Additionally, the amendment is not located adjacent to existing public schools or currently vacant school sites owned by the School Board; therefore, the amendment will not have a direct physical impact on Broward County Public Schools. See Attachment 4.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist on or in the immediate vicinity of the proposed amendment site. See Attachment 5.

II. Wetlands

The EPGMD report indicates that the proposed amendment will correctly identify the conservation use of this parcel of restored wetlands. The EPGMD licensed this site as a wetland mitigation area and a Conservation Easement was granted to the County for the wetlands to remain in perpetuity. See Attachment 5.

III. Other Natural Resources

The EPGMD report indicates that the subject site previously contained exotic melaleuca canopy. Development of the site must comply with the Tree Preservation regulations of the City of Pembroke Pines. The proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 5.

IV. Historical/Cultural Resources

The Broward County Historical Commission (BCHC) report states that no known archaeological or historical sites exist within the boundaries of the proposed amendment. Therefore, the BCHC does not recommend any additional cultural resource survey in conjunction with the proposed amendment. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The subject land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as the proposed amendment does not propose any additional residential units to the BCLUP.

II. Broward County Land Use Plan Goals, Objectives and Policies

It is felt that the proposed amendment furthers the following goal, objectives and policy of the Broward County Land Use Plan:

<u>Policy 6.02.02</u>	Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits.
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III. Other Pertinent Information

This is a small-scale amendment pursuant to Article 4.1(A)6 of the Administrative Rules Document: BCLUP. Therefore, the amendment review process includes two Planning Council public hearings and only one subsequent County Commission adoption hearing. The small-scale amendment is not subject to a Florida Department of Community Affairs (DCA) review; therefore, no report will be issued by the DCA, or other State review agencies.

Planning Council staff notes that the 9.9 acre site was acquired through the 2000 Safe Parks and Land Preservation Bond Program and is now owned by the City of Pembroke Pines. The proposed amendment reflects the existing use of the site as a restored wetlands mitigation area.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of “Conservation-Natural Reservations within a Dashed-Line Area” would be generally compatible with surrounding existing and planned future land uses. To the north is vacant land designated “Utilities.” To the east is vacant land designated “Recreation and Open Space within a Dashed-Line Area.” To the south is single-family residential designated “Irregular (1.7) Residential within a Dashed-Line Area.” To the west is vacant land (under construction) designated “Industrial within a Dashed-Line Area.” On reliance that city code requirements regarding buffering and setbacks will be implemented on the adjacent “Industrial” parcel, it is felt that the interface between the proposed conservation land use and the proposed industrial uses can be adequately addressed.

Planning Council staff notes that the proposed amendment will result in net reductions in demand for public facilities and services. Therefore, our analysis also finds that, based on the information available, adequate potable water plant capacity and supply, and sanitary sewer, drainage and solid waste capacity and park acreage will be available to serve the proposed land use. In addition, our analysis indicates that the proposed amendment will not adversely impact the operating conditions of the regional roadway network. Further, no adverse impacts to natural or cultural resources were identified. As mentioned earlier in this report, this area will remain a wetland in perpetuity, consistent with the requirements of the County’s land preservation bond program.

Regarding impacts to public school facilities, the Broward County School Board staff report indicates that the proposed amendment would not generate additional students into Broward County Public Schools. Additionally, the amendment is not located adjacent to existing public schools or currently vacant school sites owned by the School Board; therefore, the amendment will not have direct physical impact on Broward County Public Schools. See Attachment 4.

Planning Council staff notes that the proposed amendment will ensure the continued protection of the existing conservation site. In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan and recommends approval.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 09-3

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of November 25, 2008
2. Broward County Planning Council Traffic Analysis of October 23, 2008
3. Broward County Transportation Department Report of October 23, 2008
4. Broward County School Board Report of November 6, 2008
5. Broward County Environmental Protection and Growth Management Department Report of November 19, 2008
6. Broward County Historical Commission Report of October 27, 2008
7. Broward County Parks and Recreation Division Report of October 24, 2008
8. Broward County Public Works and Transportation Department, Water Management Division Report of November 20, 2008
9. South Broward Drainage District Report of November 5, 2008

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENTS PC 09-2 AND PC 09-3

Prepared: November 25, 2008

DRAINAGE*

The proposed amendment sites are located within the jurisdiction of the South Broward Drainage District (SBDD) Basin 3 (PC 09-2) and Basin 10 (PC 09-3). A surface water management license from SBDD will be required prior to any construction.

POTABLE WATER*

The proposed amendment sites are served by the City of Pembroke Pines Water Treatment Plant, which has a capacity of 18.0 million gallons per day (mgd), with a proposed expansion to 24.0 mgd. The current and committed demand of the treatment plant is 12.6 mgd, with 5.4 mgd available. The wellfields serving the amendment sites have a combined permitted withdrawal of 15.0 mgd, with 2.4 mgd available for water withdrawal, which expires on October 14, 2009. The amendments combined will result in a net decrease in demand of 0.013 mgd (PC 09-2 a decrease of 0.003 mgd and PC 09-3 a decrease of 0.01 mgd). Planning Council staff utilized level of service of 0.1 gallons per day (gpd) per square foot for commercial and industrial uses, 0.2 gpd per square foot for office uses and 0.0 gpd for conservation-natural reservations. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment areas.

RECREATION AND OPEN SPACE*

The City of Pembroke Pines has 1,052.0 acres in its open space and parks inventory. The projected population requires approximately 520.6 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendments will have no net impact 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.

SANITARY SEWER*

The proposed amendment sites are served by the Pembroke Pines Wastewater Treatment Plant, which has a capacity of 9.5 mgd. The current and committed demand of the treatment plant is 8.2 mgd, with 1.3 mgd available. The amendments combined will result in a net decrease in demand of 0.013 mgd (PC 09-2 a decrease of 0.003 mgd and PC 09-3 a decrease of 0.01 mgd). Planning Council staff utilized level of service of 0.1 gpd per square foot for commercial and industrial uses, 0.2 gpd per square foot for office uses and 0.0 gpd for conservation-natural reservations. Sufficient sanitary sewer capacity will be available to serve the proposed amendment areas.

SOLID WASTE*

The proposed amendment sites are served by the Reuter Recycling Facility for solid waste disposal collection service. Solid waste is disposed of at the Okeechobee Landfill which has a capacity of 5,600 tons per day and a current and committed demand of 3,800 tons per day. The proposed amendments will result in a net decrease in demand of 900 pounds per day or 164.25 tons per year (PC 09-2 an increase of 1,080 pounds per day and PC 09-3 a decrease of 1,980 pounds per day). Planning Council staff utilized level of service of 0.01 pound per square foot per day for office uses, 0.02 pounds per square foot per day for industrial uses, 0.05 pounds per square foot per day for commercial uses, and 0.0 pounds for conservation-natural reservations. Sufficient solid waste capacity will be available to serve the proposed amendment areas.

** The analysis also finds that sufficient drainage, potable water, sanitary sewer and solid waste plant capacity, as well as park and recreation acreage, will be available to serve proposed amendments PC 09-2 and PC 09-3 independently.*

ATTACHMENT 2

TRAFFIC ANALYSIS PC 09-3

Prepared: October 23, 2008

INTRODUCTORY INFORMATION

Jurisdiction: Pembroke Pines

Size: Approximately 9.9 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Industrial within a "Dashed-Line Area"*

Potential Development : 99,000 square feet of industrial use

Trip Generation Rate: "ITE Equation (110) General Light Industrial"***

Total P.M. Peak Hour Trips: 92 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Conservation-Natural Reservation within a "Dashed-Line Area"

Potential Development: None

Trip Generation Rate: None

Total P.M. Peak Hour Trips: 0 peak hour trips

Net P.M. Peak Hour Trips **- 92 peak hour trips**

PLANNING COMMENTS

The proposed amendment will not adversely impact the operating conditions of the regional roadway network, as it will result in fewer vehicles per day generated (approximately 92 fewer p.m. peak hour trips) than the development allowed under the current land use designation.

*"Dashed-Line Area" means 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 - Seventh Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

ATTACHMENT 3



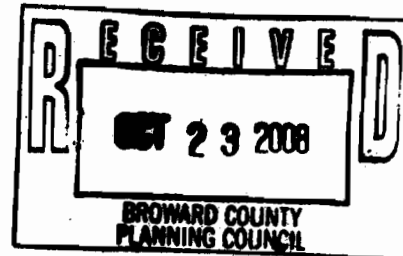
TRANSPORTATION DEPARTMENT – Service Development
1100 Park Central Boulevard, Suite 3500 • Pompano Beach, Florida 33064
954-357-8340 • FAX 954-978-1189

DATE: October 23, 2008

TO: Henry Sniezek, AICP, Executive Director
Broward County Planning Council

FROM: David Daniels, Principal Planner
Broward County Transportation Department

SUBJECT: Land Use Plan - Proposed Amendments
Planning Council's January 2009 Meeting
Requested Comments



Thank you for providing Broward County Transportation Department (BCT) an opportunity to review the proposed Land Use Amendments. BCT staff finds no objection to the proposed amendments, scheduled for the January 2009 meeting.

Broward County Transportation Department supports development and redevelopment that facilitates coordinating land uses to support public transit opportunities. To this end, Broward County Transportation Department recommends that the appropriate Capital Improvement Programs incorporate resources for pedestrian, bicycle, and transit infrastructure, and be consistent with the relevant transportation plans for Broward County, and FDOT including the Long Range Transportation Plan, the Transit Development Plan, and the Trafficways Plan.

Staff has the following comments regarding the specific Proposed Amendments:

- PC 09-1** Broward County Transportation Department supports the proposed amendment for a Transit Oriented Land Use Corridor (TOC) along SR 7 and Pembroke Road in the City of Miramar. This amendment site is serviced on SR 7/441 by BCT Routes 18 and 441 Breeze and along Pembroke Road by BCT Route 5.
- PC 09-2** Broward County Transportation Department supports the proposed amendment consistent with the adjacent land uses. This amendment site will be serviced by BCT Route 5 in the future. If additional Community Bus Services are desired, please contact and coordinate with the Broward County Transportation Dept. and the City of Pembroke Pines. Please coordinate with BCT, MPO, BC Traffic Engineering, BC Highway Construction and Engineering, and the City on the appropriate pedestrian, bicycle, and transit infrastructure for this site.



Broward County Board of County Commissioners

PC 09-3 **Broward County Transportation Department supports the proposed amendment consistent with the adjacent land uses. This amendment site will NOT be serviced by BCT in the future. If Bus Services are desired, please contact and coordinate with the Broward County Transportation Dept. (BCT) and the BC Metropolitan Planning Organization (MPO). Please coordinate with MPO, BC Traffic Engineering, BC Highway Construction and Engineering, and the City on the appropriate pedestrian, bicycle, and infrastructure for this site.**

Thank you for the opportunity to comment. If you should have any questions, or if you require any additional information, please contact me at (954) 357-8351.

**C: Barbara Blake-Boy, Assistant Director, Broward County Planning Council
Pete Schwarz, Senior Planner, Broward County Planning Council
Matt Goldstein, Planner, Broward County Planning Council
Gretchen Flores, Planner, Broward County Planning Council
Chris Walton, Director, Broward County Transportation Department (BCT)
Cindy Corbett-Elder, Assistant to the Director, BCT**

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: November 6, 2008	Units Permitted: <input type="checkbox"/> Proposed: <input type="checkbox"/>	Existing Land Use: Industrial within a Conservation
Name: Sheridan Street Commerce Center	NET CHANGE (UNITS)	Proposed Land Use: Conservation
SBBC Project Number: SBBC-603-2008	Students	Current Zoning: M-2
County Project Number: PC 09-3	Elem	Proposed Zoning: A-1
Municipality Project Number: TBD	Mid	Section: 10
Owner/Developer: City of Pembroke Pines	High	Township: 51
Jurisdiction: Pembroke Pines	Total	Range: 39
	Proposed	
	Perm	
	Proposed	
	NET CHANGE	

Comments

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

Reviewed By: _____
Jason L. Claxton
 Signature

 Name

JASON L. CLAXTON
 Name

 Title

PLANNER
 Title

 Date

11/06/2008
 Date

ATTACHMENT 5

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

For: Broward County Planning Council

Applicant: City of Pembroke Pines

Amendment No.: PC 09 - 03

Jurisdiction: Pembroke Pines

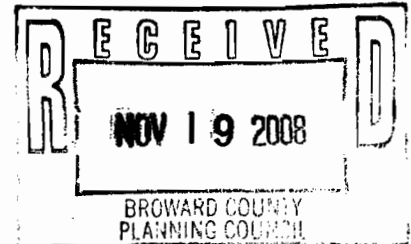
Size: Approximately 9.9 acres

Existing Use: Vacant

Current Land Use Designation: Industrial within a Dashed-Line Area

Proposed Land Use Designation: Conservation-Natural Reservation within a Dashed-Line Area

Location: Section: 10 Township: 51 South Range: 39 East; generally located on the south side of Sheridan Street, east of U.S. 27



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

ANALYSIS AND FINDINGS:

DEVELOPMENT & ENVIRONMENTAL REGULATION 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 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

The proposed amendment will correctly identify the conservation use of this parcel of restored wetlands. EPGMD licensed this site (DF06-1099) as a wetland mitigation area and a Conservation Easement was granted to the County for the wetlands to remain in perpetuity (OR BK 45502 PG 549-588).

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10]

Review of aerial photographs indicates that the subject site previously contained exotic melaleuca canopy. Development of the site must comply with the Tree Preservation regulations of the City of Pembroke Pines. The proposed land use designation is not expected to have a negative impact on upland resources. [BC 11/17/08]

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02]

The proposed land use designation is not expected to have an impact on marine or riverine resources.

POLLUTION PREVENTION AND AIR QUALITY DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 09.14.03]

The preliminary traffic analysis indicates that the proposed amendment would result in – 92 PM peak hour trips per day compared to trips associated with the current land use 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 are no existing or potential odor/noise problems in the area. MRA 10/23/2008

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. DL 10/28/2008

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15]

There is active solid waste facilities located within one mile of the amendment site. It is the Broward County Interim Contingency Landfill located at 7101 SW 205th Avenue, Fort Lauderdale, FL 33332 (intersection of US27 and Sheridan Street). There are one inactive solid waste facility located within one-quarter mile of the site. It is Ryan Sales and Service (yard trash and wood incinerator) located at 21300 NW Sheridan Street, Pembroke Pines, FL 33029. DL 10/28/2008

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known contaminated sites (from EPD's GIS Database of Contaminated Locations in Broward County) has been reviewed. No listed contaminated sites were found on or adjacent to the proposed amendment location. However, there is one listed contaminated site at the intersection of US27 and Sheridan Street. It was diesel roadside spill. DL 10/28/2008

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known SARA Title III facilities (from EPD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There are no SARA Title III facilities on the proposed amendment site. DL 10/28/2008

EP&GMD COMMENTS

PC 09- 03

Page 3

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of Hazardous Material Facilities in Broward County) has been reviewed. There are approximately two (2) known hazardous material facilities in proximity to the boundaries of the proposed amendment site. There are no known storage tank facilities located on the proposed amendment site.
DL 10/28/2008

NATURAL RESOURCES PLANNING & MANAGEMENT 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 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11]
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 on or in the vicinity of the proposed amendment site. [BC 11/18/09]

Land Preservation Program –

This site was inventoried as OS-155 Pembroke Pines Preserve Addition, and has been acquired as part of the 2000 Safe Parks and Land Preservation Bond Program. The change in land use is consistent with the requirements of our program.

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 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the South Broward Drainage District. Successful compliance with the criteria established for the District should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management license from the South Broward Drainage District will be required prior to any construction.

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Flood Zone AH, with a base flood elevation of 6 NGVD. A minimum elevation 8 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate.

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 06.01.01, 06.01.03]

EP&GMD COMMENTS

PC 09- 03

Page 4

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 increase in the volume of water available for recharge. The 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. See the 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.:** PC09-3
- B. Municipality:** Pembroke Pines
- C. Project Name:** Pembroke Pines Conservation-Natural Reservation

II. Site Characteristics

- A. Size:** Approximately 9.9 acres
- B. Location:** Section 10 Township 51 South, Range 39 East
- C. Existing Uses:** Vacant

III. Broward County Land Use Plan Designation

- A. Current Designation:** Industrial
- B. Proposed Designation:** Conservation-Natural Reservation

IV. Wetland Review

- A. Are wetlands present on subject property?** Yes
- B. Describe extent (i.e. percent) of wetlands present on subject property.** 7.74 acres
- C. Describe the characteristics and quality of wetlands present on subject property.**
High quality restored marsh for wetland mitigation
- D. Is the property under review for an Environmental Resource License?**
An ERL, DF06-1099 was issued 8/31/06
If yes, at what stage in the process is the application?
(as above)
- E. Has the applicant demonstrated that should the proposed Land Use designation be**

Wetland Resource Questionnaire
PC 09-3

approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?

yes

If yes, what is the mitigation requirement for the property?

The requirement is for 7.74 acres of marsh restoration on the property surrounded by a native upland buffer

V. **Comments**

Filling or excavation of any wetlands or surface waters is regulated under Article XI of Chapter 27, Broward County Code of Ordinances and an Environmental Resource License (DF06-1099) is in effect for the parcel.

Other activities, including but not limited to, installation, repair or replacement of bulkheads, revetments, or docks, lake or canal excavation, are also regulated under Article XI of Chapter 27, Broward County Code of Ordinances, and therefore, may require an Environmental Resource License.

Completed by: Barbara Chow
Natural Resource Specialist II
(954) 519-1419
bchow@broward.org

BROWARD COUNTY PLANNING COUNCIL

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 09-3
- B. *Municipality:*** Pembroke Pines
- C. *Applicant:*** City of Pembroke Pines

II. Site Characteristics

- A. *Size:*** Approximately 9.9 acres
- B. *Location:*** Section: 10 Township: 51 South Range: 39 East;
generally located on the south side of Sheridan Street, east of
U.S. 27
- C. *Existing Use:*** Vacant

III. Broward County Land Use Plan Designation

- A. *Current Land Use Designation:*** Industrial within a Dashed-Line Area
- B. *Proposed Land Use Designation:*** Conservation-Natural Reservation within a
Dashed-Line Area

IV. Water Recharge Review

- A. *Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is Industrial within a Dashed-Line Area. A typical value for an impervious area produced by this type of development is approximately seventy-two percent.

Water Recharge Questionnaire

PC 09-3

Page 2 of 2

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

The proposed land use designation is Conservation-Natural Reservation within a Dashed-Line Area. A typical value for an impervious area produced by this type of development is approximately ten 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 minor net increase in the volume of water available for recharge.

VI. Comments

By: _____ Date _____

Asif Ali
Water Resources Division

ATTACHMENT 6



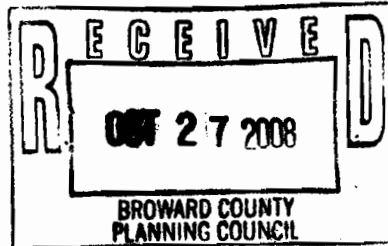
Broward County Historical Commission
151 SW. 2nd Street Fort Lauderdale, Florida 33301
Tel: 954 765 4671 Fax: 954 765 4437

October 27, 2008

Matt Goldstein
Broward County Planning Council

Re: **Cultural Resource Development Review
PC 09-3**

Matt Goldstein,



The Broward County Historical Commission has had opportunity to review material for Proposed Amendment PC09-3, generally located south of Sheridan Street and East of U.S. 27, Section 10, Township 51, Range 39s, city of Pembroke Pines, Broward County, Florida.

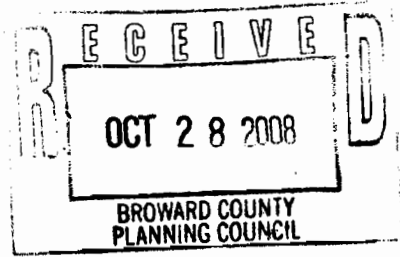
A review of the Florida Master Site File (2008), the Broward County Land Use Plan Cultural Resources Map Series: Local area of Particular Concern: Archaeological Sites *and* Historical Sites maps; and other resources indicates that no archaeological resource and no historic structures have been recorded in the project area. Review of 1947 aerial survey imagery indicates the presence of a remnant tree island, a landform associated with prehistoric archaeological site deposits. Ground disturbance activity associated with the construction of the current water feature as well as the construction of Sheridan Street has likely destroyed extant archaeological features associated with the tree island.

It is unlikely that the proposed amendment will further disturb any extant archaeological deposits, as result; the Broward County Historical Commission does not recommend any additional cultural resource survey in conjunction with this land use amendment.

Please feel free to call the Historical Commission with any questions or for consultant contact information.

Sincerely,

Matthew De Felice
County Archaeologist



PARKS AND RECREATION DIVISION
950 N.W. 38th Street • Oakland Park, FL 3330924
954-357-8100 • TTY 954-537-2844 • FAX 954-537-2849

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

MEMORANDUM

DATE: October 24, 2008
TO: Henry Sniezek, AICP,
Executive Director
Broward County Planning Council
THRU: Bob Harbin, Director
Parks and Recreation Division
FROM: John R. Fiore, Associate Planner
Parks and Recreation Division
SUBJECT: Land Use Plan Amendment Comments,
January 22, 2009 Meeting

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing on January 22, 2009. Our comments are as follows:

- PC 09-1** No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the residential units.
- PC 09-2** No objections.
- PC 09-3** No objections.

If you or your staff have any questions or need any additional information, please call me at 954-357-8133.

JRF/jrf

c. Beth Chavez, Director, Community Services Department

ATTACHMENT 8



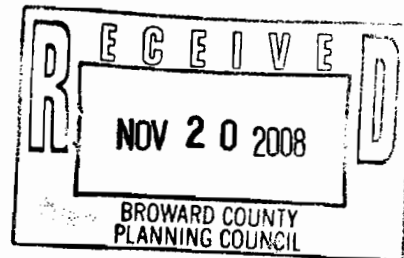
Public Works and Transportation Department - Water and Wastewater Services
WATER MANAGEMENT DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

MEMORANDUM

TO: Mr. Henry Sniezek, AICP
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE AMENDMENTS
PC 09-1, PC 09-2, PC 09-3



I have reviewed the information in the packages for the referenced LUAs. The drainage information in the packages is generally correct.

- PC 09-1: Broward County Development & Environmental Regulation Division does not provide drainage services (Exhibit 'J'). According to the information in the LUA the owner of the 94" culvert would be the service provider
- PC 09-2: No comment
- PC 09-3: No comment

Our office has no objection to these amendments. If you have any questions or concerns feel free to contact me at (954) 831-0764 or JHeilman@Broward.org

Broward County Board of County Commissioners

Josephus Eggelletion, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Kersch • Jlene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler
www.broward.org

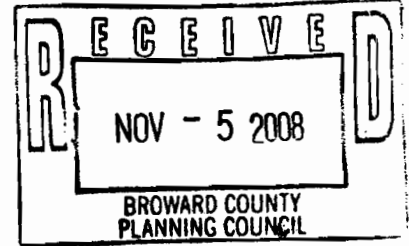
ATTACHMENT 9



SOUTH BROWARD DRAINAGE DISTRICT

November 5, 2008

Mr. Matt Goldstein
Broward County Planning Council
115 S. Andrews Ave. Room 307
Ft. Lauderdale, FL 33301



**Re: Sheridan St. Commerce Center Land Use Plan Amendment
PC 09-3**

Dear Mr. Goldstein:

I have reviewed the above-referenced land use plan amendment . This site falls within SBDD Basin 10 and the drainage analysis for this site is acceptable.

If you have any questions, please call.

Sincerely,


Leo M. Schwartzberg, P.E., C.E.P.
District Director

LMS/pw

c: John Messerian, P.E., Calvin Giordano & Associates