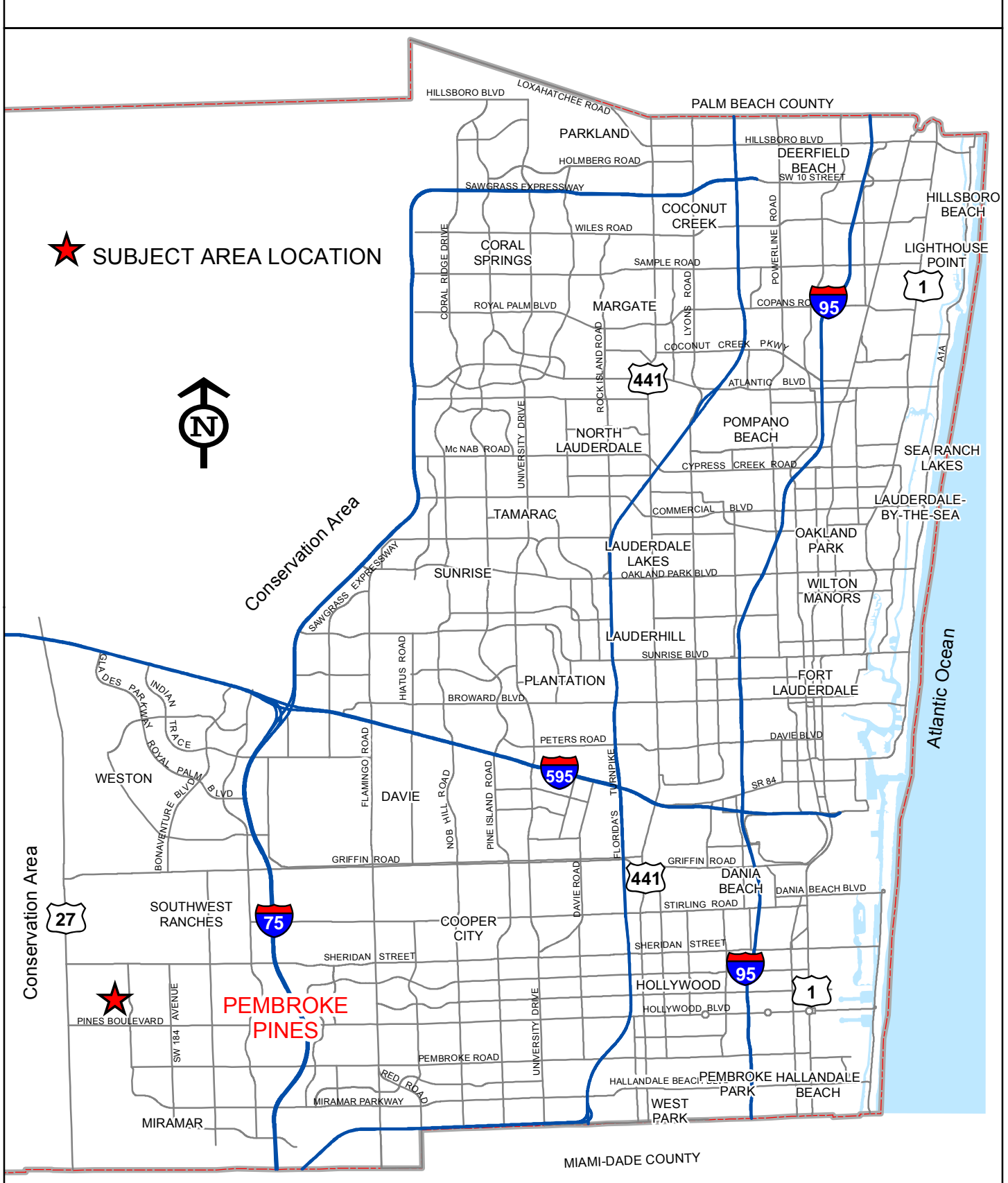
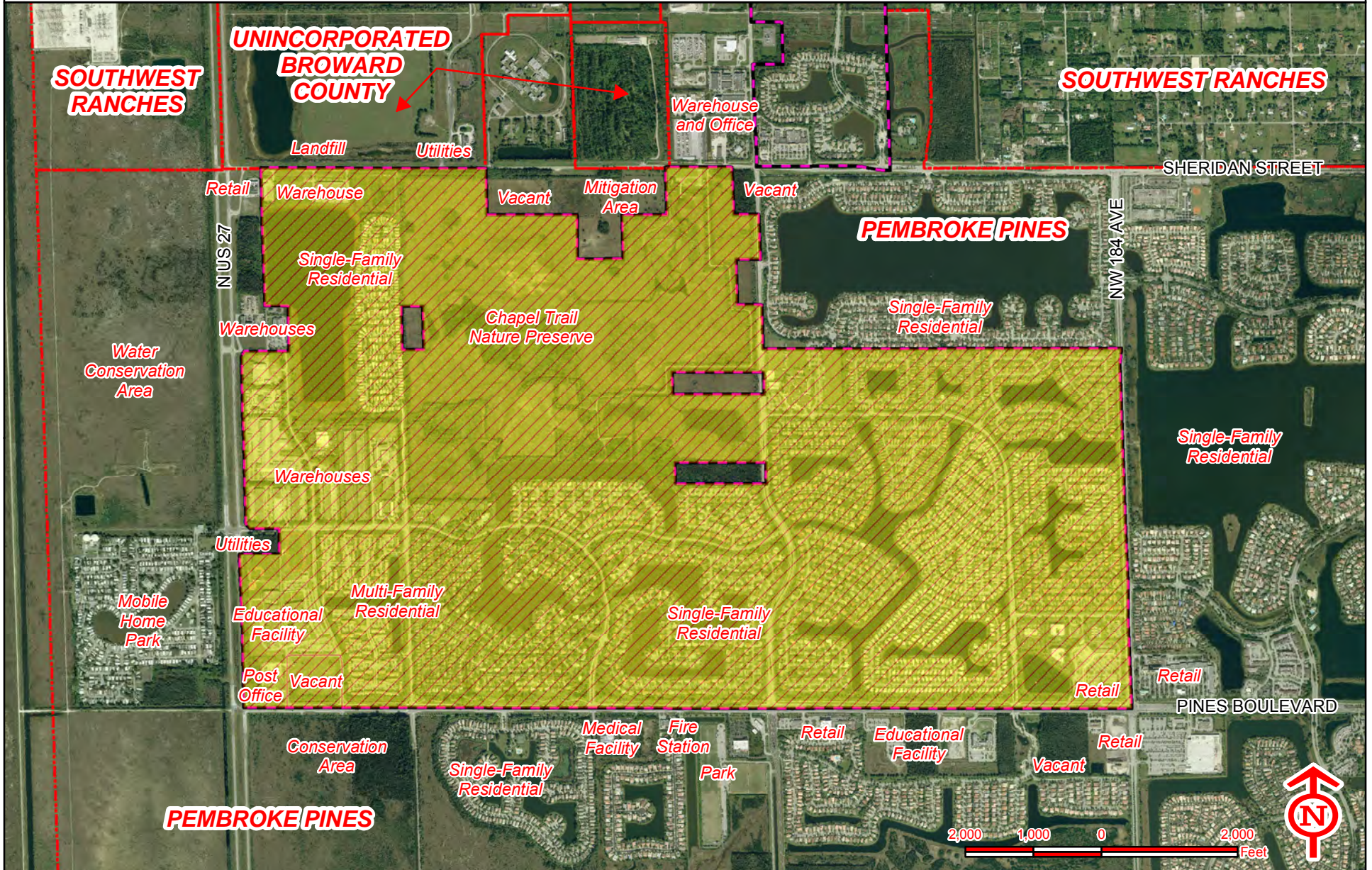


EXHIBIT 2

BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-6



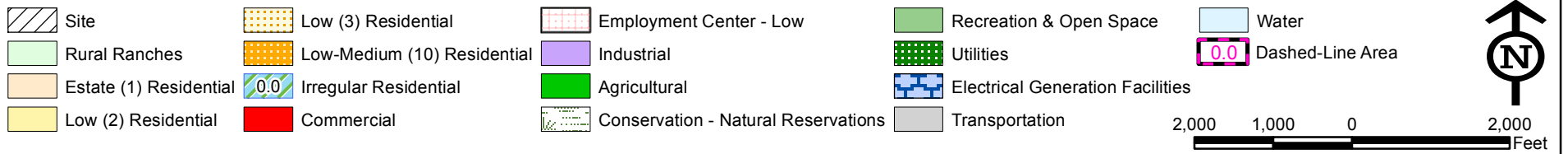
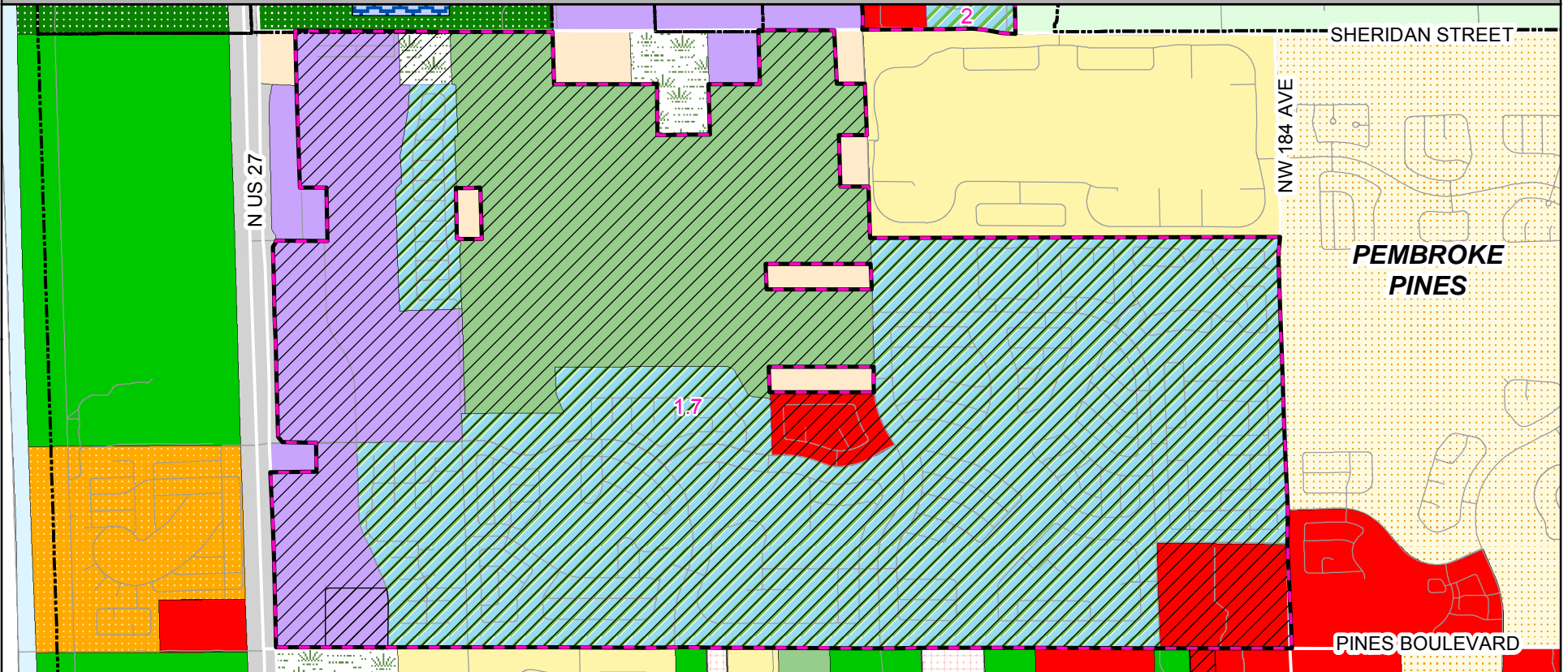
MAP 1
BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 17-6



MAP 2
BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-6

Current Land Uses: Dashed-Line Area consisting of 1,088.3 acres of Irregular (1.7) Residential, 271.8 acres of Industrial, 81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation

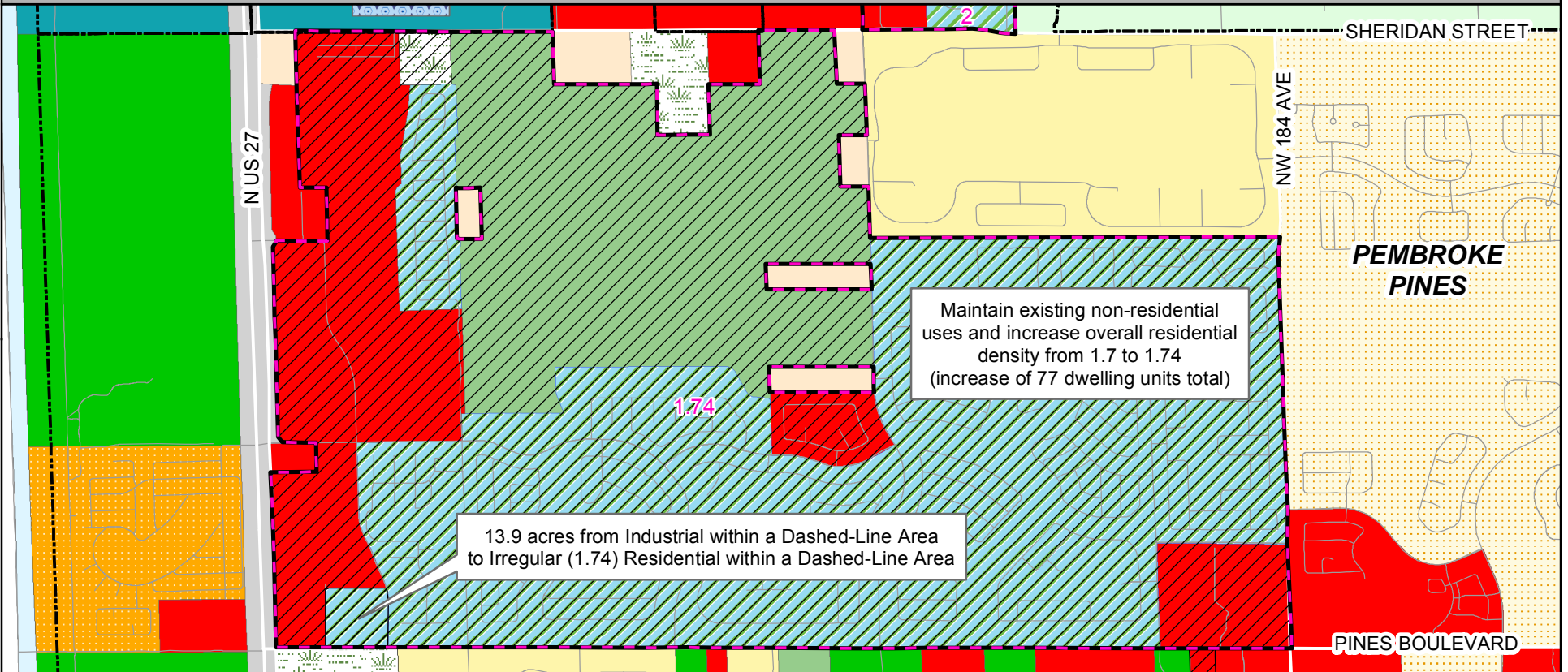
Gross Acres: Approximately 1,916.1 acres



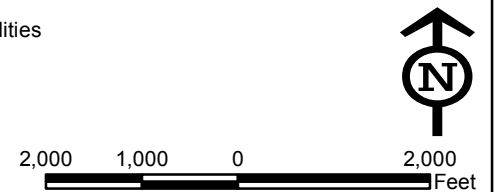
MAP 3
BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-6

Proposed Land Uses: Dashed-Line Area consisting of 1,102.2 acres of Irregular (1.74) Residential, 339.1 acres of Commerce, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation

Gross Acres: Approximately 1,916.1 acres



- | | | | |
|------------------------|-----------------------------|-------------------------------------|----------------------------------|
| Site | Low (3) Residential | Agricultural | Electrical Generation Facilities |
| Rural Ranches | Low-Medium (10) Residential | Conservation - Natural Reservations | Transportation |
| Estate (1) Residential | 0.0 Irregular Residential | Recreation & Open Space | Water |
| Low (2) Residential | Commerce | Community | 0.0 Dashed-Line Area |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-6
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

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

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

- 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

Planning Council staff finds that the proposed amendment from a Dashed-Line Area consisting of 1,088.3 acres of Irregular (1.7) Residential, 271.8 acres of Industrial, 81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation to a Dashed-Line Area consisting of 1,102.2 acres of Irregular (1.74) Residential, 339.1 acres of Commerce, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation is generally consistent with the policies of the updated Broward County Land Use Plan, BrowardNext, as adopted on April 25, 2017. Therefore, it is recommended 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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

VI. Planning Council Final Recommendation

May 25, 2017

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Ryan, Seiler, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-6

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Pembroke Pines
- II. County Commission District: District 8
- III. Site Characteristics
 - A. Size: Approximately 1,916.1 acres
 - B. Location: In Sections 10, 11, 12, 13, 14 and 15, Township 51 South, Range 39 East; generally located between Northwest 184 Avenue and U.S. 27, and between Sheridan Street and Pines Boulevard.
 - C. Existing Uses: Warehouse, nature preserve, retail, single-family residential, multi-family residential, vacant, post office and educational facility
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Dashed-Line Area* consisting of:
 - 1,088.3 acres of Irregular (1.7) Residential permitting a maximum of 3,257 dwelling units**
 - 271.8 acres of Industrial**
 - 81.2 acres of Commercial
 - 464.8 acres of Recreation and Open Space
 - 10.0 acres of Conservation
 - B. Proposed Designations: Dashed-Line Area consisting of:
 - 1,102.2 acres of Irregular (1.74) Residential permitting a maximum of 3,334 dwelling units**
 - 339.1 acres of Commerce**
 - 464.8 acres of Recreation and Open Space
 - 10.0 acres of Conservation

*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)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

- C. *Estimated Net Effect:* Reduction of 13.9 acres of commerce use
Addition of 77 dwelling units [3,257 dwelling units currently permitted by the Broward County Land Use Plan]

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

- A. *Existing Uses:* *North:* Broward County landfill (Unincorporated Broward County), utilities, vacant, mitigation area, warehouse, office and single-family residential
East: Vacant, single-family residential and retail
South: Retail, vacant, educational facilities, park, fire station, medical facility, single-family residential and conservation area
West: Mobile home park, utilities, water conservation area, warehouses and retail
- B. *Planned Uses:* *North:* Utilities, Estate (1) Residential, Conservation -Natural Reservations, Industrial and Low (2) Residential
East: Estate (1) Residential, Conservation-Natural Reservations, Low (2) Residential, Low (3) Residential and Commercial
South: Commercial, Agricultural, Employment Center-Low, Recreation and Open Space, Low (2) Residential and Conservation-Natural Reservations
West: Transportation, Commercial, Low-Medium (10) Residential, Agricultural, Industrial and Estate (1) Residential

VI. Applicant/Petitioner

- A. *Applicant:* BBX/Label Chapel Trail Development, LLC
- B. *Agent:* Leigh R. Kerr, Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owners:* There are numerous property owners in the subject area.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VII. Recommendation of
Local Governing Body:

The City of Pembroke Pines recommends approval. The City anticipates adoption of the corresponding local amendment in September of 2017.

VIII. Applicant's Rationale

The applicant states: "The applicant is proposing a land use plan amendment to remove 13.9 acres of industrial land use and replace with residential land use. This amendment proposes to add 77 dwelling units to the 3,257 units existing on the County's Plan within the subject dashed line area. The proposed change will result in the dashed-line area permitting a maximum of 3,334 dwelling units with an Irregular Density of 1.74.

The developer is proposing to develop the site with a townhome development. The subject property is an excellent site for residential development. The site is situated near neighborhood-friendly uses including existing residential neighborhoods, a school and vacant/natural areas. The proposed multi-family residential use will not have a detrimental effect on the character of the surrounding area."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-6

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, 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 April 1, 2015.

II. Transportation & Mobility

The proposed amendment revises the Chapel Trail Dashed-Line Area to add 77 dwelling units and decrease industrial uses by 13.9 acres. The proposed amendment is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 118 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

In addition, the Broward County Transit Division (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site and that future fixed-route bus improvements including rapid/enhanced bus service along the Hollywood/Pines Boulevard corridor are specified in the Broward County Transit Development Plan and/or Broward MPO 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. See Attachment 3.

Further, the BCT report and the Broward County Planning and Development Management Division (PDMD) report both recommend that the amendment site be designed to provide safe movement for pedestrians and bicycles including connectivity to adjacent transit stops, sidewalks and bicycle lanes along Pines Boulevard. The PDMD report also identifies that pedestrian and bicycle connections inside and outside the development, as well as amenities, such as bicycle racks and shade trees, should be incorporated into the site design. 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 36 additional students into Broward County Public Schools, consisting of 18 elementary school students, 9 middle school students and 9 high school students. The report further states that Chapel Trail Elementary, Silver Trail Middle 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 17-6

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. However, the amendment area includes the Chapel Trail Nature Preserve, approximately 517 acres of wetlands and non-forested lands, which is identified 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 Chapel Trail Dashed-Line Area contains approximately 660 acres of licensed wetland mitigation and unlicensed, natural wetlands. It further states that the proposed amendment to revise said Dashed-Line Area will have no impacts to these wetland areas. See Attachment 6.

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. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

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

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states there are several archaeological sites within the immediate vicinity of the proposed amendment area and that the PDMD staff recommends an archaeological survey prior to development of any site affecting a designated Cultural Resource LAPC or any site included on the Map of Broward County Archaeological Zones. Further, a Certificate to Dig shall be required prior to development of the undeveloped parcel located within the proposed amendment area identified as Folio Number 513911030033. See Attachment 4. Planning Council staff notes that said Folio Number corresponds to the "Chapel Trail Nature Preserve" and is not being contemplated for development. Planning Council staff has received acknowledgment from the applicant recognizing that development of the proposed amendment site will comply with all required regulations. See Attachment 7.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-6

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The subject land use plan amendment proposes an additional 77 residential units to be permitted by the Broward County Land Use Plan (BCLUP), and as such is not subject to BCLUP Policy 1.07.07.

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

The proposed amendment is felt 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 Chapel Trail Dashed-Line Area contains a total of 1,916.1 acres. The amendment proposes to revise the Dashed-Line Area to add 77 dwelling units and decrease industrial uses by 13.9 acres, 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.

The proposed amendment site is located adjacent to both the Town of Southwest Ranches and Unincorporated Broward County. Planning Council staff solicited comments from said adjacent jurisdictions. No comments have been received from the Town as of this writing. Comments from Unincorporated Broward County have been provided by the Planning and Development Management Division (PDMD). The PDMD report identifies that the proposed amendment site is in proximity to several regional facilities. See Attachment 4.

Further, it is noted that the Broward County Planning Council staff sent approximately 3,976 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 17-6

PLANNING ANALYSIS

Our analysis finds that the proposed amendment to the Chapel Trail Dashed-Line Area to add 77 dwelling units and decrease industrial uses by 13.9 acres 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 impact the operating conditions of the **regional transportation network**. See Attachment 2.

Concerning impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 36 additional students into Broward County Public Schools, consisting of 18 elementary school students, 9 middle school students and 9 high school students. 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 Chapel Trail Nature Preserve, which is identified in the Protected Natural Lands Inventory. See Attachment 6. The applicant indicated that the proposed development will not impact said preserve area. See Attachment 7.

Regarding impacts to **cultural resources**, the Broward County Planning and Development Management Division (PDMD) report states that there are several archaeological sites within the immediate vicinity of the proposed amendment area and that the PDMD staff recommends an archaeological survey prior to development of any site affecting a designated Cultural Resource LAPC or any site included on the Map of Broward County Archaeological Zones. Further, a Certificate to Dig shall be required prior to development of the undeveloped parcel located within the proposed amendment area identified as Folio Number 513911030033. See Attachment 4. Planning Council staff notes that said Folio Number corresponds to the "Chapel Trail Nature Preserve" and is not being contemplated for development. The applicant has acknowledged that development of the proposed amendment site will comply with all required regulations. See Attachment 7.

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

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-6

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2016
2. Broward County Planning Council Traffic Analysis of November 18, 2016
3. Broward County Transit Division Report of November 16, 2016
4. Broward County Planning and Development Management Division Report of December 9, 2016
5. School Board of Broward County Consistency Review Report of December 6, 2016
6. Broward County Environmental Protection and Growth Management Department Report of December 7, 2016
7. Correspondence from Leigh R. Kerr, AICP, President, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated December 29, 2016
8. Broward County Parks and Recreation Division Report of November 15, 2016
9. Broward County Water Management Division Report of November 14, 2016

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-6

Prepared: December 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 0.004 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for industrial 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 0.005 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for industrial 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 decrease in demand of 1,740 pounds per day, or 0.87 TPD. Planning Council staff utilized a level of service of 2 pounds per 100 square feet per day for industrial 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 0.62 acres 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 17-6

Prepared: November 18, 2016

INTRODUCTORY INFORMATION

Jurisdiction: Pembroke Pines
Size: Approximately 1,916.1 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: 1,088.3 acres of Irregular (1.7) Residential within a Dashed-Line Area* permitting 3,257 dwelling units
271.8 acres of Industrial within a Dashed-Line Area
(81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation to remain)

Potential Development: 3,257 dwelling units
2,718,000 square feet of industrial use

Trip Generation Rates: "ITE Equation (210) Single-Family Detached Housing" **
"ITE Equation (110) General Light Industrial"

Total P.M. Peak Hour Trips: $3,322 + 3,734 = 7,056$ peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: 1,102.2 acres of Irregular (1.74) Residential within a Dashed-Line Area permitting 3,334 dwelling units
257.9 acres of Industrial within a Dashed-Line Area
(81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10.0 acres of Conservation to remain)

Potential Development: 3,334 dwelling units
2,579,000 square feet of industrial use

Trip Generation Rates: "ITE Equation (210) Single-Family Detached Housing"
"ITE Equation (110) General Light Industrial"

Total P.M. Peak Hour Trips: $3,401 + 3,537 = 6,938$ peak hour trips

Net P.M. Peak Hour Trips -118 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 118 p.m. peak hour trips at the long-range planning horizon.

*"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.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

November 16, 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 17-6

Dear Ms. Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated November 10, 2016 regarding the proposed Land Use Plan Amendment (LUPA) for the 1,916.1 acre Chapel Grove 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 is limited to BCT Route 7. 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	4:55a – 11:22p	40-45 Minutes*
	Saturday	5:00a –11:17p	60 Minutes*
	Sunday	8:40a –9:28p	60 Minutes *

** Headways/frequency shown in the table above are specific to the amendment site. Due to greater demand, Route 7 operates more frequently east of Pembroke Lakes Mall.*

Future fixed-route bus improvements including Rapid/Enhanced Bus along the Hollywood/Pines Blvd corridor are specified in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Although future transit demand is not expected to increase as a result of this LUPA, additional demand can be accommodated with the existing and planned fixed-route bus service near the amendment site.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to transit stops along Pines Blvd.

Transit Division has no objections to this LUPA; however, BCT Stop ID# 5040 (located along Pines Blvd adjacent to the amendment site) is the western terminus and layover point for BCT Route 7. Any proposed changes to this bus stop related to a future development will need to be closely coordinated with BCT during the plat or development/site plan 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", is written over a light blue circular stamp.

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: December 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 17-6

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 17-6. The approximately 1,916.1 acre site is located in the City of Pembroke Pines. The amendment proposes:

Current Designations: 1,916.1 acres of Irregular (1.7) Residential within a Dashed-Line Area consisting of:

- 1,088.3 acres of Irregular (1.7) Residential with a maximum of 3,257 dwelling units
- 271.8 acres of Industrial
- 81.2 acres of Commercial
- 464.8 acres of Recreation and Open Space
- 10.0 acres of Conservation

Proposed Designation: 1,916.1 acres of Irregular (1.74) Residential within a Dashed-Line Area consisting of:

- 1,102.2 acres of Irregular (1.74) Residential with a maximum of 3,334 dwelling units
- 257.9 acres of Industrial
- 81.2 acres of Commercial
- 464.8 acres of Recreation and Open Space
- 10.0 acres of Conservation

Estimated Net Effect: Reduction of 13.9 acres of Industrial Use
Addition of 77 dwelling units

Item 7 - Historical Resources

The County's consulting archaeologist determined the subject amendment site is located within the Town of Pembroke Pines and is subject to the requirements of Broward County's historic preservation ordinance. The consulting archaeologist reviewed archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File. Several archaeological sites exist within the immediate

vicinity of the proposed amendment site. Based on the proximity of known archaeological sites, the project may have an adverse effect on 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:

- a. Pursuant to Section 5-182(j)(2) of the Broward County Land Development Code any development affecting a designated Cultural Resource LAPC or any site included on the Map of Broward County Archaeological Zones shall be subject to an appropriate survey.
- b. Pursuant to Section 5-536.5(a) of the Broward County Historic Preservation Ordinance (BC. Ord. 2014-32), a Certificate to Dig (CTD) shall be required prior to development of the undeveloped parcel located within the proposed LUPA "Dashed-Line Area" identified as Folio 513911 03 0033.
- c. Pursuant to Chapter 872.05, Florida State Statutes, upon the discovery of any unmarked burials, "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 to provide those professionally accepted methodologies, policies, and best available data and analysis, which the city used to define affordable housing needs and solutions within its city limits. Since the amendment does not propose to add 100 or more residential units, Policy 1.07.07 does not apply.

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The proposed amendment site is located in close proximity to several regional facilities, including a Florida Power and Light electrical distribution facility, the Broward County Landfill, the former Broward Correctional Institution, the Water Conservation Areas, and the Water Preserve Areas.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks.

The site is currently served with sidewalks around the perimeter and a bike lane along Pines Boulevard. It is recommended that the project include bicycle and pedestrian connections both inside and outside

Barbara Blake-Boy, Planning Council

PC 17-6: Pembroke Pines

Page 3

December 9, 2016

the development, and that amenities, such as bicycle racks and shade trees, are incorporated into the design.

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 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/hc

ATTACHMENT 5

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

LAND USE
SBBC-2162-2016
County No: PC 17-6
Chapel Grove

December 6, 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: December 6, 2016	Units Permitted: 0 Units Proposed: 77	Existing Land Use: Industrial w/irreg Res.
Name: Chapel Grove	NET CHANGE (UNITS): 77	Proposed Land Use: Irregular Res. (1.74)
SBBC Project Number: SBBC-2162-2016	Students Permitted Proposed NET CHANGE	Current Zoning: PUD
County Project Number: PC 17-6	Elem 0 18 18	Proposed Zoning: TBD
Municipality Project Number:	Mid 0 9 9	Section: 15
Owner/Developer: Chapel Trail Associates, Ltd. LLC	High 0 9 9	Township: 51
Jurisdiction: Pembroke Pines	Total 0 36 36	Range: 39

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
Chapel Trail Elementary	1,054	1,054	824	-230	-12	78.2%
Silver Trail Middle	1,646	1,646	1,489	-157	-7	90.5%
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
Chapel Trail Elementary	824	-230	78.2%	819	833	848	863	878
Silver Trail Middle	1,489	-157	90.5%	1,476	1,453	1,448	1,443	1,437
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
Somerset Academy Elementary	500	935	435	935	935	935
Somerset Academy High	1,200	947	-253	947	947	947
Somerset Academy Middle	600	748	148	748	748	748
Somerset Conservatory	200	142	-58	142	142	142

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
Chapel Trail Elementary	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
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 13.9-acre site is generally located on the north side of Pines Boulevard between NW 209th and NW 210th Avenues in the City of Pembroke Pines. The current land use designation for the site is Industrial which allows no residential units. The applicant proposes to change the land use designation to Irregular (1.74) Residential to allow 77 single family (all four or more bedrooms) residential units. Therefore, the units as proposed are anticipated to generate 36 additional students (18 elementary, 9 middle, and 9 high) into Broward County Public Schools.

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

Schools serving the amendment site in the 2016-17 school year are Chapel Trail Elementary, Silver Trail Middle, and West Broward High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 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 their 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 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 twentieth day student enrollments, permanent capacities and ten-year 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 Areas.

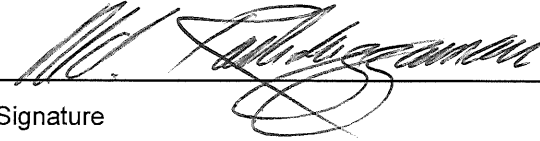
Also, be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2162-2016

DECEMBER 6, 2010

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 17-6
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: BBX/Label Chapel Trail Development, LLC

Amendment No.: PCT 17 - 6

Jurisdiction: Pembroke Pines **Size:** Approximately 1,916.1 acres

Existing Use: Industrial, conservation, recreation and open space, single-family residential, multi-family residential and commercial

Current Land Use Designation: “Dashed-Line Area” consisting of:
1,088.3 acres of Irregular (1.7) residential permitting a maximum of 3,257 dwelling units
271.8 acres of Industrial
81.2 acres of commercial
464.8 acres of recreation and open space
10.0 acres of conservation

Proposed Land Use Designation: “Dashed-Line Area” consisting of:
1,102.2 acres of Irregular (1.74) residential permitting a maximum of 3,334 dwelling units
257.9 acres of Industrial
81.2 acres of commercial
464.8 acres of recreation and open space
10.0 acres of conservation

Location: Sections: 10,11,12,13,14,15 Township: 51 South Range: 39 East; generally located between Northwest 184 Avenue and U.S.27, and between Sheridan Street 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]

Approx. 660 acres of licensed wetland mitigation and unlicensed, natural wetlands are within the “Dashed lines”. No impacts to the wetland areas are proposed by this change.

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 four active solid waste facilities located within one mile of the amendment site: 1) Broward County Landfill located at 7101 SW 205 Avenue, Unincorporated Area, FL 33332 2) Reuters Recycling of Florida, Inc. located at 20701 Pembroke Road, Pembroke Pines, FL 33029 3) True Enterprise, Inc. located at 2250 SW 208th Avenue, Miramar, FL 33029 4) Bergeron Recycling located at 19820 Sylvan Pass, Pembroke Pines, FL 3332. There are two inactive solid waste facilities located within one-quarter mile of the site: 1) Ryan Sales and Service formerly located at 21300 NW Sheridan Street, Pembroke Pines, FL 33029 and 2) Chambers Waste System of Florida formerly located at SW Pembroke Road and 208 Avenue. (DL 11/23/2016)

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 – 118 PM peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the

EP&GMD COMMENTS

PC 17-6

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proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There was only one existing or potential odor/noise problems in the area from Royal Cleaners, however, it was a warning notice that was complied back in May of 2015. There are no other current odor/noise problems in the area. (SMS 12/6/16)

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 restrictions apply under Broward County's Wellfield Protection regulations. (NH11142016)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The review of the Pollution Prevention Division (PPRD) GIS Database of Contaminated Locations in Broward County EAR has no objection to the land use amendment as this is not a known contaminated site. However there are (3) three active contaminated sites 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. (NH11142016)

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 are two (2) SARA Title III facilities on or adjacent to the proposed amendment site. (NH11142016)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The review of the Pollution Prevention Division (PPD) GIS Database of Hazardous Material Facilities in Broward County confirms: 8 known Hazardous Material facilities, 8 Storage Tank facilities and 5 Hazardous Materials/Storage Tank facilities are on, adjacent, or in close proximity (.25 miles) of the proposed amendment site. (NH11142016)

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 contains the Chapel Trail Nature Preserve, 517 acres of wetlands 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

EP&GMD COMMENTS

PC 17-6

Page 4

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 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>

EP&GMD COMMENTS

PC 17-6

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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 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 multiple Federal Emergency Management Agency (FEMA) flood insurance zones. Flood zone AE with a NAVD88 elevation of 5 feet, flood zone AE with a NAVD88 elevation of 6 feet, Flood zone AH with a NAVD88 elevation of 5 feet, Flood zone AH with a NAVD88 elevation of 4 feet, and Flood zone designated 0.2 PCT Annual Chance of flood hazard. Floodplains identified as a “high-risk” area, are officially classified as an AO, AE, AH, or VE zone.

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 negative net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

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

BROWARD COUNTY PLANNING COUNCIL

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

I. Introductory Information

- A. **Amendment No.:** PC 17-6
- B. **Municipality:** Pembroke Pines
- C. **Project Name:** BBX/Label Chapel Trail Development, LLC

II. Site Characteristics

- A. **Size:** Approximately 1,916.1 acres
- B. **Location:** Sections: 10,11,12,13,14,15 Township: 51 South Range: 39 East; generally located between Northwest 184 Avenue and U.S.27, and between Sheridan Street and Pines Boulevard.
- C. **Existing Use:** Industrial, conservation, recreation and open space, single-family residential, multi-family residential and commercial

III. Broward County Land Use Plan Designation

- A. **Current Designation:** Dashed-Line Area'' consisting of:
1,088.3 acres of Irregular (1.7) residential permitting a maximum of 3,257 dwelling units
271.8 acres of Industrial
81.2 acres of commercial
464.8 acres of recreation and open space
10.0 acres of conservation
- B. **Proposed Designation:** ``Dashed-Line Area'' consisting of:
1,102.2 acres of Irregular
1.74) residential permitting a maximum of 3,334 dwelling units
257.9 acres of Industrial
81.2 acres of commercial

Wetland Resource Questionnaire
PC 17-6

464.8 acres of recreation and open space
10.0 acres of conservation

IV. Wetland Review

- A. *Are wetlands present on subject property?* Yes
- B. *Describe extent (i.e. percent) of wetlands present on subject property.* Approx. 660 acres of licensed wetland mitigation and unlicensed, natural wetlands are within the “Dashed lines”.
- C. *Describe the characteristics and quality of wetlands present on subject property.* Licensed areas are high quality wetlands, unlicensed are lower quality, melaleuca wetlands.
- D. *Is the property under review for an Environmental Resource License?* No
- 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?* Yes. No impacts to the wetland areas are proposed by this change.

V. Comments:

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 17-6
- B. *Municipality:*** Pembroke Pines
- C. *Applicant:*** BBX/Label Chapel Trail Development, LLC

II. Site Characteristics

- A. *Size:*** Approximately 1,916.1 acres
- B. *Location:*** Section: Sections: 10, 11, and 12,13,14,15 Township: 51 South
Range: 39 East; generally located between Northwest 184 Avenue and U.S.27,
and between Sheridan Street and Pines Boulevard.
- C. *Existing Use:*** Industrial, conservation, recreation and open space, single-family residential, multi-family residential and commercial

III. Broward County Land Use Plan Designation

- Current Land Use Designation:*** “Dashed-Line Area” consisting of:
1,088.3 acres of Irregular (1.7) residential permitting a maximum of 3,257 dwelling units
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1,102.2 acres of Irregular (1.74) residential permitting a maximum of 3,334 dwelling units
257.9 acres of Industrial
81.2 acres of commercial
464.8 acres of recreation and open space
10.0 acres of conservation

IV. Water Recharge Review

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

The current land use designation is “Dashed-Line Area” consisting of:

- 1,088.3 acres of Irregular (1.7) residential permitting a maximum of 3,257 dwelling units
- 271.8 acres of Industrial
- 81.2 acres of commercial
- 464.8 acres of recreation and open space
- 10.0 acres of conservation

A typical value for an impervious area produced by this type of development is approximately 30 percent.

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

The proposed land use designation is “Dashed-Line Area” consisting of:

- 1,102.2 acres of Irregular (1.74) residential permitting a maximum of 3,334 dwelling units
- 257.9 acres of Industrial
- 81.2 acres of commercial
- 464.8 acres of recreation and open space
- 10.0 acres of conservation

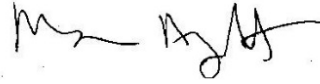
A typical value for an impervious area produced by this type of development is approximately 31 percent.

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 negative net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

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 12/5/2016

Maena Angelotti

Environmental Planning and Community Resilience Division

ATTACHMENT 7

Leigh Robinson Kerr
& Associates, Inc.
Member, American Institute of Certified Planners

December 29, 2016

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



Re: "Chapel Grove" Land Use Plan Amendment (PC 17-6)

Dear Ms. Boy,

We are in receipt of your letter dated December 9, 2016 outlining Agency Review Comments related to the above referenced land use plan amendment. In response, we offer the following:

1. Planning and Development Management Division

Item 7 – Historical Resources

Applicant Response: The Applicant acknowledges that several archaeological sites exist within the vicinity of the proposed amendment site. Applicant will comply with all regulations as required.

2. Environmental Planning & Community Resilience Division

Protected Natural Lands

Applicant Response: Applicant acknowledges the Chapel Trail Nature Preserve and 517 acres of wetlands and non-forested lands are near the subject site and are included in the Protected Natural Lands Inventory. No negative impacts will occur as a result of the proposed project.

We trust the above addresses your concerns. If you should have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,

A blue ink handwritten signature of Leigh R. Kerr, consisting of a stylized 'L' followed by a horizontal line that tapers off to the right.

Leigh R. Kerr, AICP
President

Cc: Dawn Teetsel



ATTACHMENT 8

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

RECEIVED


NOV 30 2016

November 15, 2016

BROWARD COUNTY
PLANNING COUNCIL

To: Barbara Blake Boy, Executive Director
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 17-6 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 77 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.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Marty Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 9



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



November 14, 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 17-6

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 17-6

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman".

Joe Heilman
Construction Project Manager
Broward County Water Management Division
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