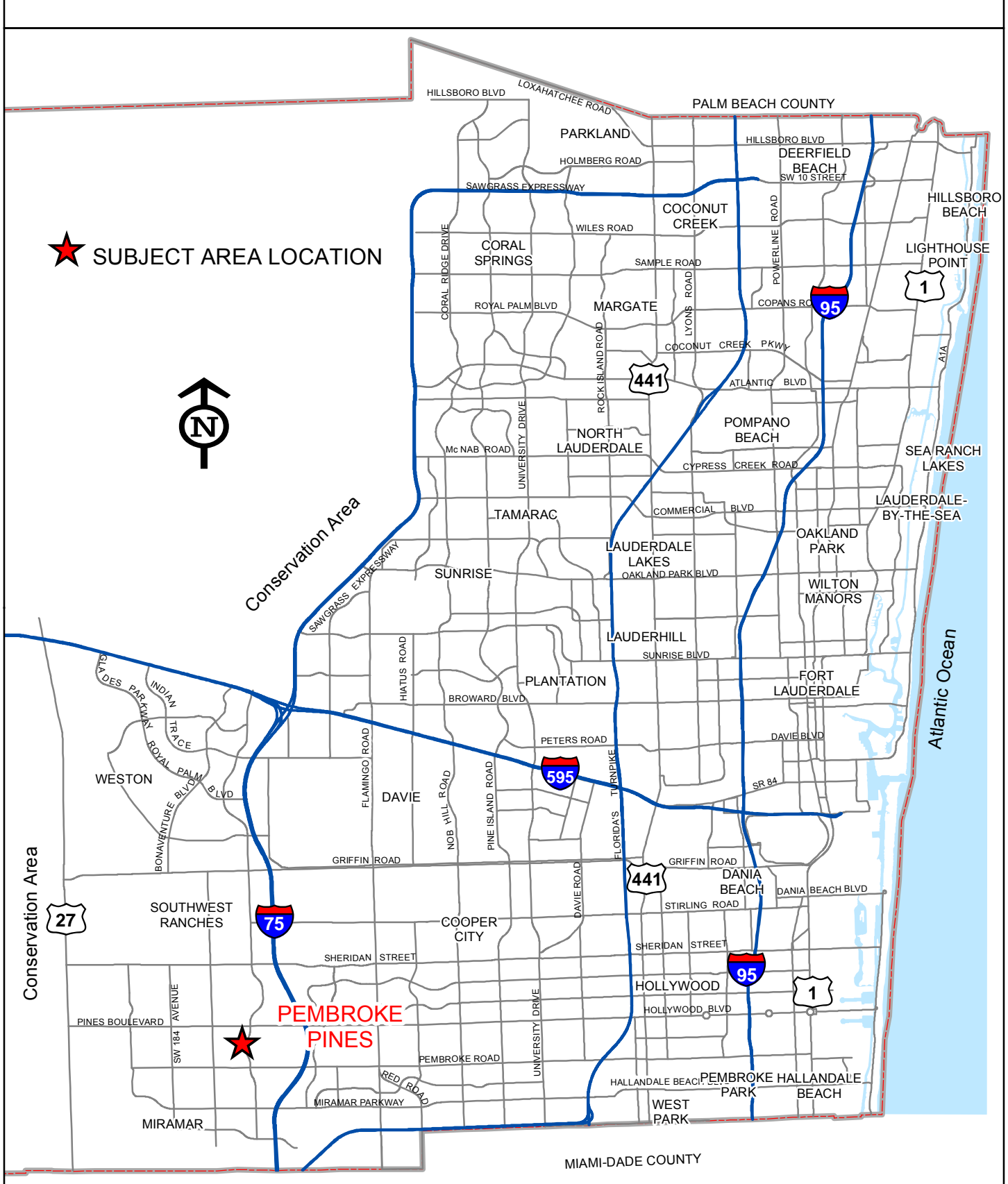


EXHIBIT 2

BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-3



★ SUBJECT AREA LOCATION



Conservation Area

Conservation Area

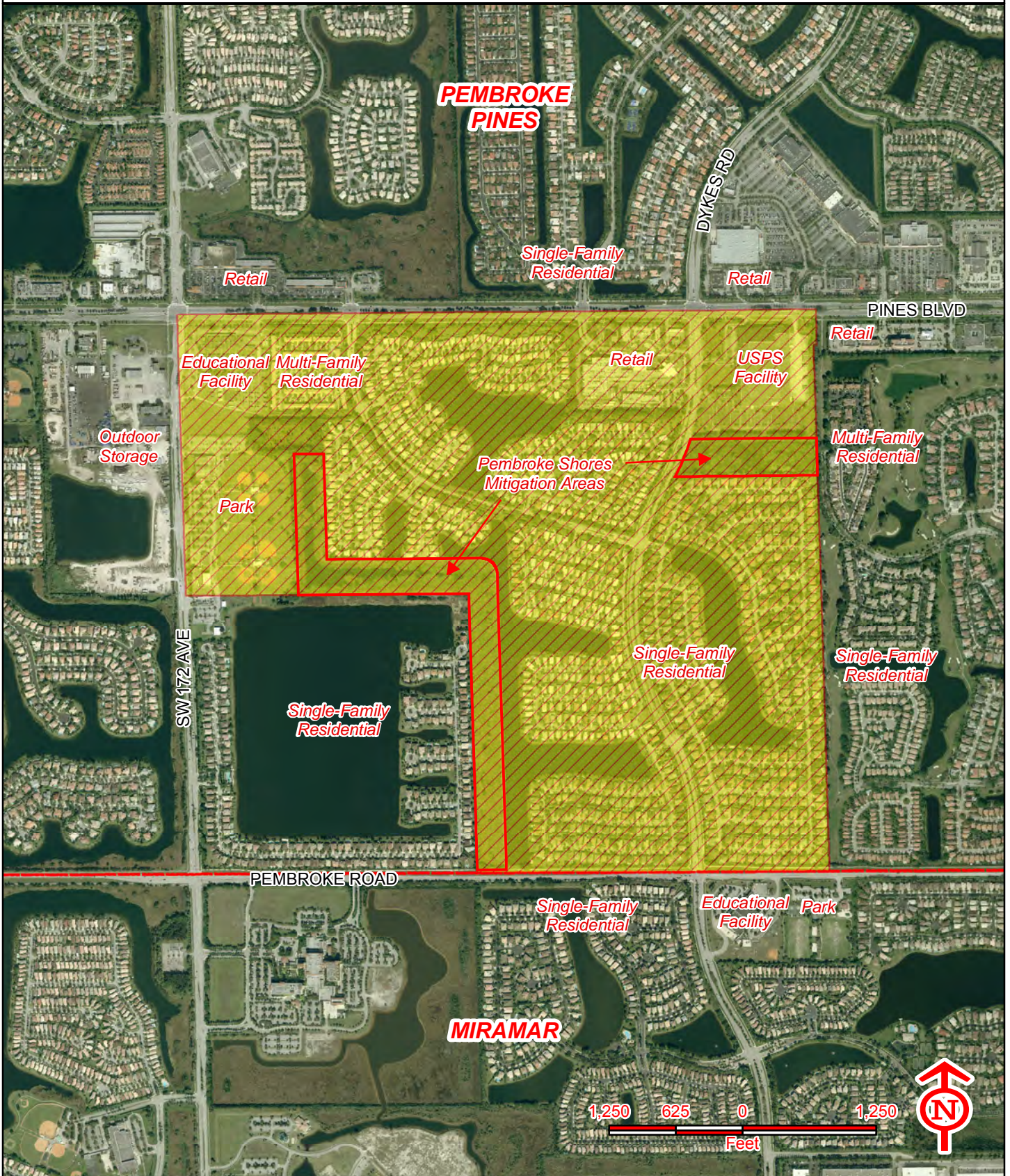
Atlantic Ocean

**PEMBROKE
PINES**

MIAMI-DADE COUNTY

PALM BEACH COUNTY

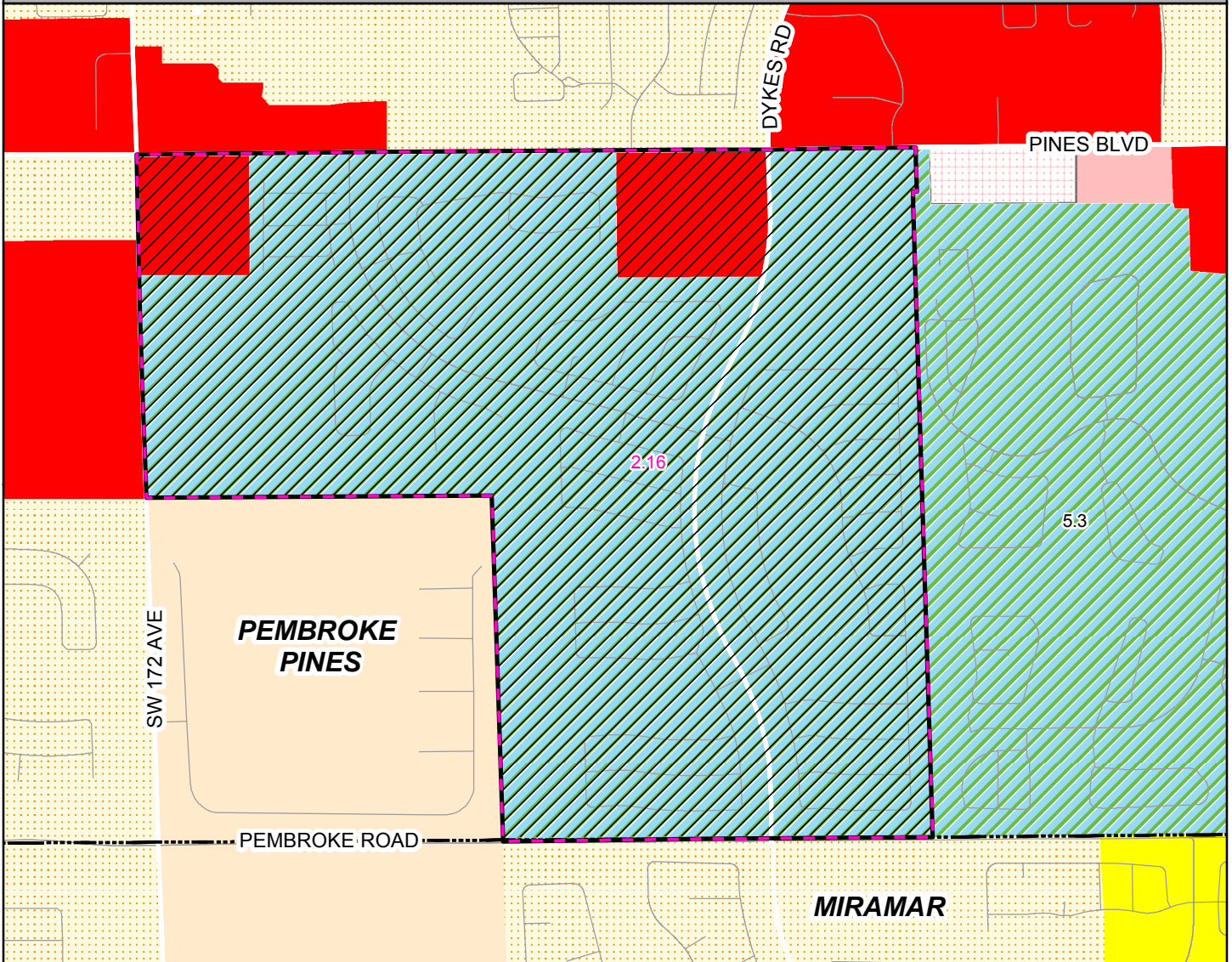
MAP 1
BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 17-3












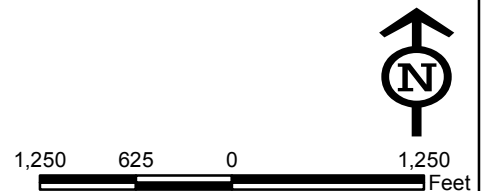
MAP 2
BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-3

Current Land Uses: Dashed-Line Area consisting of 513.9 acres of Irregular (2.16) Residential and 44.3 acres of Commercial

Gross Acres: Approximately 558.2 acres



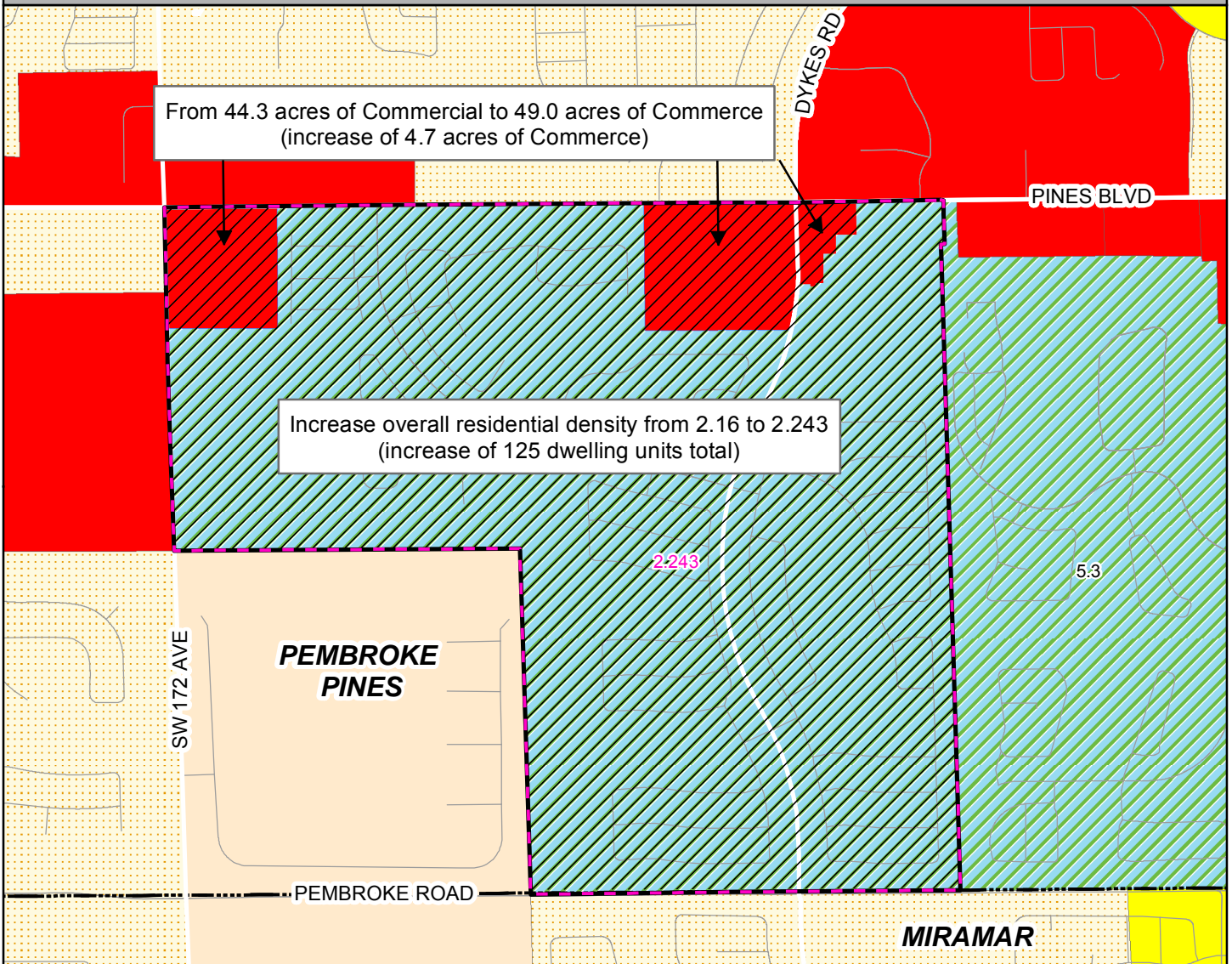
- | | |
|--|---|
|  Site |  Irregular Residential |
|  Dashed-Line Area |  Commercial |
|  Estate (1) Residential |  Employment Center - Low |
|  Low (3) Residential |  Office Park |
|  Low (5) Residential | |



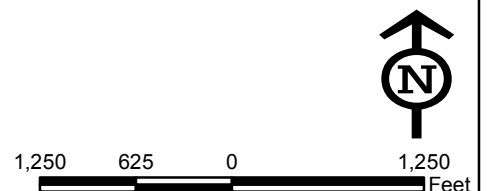
MAP 3
BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-3

Proposed 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 |  0.0 Irregular Residential |
|  0.0 Dashed-Line Area |  Commerce |
|  Estate (1) Residential | |
|  Low (3) Residential | |
|  Low (5) Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-3
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation January 17, 2017

As the proposed amendment has not yet demonstrated compliance with Broward County Land Use Plan Policy 12.01.11, Planning Council staff would generally recommend denial. However, due to the unanticipated delay regarding the data result of the distribution of the estimated net trips on the regional transportation network per the 2040 Long Range Transportation Plan model, Planning Council **staff recommends approval subject to compliance with BCLUP Policy 12.01.11, prior to the second Planning Council public hearing.**

- II. Planning Council Transmittal Recommendation January 26, 2017

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 17-0; Blattner, Brunson, Castillo, Castro, de Jesus, DiGiorgio, Fink, Friedel, Gomez, Good, Graham, Long, McColgan, Parness, Udine, Williams and Stermer)

- III. County Commission Transmittal Recommendation March 14, 2017

Approval per Planning Council transmittal recommendation.

- IV. Summary of State of Florida Review Agency Comments April 21, 2017

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

- V. Planning Council Staff Final Recommendation May 16, 2017

The applicant has provided additional information and analysis regarding the impacts to the transportation network resulting from the proposed amendment. See Attachment 15. The information provided by the applicant indicates that the proposed amendment does not significantly impact the transportation network when isolated from the existing development within the Dashed-Line Area. The additional information has been reviewed by the Broward County Planning and Development Management and Traffic Engineering Divisions, and has been determined to be acceptable to Broward County. See Attachment 16.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

May 16, 2017

Therefore, Planning Council staff finds that the proposed amendment from a Dashed-Line Area consisting of 513.9 acres of Irregular (2.16) Residential and 44.3 acres of Commercial to a Dashed-Line Area consisting of 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commerce is generally consistent with the policies of the updated Broward County Land Use Plan, BrowardNext, as adopted on April 25, 2017, and recommends that the proposed amendment be approved.

In addition, if 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 Broward County Land Use Plan 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 Appendix 3 of the Administrative Rules Document: Broward County Land Use Plan. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

May 25, 2017

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 18-0; Blackwelder, Blattner, Brunson, Castillo, de Jesus, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Ryan, Seiler, Udine, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-3

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: Single-family and multi-family residential, retail, educational facility, park and former postal facility
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Dashed-Line Area* consisting of:
 - 513.9 acres of Irregular (2.16) Residential permitting a maximum of 1,127 dwelling units
 - 44.3 acres of Commercial
 - B. Proposed 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
 - C. Estimated Net Effect: Addition of 125 dwelling units [1,127 dwelling units currently permitted by the Broward County Land Use Plan]
Addition of 4.7 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 and single-family residential
East: Retail, multi-family residential and single-family residential
South: Park, educational facility and single-family residential
West: Single-family residential and outdoor storage |
| B. Planned Uses: | North: Commercial and Low (3) Residential
East: Irregular (5.3) Residential
South: Low (3) Residential and Estate (1) Residential
West: Commercial and Low (3) Residential |

VI. Applicant/Petitioner

- | | |
|---------------------|---|
| A. Applicant: | Terra Group |
| B. Agent: | Dennis Mele, Esq., Greenspoon Marder, P.A. |
| C. Property Owners: | There are numerous property owners in the subject area. |

VII. Recommendation of Local Governing Body:

The City of Pembroke Pines recommends approval. The City anticipates adopting the corresponding local amendment in March of 2017.

VIII. Applicant's Rationale

The applicant states: "The Amendment Area is 558+/- acres located on the south side of Pines Boulevard, east of SW 172 Avenue. The amendment area is currently designated Irregular Residential 2.16 within a dashed line area. A number of parcels in the amendment area are designated as Commercial. A land use plan amendment is being proposed in order to facilitate redevelopment of the property located at the southeast corner of Pines Boulevard and SW 160 Avenue which is currently developed with a United States Postal Service ("USPS") facility. The Applicant is proposing to redevelop the USPS site with 125 single family units and complementary commercial uses. The proposed land use plan amendment is required because there are currently no development rights available within the Irregular Residential 2.16 dashed line area."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, 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 revises the Pembroke Shores Dashed-Line Area to add 125 dwelling units and increase commercial uses by 4.7 acres. The proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 301 p.m. peak hour trips. See Attachment 2.

Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment is projected to adversely impact the operating conditions of the regional transportation network. The MPO Year 2040 Transportation Plan model analysis indicates that the proposed amendment would exacerbate impacts on one (1) affected roadway segment, Pines Boulevard between Northwest/Southwest 160 Avenue and Interstate 75, which is projected to operate at an unacceptable level of service (LOS) "F," with or without the proposed amendment.

Planning Council staff utilizes a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 12.01.11 of the Broward County Land Use Plan, a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which are assessed at the plat/site planning stage.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The applicant is aware of the impact to the one (1) subject link of Pines Boulevard, and notes that an unanticipated delay in receiving the data results of the distribution of the estimated net trips on the regional transportation network per the 2040 Long Range Transportation Plan model has subsequently delayed the provision of a mitigation strategy proposal. Planning Council staff has received correspondence from the applicant committing to resolve the adverse impact to Pines Boulevard between NW/SW 160 Avenue and Interstate 75, consistent with BCLUP Policy 12.01.11, prior to the second Planning Council public hearing. See Attachment 14.

Update: May 16, 2017: The applicant has provided additional information and analysis regarding the impacts to the transportation network resulting from the proposed amendment. See Attachment 15. The information provided by the applicant indicates that the proposed amendment does not significantly impact the transportation network when isolated from the existing development within the Dashed-Line Area. The additional information has been reviewed by the Broward County Planning and Development Management and Traffic Engineering Divisions, and has been determined to be acceptable to Broward County. See Attachment 16.

In addition, the Broward County Transit Division (BCT) staff report states that current community and county bus service is provided near the proposed amendment site and future fixed-route bus improvements including shorter headways, increased span of service, new local service and rapid bus service are specified in the Broward County Transit Development Plan or 2040 Long Range Transportation Plan. The BCT staff also notes that any proposed changes to existing BCT stop locations related to redevelopment within the amendment area will require coordination with BCT staff during the plat and/or development review process. See Attachment 3.

Further, the BCT report and the Broward County Planning and Development Management Division (PDMD) report recommend that the design of the site provides safe movement for pedestrians and bicycles including connectivity to adjacent transit stops. The PDMD report also notes that the design of the site include pedestrian and bicycle oriented amenities, such as pedestrian-scaled lighting, shade trees, and bicycle racks to foster walking and bicycling as a form of mobility. See Attachment 4.

The PDMD report notes that Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks, and further identifies a Complete Streets project that is programmed in the Broward MPO's Complete Streets Initiative for 2016, located approximately 1.5 miles from the amendment site at Miramar Parkway and Southwest 184 Avenue. See Attachment 4.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 59 additional students into Broward County Public Schools, consisting of 29 elementary school students, 14 middle school students and 16 high school students. The report further states that Panther Run, Silver Lakes and Silver Shores elementary schools, Glades and Silver Trail middle schools and Everglades and West Broward high schools are all under-enrolled in the 2016-2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018-2019 school year. In addition, the School Board report indicates that there are five (5) 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 for 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 amendment site 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.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-3

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, or Urban Wilderness Inventory sites within its boundaries. However, the amendment area includes the Pembroke Shores Mitigation Areas, which are comprised of 45 acres of wetlands and mixed forest and non-forested lands, and are included in the Protected Natural Lands Inventory. See Attachment 6. Planning Council staff has received acknowledgment from the applicant recognizing that no negative impacts will occur to said Protected Natural Lands. See Attachment 7.

II. Wetlands

The EPGMD report indicates that the proposed amendment site includes wetland mitigation areas within its boundaries. An environmental resource license is required prior to any activity that may impact wetlands or surface waters. See Attachment 6. The applicant has provided correspondence indicating that no development activity is anticipated to impact wetlands or surface waters. However, an Environmental Resource License will be obtained should such impacts occur. 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 if trees are to be removed or relocated. 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 designation is not expected to have a negative impact on upland resources.

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.

The EPGMD report indicates that four (4) active contaminated sites are located within a 0.25 mile radius of the proposed amendment site. Further, the EPGMD report states that due to proximity of the contaminated sites, any dewatering necessary for development would require an approval from the Pollution Prevention Division. 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 17-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it proposes 125 additional dwelling units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report notes that the City submitted an affordable housing study on August 12, 2014, as part of Broward County Land Use Plan amendment PC 14-9, which was determined to be in compliance with Policy 1.07.07, and Article 10 of the Broward County Land Use Plan: Administrative Rules Document. However, Article 10.4(E) of the Administrative Rules Document states that a study which has been determined by the County to be in compliance with Policy 1.07.07 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months. As such, the validity of the City's study expired on February 12, 2016. PDMD staff requests that the City provide an updated Study in compliance with the requirements of Policy 1.07.07. See Attachment 4. The City has provided an updated Affordable Housing Study dated November 30, 2016. See Attachment 8. The PDMD provided supplemental information indicating that the updated affordable housing study, along with the City of Pembroke Pines' wide range of affordable housing programs (including an affordable housing trust fund and 804 city-owned and operated affordable rental units) demonstrates compliance with Policy 1.07.07. See Attachment 9.

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

The proposed amendment is found to be generally consistent with the goals, objectives and policies of the Broward County Land Use Plan.

III. Other Pertinent Information/Dashed-Line Area

Planning Council staff notes that the Pembroke Shores Dashed-Line Area contains a total of 558.2 acres. The amendment proposes to revise the Dashed-Line Area to add 125 dwelling units and 4.7 acres of commercial uses, with the remaining uses unchanged. The non-residentially designated lands are included in the amendment area to be consistent with the definition of a "Dashed-Line Area," which 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.

OTHER PLANNING CONSIDERATIONS/INFORMATION

III. Other Pertinent Information/Dashed-Line Area (continued)

Planning Council staff notes that the City of Pembroke Pines allocated 10.0 acres of “commercial flexibility” to a portion of the USPS property within amendment site, utilizing the “5% Residential-to-Commercial” flexibility rule on November 14, 2016, through Ordinance No. 1863, which permits up to 5% of the area designated “Residential” within a flexibility zone to be used for neighborhood office and/or retail sales of merchandise or services.

Planning Council staff solicited comments from the adjacent City of Miramar, which has provided correspondence noting that they have no objections to the proposed amendment. Further, the City of Miramar staff notes that the City of Miramar and the City of Pembroke Pines, in coordination with the Broward Metropolitan Planning Organization (MPO), are jointly supporting mutually beneficial roadway construction projects to extend Miramar Parkway to Southwest 196 Avenue, Southwest 196 Avenue to Pembroke Road and Pembroke Road to US 27, as part of the MPO's Transportation Improvement Program Priorities List for fiscal year 2017-18. See Attachment 10.

Further, it is noted that the Broward County Planning Council staff sent approximately 1,500 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 17-3

PLANNING ANALYSIS

Our analysis finds that the proposed amendment to the Pembroke Shores Dashed-Line Area to add both 125 dwelling units and 4.7 acres of commercial use of would be generally compatible with surrounding existing and future land uses.

Planning Council staff's 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 adversely impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **cultural resources** were identified. See Attachment 4.

Concerning impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 59 additional students into Broward County Public Schools, consisting of 29 elementary school students, 14 middle school students and 16 high school. However, the report states that Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. 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 Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area includes the Pembroke Shores Mitigation Areas, which is identified in the Protected Natural Lands Inventory. The EPGMD report also identifies that wetland mitigation areas exist within the amendment boundaries and that an environmental license is required prior to any activity that may impact wetlands or surface waters. See Attachment 6. Planning Council staff has received acknowledgment from the applicant recognizing that no negative impacts will occur to said Protected Natural Lands and that development activity is not anticipated to impact wetlands or surface waters. However, an Environmental Resource License will be obtained should such impacts occur. See Attachment 7.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it proposes 125 additional residential units to be permitted by the BCLUP. The City of Pembroke Pines has provided an updated Affordable Housing Study dated November 30, 2016. See Attachment 8. The Broward County Planning and Development Management Division indicated that the updated affordable housing study, along

PLANNING ANALYSIS (continued)

with the City of Pembroke Pines' wide range of affordable housing programs (including an affordable housing trust fund and 804 city-owned and operated affordable rental units), demonstrates compliance with Policy 1.07.07. See Attachment 9.

As the proposed amendment has not yet demonstrated compliance with Broward County Land Use Plan Policy 12.01.11, Planning Council staff would generally recommend denial. However, due to the unanticipated delay regarding the data result of the distribution of the estimated net trips on the regional transportation network per the 2040 Long Range Transportation Plan model, Planning Council **staff recommends approval subject to the compliance with BCLUP Policy 12.01.11, prior to the second Planning Council public hearing.**

Update: May 16, 2017: The applicant has provided additional information and analysis regarding the impacts to the transportation network resulting from the proposed amendment. See Attachment 15. The information provided by the applicant indicates that the proposed amendment does not significantly impact the transportation network when isolated from the existing development within the Dashed-Line Area. The additional information has been reviewed by the Broward County Planning and Development Management and Traffic Engineering Divisions, and has been determined to be acceptable to Broward County. See Attachment 16.

Therefore, 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 that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-3

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of October 2016
2. Broward County Planning Council Traffic Analysis of October 5, 2016
3. Broward County Transit Division Report of October 12, 2016
4. Broward County Planning and Development Management Division Report of November 9, 2016
5. School Board of Broward County Consistency Review Report of November 17, 2016
6. Broward County Environmental Protection and Growth Management Department Report of October 31, 2016
7. Correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, P.A., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated December 30, 2016
8. *An Affordable Housing Market Assessment in the City of Pembroke Pines, Florida*, dated November 30, 2016, prepared by Munitytics, submitted by the applicant
9. Updated Broward County Planning and Development Management Division Report of January 3, 2017
10. E-correspondence from Matthue Goldstein, Senior Planner, City of Miramar, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 1, 2016
11. South Broward Drainage District Report of December 29, 2016
12. Broward County Parks and Recreation Division Report of October 24, 2016
13. Broward County Water Management Division Report of October 21, 2016
14. Correspondence from Dennis D. Mele, Esq., Greenspoon Marder, P.A., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 12, 2017

ATTACHMENTS (continued)

Update: May 16, 2017:

15. Email correspondence from Joaquin E. Vargas, P.E., Traf Tech Engineering, to Peter M. Schwarz, Planning Section Supervisor, Broward County Planning Council, and Andrew G. Sebo, P.E., Assistant Director, Broward County Traffic Engineering Division, dated March 2, 2017

16. Broward County Planning and Development Management and Traffic Engineering Division Staff Comments Regarding Updated Transportation Analysis Related to PC 17-3

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-3

Prepared: October 2016

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 14.3 mgd, with 3.7 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 15.6 mgd, with 1.3 mgd available for water withdrawal, which expires on August 18, 2030. The amendment will result in a net increase in demand of 0.033 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commercial uses and 84.8 gpd per capita (2.7 persons per household (pph)) for residential uses. 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 is 7.7 mgd, with 1.8 mgd available. The proposed amendment will result in a net increase in demand of 0.036 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commercial uses and 93.0 gpd per capita (2.7 pph) for residential uses. Sufficient sanitary sewer capacity is 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 Monarch Hill Landfill for additional processing. The Landfill has a capacity of 24 million cubic yards and a demand of 3,000 tons per day (TPD). The proposed amendment will result in a net increase in demand of 3,567.5 pounds per day, or 1.78 TPD. Planning Council staff utilized a level of service of 4 pounds per 100 square feet per day for commercial uses and 5 pounds per capita per day (2.7 pph) for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the South Broward Drainage District (SBDD). A surface water management permit from 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 projected population requires approximately 475.79 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in an increase of 1.0 acre on the projected demand for local parks. The City of Pembroke Pines continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 17-3

Prepared: October 5, 2016

INTRODUCTORY INFORMATION

Jurisdiction: Pembroke Pines

Size: Approximately 558.2 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations:	513.9 acres of Irregular (2.16) Residential within a Dashed-Line Area* permitting 1,127 dwelling units 44.3 acres of Commercial within a Dashed-Line Area
Potential Development:	1,127 dwelling units 443,000 square feet of commercial use
Trip Generation Rates:	"ITE Equation (210) Single-Family Detached Housing"*** "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	1,150 + 1,644 = 2,794 peak hour trips

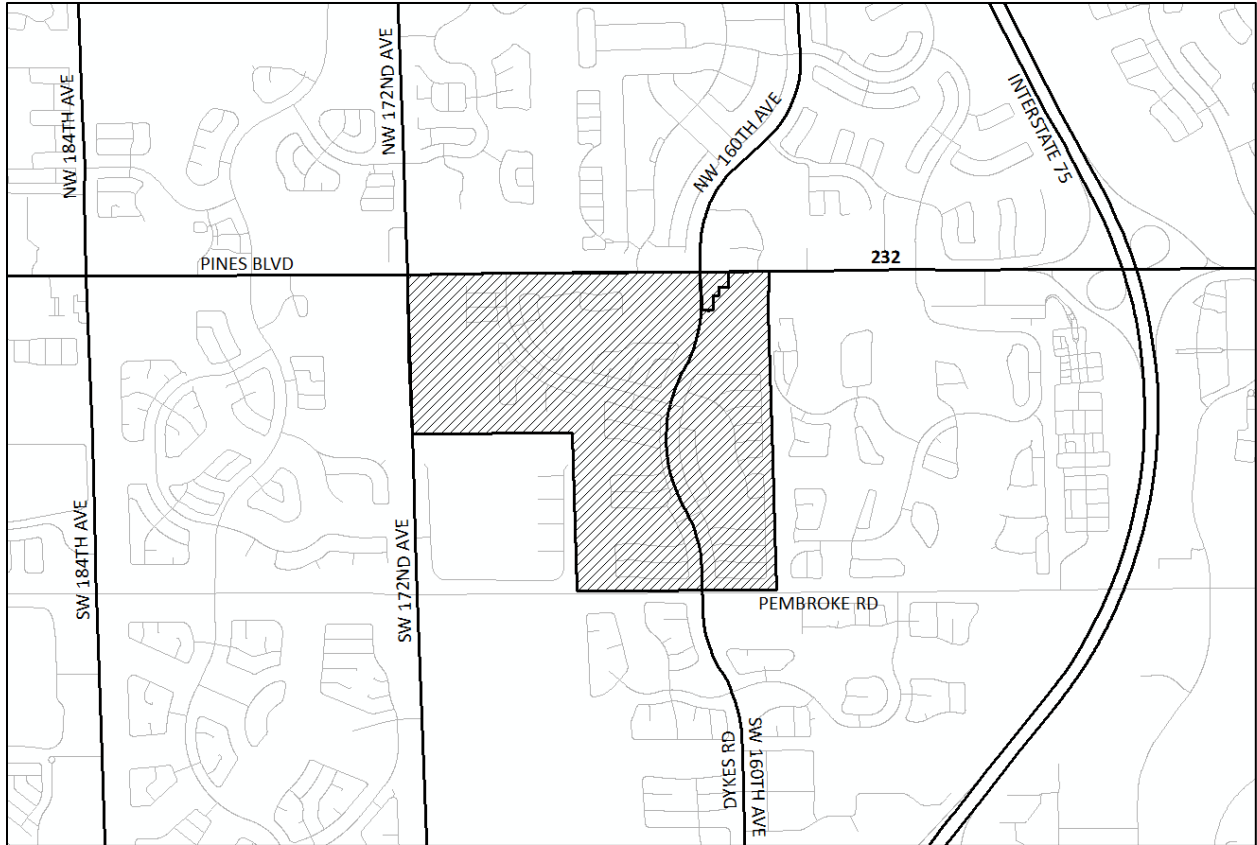
Potential Trips - Proposed Land Use Designations

Proposed Designations:	509.2 acres of Irregular (2.243) Residential within a Dashed-Line Area permitting 1,252 dwelling units 49.0 acres of Commercial within a Dashed-Line Area
Potential Development:	1,252 dwelling units 490,000 square feet of commercial use
Trip Generation Rates:	"ITE Equation (210) Single-Family Detached Housing" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	1,277 + 1,818 = 3,095 peak hour trips

Net P.M. Peak Hour Trips + 301 p.m. peak hour trips

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



Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Pines Boulevard	NW/SW 160 Avenue to Interstate 75	5,775	5,390	F

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Pines Boulevard	NW/SW 160 Avenue to Interstate 75	6,007	5,390	F

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 301 p.m. peak hour trips at the long-term planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would exacerbate impacts on one (1) affected roadway segment of Pines Boulevard between Northwest/Southwest 160 Avenue and Interstate 75, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the proposed amendment.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

October 12, 2016

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



RE: Proposed Amendment to Broward County Land Use Plan PC 17-3

Dear Ms. Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated October 3, 2016 regarding the proposed Land Use Plan Amendment (LUPA) for the 558.2 acre site located in the City of Pembroke Pines for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Route 7, 106 Express and Pembroke Pines Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 7	Weekday Saturday Sunday	4:55a – 11:22p 5:00a – 11:17p 8:40a – 9:28p	20-25 Minutes* 30 Minutes** 35-40 Minutes**
BCT 106 Express	Weekday Peak Service Only	5:20a – 9:49a 3:05p – 8:33p	20-30 Minutes 20-30 Minutes
Pembroke Pines Green	Weekday Saturday Sunday	7:45a – 7:55p 7:45a – 7:55p Not In Service	60 Minutes 60 Minutes Not In Service
Pembroke Pines Gold	Weekday Saturday Sunday	7:00a – 7:54p 7:00a – 7:54p Not In Service	43 Minutes 43 Minutes Not In Service

* Weekday headways west of Pembroke Lakes Mall are 2x frequency listed

** Weekend headways west of Pembroke Lakes Mall are 60 minutes



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Future fixed-route bus improvements including shorter headways, increased span of service, new local service, and rapid bus are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Although transit demand will likely increase as a result of this LUPA, BCT can accommodate additional demand with existing and planned fixed-route bus service to the amendment site.

BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk/bicycle network and bus stops adjacent to the amendment site.

BCT has no objections this LUPA. Please note, any proposed changes to existing BCT stop locations related to redevelopment within the amendment site will require close coordination with BCT during the plat and/or development review process.

If I can be of further assistance on this matter please feel free to contact me by phone at (954) 357-8381 or email nsofoul@broward.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Sofoul".

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital 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: November 9, 2016

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



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

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pembroke Pines PC 17-3

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment *PC 17-3*. The approximately 558.2 acre site is located in the City of Pembroke Pines. The amendment proposes:

Current Designations: 513.9 acres of Irregular (2.16) Residential within a Dashed-Line Area

44.3 acres of Commercial within a Dashed-Line Area

Proposed Designation: 509.2 acres of Irregular (2.24) Residential within a Dashed-Line Area

49.0 acres of Commercial within a Dashed Line Area

Estimated Net Effect: Addition of 125 dwelling units

Addition of 4.7 acres of commercial use

Item 7 - Historical Resources

Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File, the County's consulting archaeologist determined the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources include the following:

1. The subject property is located within the City of Pembroke Pines and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
2. If, 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 1.07.07. Policy 1.07.07 requires the involved municipality 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. It is noted that amendment PC 17-3 and PC 17-4 will, separately, add 100 or more residential dwelling units to the existing densities approved by the BCLUP. As a result, both amendments are subject to the requirements of BCLUP Policy 1.07.07.

Regarding consistency with Policy 1.07.07, we note that on August 12, 2014, the City of Pembroke Pines submitted an affordable housing study as part of County Commission adopted BCLUP amendment PC 14-9. The affordable housing study was determined to demonstrate compliance with Policy 1.07.07, and Article 10 of the Broward County Land Use Plan's Administrative Rules Document. Article 10.4(E) of the Administrative Rules Document, states that a study which has been determined by the County to be in compliance with Policy 1.07.07 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months. However, in this light, **it is noted that the validity of the City's study expired on February 12, 2016. Therefore, it is respectfully requested that the City provide an updated Study in compliance with the requirements of Policy 1.07.07.**

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within a Community Redevelopment Area. The site is conveniently located approximately one (1) mile west of the I-75 interchange at Pines Boulevard. A United States Postal Service (USPS) regional facility occupies the site. This

facility does not meet the needs of the USPS. The proposed amendment would allow redevelopment of the site with 125 dwelling units and 4.7 acres of commercial use.

Item 12 – Intergovernmental Coordination

The proposed amendment site is located in the City of Pembroke Pines and is not located adjacent to or in close proximity to the Broward County Municipal Services District (Unincorporated area) or Broward County owned properties, or any other municipalities.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The subject site is approximately 1.5 miles northeast of the complete streets project on SW 184th Avenue and Miramar Parkway. This project is programmed in the MPO's 2016 Complete Streets Initiative. The site is directly served by Broward County Transit Route 7, which extends along Pines Boulevard from NW 209th Avenue to Young Circle in downtown Hollywood. Broward County Transit routes 28 and the I-95 Express may be accessed approximately one (1) mile south of the proposed amendment site at Memorial Hospital Miramar.

It is recommended that the project include bicycle and pedestrian connections both inside and outside the development, and that amenities, such as bicycle racks and shade trees, are incorporated into the design. Broward County staff recommends that the site design prioritize connectivity from within the development to bicycle and pedestrian networks outside of the development.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Development Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, Planning Section Supervisor, Planning and Development Management Division
Vinod Sandanasamy, Senior Planner, Planning and Development Management Division
Heather Cunniff, Senior Planner, Planning and Development Management Division

JPS/hc

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

LAND USE
SBBC-2137-2016
County No: PC 17-3
16000 Pines Boulevard



November 17, 2016



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: November 17, 2016	Units Permitted 1,127 Units Proposed 1,252	Existing Land Use: Irregular (2.16)
Name: 16000 Pines Boulevard	NET CHANGE (UNITS): 125	Proposed Land Use: Irregular (2.24)
SBBC Project Number: SBBC-2137-2016	<u>Students Permitted</u> <u>Proposed</u> <u>NET CHANGE</u>	Current Zoning: B-3
County Project Number: PC 17-3	Elem 261 290 29	Proposed Zoning: MXD
Municipality Project Number: PH-2016-01	Mid 125 139 14	Section: 16
Owner/Developer: City of Pembroke Pines	High 137 153 16	Township: 51
Jurisdiction: Pembroke Pines	Total 523 582 59	Range: 40

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Panther Run Elementary	800	800	549	-251	-13	68.6%
Silver Lakes Elementary	796	796	443	-353	-19	55.7%
Silver Shores Elementary	820	820	476	-344	-19	58.0%
Glades Middle	2,060	2,060	1,257	-803	-36	61.0%
Silver Trail Middle	1,646	1,646	1,489	-157	-7	90.5%
Everglades High	2,980	2,980	2,412	-568	-22	80.9%
West Broward High	2,755	2,755	2,724	-31	-1	98.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Panther Run Elementary	549	-251	68.6%	540	533	525	517	526
Silver Lakes Elementary	443	-353	55.7%	434	414	396	407	390
Silver Shores Elementary	476	-344	58.0%	459	438	429	414	399
Glades Middle	1,257	-803	61.0%	1,204	1,184	1,200	1,204	1,199
Silver Trail Middle	1,489	-157	90.5%	1,476	1,453	1,448	1,443	1,437
Everglades High	2,412	-568	80.9%	2,433	2,382	2,408	2,371	2,422
West Broward High	2,724	-31	98.9%	2,710	2,712	2,714	2,716	2,718

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.

*The first Monday following Labor Day
 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	21/22	22/23	23/24	24/25	25/26
Area F - Elementary	19,223	15,199	-4,024	18,028	18,123	18,218	18,312	18,407
Area F - Middle	11,122	7,329	-3,793	10,643	10,620	10,598	10,575	10,553
Area F - High	14,319	12,690	-1,629	13,601	13,560	13,519	13,477	13,436

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Franklin Academy A	1.750	1.349	-401	1.349	1.349	1.349
Greentree Preparatory Cs	162	139	-23	139	139	139
Pembroke Pines	2.144	2.076	-68	2.076	2.076	2.076
Pembroke Pines E_west Central	2.470	1.902	-568	1.902	1.902	1.902
Pembroke Pines West_central	1.200	1.315	115	1.315	1.315	1.315

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 capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Silver Lakes Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Silver Shores Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Glades Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Silver Trail Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Everglades High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
West Broward High	There are no capacity additions scheduled in the ADEFP that will impact the 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

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

Comments

Information contained in the application indicates that the approximately 558.2-acre site is generally located at the south side of Pines Boulevard between I-75 and SW 172nd Avenue in the City of Pembroke Pines. The current land use designations for the site are Irregular (2.16) and Commercial which allows 1,127 single family (all four or more bedroom) residential units. The applicant proposes to change the land use designations to Irregular (2.24) and Commercial to allow 1,252 single family (all four or more bedroom) residential units which are anticipated to generate 59 additional students (29 elementary, 14 middle, and 16 high schools) 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 2016-17 school year; Elementary – Panther Run, Silver Lakes, and Silver Shores; Middle – Glades and Silver Trail; High – Everglades and West Broward. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 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 2016-17 – 2020-21. Also, 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 2016-17 school year are depicted above.

Capital Improvements scheduled in the long range section (2021-22 to 2025-26) of the currently Adopted DEFP Fiscal Years 2016-17 – 2020-21 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 first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

PROJECT NUMBER: SBBC-2137-2016

11 | 17 | 2010
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 17-3
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: Adam Adler, Terra Group

Amendment No.: PC 17 - 3



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

Existing Use: Former postal facility, single-family residential, educational facility and park

Current Land Use Designation: 513.9 acres of Irregular (2.16) Residential within a “Dashed-Line Area”
44.3 acres of Commercial within a “Dashed-Line Area”

Proposed Land Use Designation: 509.2 acres of Irregular (2.24) Residential within a “Dashed-Line Area”
49.0 acres of Commercial within a “Dashed-Line Area”

Location: 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 LICENSING AND BUILDING 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 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

There are wetland mitigation areas on this site. An Environmental Resource License is required prior to any activity that may impact wetlands or surface waters.

EP&GMD COMMENTS

PC 17-3

Page 2

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 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.

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 are no active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. *(DL 10/21/2016)*

POLLUTION PREVENTION, REMEDIATION 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 an increase by 301 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 moderate impact on air quality. There are more than 10 air permitted facilities in this area with no citation issues since 2009, therefore, there are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. *(SMS 10/24/16)*

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 restriction apply under Broward County's Wellfield

EP&GMD COMMENTS

PC 17-3

Page 3

Protection regulations. (NH101716)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The Pollution Prevention Division (PPD) GIS Database of Contaminated Locations in Broward County was reviewed. EAR has no objection to the land use amendment as this is not a known contaminated site. However there are (4) four active contaminated site found adjacent or in close proximity (0.25 miles) to the proposed amendment location. As such, **any dewatering necessary for development would require a Dewatering Approval** from the Pollution Prevention Division. (NH101716)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The Pollution Prevention Division (PPD) GIS Database of SARA Title III Facilities in Broward County was reviewed. There is one (1) SARA Title III facility within the boundaries of the proposed amendment site and one (1) in close proximity (0.25 miles) to the proposed amendment site. (NH101716)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The Pollution Prevention Division (PPD) GIS Database of Hazardous Material Facilities in Broward County was reviewed. There are 6 known Hazardous Material facilities, 2 Storage Tank facilities and 3 Hazardous Materials/Storage Tank facilities adjacent or in close proximity to the proposed amendment site. (NH101716)

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 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 within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site includes the Pembroke Shores Mitigation Areas, 45 acres of wetlands and mixed forest and non-forested lands, which are included in the Protected Natural Lands 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

EP&GMD COMMENTS

PC 17-3

Page 4

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. 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; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

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 A.03.05 and portions of policies 9.07.02, and 9.09.04 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 A.02.01] –

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/NaturalResources/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 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 and South Florida Water Management District. Successful compliance with the criteria

EP&GMD COMMENTS

PC 17-3

Page 5

established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit will be required prior to any construction on the vacant portion of the site.

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone of 0.2 PCT Annual Chance of Flood Hazard .There are also areas within FEMA flood zones AH, with NAVD 88 elevation of 5 feet and flood zone AE with NAVD 88 elevation of 6 ft.

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]

The proposed land use designation would involve a moderate 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 change in recharge capacity resulting from development under the proposed designation would be moderate.

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

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 17-3
- B. Municipality:*** Pembroke Pines
- C. Applicant:*** Adam Adler, Terra Group

II. Site Characteristics

- A. Size:*** Approximately 558.2 acres
- B. Location:*** Section: Township: South Range: East;
- C. Existing Use:*** Former postal facility, single-family residential, educational facility and

III. Broward County Land Use Plan Designation

Current Land Use Designation: 513.9 acres of Irregular (2.16) Residential within a “Dashed-Line Area”
44.3 acres of Commercial within a “Dashed-Line Area”

Proposed Land Use Designation: 509.2 acres of Irregular (2.24) Residential within a “Dashed-Line Area”
49.0 acres of Commercial 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 Irregular (2.16) Residential within a “Dashed-Line Area” within a “Dashed Line Area” and Commercial within a Dashed-Line Area.

A typical value for an impervious area produced by this type of development is approximately 36 percent.

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

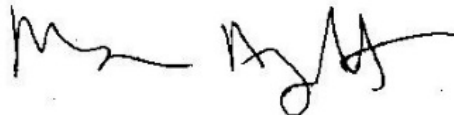
The proposed land use designation Irregular (2.24) Residential within a “Dashed-Line Area” and Commercial within a “Dashed-line Area”. A typical value for an impervious area produced by this type of development is approximately 34 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a moderate 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 change in recharge capacity resulting from development under the proposed designation would be moderate.

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 10/27/2016

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. **Amendment No.:** PC 17-3
- B. **Municipality:** Pembroke Pines
- C. **Project Name:** Terra Group

II. Site Characteristics

- A. **Size:** Approximately 558.2 acres
- B. **Location:** Section: 16, 17, 20 & 21 Township: 51
South Range: 40 East; generally located on the
east side of SW 172 Ave, between Pembroke Road and
Pines Boulevard.
- C. **Existing Use:** Former postal facility, single-family
residential, educational facility and park

III. Broward County Land Use Plan Designation

- A. **Current Designation** 513.9 acres of Irregular (2.16) Residential
within a "Dashed-Line Area"
44.3 acres of Commercial within a Dashed-
Line Area
- B. **Proposed Designation:** 509.2 acres of Irregular (2.24) Residential
within a "Dashed-Line Area"
49.0 acres of Commercial within a "Dashed-
Line Area"

IV. Wetland Review

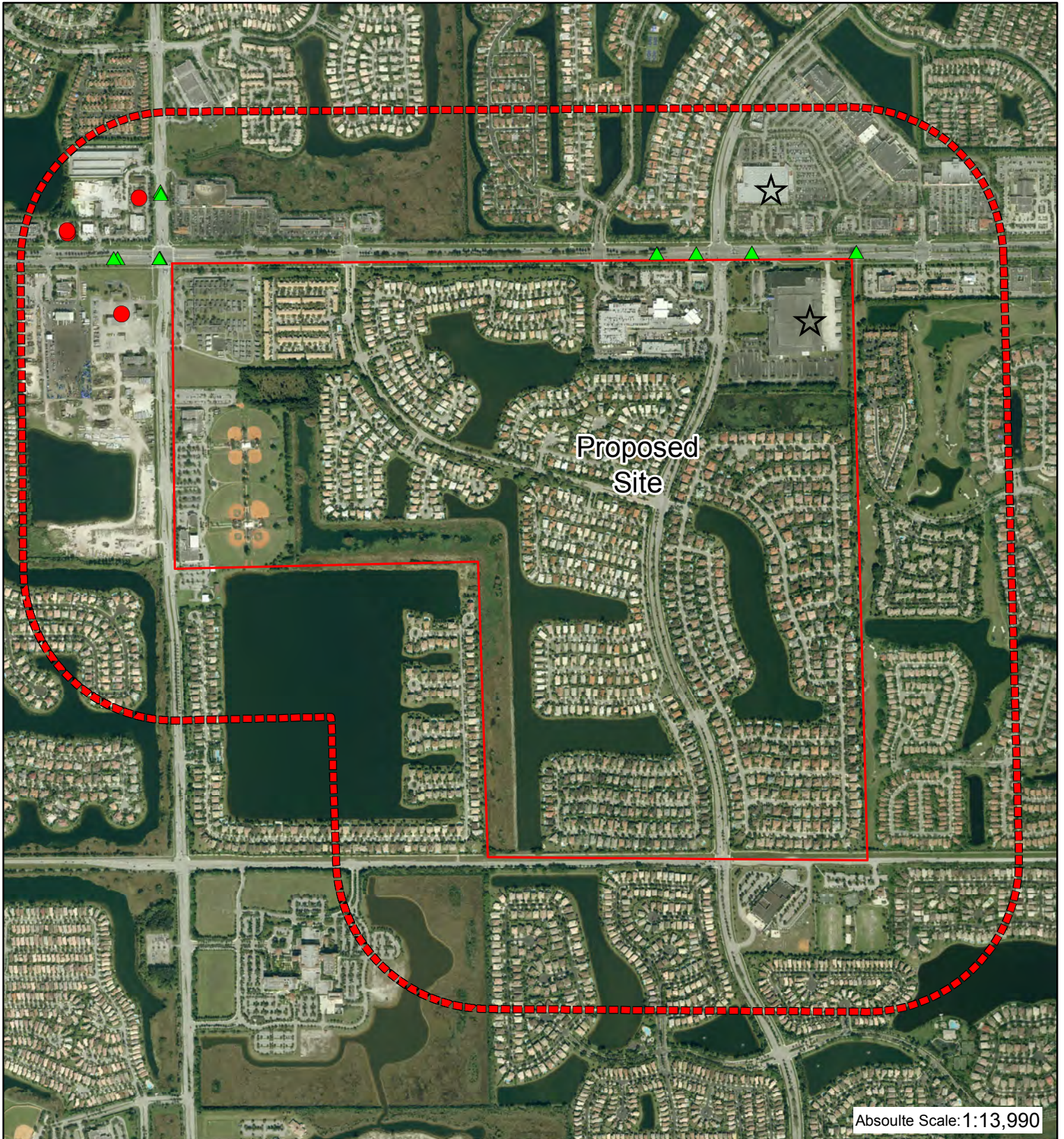
- A. *Are wetlands present on subject property?*** Yes
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** Wetland mitigation sites for various projects (DF00-1134, Df00-1135 & DF07-1091).
- C. *Describe the characteristics and quality of wetlands present on subject property.*** High quality marsh, wet prairie wetlands.
- D. *Is the property under review for an Environmental Resource License?***
No. Previously licensed.
- 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?***

V. Comments:

There are wetland mitigation areas on this site. An Environmental Resource License is required prior to any activity that may impact wetlands or surface waters.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

Land Use Amendment Comments Site LUA_PC17-3



- ▲ Hazardous Materials Facilities Database (active)
- ☆ Sara Title III Database
- Contaminated Sites Database Active CS
- 0.25 miles Buffer

Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: NHERNE - October, 2016 - Pollution Prevention Division

Hazardous Material Facilities within Boundaries of Land Use Amendment

Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
------------------	---------	------------------------------------	-----------------

No active Hazardous Material facility within boundaries of land use amendment

Hazardous Material Facilities adjacent to Land Use Amendment

Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
------------------	---------	------------------------------------	-----------------

Lexus of Pembroke Pines	16150 PINES BLVD Pembroke Pines 33027	5511 Motor Vehicle Dealers (New and Used)	Hazardous Materials
Walgreens #4324	15911 PINES BLVD Pembroke Pines 33027	7384 Miscellaneous Personal Services, Not Elsewhere Classified	Hazardous Materials
Sunshine Gasoline Distributors, Inc.	15590 PINES BLVD Pembroke Pines 33027	5541 Gasoline Service Stations	Storage Tank
Marathon- Dykes #585	16050 PINES BLVD Pembroke Pines 33027	5541 Gasoline Service Stations	Storage Tank

Hazardous Material Facilities in close proximity (.25 miles) of Land Use Amendment

Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
------------------	---------	------------------------------------	-----------------

Tire Kingdom #149	17203 PINES BLVD Pembroke Pines 33029	Tire Kingdom #14917203 PINES BLVD Pembroke Pines 33029	Hazardous Materials
CVS Pharmacy #4659	17201 PINES BLVD Pembroke Pines 33029	CVS Pharmacy #465917201 PINES BLVD Pembroke Pines 33029	Hazardous Materials
The Goodyear Tire & Rubber Compan	300 NW 172ND AVE Pembroke Pines 33029	The Goodyear Tire & Rubber Company 6623300 NW 172ND AVE Pembroke Pines 33029	Hazardous Materials
Cache' Cleaners	290 NW 172ND AVE Pembroke Pines 33029	Cache' Cleaners290 NW 172ND AVE Pembroke Pines 33029	Hazardous Materials
L. W. Rozzo, Inc.	17200 PINES BLVD Pembroke Pines 33029	L. W. Rozzo, Inc.17200 PINES BLVD Pembroke Pines 33029	Hazardous Materials/Storage Tank
CEMEX - Pembroke Pines Ready-Mix	17301 PINES BLVD Pembroke Pines 33029	CEMEX - Pembroke Pines Ready-Mix17301 PINES BLVD Pembroke Pines 33029	Hazardous Materials/Storage Tank

Hazardous Material Facilities in close proximity (.25 miles) of Land Use Amendment

Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
Jiffy Lube #1739	17311 PINES BLVD Pembroke Pines 33029	Jiffy Lube #173917311 PINES BLVD Pembroke Pines 33029	Hazardous Materials/Storage Tank

ATTACHMENT 7

GreenspoonMarder

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 30, 2016

Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave., Suite 307
Fort Lauderdale, FL 33301



Re: United States Postal Service Land Use Plan Amendment

Dear Barbara:

We are providing the responses below to address comments received from the Environmental Protection & Growth Management Department ("EPGMD") regarding the United States Postal Service Land Use Plan Amendment.

EPGMD Comment: An Environmental Resource License is required prior to any activity that may impact wetlands or surface waters.

Response: No development activity is anticipated to impact wetlands or surface waters. However, an Environmental Resource License will be obtained should such impacts occur.

EPGMD Comment: The project site includes the Pembroke Shores Mitigation Areas, 45 acres of wetlands and mixed forest and non-forested lands, which are included in the Protected Natural Lands Inventory.

Response: The proposed development will not occur within the Pembroke Shores Mitigation Areas, and will not adversely impact the area.

Sincerely,

GREENSPOON MARDER, P.A.

A handwritten signature in black ink, appearing to read "Cynthia A. Pasch".

Cynthia A. Pasch, AICP

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | San Diego | Tallahassee | Tampa | West Palm Beach

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

November 30, 2016



Report Commission

This report was commissioned in satisfaction of Broward County Land Use Plan Policy 1.07.07 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 (2016) demand and projects (to 2021) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, employment, 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"), The City of Pembroke Pines has a current surplus of affordable housing for homeownership at all levels and that is likely to continue through 2021.

The methodology demonstrates that rental properties for those at the very low and low income bands, are currently in short supply and will continue to be a challenge for the City. Rental properties in the Low Band (80% of Median Household Income) will improve through 2021 and any negative gap in that band should be eliminated by that forecasted year. There will also be some slight improvement in the Very Low Band (50% of Median Household Income).

The City has made substantial efforts in dealing with the issues of affordable housing and is continuing those efforts into the future.

Increasing the availability of housing supply will help to make all housing more affordable.

Methodology

This study examines current housing conditions within the City of Pembroke Pines, Florida (“the City”), which is generally stated for calendar year 2014 (the latest U.S. Census Bureau American Community Survey data available) and projected to calendar year 2021, 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 2021, we used Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods. The methodology is particularly sensitive to Median Household Income and housing stock forecasts. We believe Esri’s forecasts to be reliable and very up-to-date. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low 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 2014 ACS data for the City of Pembroke Pines and the Esri forecasts for 2021 are summarized below:

	2014 ACS Estimates	2021 Esri Forecasts
Population	157,907	173,526
Median Household Income	61,539	71,252
Housing Units, Total	63,098	68,062
Housing Units, Occupied	56,308	63,160

The forecasted housing units do not include any of the units that would be added by the proposed development. The addition of those units would increase the supply of housing. In the absence of additional supply, housing costs would likely increase across most affordability bands.

Affordable Housing Criteria

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:

Gap Analysis, Meridian Appraisal Group Model Utilizing 2014 American Community Survey Data

Pembroke Pines city, Florida							
	Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	9,108	11,584	2,476	0-50%	5,188	1,010	(4,179)
\$0				\$0			
\$30,770	22.1%	28.1%		\$769	34.2%	7.0%	
50.1-80%	5,468	9,749	4,281	50.1-80%	3,186	4,144	958
\$30,831				\$771			
\$49,231	13.3%	23.7%		\$1,231	21.0%	28.7%	
80.1-120%	6,640	10,281	3,641	80.1-120%	2,938	4,585	1,646
\$49,293				\$1,232			
\$73,847	16.1%	25.0%		\$1,846	19.4%	31.8%	

The MAG model shows no deficiencies in affordable housing for those who wish to own homes. We are not surprised by this outcome as the City has many long-term residents who likely purchased their homes when the homes cost less. Many of those homeowners now make more money and this results in more affordable home ownership than they would have had when they first purchased a home.

The model also shows deficiencies in the Very Low band for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of

their income on housing and housing-related expenses. The model demonstrates current surpluses of rentals in the Low and Moderate Income bands.

When we applied the Esri forecasted data to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2021 Esri Forecasted Data**

Pembroke Pines city, Florida							
	Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	10,714	14,017	3,302	0-50%	6,077	1,752	(4,325)
\$0				\$0			
\$35,626	26.0%	34.1%		\$891	40.1%	12.1%	
50.1-80%	5,972	10,843	4,871	50.1-80%	3,255	5,724	2,469
\$35,697				\$892			
\$57,002	14.5%	26.3%		\$1,425	21.5%	39.7%	
80.1-120%	7,416	8,947	1,531	80.1-120%	2,965	3,436	471
\$57,073				\$1,427			
\$85,502	18.0%	21.7%		\$2,138	19.6%	23.8%	

An increase in the MHI affects the model by predicting that surpluses in these three bands will continue through 2021 for home ownership. Rental surpluses continue in the Low and Moderate bands but the Very Low Income rental band will continue to have a deficit.

Addressing The Demand For The High Costs Of Housing

The City of Pembroke Pines continues to make significant commitments and achieving solid results in dealing with the community's affordable housing needs.

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:

Project	Units Built	Unit Types/Description
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 a draft 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 City's Planning and Economic Development Division¹ 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 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.

¹ City of Pembroke Pines, Planning and Economic Development Division, Planning and Zoning, Housing Programs, NSP Quarterly Performance Reports

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.

4. As an entitlement city of federal Community Development Block Grant program funding, it is required to annual file a Consolidated Annual Performance Evaluation Report (CAPER). This report must include narrative responses to questions that grantees receiving various federal grants must answer to remain compliant with Consolidated Planning Regulations. The most recent CAPER report filed is for the 2012 Program Year and was filed December 4, 2013, and are accurate for that point in time. The report contains detailed program information and quantified output measures on the various programs undertaken by the City. Some of this information repeats what has previously been noted (this occurs because of different reporting periods), but most of it is additive to our previous notes. The highlights and programs noted below were accomplished during the Program Year (while some of the highlights previously noted were for program accomplishments that overlapped program years:

- a) A total of 21 home repairs were completed with CDBG, SHIP, HOME and NSP funds. An additional 10 of these properties received assistance with disaster recovery funds for storm mitigation/reinforcement related repairs.
- b) Five additional homes were purchased by low to middle income with the assistance of NSP-3 funding with 1 additional closing pending. A total of 45 households have received NSP assistance to purchase eligible foreclosed homes since 2008. An

additional 5 NSP properties that were acquired and rehabilitated also have been sold to date.

- c) The City of Pembroke Pines was awarded \$661,849 in CDBG funds from HUD. Including remaining funds from the previous program year, the City had a total of \$ 2,857,588 in CDBG funds to expend in PY 2012. In addition, limited SHIP funding totaling \$152,229.75 was made available from the State of Florida during the same period. Including carryover funds from the previous years, the City had a total of \$299,813.21 in encumbered SHIP funds to expend in PY 2012.

- d) In PY 2012, the City also had available to it HOME funds as a participating member of the Broward County HOME Consortium. The City received HOME funds in the amount of \$150,696. Broward County, as the lead agency of the consortium provides the necessary HOME reports required of the HOME program by HUD on behalf of Pembroke Pines and other participating cities. In total, the City had a total of \$2,857,588 from its regular allocation of CDBG, SHIP, and HOME funds available for expenditure in Program Year 2012. In addition, it had access to \$61,061.63 CDBG disaster funds.

- e) In September 2008, the City was awarded \$4,398,575 in Neighborhood Stabilization Program (NSP) funds through the Housing and Economic Recovery Act (HERA). In PY 2010, the City received an additional allocation of NSP funding (NSP-3) in the amount of \$2,330,542.00 to continue addressing foreclosures, abandoned and vacant property in the City.

The City's annual federal and state allocations, along with NSP funded those activities herein described, according to and consistent with the City's Consolidated Plan/Annual Action Plan, and the Local Housing Assistance Plan (LHAP). All of the activities exercised by the City are designed to benefit low and moderate- income persons. A total of 21 home repairs were completed with CDBG, SHIP, HOME and NSP funds. An additional 10 of these properties

received assistance with disaster recovery funds for storm mitigation/reinforcement related repairs.

This continues a long-term commitment by the City of Pembroke Pines to address affordable housing issues in the City:

Exhibit 1
Neighborhood Stabilization Program (NSP-1)

Project/Activity	PY 2010 Budget	(+) Previous Year Funds (PY09) Includes Program Income	PY 2012 NSP Grant Expended	PY 2012 Program Income Expended	Funds Expended as of 9/30/2013	Amount Encumbered
Purchase Assistance 50-120% AMI Activity# PA 01	\$0	\$1,189,552	\$0	N/A	\$1,189,552	\$0
Residential Rehabilitation 50-120 % AMI Activity # Rehab 02	\$0	\$1,319,448	\$0	\$0	1,319,448	\$0
Purchase Assistance 0-50% AMI Activity# PA 03	\$0	\$50,000	\$0	N/A	\$50,000	\$0
Residential Rehabilitation: 0-50 % AMI Activity # Rehab 04	\$0	\$89,102	\$0	N/A	\$80,472.15	\$8,629.85
Acquisition/Rehab 51-120% AMI Activity # 06	\$0	\$520,501	\$0	\$106,998.67	\$413,395.73	\$107,105.27
Acquisition/Rehab 0 - 50 % AMI Activity # 7	\$0	\$1,155,911.03	\$0	\$69,443.70	\$1,082,584.37	\$73,326.66
Administration - CRA Activity # Admin 05	\$0	\$346,215.00	\$0	N/A	\$318,975	\$27,240
Total	\$0	\$4,670,729.03	\$0	\$176,442.37	\$4,454,427	\$216,301.78

For the most current CAPERS reporting period, the City had expended or encumbered nearly \$4.7 million on affordable housing programs from the NSP-1 program.

Exhibit 2
Neighborhood Stabilization Program (NSP-3)

Project/Activity	PY 2010 Budget	Funds Expended PY 2012	PY 2012 Program Income Expended	Funds Expended 9/30/2013	Amount Encumbered
Purchase Assistance 50-120% AMI Activity# PA-013	\$604,951.00	\$202,580	N/A	\$529,985.00	\$74,966.00
Residential Rehabilitation 50-120 % AMI Activity # Rehab 023	\$909,901.00	\$408,260.10	N/A	\$497,360.10	\$412,540.90
Acquisition /Rehabilitation 50% AMI – Set-aside Activity# Acquisition/Rehab 33	\$0		N/A	\$0	Funds Reprogrammed to Purchase Assistance
Purchase Assistance LH 25 Activity# PA-062	\$250,000	\$0	N/A	\$0	\$250,000
Residential Rehabilitation LH 25 Activity # Rehab 073	\$332,636	\$0	N/A	\$0	\$332,636
Administration – City Activity # Admin 053	\$160,000.00	\$6,800		\$157,995	\$2,005
Administration – CRA Activity # Admin 043	\$73,054.00	\$666	N/A	\$666	\$72,388
Total	\$2,330,542	\$618,086.10	N/A	\$1,186,006.10	\$1,144,535.90

For the most current CAPERS reporting period, the City had expended or encumbered more than \$2.3 million on affordable housing programs from the NSP-3 program.

Across both the NSP-1 and NSP-3 programs, the City has expended or obligated almost \$6,000,000 towards affordable housing programs.

1. **Residential Rehabilitation, Home Repair.** The City expended \$468,088.19 of the total \$2,199,910.70 available from CDBG, SHIP, and HOME resources for residential repair activities including health and safety repairs, standard repairs, weatherization, energy efficiency, reconstruction, and removal of architectural barriers. NSP funds are reported separately. Of the total amount available, \$1,154,706.50 was CDBG funding. In response to the demand for home repair assistance, funds from other completed projects were reallocated to home repair. At the end of the fiscal year, the City advertised a Notice of Funds Availability to accept new applications from low to moderate-income Pembroke Pines residences. The next program year

will focus on home repair assistance. The City has also expanded its contractor pool and inspector list for the increased volume of applications. The City expended \$312,558.51 in CDBG funding this program. Funds are encumbered with an extensive waiting list of applicants for home repair assistance. The following indicates the planned and actual performance for PY 2012.

Planned Schedule of Services: MHR- 12 (4 CDBG, 4 SHIP and 4 HOME)

Actual Performance: MHR – 16 (10 CDBG, and 3 SHIP and 3 HOME)

2. Disaster Mitigation Funding, Minor Home Repair. In Program Year 2012, the City had remaining Disaster Recovery Initiative funds available. The City expended \$61,061.63 remaining from supplemental CDBG disaster funds. This funding was provided by the Federal government, to the State and County and finally to the City. The supplemental disaster funding allows for mitigation repairs that harden the homes assisted. The project had been approved, by the City in prior funding years and was pending.

Planned Schedule of Services: 10 Single-Family Properties

Actual Performance: 10 Single-Family Properties

3. Relocation Assistance, Reconstruction/Unit for Unit Replacement Program. In PY 2012, \$35,140.25 was reprogrammed to further the City's home repair activities. This activity supports the manufactured home replacement program. The activity provides up to \$10,000 in assistance for storage and hotel expenses while new units are being installed. The balance of funding in this project is scheduled to be reprogrammed to home repair where there is high demand for assistance within the City. No new relocation activity was undertaken in PY 2012.

Planned Schedule of Services: None.

Actual Performance: N/A.

4. Re-purposed Unexpended Funds. The City re-purposed \$57,107 in unexpended CDBG funds that had been obligated for neighborhood parks. The park projects were completed under budget and the City chose to use the leftover funding to augment their home repair program.

5. Public Housing Strategy. The City continued to address its public housing needs by coordinating with Hollywood, Dania Beach, and Broward County Housing authorities. These agencies currently provide Section 8 vouchers to Pembroke Pines residents.

6. Housing Prevention Elements. The City implemented its foreclosure prevention program through the use of State Housing Initiative Partnership (SHIP) funds. Through the foreclosure prevention program, the City will pay 100% of a resident's delinquent mortgage amount up to \$10,000. Prospective beneficiaries must show that the nonpayment of their mortgage is due to the following eligible reasons, loss of employment, divorce or separation, death of a spouse, sudden medical expenses.

7. Anti-Displacement and Low/Moderate Income Benefit. In the City's residential rehabilitation program, in rare cases where repairs require relocation of program participants, the City will pay the cost for relocating residents until repairs are completed. In PY 2007, the City updated the Relocation Assistance Plan and made provisions to voluntarily assist households participating in the voluntary substantial rehabilitation programs. In PY 2012, the City continued to provide assistance to these households.

8. Low/Mod Job Activities. The City is looking at alternative opportunities to address economic development initiatives and completed the revision of its Section 3 policy and procedures.

9. Loans. The City made 20 loans for housing rehabilitation/construction from various funding sources during PY 2012 totaling \$894,635.

Current Efforts

The City of Pembroke Pines continues to make significant contributions to its affordable housing demands. From its most recent Consolidated Annual Performance Evaluation Report, we have gathered the following highlights:

- A total of 29 home repairs were completed with CDBG, SHIP and HOME funds
- The 4 Additional homes that were acquired by the City through the NSP3 program in PY2013 are under contract, pending closing. A total of 48 households have received NSP assistance to purchase eligible foreclosed homes since 2008. An additional 7 NSP properties that were acquired and rehabilitated, also have been sold to date.
- In addition, limited SHIP funding totaling \$858,494 was made available from the State of Florida during the same period. Including carryover funds from the previous years, the City had a total of \$1,102,939 in SHIP funds to expend in PY 2014.
- In PY 2014, the City also had available to it, HOME funds as a participating member of the Broward County HOME Consortium. The City received HOME funds in the amount of \$176,509. Broward County, as the lead agency of the consortium provides the necessary HOME reports required of the HOME program by HUD on behalf of Pembroke Pines and other participating cities.
- In total, the City had a total of \$1,763,181 from its regular allocation of CDBG, SHIP, and HOME funds available for expenditure in Program Year 2014. Including previous year carryover funds, the City had \$2,768,890 available.
- In addition, limited SHIP funding totaling \$858,494 was made available from the State of Florida during the same period. Including carryover funds from the previous years, the City had a total of \$1,102,939 in SHIP funds to expend in PY 2014.
- Federal funds were made available to the City by HUD on October 01, 2014 except where otherwise noted through substantial amendments.²

² PY 2014 CDBG (Oct. 1, 2014 to Sept. 30, 2015) correspond and overlap SHIP PY 2014 (July 1, 2014 to June 30, 2015)

- In PY 2014, the City also had available to it, HOME funds as a participating member of the Broward County HOME Consortium. The City received HOME funds in the amount of \$176,509. Broward County, as the lead agency of the consortium provides the necessary HOME reports required of the HOME program by HUD on behalf of Pembroke Pines and other participating cities.
- In total, the City had a total of \$1,763,181 from its regular allocation of CDBG, SHIP, and HOME funds available for expenditure in Program Year 2014. Including previous year carryover funds, the City had \$2,768,890 available.
- **Residential Rehabilitation (Minor Home Repair)** **\$273,317**
- This project will provide home repair assistance to low and moderate income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. This project will be carried out on a citywide basis. This activity is eligible under 24 CFR section 570.202(a), and will benefit low and moderate income persons as qualified under 570.208 (a)(3).
- **Public Service (Senior Transportation)** **\$109,226**
- Provides support to the City’s Senior Transportation Program through the provision of free transportation to seniors. Riders are transported to and from doctor/dentist office, governmental agencies, therapeutic field trips, and shopping. The activity is eligible as a public service under 570.201(e), and the activity will benefit low and moderate-income persons as qualified under Limited Clientele Activities, 570.208(a)(2).
- **Public Improvement (Basketball Court Improvement)** **\$150,000**
- This project proposes to install a new basketball court and airnasium at the Pines Athletic Club. The project qualifies as a public improvement. Public facilities and improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
- **Public Improvement (PAC Improvement)** **\$50,000**
- This project proposes to renovate the Pines Athletic Club recreational facility. The project qualifies as a public improvement. Public facilities and improvements include acquisition,

construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.

- **Program Administration** **\$145,635**
- This activity will provide general management, oversight, and coordination of the programs. Also, this activity will provide fair housing services designed to further the fair housing objectives of the Fair Housing Act (42 U.C. C. 3601-20). These activities are assumed to benefit low-and moderate-income persons and are eligible under 24 CFR section 570.206(a).
- **For Program Year 2014, the City proposed to assist residents under the various housing rehabilitation programs:**
- **Home Repair Activities**
 1. Planned Schedule of Services: MHR- 40 (9 CDBG, 21 SHIP and 10 HOME)
 2. Actual Performance: MHR – 29 (16 CDBG, and 7 SHIP and 6 HOME)
 3. The racial/ethnic makeup of the 16 households assisted through the MHR CDBG residential rehab program is as follows: (11) White, (4) Black, (0) Asian, (1) Other and (0) American Indian/White. (7) Were of Hispanic ethnicity. Of the 16 CDBG applicants, (2) were very low-income (0-30% AMI), (4) were low-income (31-50% AMI) and (10) were moderate-income (51-80% % AMI). Seven (7) of the assisted households were elderly, (2) were disabled, and (1) was female headed.
- **Neighborhood Stabilization Program**
 1. The City of Pembroke Pines has assisted 36 Households with purchase assistance. Among the households, (18) White, (15) Black, (1) Asian and (2) multi-cultural households were assisted. (13) Households were of Hispanic ethnicity. (5) Households were female headed. (19) Properties were purchased by households with household incomes in the moderate-income (51-80% AMI) category, (15) were purchased by households in the middle-income (81-120% AMI) category, and (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. The City exceeded its goal. These households have received both purchase and home repair assistance.

2. With NSP 3 assistance, the household demographics are as follows: (3) White, (9) Black, (0) Asian and (0) multi-cultural households were assisted. One (1) household was of Hispanic ethnicity. Of the 12 households assisted, (3) were low-income (31-50% AMI), (7) were moderate-income (51-80% AMI) and (2) were purchased by households in the middle-income category (81-120% AMI).

- **Housing Rehabilitation** assistance is available citywide to low- and moderate-income single-family homeowner households. Census Tract 1101 contains the oldest homes in the City of Pembroke Pines. As a result, most of the substandard housing units in the City are located in this area. This census tract is located in the southeast area of the City and is commonly referred to as the “Old Southwest”. The area is bound on the west by SW 72nd Avenue; on the east by the Florida Turnpike; on the north by Hollywood Boulevard and on the south by Pembroke Road.

- **Affirmatively Furthering Fair Housing**

1. The City of Pembroke Pines maintains an affirmative approach to further fair housing in its jurisdiction in accordance with its initial and annual certification regarding fair housing. In PY 2010, the City completed the update of its AI. It was submitted to HUD in August 2011 and in PY 2014, the City continued to implement the fair housing action plan outlined in its AI. The City continued support and promotion of housing workshops for the community including the Broward County Fair Housing Symposium. In PY 2014 the City revised its AI. This revision is currently pending commission approval in December.
2. To date, the City has taken several steps to affirmatively further fair housing in the City. These actions including translating housing program information in Spanish; ensuring that housing staff is multilingual (English, Spanish and Creole); supporting Broward County’s fair housing awareness and training efforts; adopting a voluntary relocation program, developing its own print and radio fair housing campaign, and developing and managing its own affordable rental properties to expand housing choices. Even with these efforts, the City acknowledges that more can be done to continue to affirmatively further fair housing in the City.

3. Below are current impediments and strategies the City intends to undertake within this current 5-year Consolidated Plan cycle to affirmatively further fair housing in Pembroke Pines. These action steps will be reviewed annually to assess progress.

1. Identified Impediments

1. Cost of Land and Housing

1. The relative cost of land and housing as a result of a limited supply and high demand, still remains an impediment to affordable housing for many residents, particularly for low-income, moderate-income, and fixed-income residents. There are few vacant and developable residentially properties within the City, which makes the development of affordable housing difficult due to the increased demand for land (cost) and the associated development requirements.
2. Strategy: Evaluate the opportunity to increase density of residential land uses to accommodate future housing needs as part of the next Comprehensive Plan update cycle.

2. Income Disparities Among Race/Ethnicity/Gender

1. Income level disparities among different races/ethnicities/genders are prevalent within the City. The reduced income levels make it more difficult to obtain home mortgages and limits resident's abilities to affordable housing. According to the HMDA data, Black/African-Americans had the highest number of loan denials with approximately 32%, followed by Whites with 26%.
2. Strategy: Strengthen Section 3 efforts (local jobs initiatives linked to CDBG and other federal programs) and similar jobs initiatives.

3. Lack of Education Among Housing Providers, Buyers and Renters

1. Residents and housing providers still do not fully understand housing rights or the process to rent or purchase a home. The City's housing division, which oversees City owned affordable rentals, does not have formal fair housing training.

2. Strategy: Continued support and promotion of housing workshops for the community; establish formal training for City staff through the use of Broward County Civil Rights Division free training or HOPE, Inc.; and Utilize City's Master Association list to disseminate fair housing information.

4. *Language Barriers*

1. The City is a diverse community with many residents who speak a range of languages that include Spanish and Creole. While the City and its hired consultants have recently updated their housing programs with services that are provided in multiple languages, the City will need to continue and expand these services in the future. Language barriers can be a prime source of fair housing impediments should home buyers and providers not be able to fully communicate and or understand their rights under Fair Housing Laws.
2. Strategy: Review Limited English Proficiency Procedures in citizen participation and program implementation; Review HUD translated materials, brochures, PSAs, posters developed for the City's fair housing campaign; and continue to hire multi-lingual staff working in housing programs.

5. *Predatory Lending*

1. The HMDA data indicates that Blacks/African-Americans had the highest number of "High-Cost" loans in the City with 42 percent of all loans originated being considered "High-Cost" loans. Similarly, Hispanics/Latinos also had a large percentage (over one third) of "High-Cost" loans. These trends not only represent existing impediments to fair housing, but also present future impediments as "High-Cost" loans are a general indication of sub-prime loans which typically have higher than average rates and have the

potential for their rates to reset to much higher rates in the near future.

2. Strategy: Require and promote 8 hours of homebuyer classes on the City's and housing program administrator's website.

6. *Lack of Clear Regulatory Measures to Enforce Fair Housing in City*

1. The City does not have a fair housing enforcement program, fair housing ordinance, or system to file/track fair housing complaints. Similar to most jurisdictions in Broward County, the City relies on the Broward County Human Rights Act and the associated components of the Act.

2. Strategy: Development of fair housing ordinance or development of interlocal agreement with Broward County Civil Rights Division.

7. *Housing Discrimination On The Basis of Race, Color, National Origin, Religion, Sex, Familial Status, and Disability.* The data provided by Broward County CRD indicates there is discrimination on the basis of the protected classes as evidenced by a few reasonable cause findings and settlements.

1. Strategy: Implement fair housing/HOA/Landlord training; Develop fair housing education and outreach plan for associations/management companies that have had complaints/cause findings within the last 5 years as reported by Broward Civil Rights Division; Institute a testing program – use of HOPE, Inc. or other provider; and completion of community survey for ongoing feedback from the community.

8. *Housing Discrimination Complaints Process*

1. There are three agencies that receive, process, and report fair housing complaints in the City, which include Broward County Civil Rights Division, Region 4 - U.S. HUD, and HOPE, Inc. Because there are three organizations, some of the housing complaints are filed at multiple locations which makes it very

difficult to determine the combined total (or magnitude) of housing complaints in the City.

9. Strategy: Housing Programs Staff Training: Utilization of Free Tailored Training Offered by Broward Civil Rights Division; Improve public information on process including direct link to Broward County CRD Intake Complaint Form that is online and develop structured review of Broward CRD data and because determinations issued.

10. Mobility Impaired Low-Income Individuals Lack Access To Housing With Accommodations And Modifications For The Disabled

11. While the City enforces development standards that are consistent with the American Disabilities Act for commercial properties and the Fair Housing Act for residential properties through the adopted building code and land development regulations, the City does not provide specific development requirements for new development to make housing units visit-able. Further there is no review of ordinances upon passage to determine if there is any impediment(s) created.

12. Strategy: Continue to fund barrier free home repair program and seek opportunities to include disabled residents on the Planning and Zoning Board and Affordable Housing Advisory Committee.

- **City Certified Eligible Under Broward County Affordable Housing Program.** On June 22, 2016, the City was certified for 110 multi-family units on Southwest 89th Avenue and Washington Street. Of those units, 11 were for very low household incomes and the rest were for low household incomes.
- **City Receives \$350,000 For Veterans Housing.** During FY2015 and FY2016, the City received grants totaling \$350,000 that will provide renovation assistance to veterans within the City.

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: January 3, 2017

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

for Jo Sesodia

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

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment –Pembroke Pines PC 17-3 and PC 17-4
Updated Affordable Housing Comments – January 3, 2017

Previously, the Broward County Planning and Development Management Division (PDMD) staff submitted review comments for proposed amendments PC 17-3 and PC 17-4 for Pembroke Pines. Under the affordable housing comments, the County requested an updated Affordable Housing study, since the previous study was no longer valid. On December 15, 2016, PDMD received a new study titled, *Affordable Housing Market Assessment in the City of Pembroke Pines, Florida* (dated November 30, 2016) (see attached). After review of the new study and the above listed Pembroke Pines amendments, PDMD has updated the Affordable Housing comments, below.

Amendment 17-3 proposes:

Current Designations: 513.9 acres of Irregular (2.16) Residential within a Dashed-Line Area
44.3 acres of Commercial within a Dashed-Line Area

Proposed Designation: 509.2 acres of Irregular (2.24) Residential within a Dashed-Line Area
49.0 acres of Commercial within a Dashed Line Area

Estimated Net Effect: **Addition of 125 dwelling units**
Addition of 4.7 acres of commercial use

Amendment 17-4 proposes:

Current Designations: 146.37 acres of Local Activity Center consisting of:

- 325,000 square feet of commercial use
- 120,000 square feet of office use
- 1,841 dwelling units consisting of:
 - 701 mid-rise or high-rise dwelling units (276 high rise dwelling units shall be affordable)
 - 275 townhouse dwelling units
 - 865 multi-family dwelling units

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

- 350 hotel rooms
 - 2.5 acres (minimum) recreation and open space
- 18.2 acres of Employment Center-High

Proposed Designation: 164.6 acres of Regional Activity Center consisting of:

- 358,000 square feet of commercial use
- 120,000 square feet of office use
- 80,000 square feet of industrial use
- 2,215 dwelling units consisting of:
 - 701 mid-rise or high-rise dwelling units (325 high-rise dwelling units shall be affordable)
 - 275 townhouse dwelling units
 - 1,239 multi-family dwelling units
- 350 hotel rooms

2.5 acres (minimum) recreation and open space

Estimated Net Effect: **Addition of 374 dwelling units** [1,841 dwelling units currently permitted by the BCLUP]
Addition of 33,000 square feet of commercial use
Addition of 80,000 square feet of industrial use
Reduction of 18.2 acres of employment center use

Item 8 - Affordable Housing—Updated 01-03-2016

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 1.07.07 and Article 10 of the Administrative Rules Document: BCLUP. Policy 1.07.07 requires the involved municipality 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. Amendment PC 17-3 will add 125 and PC 17-4 will add 374 more dwelling units to the existing densities approved by the BCLUP. As a result, the amendments are subject to the requirements of BCLUP Policy 1.07.07.

Regarding consistency with Policy 1.07.07 and Article 10 of the Administrative Rules Document, the City has submitted an affordable housing study dated November 30, 2016. Please see attached.

The study was reviewed by staff to determine compliance with Article 10.4 (A) and 10.4 (B) of the Administrative Rules which state:

- (A) The local government shall provide an estimate of the existing and projected 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.

The study, using the Meridian Appraisal Group model, indicates that a net surplus of 8,823 affordable housing (units affordable to those with household incomes at 120% of median income and below) currently exist within the City and a surplus of 8,319 affordable units are projected for the year 2021. In addition, the study indicates the City employs a wide range of affordable housing programs, including an affordable housing trust fund and 804 city owned and operated affordable rental units.

County staff finds that the City's affordable housing study meets the requirements of Policy 1.07.07 and Article 10 of the Administrative Rules Document: BCLUP. Please note that according to Article 10.4 (E) of the Administrative Rules Document, a study which has been determined by the County to be in compliance with Policy 1.07.07 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date of the study.

Staff notes that although the affordable housing study submitted by the city indicates overall consistency with the BCLUP policy and Administrative Rules Document through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same, the study also indicates that there is a current and projected deficit of over 4,000 affordable "very-low income" rental units within the city. It is recommended that prior to the second BCLUP amendment Planning Council public hearing, the city provide information regarding the City's plans and policies to further improve the supply of very-low income housing units in the City. At a minimum, the City should consider adopting a resolution supporting a countywide approach to a dedicated funding source specifically targeted toward very-low income housing units.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org

Attachment: An Affordable Housing Market Assessment in the City of Pembroke Pines, Florida submitted on 12-15-2016.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, Planning Section Supervisor, Planning and Development Management Division
Heather Cunniff, Senior Planner, Planning and Development Management Division

JPS/slf

ATTACHMENT 10

Schwarz, Pete

From: Goldstein, Matthue <mgoldstein@miramarfl.gov>
Sent: Tuesday, November 01, 2016 4:50 PM
To: Blake Boy, Barbara
Cc: Silva, Eric B.; Schwarz, Pete
Subject: Regarding Broward County Land Use Plan amendment PC 17-3

Good afternoon,

The City of Miramar's Community and Economic Development staff have reviewed the proposed Broward County Land Use Plan amendment, PC 17-1, located within the City of Pembroke Pines and have no objections.

Please note the City of Miramar and the City of Pembroke Pines, in coordination with the Broward Metropolitan Planning Organization (MPO), are jointly supporting mutually beneficial roadway construction projects to extend Miramar Parkway to Southwest 196 Avenue, Southwest 196 Avenue to Pembroke Road and Pembroke Road to US 27. These projects are part of the MPO's Transportation Improvement Program Priorities List for fiscal year 2017-18.

If you have any questions, please feel free to contact me.

Thank you.

Matthue Goldstein

Senior Planner | Community and Economic Development Department
City of Miramar 2200 Civic Center Place, Miramar, FL 33025
O: 954.602.3281 F: 954.602.3646 | mgoldstein@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed www.miramarfl.gov

It's Right Here In Miramar... And So Are You!



Please consider the environment before printing this email.

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 email 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 email in error, please notify the City of Miramar immediately by return email.

ATTACHMENT 11

Schwarz, Pete

From: Cynthia Pasch <cynthia.pasch@gmlaw.com>
Sent: Thursday, December 29, 2016 1:18 PM
To: Schwarz, Pete
Subject: FW: USPS - Land Use Plan Amendment

Here is the signoff from Kevin Hart.

GreenspoonMarder

Cynthia A. Pasch, AICP
Land Planner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Telephone: 954-527-6266
cynthia.pasch@gmlaw.com

From: Kevin Hart [<mailto:kevin@sbdd.org>]
Sent: Thursday, December 29, 2016 1:08 PM
To: Cynthia Pasch
Subject: RE: USPS - Land Use Plan Amendment

Based on this response, you have addressed SBDD's comments on the LUPA.

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

From: Cynthia Pasch [<mailto:cynthia.pasch@gmlaw.com>]
Sent: Thursday, December 29, 2016 11:25 AM
To: 'Kevin Hart' <kevin@sbdd.org>
Subject: RE: USPS - Land Use Plan Amendment

Drainage Analysis

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

The subject property is located within the South Broward Drainage District (SBDD) S-3 Basin. The existing Post Office site is part of a master South Florida Water Management District Permit (#06-00095-S-02) for a development known as the Hollywood Lakes Country Club (a.k.a. Grand Palms Golf & Country Club). The design standards for the proposed drainage facilities within the overall permitted area are as follows:

Buildings:

The minimum lowest floor elevation for all new buildings shall be set at the highest of the following:

- (1) Six and one-half feet above the datum shown on the FIRM (N.A.V.D.).
- (2) Minimum floor elevation as set forth in the South Florida Water Management Districts' Surface water management permit.
- (3) The elevation shown on the 100-year Flood Elevation Map, Latest Revision, prepared by the Broward County Transportation Department.
- (4) Eighteen inches above the highest point of the paved roadway/drive-lane nearest to the building, except for buildings adjacent to Pines Boulevard.
- (5) Two feet above the base flood elevation shown on the Flood Insurance Rate Map.
- (6) Exceptions to the above criteria are permitted for repairs, additions or modifications to existing structures provided the improvements are constructed at or above the existing lowest floor elevation, the lowest floor elevation of the improvement is a minimum 6.5 feet above the datum shown on the FIRM (N.A.V.D.), and the repairs or improvements are valued at less than 50% of the market value of the building prior to improvements or repairs.
- (7). The minimum finished floor elevation as required under the City of Pembroke Pines Land Development Code.
- (8) At or above elevation 8.0' NGVD per the SBDD Facilities Report for the S-3 Basin.

Road Protection:

The roadway crown elevations and parking lot elevations shall be set at or above +6.50 NGVD per the existing South Florida Water Management District Permit No. 06-00095-S-02, dated December 8, 1988 and in accordance with SBDD's latest Criteria Manual.

Control Water Elevation:

The control water elevation for the overall permitted development area is +3.00 NGVD per the existing South Florida Water Management District Permit No.06-00095-S-02, dated December 8, 1988.

Off-Site Discharge:

The discharge from the existing Post Office site is through a 36" Corrugated Metal Pipe that connects into to the existing lake system within the Grand Palms Golf & Country Club (Grand Palms). The Grand Palms lake system currently discharges into the South Broward Drainage District Canal No.4, which has a controlled discharge thru the SBDD S-3 Pump Station into the South Florida Water Management District C-9 (Snake Creek) Canal.

The storm water discharge from the new proposed development into the Grand Palms lake system will be limited to the current pre-development rates from the existing Post Office

site, unless otherwise approved by SBDD. The Applicant will be required to provide drainage calculations to SBDD demonstrating that the **post-development discharge rates into the Grand Palms lake system does not exceed the pre-development discharge rates.** Any proposed increases to the pre-development discharge rates shall require approval by SBDD, and shall require documentation (calculations) demonstrating that the proposed increases have been properly mitigated, and are not creating any adverse impacts downstream from the Post Office property, and any other required documentation as determined by SBDD. In addition, the new proposed development will be required to meet all pretreatment requirements, prior to off-site discharge, in accordance with SBDD criteria.

Storm Sewers:

The proposed drainage conveyance (pipe) system will be sized in order to handle the 3-Year design frequency rainfall intensity for the Florida Department of Transportation Zone 10. In addition, the SBDD requires that an initial time of concentration of 10 minutes be used or calculated for each drainage basin within the development. All storm sewers shall meet SBDD criteria.

Water Quality:

The water quality (pre-treatment) requirements for the proposed new development will be provided on-site, before discharging into the existing adjacent lake system. Pre-treatment will be handled by a combination of on-site swale areas and underground exfiltration trench systems. The following are the current design pre-treatment volume requirements:

1. Pre-treatment volume shall be provided for the first inch of runoff from the developed project or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater.

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

The subject property is located within the SBDD S-3 Basin. The existing Post Office site is part of a master South Florida Water Management District Permit (#06-00095-S-02) for a development known as the Hollywood Lakes Country Club (a.k.a. Grand Palms Golf & Country Club). The master lake system currently has a controlled discharge thru the S-3 Pump Station into the South Florida Water Management District C-9 Snake Creek Canal via the South Broward Drainage District Canal No.4

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

The proposed surface water management system for the new development will consist of a series of interconnected culverts, exfiltration trenches and drainage inlets throughout the subject property. The new drainage system will discharge off-site by reusing the existing 36" Corrugated Metal Pipe (CMP) that is currently connected to the existing lake system within the Grand Palms property. If inspection of the existing pipe indicates that it is in poor condition, the Applicant will replace the existing 36" CMP with a new 36" Reinforced Concrete Pipe (or approved alternate material).

As part of the proposed drainage improvements for the new development, the developer will be completing the installation of a 48" Reinforced Concrete Pipe interconnection under

Pembroke Road. This basin improvement will interconnect the lake system within the Grand Palms property and the existing lake / wetland system on the south side of Pembroke Road. This basin improvement will be subject to the approval of SBDD and the City of Pembroke Pines.

All improvements that are required to meet SBDD's adopted level of service will be installed by the Applicant in conjunction with the new development.

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

The subject property is covered by the existing master South Florida Water Management District Permit No.06-00095-S-02. The proposed new development will require that the existing SFWMD permit will need to be modified. In addition, a construction permit for the paving, grading and drainage systems will need to be issued by the SBDD for the new project.

If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the Subject Property, design storm elevation, natural and proposed land elevation, one (1) hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The new development within the subject property will meet all the adopted level of service requirements per both the existing South Florida Water Management District Permit No.06-00095-S-02 and the current SBDD design criteria standards.

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

Name: Kevin Hart, P.E., Director
Agency: South Broward Drainage District
Phone: (954) 680-3337 Ext. 206
Address: 6591 SW 160 Avenue, Southwest Ranches, FL 33331

See **Exhibit E** for correspondence from SBDD.

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th 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 Parks and Recreation Agencies (CAPRA)*

MEMORANDUM

October 24, 2016


RECEIVED

OCT 25 2016

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

**BROWARD COUNTY
PLANNING COUNCIL**

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division 

Re: **Land Use Plan Amendment Comments
January 19, 2017 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 at their January 2017 meeting. Our comment is as follows:

PC 17-3 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 374 additional residential units which are proposed in this land use amendment.

PC 17-4 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 476 additional residential units which are proposed in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

ATTACHMENT 13



Public Works Department - Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

MEMORANDUM

October 21, 2016

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 17-3



I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is generally correct.

- PC 17-3

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman", written over a light blue circular watermark.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office: (954)-831-0764
Fax: (954) 831-3285
E-mail: JHeilman@Broward.org

GreenspoonMarder

Dennis D. Mele, Esq.
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

January 12, 2017

Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave., Suite 307
Fort Lauderdale, FL 33301



Re: Land Use Plan Amendment PC 17-3

Dear Barbara:

We have reviewed the staff comments concerning land use plan amendment PC 17-3 and understand that MPO staff has identified a potential traffic problem on one link of Pines Boulevard. Due to the unanticipated delay in receiving the long range transportation model output, we would like to proceed with the Broward County Planning Council transmittal hearing on January 26. We will be working with you and your staff to resolve the potential traffic problem on Pines Boulevard before the adoption hearing for PC 17-3.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink that reads "Dennis D. Mele".

Dennis D. Mele, Esq.

DDM/bab

cc: Giancarlo Cuniberti (via e-mail)

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.
32513.0004
GM 29181880:3

ATTACHMENT 15

From: Joaquin@traftech.biz
To: [Schwarz, Pete](#); [Sebo, Andrew](#)
Cc: [Turner, Thuy](#); [Dennis D. Mele, Esq. \(dennis.mele@gmlaw.com\)](#)
Subject: USPS Plat
Date: Thursday, March 02, 2017 3:08:05 PM
Attachments: [Trip Generation USPS Site.pdf](#)
[Map with Amendment Area and Sub Areas.pdf](#)
[Old Trip Generation USPS Site.pdf](#)
[Previous County Analysis.pdf](#)
[SERPM Run by BCounty.pdf](#)

Pete and Andrew:

Here is the information for the USPS Site.

Attached for your review are the following files:

Previous County Analysis: Showing the amendment area and on the second page you will see the capacity of the link in question (Pines – Dykes to I-75) 5,390 vph capacity.

SERPM Model run by Broward County showing the % assignment on the subject link of 77.2%.

Old Trip Generation USPS Site: This is the analysis I presented at the meeting taking into account internal capture and passerby. I learned at that meeting that I made a mistake because I assumed that the entire amendment area was only our USPS Site and it is for a bigger area.

Map with Amendment Area and Sub Areas: This map shows the entire amendment area and the different sub areas within that entire area. Area 1 has 443,000 sf of commercial. Areas 1 also has residential and with Area 2 they total 1,127 residential units. The balance of the increase in commercial (47,000) and residential units (125 units) will be assigned to our USPS site.

Trip Gen USPS Site: This is the new (corrected) trip generation analysis done for our site only since the increase will be allocated to the USPS site. It shows that after internal and passerby trips, we have 206 new PM peak hour trips. When you apply the 77.2% assignment by SERPM you get an impact of 159 trips which is 2.95% of the capacity of Pines Boulevard of 5,390. Keep in mind that the 47,000 sf of commercial will likely have a higher passer-by % (ITE suggest 34%) and we may also have additional internal trips with the residential units located in Areas 1 and 2.

Joaquin

Joaquin E. Vargas, P.E.

Traf Tech ENGINEERING

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Tel: (954) 582-0988

Fax: (954) 582-0989

Mobile: (954) 643-1671

joaquin@traftech.biz

TRAFFIC ANALYSIS
PC 17-3

Prepared: October 5, 2016

INTRODUCTORY INFORMATION

Jurisdiction: Pembroke Pines

Size: Approximately 558.2 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations:	513.9 acres of Irregular (2.16) Residential within a Dashed-Line Area* permitting 1,127 dwelling units 44.3 acres of Commercial within a Dashed-Line Area
Potential Development:	1,127 dwelling units 443,000 square feet of commercial use
Trip Generation Rates:	“ITE Equation (210) Single-Family Detached Housing”** “ITE Equation (820) Shopping Center”
Total P.M. Peak Hour Trips:	1,150 + 1,644 = 2,794 peak hour trips

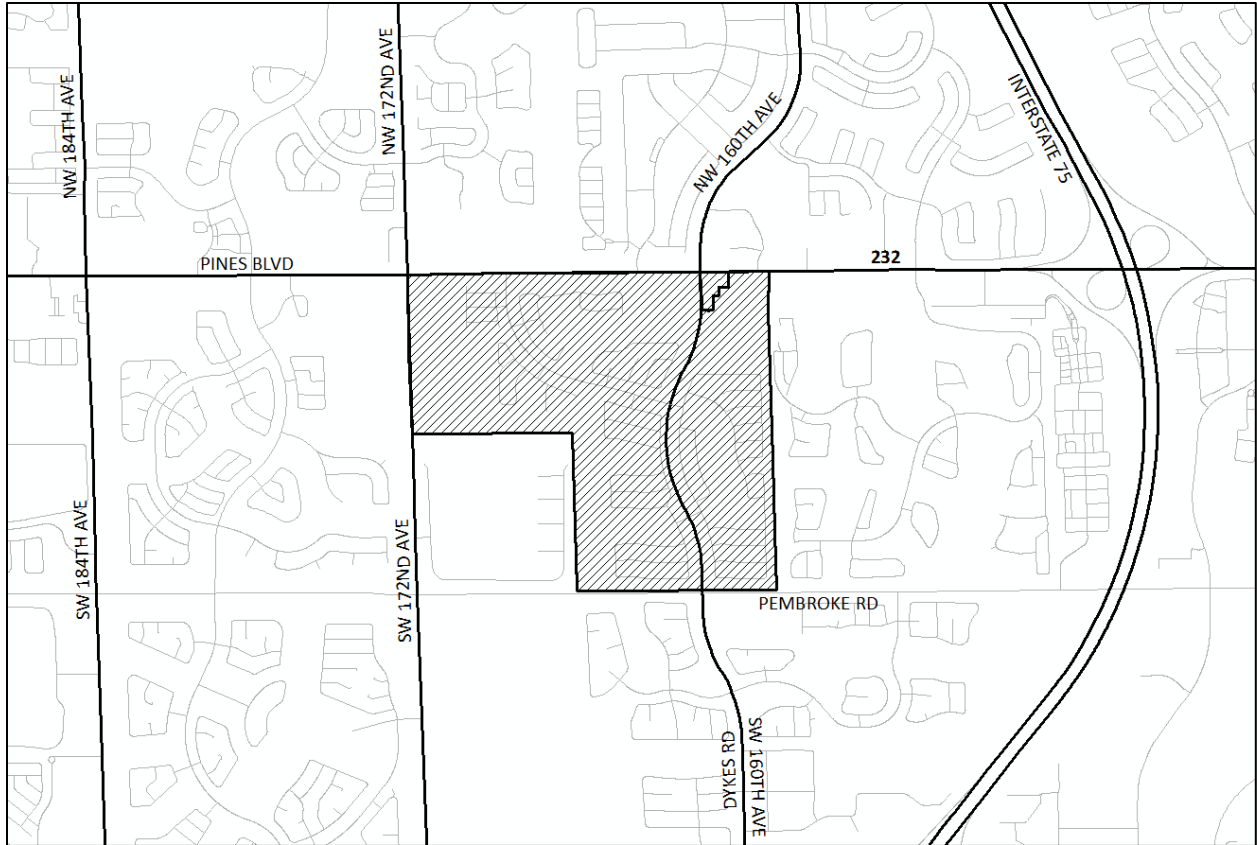
Potential Trips - Proposed Land Use Designations

Proposed Designations:	509.2 acres of Irregular (2.243) Residential within a Dashed-Line Area permitting 1,252 dwelling units 49.0 acres of Commercial within a Dashed-Line Area
Potential Development:	1,252 dwelling units 490,000 square feet of commercial use
Trip Generation Rates:	“ITE Equation (210) Single-Family Detached Housing” “ITE Equation (820) Shopping Center”
Total P.M. Peak Hour Trips:	1,277 + 1,818 = 3,095 peak hour trips

Net P.M. Peak Hour Trips + 301 p.m. peak hour trips

*“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 - Ninth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



DRAFT

Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Pines Boulevard	NW/SW 160 Avenue to Interstate 75	5,775	5,390	F

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Pines Boulevard	NW/SW 160 Avenue to Interstate 75	6,007	5,390	F

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 301 p.m. peak hour trips at the long-term planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would exacerbate impacts on one (1) affected roadway segment of Pines Boulevard between Northwest/Southwest 160 Avenue and Interstate 75, which is projected to operate at an unacceptable level of service (LOS) "F," with or without the proposed amendment.

PC 17-3 Pembroke Pines 301 Net PM Peak Hour Trips

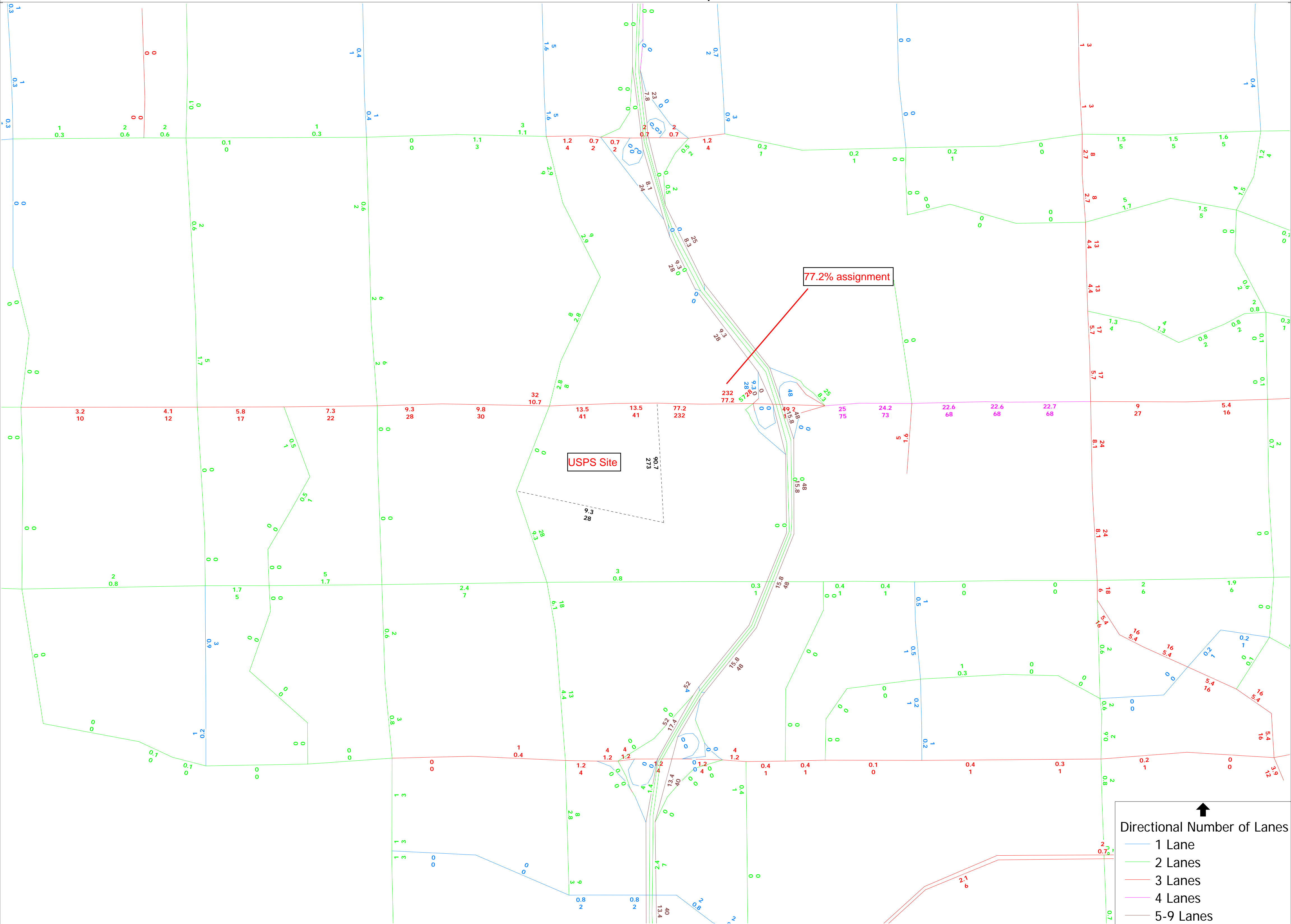


TABLE 1
Trip Generation Summary (Current Land Use Designation)
USPS Property

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail (LUC 820)	443,000	17,869	386	240	146	1,624	780	845
SF Homes (LUC 210)	1,127	10,729	845	211	634	1,127	710	417
Subtotal		28,598	1,231	451	780	2,751	1490	1262
Internal (2% AM/22% PM)		-3432	-25	-9	-16	-605	-328	-277
Driveway Volumes		25,166	1206	442	764	2146	1162	985
Pass-by (Retail-25%)		-4467	-97	-60	-37	-406	-195	-211
External Trips		20,699	1,110	382	728	1,740	967	773

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2
Trip Generation Summary (Proposed Land Use Designation)
USPS Property

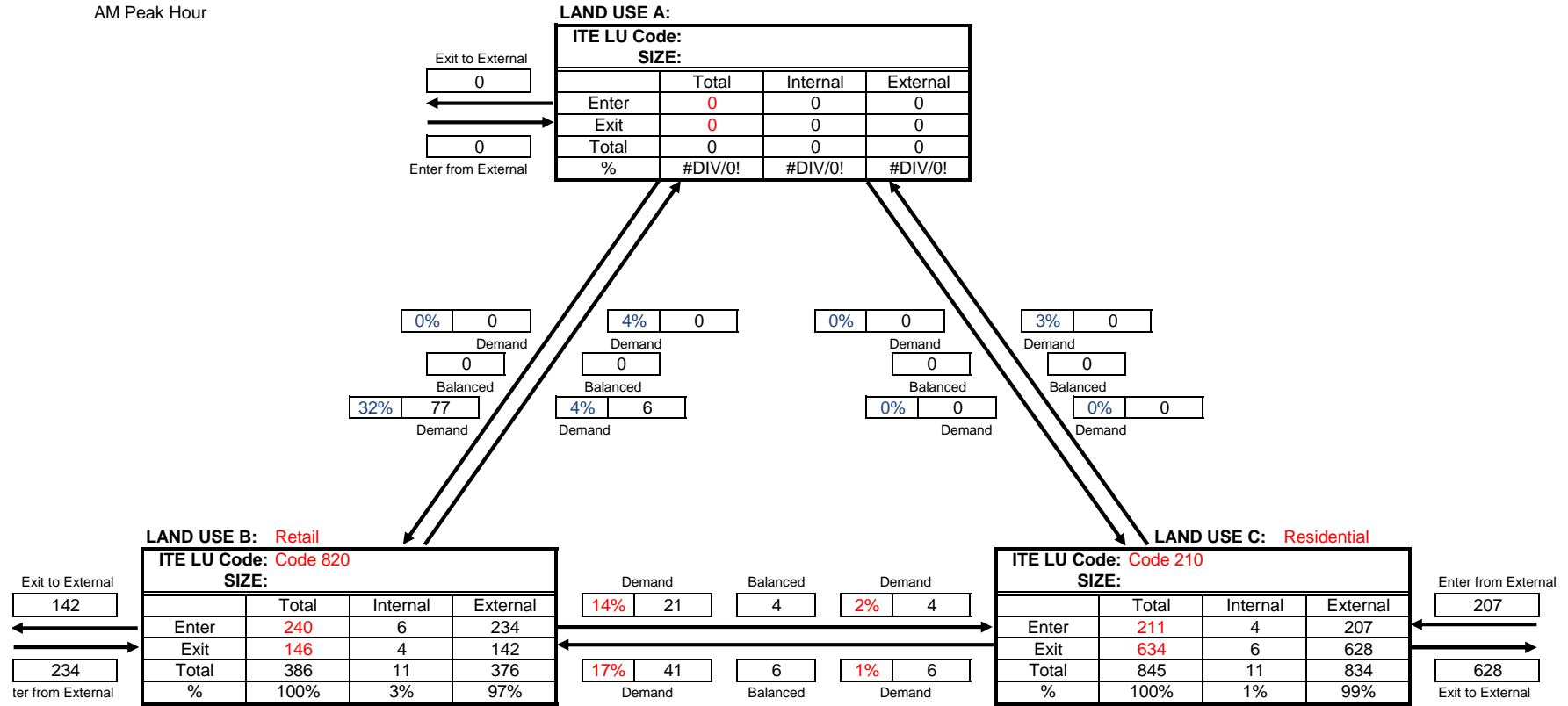
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail (LUC 820)	490,000	19,079	411	255	156	1,738	834	904
SF Homes (LUC 210)	1,252	11,919	939	235	704	1,252	789	463
Subtotal		30,998	1,350	490	860	2,990	1623	1367
Internal (2% AM/21% PM)		-3565	-27	-10	-17	-628	-341	-287
Driveway Volumes		27,433	1323	480	843	2362	1282	1080
Pass-by (Retail-25%)		-4770	-103	-64	-39	-434	-209	-226
External Trips		22,664	1,220	416	804	1,927	1,074	854

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips		1,965	110	34	76	187	107	80
----------------------------	--	--------------	------------	-----------	-----------	------------	------------	-----------

**EXISTING LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

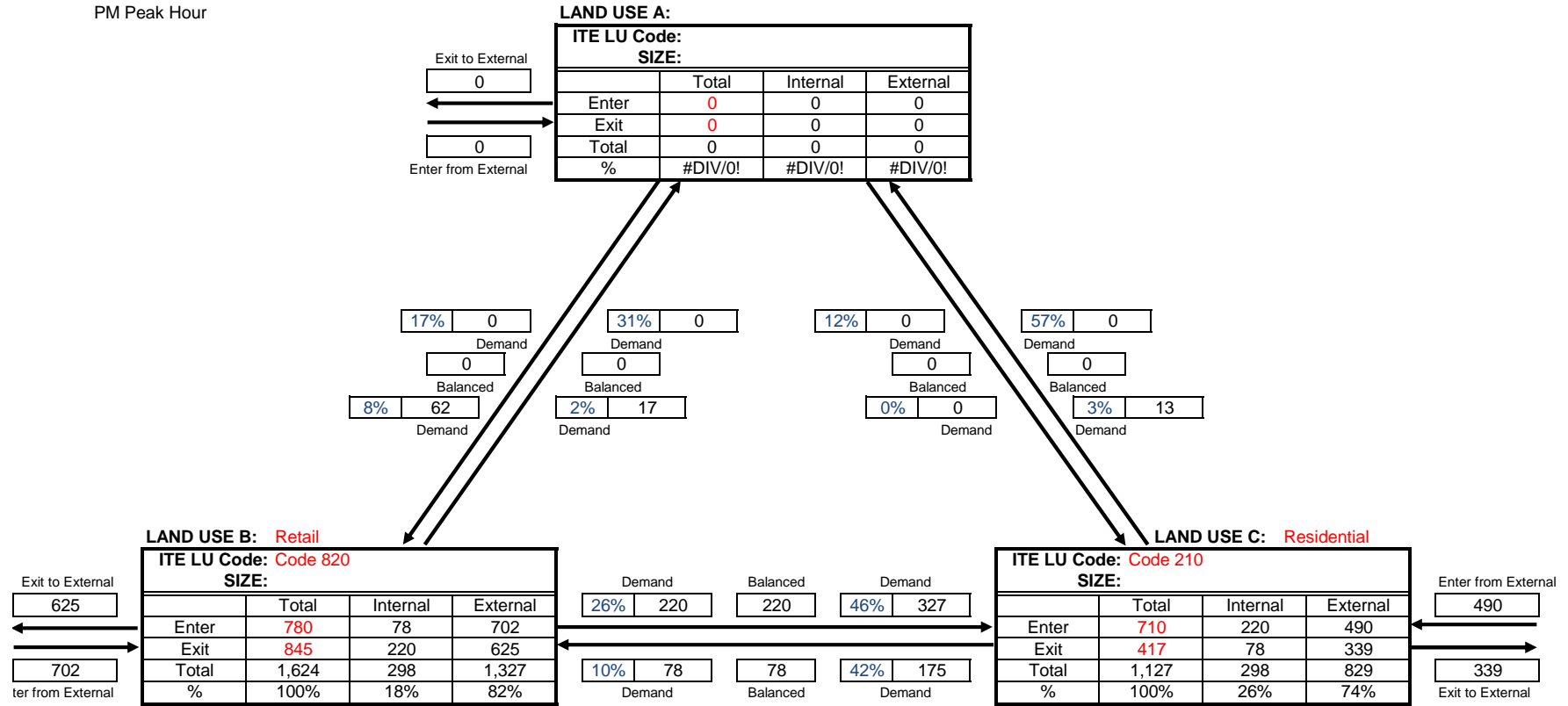
Analyst: Vargas
Date: 11-Jan-17
AM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	234	207	440
Exit	0	142	628	770
Total	0	376	834	1,210
Single-Use Trip Gen. Est.	0	386	845	1,231
				INTERNAL CAPTURE
				2%

**EXISTING LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

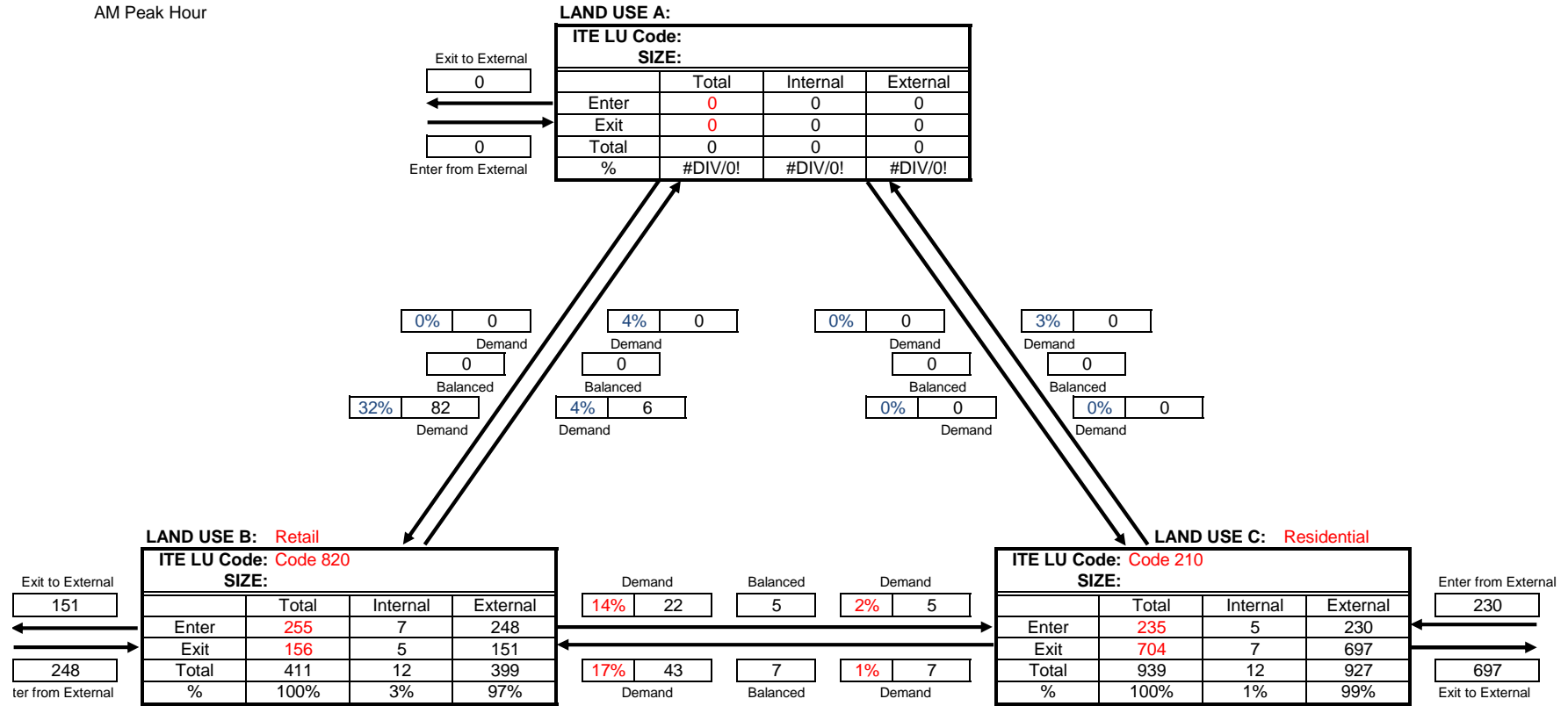
Analyst: Vargas
Date: 11-Jan-17
PM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	702	490	1,192
Exit	0	625	339	964
Total	0	1,327	829	2,156
Single-Use Trip Gen. Est.	0	1,624	1,127	2,751
				INTERNAL CAPTURE
				22%

**PROPOSED LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

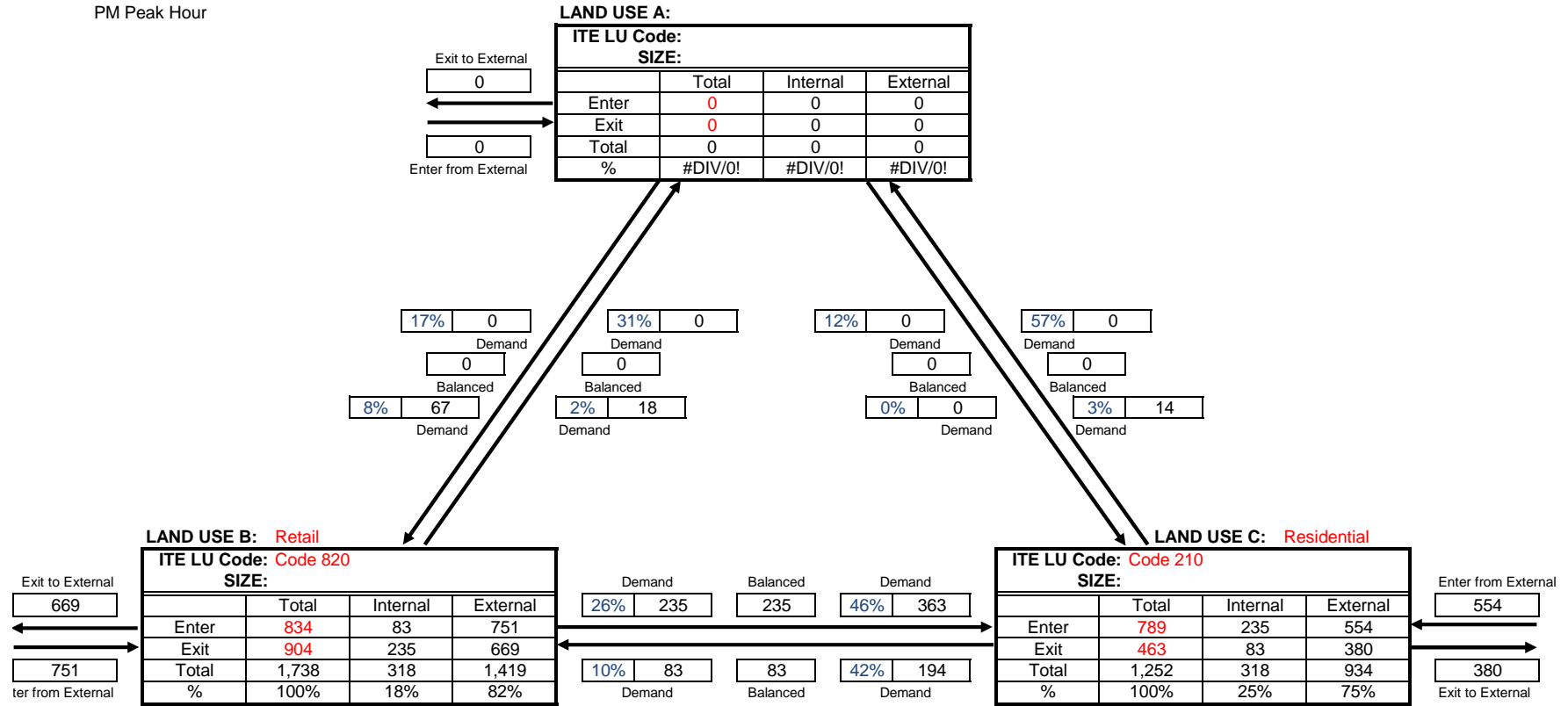
Analyst: Vargas
Date: 11-Jan-17
AM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	248	230	478
Exit	0	151	697	848
Total	0	399	927	1,327
Single-Use Trip Gen. Est.	0	411	939	1,350
				INTERNAL CAPTURE
				2%

**PROPOSED LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

Analyst: Vargas
Date: 11-Jan-17
PM Peak Hour



Net External Trips for Multi-Use Development					
	LAND USE A	LAND USE B	LAND USE C	TOTAL	
Enter	0	751	554	1,305	
Exit	0	669	380	1,048	
Total	0	1,419	934	2,353	
Single-Use Trip Gen. Est.	0	1,738	1,252	2,990	
					INTERNAL CAPTURE
					21%



Traf Tech
ENGINEERING, INC.

**PROJECT LOCATION MAP
And AMENDMENT AREA**

FIGURE 1
USPS Site
Pembroke Pines, Florida

TABLE 1
Trip Generation Summary (Current Land Use Designation)
USPS Property

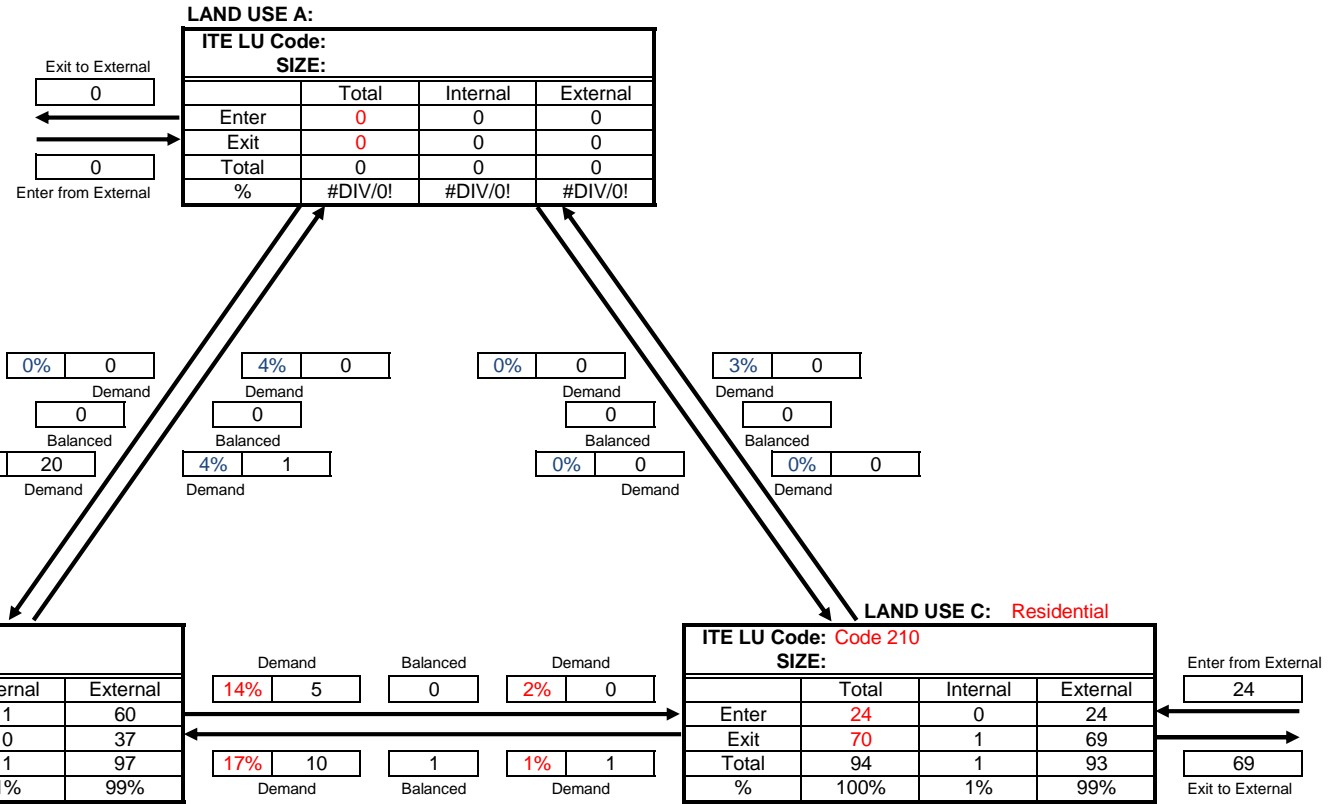
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail (LUC 820)	47,000	4,157	98	61	37	361	173	188
SF Homes (LUC 210)	125	1,190	94	24	70	125	79	46
Subtotal		5,347	192	85	107	486	252	234
Internal (1% AM/22% PM)		-615	-2	-1	-1	-107	-56	-51
Driveway Volumes		4,732	190	84	106	379	196	183
Pass-by (Retail-25%)		-1995	-47	-29	-18	-173	-83	-90
External Trips		2,737	143	55	88	206	113	93

Source: ITE Trip Generation Manual (9th Edition)

**EXISTING LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

Analyst: Vargas
Date: 11-Jan-17
AM Peak Hour

AM/22% PM)

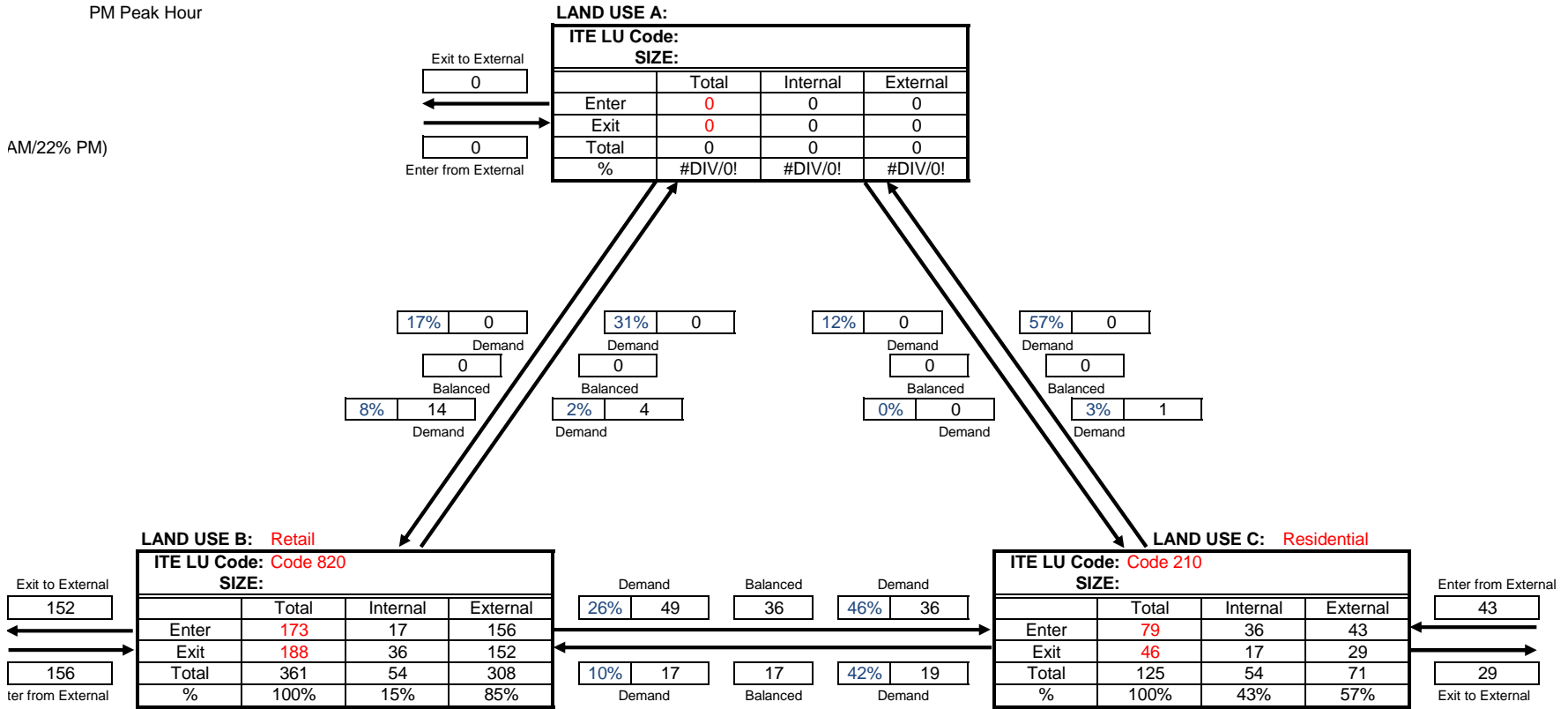


Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	60	24	84
Exit	0	37	69	106
Total	0	97	93	190
Single-Use Trip Gen. Est.	0	98	94	192
				INTERNAL CAPTURE
				1%

**EXISTING LAND USE DESIGNATION
Trip Generation
and Internal Capture Summary**

Analyst: Vargas
Date: 11-Jan-17
PM Peak Hour

AM/22% PM)



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	156	43	199
Exit	0	152	29	180
Total	0	308	71	379
Single-Use Trip Gen. Est.	0	361	125	486
				INTERNAL CAPTURE
				22%



ATTACHMENT 16

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Suite 329-K, Ft. Lauderdale, FL 33301 T: 954-357-6634 F: 954-357-8655

DATE: March 20, 2017

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

THRU: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

FROM: Nicholas Sofoul, AICP, Senior Planner - Transportation
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan Amendment PC 17-3
Final Traffic Analysis Comments

The Planning and Development Management Division has reviewed the applicant's revised traffic study and MPO's model run for the proposed BCLUP amendment PC 17-3, which requests changes that net 125 additional single-family dwelling units and 4.7 acres of additional commercial use on a 558.2-acre site that includes a former USPS postal facility, single-family residential, educational facility, and a park. The comments below pertain to the revised traffic study submitted by the applicant after initial review by County staff.

1. This amendment is projected to increase PM peak hour trips by 206 vehicles per hour. Using the SERPM-generated 77.2% assignment for Pines Blvd between NW/SW 160 Avenue to Interstate 75, the impact to the capacity of Pines Blvd (5,390 PM peak trips) is 2.95 percent. Therefore, new trips resulting from this proposed amendment will not trigger the three-percent-of-capacity threshold requiring further analysis and/or mitigation. Traffic impacts to other links, such as Dykes Road, are nominal.
2. Planning and Development Management Division has no objection to the revised traffic analysis including assumptions for internal capture and pass-by trips.

If you have any questions, please do not hesitate to contact Nicholas Sofoul at (954) 357-6644 or email nsofoul@broward.org.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Maribel Feliciano, Assistant Director, Planning and Development Management
Thuy Turner, AICP, Planning Section Supervisor, Planning and Development Management
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management

JS/ns

From: [Sebo, Andrew](#)
To: [Sesodia, Josie](#)
Cc: [Schwarz, Pete](#); [Turner, Thuy](#); [Blake Boy, Barbara](#)
Subject: FW: USPS Plat
Date: Thursday, March 09, 2017 8:47:02 PM
Attachments: [Trip Generation USPS Site.pdf](#)
[Map with Amendment Area and Sub Areas.pdf](#)
[Old Trip Generation USPS Site.pdf](#)
[Previous County Analysis.pdf](#)
[SERPM Run by BCounty.pdf](#)
[image002.png](#)

Hi Jo,

Traffic Engineering Division staff reviewed the trip generation calculations prepared by the applicant's consultant and find them to be reasonable. Their new estimate of 206 additional external PM peak-hour trips, which looks at the USPS site as an isolated property, exceeds the earlier additional 187 PM peak-hour trip estimate for which the three properties (areas) were considered a unified site. Please feel free to contact me should you have any questions of our office.

Thanks,

Andrew



Andrew G. Sebo, P.E., PTOE, Assistant Director
Broward County Traffic Engineering Division
2300 West Commercial Boulevard, Fort Lauderdale, FL 33309
Office Tel. No.: 954.847.2600, Facsimile Transmittal No.: 954.847.2700
asebo@broward.org www.broward.org



From: Schwarz, Pete
Sent: Thursday, March 02, 2017 3:41 PM
To: Sesodia, Josie
Cc: Turner, Thuy ; Sebo, Andrew ; dennis.mele@gmlaw.com; Blake Boy, Barbara ; Joaquin Vargas (joaquin@traftech.biz)
Subject: FW: USPS Plat

Hi Jo,

The applicant for Broward County Land Use Plan amendment PC 17-3, located in the City of Pembroke Pines, has submitted additional information for consideration, related to the proposed amendment's impacts to the transportation network. Thuy Turner and Sara Forelle previously attended a meeting in our office with the applicant, along with Andrew Sebo of Traffic Engineering Division, in which the applicant indicated that the additional information would be provided for consideration. The attached is provided for PDMD staff review.

Please feel free to contact me if you need any additional information.

Thank you

PETER M. SCHWARZ, **PLANNING MANAGER**
BROWARD COUNTY PLANNING COUNCIL
115 South Andrews Avenue, Room 307 | Fort Lauderdale, FL 33301
954.357.6688 (direct)
