

Broward County Comprehensive Plan supports DENYING this application

POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Broward County Comprehensive Plan Goal:

Smart growth and green/energy efficient and sustainable land use patterns. Goal a.00.00.

"Promote and coordinate a desirable, sustainable and Efficient land use pattern for the benefit and enjoyment of all Broward County residents, visitors and economic Interests which maximizes preservation and conservation of natural resources."

Broward County Comprehensive Plan – CLIMATE CHANGE ELEMENT

Adopted 12/08/2015 Ordinance Number 2015-54

Objective 19.1. Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for visitors and residents.

HOW???

- By Saving Miramar's last remaining forest
- Create a Mitigation Area/Nature Preserve/Everglades Exploration Park
- Using Mitigation Bank Funds Install Green Energy systems (wind and solar)

Miramar's Comprehensive Plan supports Denying Lennar's proposed land use application

- Purpose stated in its title: "To guide Miramar's Future Growth and Community Improvement"
- 150+ page document serves as our City's 'Constitution'
- "Statement of Legislative Intent" Overarching guidance directing all Decision-Makers:
 - "The overall (guiding) intention of the Plan, as **applied...**"Will protect the public health, safety, and welfare."

"The terms "shall" and "will" are to be construed as mandatory in this Plan." (page

(page II)

• "The mission of the (City) organization is to enhance the quality of life within our community through a proactive and effective government."

Protecting Residents' welfare, public health and safety as mandated by our Comprehensive Plan.

- Impact of saturating the market with 385 new homes on our community's Welfare
- Critical <u>public health</u> and <u>safety</u> issues impacting <u>all</u> Miramar residents
 - Traffic, resident and student safety, water quality, environment, flooding
- Our Comprehensive Plan's mandate to decision-makers " protect the public's health, safety and welfare"
- Our Comprehensive Plan <u>mandates</u> Lennar's application <u>DENIAL</u> and not transmitting it to our City Commissioners.
 - Present an alternative that our Comprehensive Plan and citizens support

Devastating Impact Lennar's proposed 385 home development on our home values

- Lennar's Proposed development, added to approved DRC housing projects, will result in an over-supply of homes in our city placing many Miramar citizen's welfare and quality of life at risk!
 - Will result in major home value declines that will affect <u>EVERY</u> Miramar Home-owner
 - Resulting in a reduction to our City's "Life-Blood" -- our Property Tax Base
- Clearly violating the guidance mandated by our Comprehensive Plan:
 - · Promoting orderly, well-managed, and beneficial growth of the community
 - Minimizing risks to the public's welfare.
 - Supporting a vibrant economic tax base
 - Consistent with Miramar's character
 - Contributing to our overall Quality of Life

Protecting Community Welfare: 10-year history of Miramar Housing Values



- Currently 285 homes for sale in Miramar (as of Sep 2017)
- Today: Housing market supply & demand in equilibrium
 - Forecast meager 1.9% growth in 2017¹
 - 1290 new residence now approved by DRC for construction <u>before</u>

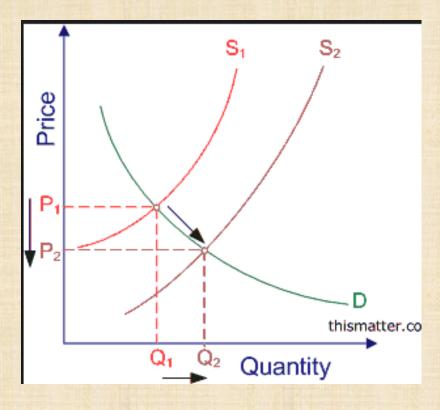
Lennar's + $386 = 1676^2$

OVER SUPPLY of 1676 homes (550% surge in supply)

Sources: 1 www.zillow/homes/for_sale/Miramar-FL

² City of Miramar DRC Project Listing 15 Sep 2015

- Today Supply (S1) and Demand (D) in Equilibrium
 Quantity of 285 homes (Q1) = \$240K Price (P1)
- Graph represents a 60% increase in supply (Q_2) Constant demand = 60% <u>decrease</u> in Price (P_2)
- Future prices with 500% (1676) surge in supply PRICES SINK OFF THE CHART



Resulting in another 2007 Miramar "Market Melt-Down"





• Our Comprehensive Plan- mandates <u>Denying</u> Lennar's application

• Our Comprehensive Plan's #1 Objective mandate to our Decision-Makers:

"Promote orderly and beneficial growth and development of the community through the adoption, implementation and consistent updating of this Future Land Use Element. Eliminate (and prevent) land uses which are inconsistent with Miramar's character and do not contribute to the quality of life desired by its citizens."

Comprehensive Plan Future Land Use Element: Permitted Uses in Future Land Use Categories. Objective 1

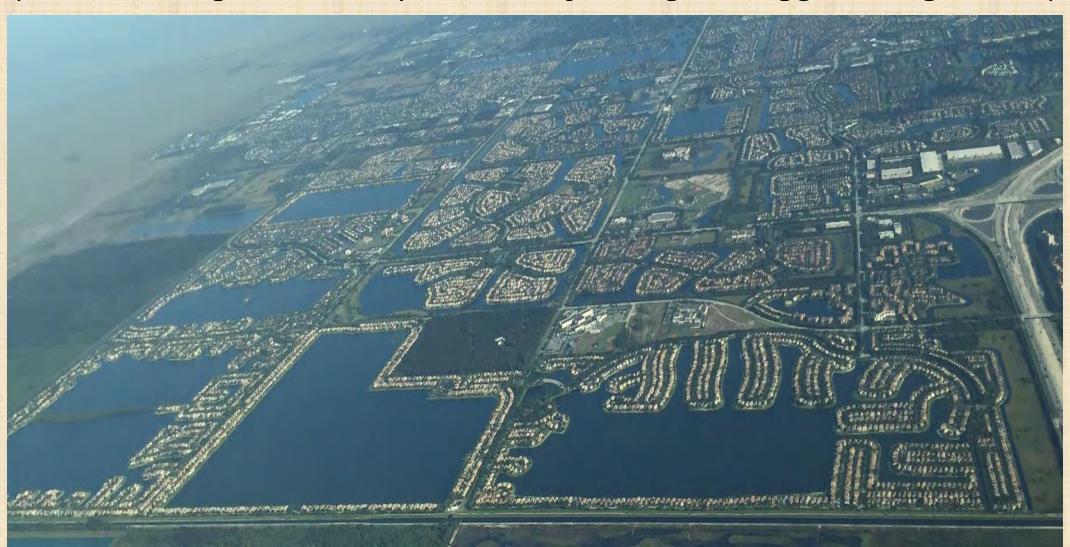
Our Comprehensive Plan clearly mandates <u>DENYING</u> Lennar's application!

- Lennar's proposed 385 home development (added to the list of 1200 homes) approved by the DRC are neither "orderly" -- nor "beneficial" to our Community
- This proposed development is <u>NOT</u> consistent with our community's character and the promotion of our community's welfare and values.
- Lennar's proposed land use clearly offers no improvements or contributions to the Quality of Life desired by Miramar Citizens.

Our Comprehensive Plan clearly mandates <u>DENYING</u> Lennar's application!

Protecting Community Welfare & Safety: Lennar's Impact on Traffic

(How did we get into this productivity killing and aggravating mess?)



Protecting Community Welfare & Safety: Lennar's Impact on Traffic

(How did we get into this productivity killing and aggravating mess?)

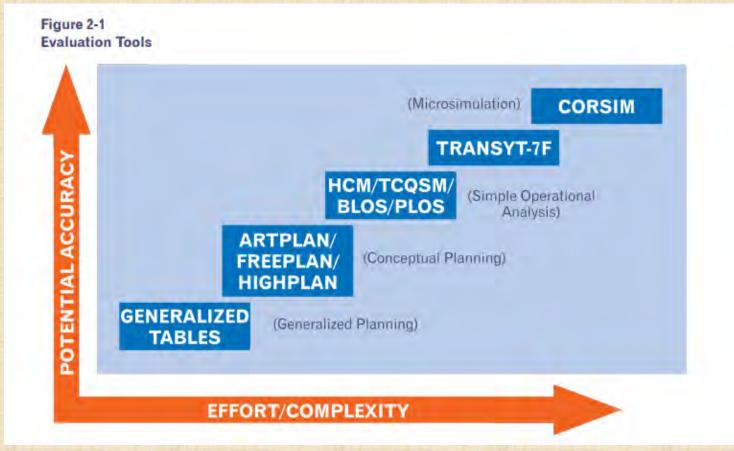
- Morning commutes require 35 40 minutes to travel 3 miles down Miramar Parkway to access I-75
- Miramar citizens suffer wasted valuable time impacting our welfare and quality of life
 12,000 residents x \$25/hour = \$250,000 loss in productivity DAILY!
- <u>Traffic Congestion: serious Safety threat</u> to citizens requiring emergency ambulance, fire, or police assistance
- City Planners hand-cuffed by outdated traffic planning methodologies:

 <u>Miramar Land Development Code 508.10.2,</u> dated 31 March 2016:

 "The LOS of road segments to be determined by the Broward County Trips Model of February 21, 1989"… that's right… 1989!!!

FDOT 2013 Recommended Traffic Planning and Evaluation Tools – IGNORED?

Developers like Lennar "conveniently" use antiquated 25 year-old traffic tables to calculate "impact" requirements when more effective computer driven assessment tools have been available for years.



(Source: State of Florida "2013 Quality/Level of Service Handbook 2013 (page 4)

Protecting Community Welfare & Safety: Lennar's Impact on Traffic

- Construction companies using these outdated and inaccurate models to their full advantage to "claim no impact" while residents suffer the consequences..
- City Planners' Failure to consider <u>cumulative effects</u> of approved projects
 - 1200 new homes and businesses approved by Development Review Committee
 - Impact of 5000-seat amphitheater to feed onto Miramar Parkway.
 - Impact of new "Mega-Mall" located 3 miles south of Miramar.
- Unnecessary addition of 1000 more vehicles making 3600 trips every day Violates our Comprehensive Plan:

Policy 8.4. "Miramar shall establish Land Development Code regulations that employ traffic calming measures

Lennar's invalid Traffic "Remedy" Assumptions

- Pembroke and Bass Creek Road Overpasses will relieve congestion
 - Assumes 3000+ Driver's will "back-track" 3 miles to access Miramar Parkway from Pembroke Rd, Bass Creek Rd, 184th Ave.
 - 184th Ave single-lane stop sign can serve 20 cars per minute as cars attempt to enter this busy congested street from Bass Creek Rd
 - Miramar Parkway remains residents' only access to I-75

Lennar's invalid Traffic "Remedy" Assumptions

- "Added 1-75 on-ramp and "express" lanes will alleviate existing congestion."
 - No I-75 express lane entry or exit from Miramar Pkwy
 - Drivers still forced to merge into one lane entering I-75
 - Express lanes will make matters worse as drivers exit the Express Lane at the same point Miramar residents merge onto I-75 from Miramar Parkway
 - 2020 Mega-mall will flood I-75 and Turnpike with thousands of more vehicles making matters worse for Miramar drivers

• Lennar's proposed Traffic Circle in front of Everglades High School "will provide relief for the traffic congestion" caused by their developments 1000 vehicles

Protecting Community Welfare & Safety: Lennar's Proposed Dangerous Traffic Circle- it just won't fit...

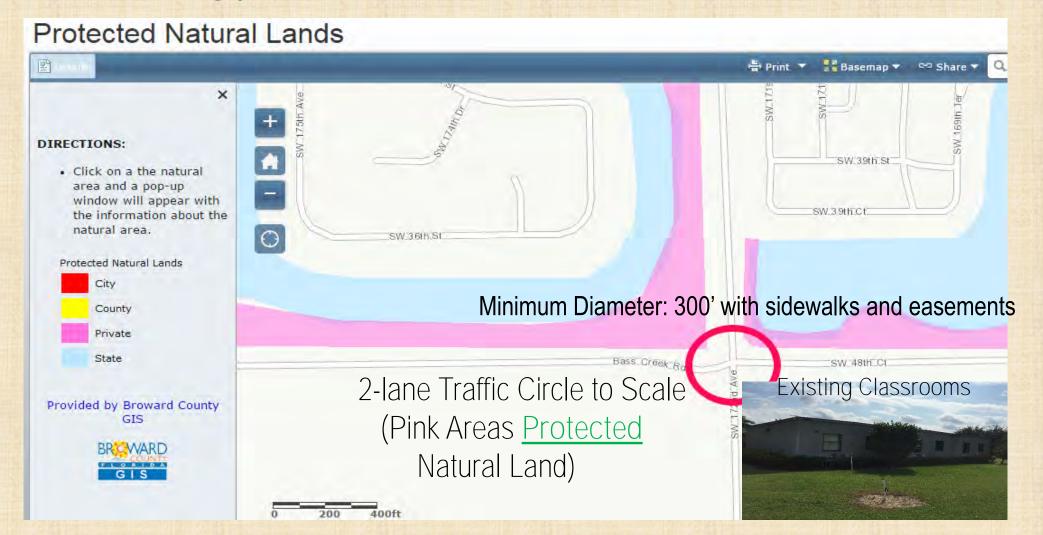
- City's mandate to Lennar: "The geometry of the proposed roundabout shall accommodate the cross section of both Bass Creek Road and SW 172 Avenue (four-lane divided) at this intersection." Miramar Economic Development Department Comments to Lennar's Traffic Study -- 23 Feb 2016
- Federal Highway Administration, Office of Safety mandates to City: "Large trucks, buses, and emergency vehicles dictate the roundabout's dimensions: Roundabout (2 lanes) minimum diameter will be up to 220' for large trucks and buses. Crosswalks to be located away from edge of the circulatory roadway... minimum crosswalk setback of 20 ft on both sides of the road is required."

"Roundabouts: An Informational Guide." FHWA RD 00-067 - June 2000

- Traffic Circle size and diameter requirements: ~300 ft
- Existing road width on 172nd Ave at proposed location = ~55'
- Where will be the extra 245' required roadway come from?

Lennar's Proposed 4-lane Traffic Circle: Protecting Community Welfare & Safety Where will be the extra 245' required roadway come from?

- school property?
- surrounding protected natural lands?



Protecting Community Welfare & Safety: Lennar's Proposed Traffic Circle violates our Comprehensive Plan

- "The Americans with Disabilities Act: requires all new and modified intersections, including roundabouts, be accessible to, and usable by, people with disabilities."
 - Pedestrian traffic signals will be required (FHA, Office of Safety –"Intersection Safety- Roundabouts," 15 December 2015)
- Miramar (Florida) drivers are ranked 5th worst drivers in the country.

Kiplinger Report "Where you live has a huge effect on car insurance." 21 May 2015.

- Miramar Drivers not familiar with negotiating the hazards of a traffic circle.
- Danger to Everglades High School's 2,500 students and staff at busy and hazardous traffic circle.
- Lennar's proposed Traffic Circle "Solution" violates Comprehensive Plan: Policy 2.1.9:
- "The City shall...implement strategies, consistent with Florida's "Safe Ways to School Program", which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities."
 - Comprehensive Plan Policy 8.4. "Miramar shall ... employ traffic calming measures"

Lennar's Dangerous Traffic Circle: Jeopardizing Resident and Student Safety

- Numerous Safety Hazards to be caused by 4-years of Construction and Dump Truck traffic (3000 trips per day)
- Lennar's "Traffic Circle" located directly adjacent to our High School and two blocks from our Elementary School
- Safety hazard for students biking and walking across fast-moving trucks and cars
- Traffic will be even more congested as students use the signalized cross walk to get to and from school
- School buses/delivery trucks attempting hazardous tight-turns with fast moving cars

Protecting Community Welfare & Safety: Lennar's Proposed Dangerous School Traffic Circle

- Lennar's proposed development will result in hundreds of trucks, heavy construction equipment, and workers transiting this construction zone corridor further escalating the safety hazard in our community.
- Resulting in a serious safety threat to school buses, pedestrians, cyclists, and drivers.
- Lennar's development will create a dangerous and impossible student learning (and living) environment.
- Lennar's Proposed Development Violates our Comprehensive Plan:
 - Policy 8.4. "Miramar shall establish Land Development Code regulations that employ traffic calming measures...within residential and mixed use developments, thus reducing accidents rates and providing a safer environment."
- Our Comprehensive Plan's Goals, Objectives, and Policies to "Protect Our Residents' Safety, Health and Welfare" -- demands DENYING Lennar's Application!

Forest Destruction- Debris Removal- Truck Traffic

- Dump Truck traffic alone will exponentially magnify the danger
 - 120 acres of average 50' tall trees and underbrush must be cleared
 - Root systems averaging 10' below surface to be removed
 - Total trees, roots and underbrush to be cleared = 20 vertical foliage yards
 - Chipping and compacting ratio (C²R): 20 to 1
 - 120 acres= 580,800yds2 x 20 VFY ÷ 20 C²R = 580,800 yd³ of debris to remove
- Dump truck capacity of 10 yd3 = 58,080 truck loads over 365 days:
 - 159 dump truck loads every day for one year to haul away debris
- In direct violation of our Comprehensive Plan's "Traffic Calming" and "Resident Safety" mandates
- Our existing traffic congestion will get much worse if Lennar's application is not DENIED!

Destroying our forest for 385 single-family homes Means hauling in a "mountain" of fill blasted from local quarries

- 2018 Land Development Code: Buildings must be 8.5' NGVD property elevation above Sea Level
- Current City standard is "ngvd 29" vs "navd 88"
 - Outdated 1929 sea level standard vs 1988 (more accurate) calculations
 - Equates to ~1.5 ft
- Property surveyed at 4' ngvd 29 = 2.5' above actual
- Requiring 6' elevation increase + 1.5' of back-fill for root system replacement, grading, compression and rain erosion
- = 7.5' of elevation increase with fill required over 120 acres

Boca Raton adjusted Sea Level Rise Calculation: 1½ ft lower than outdated 1929 NGVD model

NAME: 103 STAMPED: BOCA RATON FLORIDA		DATE LAST RECOVERED: STATUS: EXISTING	07/25/2007
TOWNSHIP: 47	RANGE: 42	SECTION: 25	STABILITY: C
FIELD BOOK: 1211FF	FIELD BOOK PAGE: 12	NAVD88 VERTICAL CONS	TRAIN:
NGVD 29 FEET: 9.589 NAVD 88 FEET: 8.022		AUD DO DATE: DZIDOMOZE	AL 29 By: Gary L. Beaty AL 88 By: Gary L Beaty
VERTICAL CONTROL SURVINORIZONTAL ACCURACY:	DRAWING NO. S-3-02-1673 HORIZONTAL AGENC	VERTICAL DISK: Y	The Hardina
Y72:	X72: N90		
FIELD BOOK HORIZONTAL:	RELD BO	OK PAGE HORIZONTAL:	
CONVERGENCE 90: SCALE FACTOR 90		POINT NO:	
HORIZONTAL CONTROL	SURVEY DRAWING NO:	HORIZONTAL 9	BY:
APPROXIMATE LATITUD	E: 26 20 34.1	APPROXIMATE LONGITUDE: 8	0 06 38.1
MONUMENT TYPE: B	OCA RATON BRASS DISK	HORIZONTAL DISK: N	1
GPS ACCURACY:	GPS NO:	GPS HORIZONTAL AGENCY:	
DATE CREATED 98:	N98:	SCALE FACTOR 98: DATUM: ADJUSTMENT: GPS HORIZONTAL 98 BY:	
CONVERGENCE 98:	E98:		
N=No Y=Yes 10=First Ord 3=0.03m Local Accuracy	er 21=Second Order Class 1 22=Secon	nd Order Class II 30=Third Order 2=0.02n	Local Accuracy
It is the responsibility (County Engineer.	of the user to verify the data by	referring to the Certified Survey on	file in the Office of the
and the same			
12TH AVEN		PARTMENT 2 INCH BRASS DISK LOCA EET RETAINER WALL, EAST SIDE OF	The state of the s

Additional truck traffic as a consequence to replacing our 120 acre wetland forest with 385 single-family homes

- 120 acres= 580,800 yds² x 7.5' of fill = 4,356,000 yd³ of fill needed to be trucked in to meet 8.5' actual height above sea level (NAVD 88 elevation)
- Dump truck capacity = 10 yd³ of rock and fill = 435,600 truck loads ÷ 2 years
 - +1000 truck loads every day for 2 years + 150 truck loads of debris removal = 1150 x 2 (in and out) = 2300 total daily trips.

2300 additional trips by dump trucks EVERY day for 2 years

- Years of hundreds of trucks littering our roads, dirt, dust, debris, and NOISE.
- Impacting our traffic, affecting our health and destroying our quality of life!
- In direct violation of our Comprehensive Plan's "Traffic Calming" and "Resident Safety" mandates... ENOUGH IS ENOUGH!!!

Lennar's Threats to our Community Our Comprehensive Plan: "Protect Our Health, Safety and Welfare"

• THREATENS STUDENT HEALTH AND SAFETY

- 2500 students and staff to be exposed to years of construction noise, dust, and dirt.
- Thin walled portable classrooms located less than 100 ft from construction site.
- Students forced to eat lunch outside.
- 4 years of impossible learning environment









Threats to Our Students Health, Welfare & Safety:

Construction Noise

"Noise is an underestimated threat that can cause a number of short- and long-term psychological and physiological effects such as sleep disturbance, cardiovascular effects, poor work and school performance, and hearing impairment.

 "Impairment of early childhood development and education caused by noise may have lifelong effects on academic achievement and health."



(source: World Health Organization, Regional Office of Europe Health Report.)

Protecting Our Childrens' Health, Welfare & Safety: Unhealthy and Impossible Learning Environment

Noise has emerged as a leading environmental nuisance, and recommend schools and their surrounding communities maintain noise levels below 35 decibels inside schools

maximum outdoor noise levels not to exceed 45 dB.

(source: World Health Organization)

Noise Levels of Construction Equipment at 50 feet:

Pile Driver: 101 dB

Rock drill: 98 dB

- Paver: 89 db

- Jackhammer: 88 db

- Truck: 88 db

- Grader: 85 db

Pnuematic Hammer: 85 db

- Bull dozer: 85 db

- Concrete Mixer: 85 db



Health, Welfare & Safety: Lennar's Threats to our Students and our entire Community

- Lennar Corporation's construction crews and equipment will generate noise in excess of twice the recommended level in close proximity to our schools
- Requiring thousands of fast-moving Dump Trucks and other heavy equipment adding to the congestion on our City's streets over a 4-year period
- Littering our roads and polluting our air and water with dirt, dust, and debris
- Do be followed by this development's 1000 vehicles making almost 4000 trips every day
- Generating construction noise that for <u>years</u> will echo through our classrooms, our homes, and throughout our community affecting the health and welfare of residents, students, pets, and wildlife <u>long after Lennar's</u> project is complete-Yet we remain to suffer the effects.

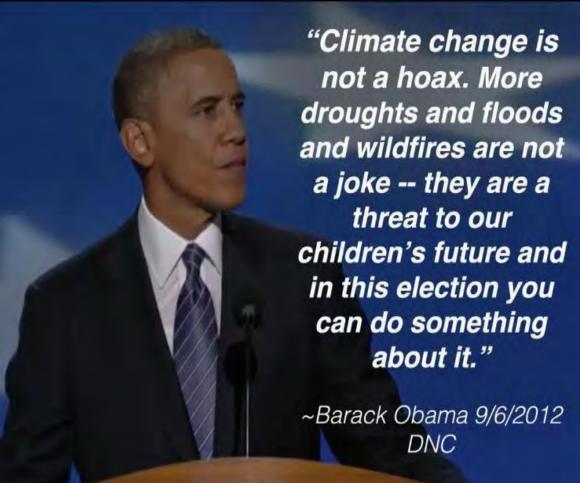
Health, Welfare & Safety: Lennar's Threat to our Schools

- Failure to perform the required "Due Diligence" in assessing this threat with other agencies as required in our Comprehensive Plan:
 - Policy 2.1.5 "The School Board shall monitor and participate in the City's and Broward County
 plat review and site plan review processes, the Development of Regional Impact (DRI) process,
 the land use plan amendment process and other development order/permit processes that
 may have an impact on current or planned public educational facilities in the City of Miramar."
 - Policy 5.18 "The City will coordinate with the Broward County Planning Council, the South Florida Regional Planning Council, adjacent municipalities, the Broward County Technical Advisory Committee, appropriate agencies or ad hoc committees, in the development, review and recommendation of efficient countywide guidelines to coordinate the identification and location of facilities with countywide significance which may be locally unwanted land uses..."
 - Record requests indicate these agencies' "participation" and "coordination" on identified safety and health concerns not accomplished as mandated by our Comprehensive Plan.

Health, Welfare & Safety: Lennar's Threats to our Students and our entire Community

- Lennar Corporation's construction crews and equipment will generate noise in excess of twice the recommended level in close proximity of our schools
- Construction noise that for <u>years</u> will echo through our classrooms, our homes, and throughout our community affecting the health and welfare of residents, students, pets, and wildlife <u>long after</u> Lennar's project is complete- yet we remain to suffer the effects.
- Our Comprehensive Plan's mandate to our City Decision-Makers is clear:
 - "Guide Miramar's Future Growth and Community Improvement"
 - "Enhance the quality of life within our community"
 - Most Importantly: "Protect the public health, safety, and welfare"
 - The Decision to DENY Lennar's Application is Vital to our Community!

We're living under the Threat of Climate Change ... we must do something about it – NOW!





Broward County Comprehensive Plan CLIMATE CHANGE ELEMENT

Adopted 12/08/2015 Ordinance Number 2015-54

"Achieve a sustainable, climate resilient community by: promoting energy efficiency and greenhouse gas reduction strategies; protecting... natural systems and resources."

Meaning our decision-makers must be committed to Saving Our Remaining Wetland Forests!

Climate Change threats to Miramar Residents

"Toxic greenhouse gas concentrations in the atmosphere will continue to increase... A concerted effort to eliminate existing gas concentrations is needed." - The Environmental Protection Agency

Increased greenhouse gas concentrations impact the health and safety of all Miramar citizens:

- Sea Level Rise
- Increase the acidity of the oceans
- Increase the frequency, intensity, and/or duration of extreme events (i.e., hurricanes)
- Influence the patterns and amounts of precipitation
- Increase Earth's average temperature
- Shift ecosystem characteristics
- Reduce polar ice caps and permafrost
- Increase threats to human health (source: www3.epa.gov/climatechange/science/future.html)

Lennar's proposed development will devastate our **City's** last - and best - defense against toxic greenhouse gases and the effects of Climate Change— our **community's** 120 acre Wetland Forest now faces possible destruction by **Lennar's** planned development

Lennar's planned development threatens our community's best means of defense and accelerating the danger

- Each acre of our wetland forest is estimated to absorb <u>272,000 pounds</u> of CO₂ over a 20 year lifespan*)
- Left undisturbed, our City's 120 acre wetland forest will remove over 3 million pounds of harmful greenhouse gases from the air we breathe over the next 20 years
- But when trees are destroyed (by developers like Lennar) all stored carbon is immediately released back into the atmosphere, further increasing concentrations of toxic greenhouse gas into the air we breathe.

(Source: http://www.cfr.org/forests-and-land-management/deforestation-greenhouse-gas-emissions/p14919#p2)

Lennar Development's Threatened the Destruction of our City's last remaining wetland forest

"Trees are our planet's most effective weapons to eliminate toxic greenhouse gases from the air we breathe...Loss of forests contributes as much as 30 percent of global greenhouse gas emissions each year--rivaling emissions from the global transportation sector."

Source: Council of Foreign Relations Report, "Deforestation and Greenhouse-Gas Emissions," December 21, 2009

Our Comprehensive Plan recognizes and protects these valuable resources: "Ensure the protection of natural resources, discourage urban sprawl, promote "Smart Growth" and energy efficient development and land use patterns... in an effort to reduce greenhouse gases."

Future Land Use Flement: Development Review Requirements - Objective 2

Our Comprehensive Plan Ensures... the protection of this vital Community resource

• <u>Ensure</u> a high quality of life for present and future residents of the City of Miramar through the protective use and conservation of the City's natural resources.

Conservation Element. Goal

• Lennar's planned development will threatens destroy our community's best means of defense – and accelerate the danger.

Lennar's application for land use change must be **DENIED!**

Our Wetland Forest Protects our Community's Critical drinking water supply

Without these dense trees and vegetation to absorb this runoff, tons of silt and other contaminants would be washed into the nearby canals and lakes which feed into the Everglades and our source of drinking water.





Lennar's Application Ignores Stormwater Management

- Sea level rise is more than doubling the risk of storm surge (source: www3.epa.gov/climatechange/science/future)
- Deforested Property size: 120 acres
- One inch of rain falling on 1 acre of ground is equal to 27,154 gallons (now absorbed by wetlands)
- 25 year, 3 day rainfall storm = 16 inches* x 27,512 gallon/acre x 120 acres = 52,140,000 gallons

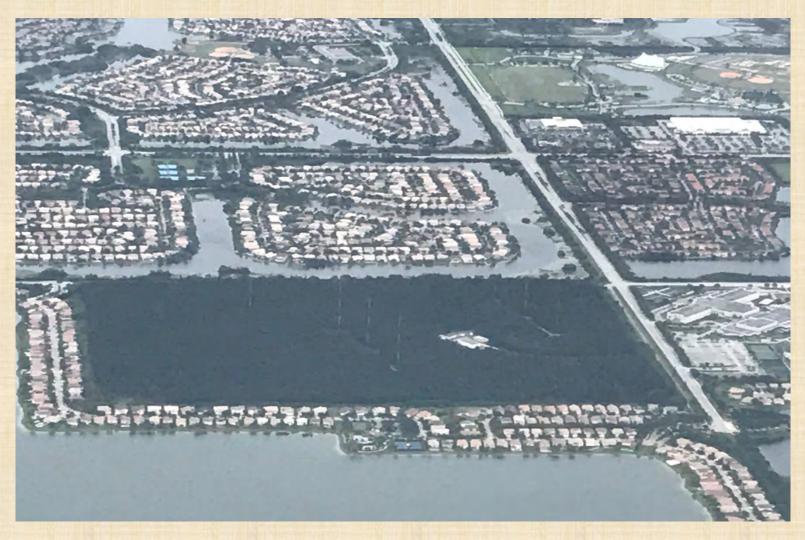




or Enough water to fill Hard Rock stadium drained into the one small drainage lake over 3-days...

- 2017 Hurricane Harvey dumps 25 TRILLION gallons on Houston in 3-days... it could happen here!!!
- Lennar's Application -- Exhibit "E": "There are <u>no perimeter discharge requirements</u> (for this property) based on the 25 year, 3-day storm." *Director, South Broward Drainage District

Protecting Community Welfare & Safety: Lennar's Application Ignores Stormwater Management



Hurricane Irma dumps only 10 inches of rain on Miramar in 48 hours

(source: National Weather Service)

Protecting Community Welfare & Safety: Lennar's threat to our Community's drinking water supply

- Maintaining the safety of our drinking water supply hinges on controlling contamination, effective control of our torrential rainfall runoff, preventing salinity invasion from sea level rise.
- A balance that our city officials are today struggling to maintain.
- Continual over-development resulting in Urban Sprawl has shifted the balance as witnessed in cities like Flint, Michigan – and here in Miramar!

Protecting Community's Welfare & Safety: Threats to our Community's drinking water supply

- Miramar City Department of Utilities announced the need to "super-chlorinate" our drinking water supply. Warning citizens, "you may notice different taste and/or odor in your tap waters" announcing this treatment is potentially life-threatening to aquatic life.
- Warning residents with medical conditions (i.e., on dialysis) "consult your physician for special instructions."
- Our water supply is presently threatened by contamination and sea-level rise.
- This threat will get worse if Lennar's proposed development is allowed to proceed.

Consequences of Lennar's Proposed Destruction

- Severe flooding and nutrient deposits into downstream waters have often followed forest and marsh destruction proving the vital roles these wetlands play.
- Forests and freshwater marshes have suffered major acreage losses to human development.
- Degraded by excessive deposits of nutrients and sediment from construction and farming.
- This realization has spurred enhanced protection and restoration of these ecosystems such as the Everglades (Source: www.epa.gov/wetlands/wetlands-classification-and-types#marshesecosystems)

Preserving our 120 Acre Wetland Forest - the smart choice!

- Forested watersheds offer higher-quality water than any alternative land uses
- All alternatives development increase the amounts of pollutants in runoff.
- Water Quality is higher as forests regulate soil erosion and reduce sediment load
- Undisturbed forest with understory, leaf litter, and organically enriched soil is the best watershed land cover for minimizing erosion
- Forests can substantially reduce the need for treatment for drinking water and thus radically reduce costs of supplying water

Our 120 Acre Wetland Forest Protects our Water Supply

- Miramar is blessed with a 120 acre wetland forest that acts are nature's water filter.
- Lennar's "environmental assessment states the property contains "high quality sawgrass", and is a "herbaceous marsh community"
- Essential and very effective natural water purification system
- Our Wetland Forest keeps erosion and pollution from flowing into our water supply and absorbing rainwater, sending cleaner water into our underground aquifers.
- Our City cannot afford to fall into the same destructive mindset as Flint, Michigan

(Source: http://www.nature.org/ourinitiatives/habitats/riverslakes/protecting-clean-water-for-people-and-nature.xml)

Miramar must preserve its 120 acre natural water purification system

Our Comprehensive Plan Ensures... protecting our water supply by preserving our wetland forest

- Conservation Element Goal: Ensure a high quality of life for present and future residents of the City of Miramar through the protective use and conservation of the City's natural resources.
- Policy 1.1 To reduce the amount of high nutrient runoff entering the Snake Creek Canal, continue to require adherence by new development and redevelopment to South Florida Water Management District (SFWMD) rules...

Our Comprehensive Plan Ensures... protecting our water supply by preserving our wetland forest

- Objective 5. To protect groundwater aquifer recharge areas and prevent flooding, maintain site standards for impervious/pervious area ratios and on-site detention/retention facilities, as part of a Master Local Area Drainage Plan.
- Objective 2. Coordinate with the SFWMD (owner) to maintain and enhance, where possible, the Everglades Buffer Strip in Miramar as part of Broward County's inventory of urban wilderness areas which will be preserved as open space in perpetuity.

Now's the time for our decision-makers and commit to protecting our drinking water supply- now- and for generations to come.

Preserve our water supply - DENY Lennar's application!

Our Comprehensive Plan is clear...

- "As part of the Land Development Code, protect present and future environmentally sensitive lands by requiring their dedication for preservation in perpetuity and by designating them as natural reservations on both the Future Land Use and Zoning Maps"

Conservation Element Policy 7.8

Our Comprehensive Plan is clear...

"The overall intention of the Plan, as applied will protect the public health, safety, and welfare."

- Lennar's application seriously threatens our Community's Heath-Safety-Welfare!
- Our City's rapidly vanishing wildlife are valuable residents of our Community too!
- Deserving of equal protection guaranteed by our Comprehensive Plan

Lennar's Misleading and Inaccurate Application Environmental Impact attachment ... Absence of Wildlife

"All areas of the site were carefully evaluated for wildlife utilization, particularly along the perimeter and any open areas in the canopy where faunal use might be expected to be greatest. No listed fauna were observed on the parcel, and no critical habitat was present onsite or in any of the directly adjacent areas."

"No confirmed listed species were identified on the site and the site <u>exhibits</u> <u>very low wildlife utilization</u> as determined by both direct and **"indirect"** survey **methods**"

Lennar's Misleading, Inaccurate, and Twice Revised "Report" (16 pages)

Draft Ecological Evaluation and Preliminary Wetland Determination Revision #2 Miramar 117.69 Acre Parcel Miramar, Florida

Prepared For: Lennar Homes, LLC c/o Mark Sustana, General Counsel 730 NW 107th Avenue Suite 300 Miami, FL 33172

> Prepared By: Jim Goldasich, PWS 3/5/2015

J. J. Goldasich and Associates, Incorporated

Boca Raton, Florida



Lennar's Contradictory Environmental Report

No endangered animals were observed on the property, and no critical habitat was present onsite or in <u>any direct adjacent areas</u>.

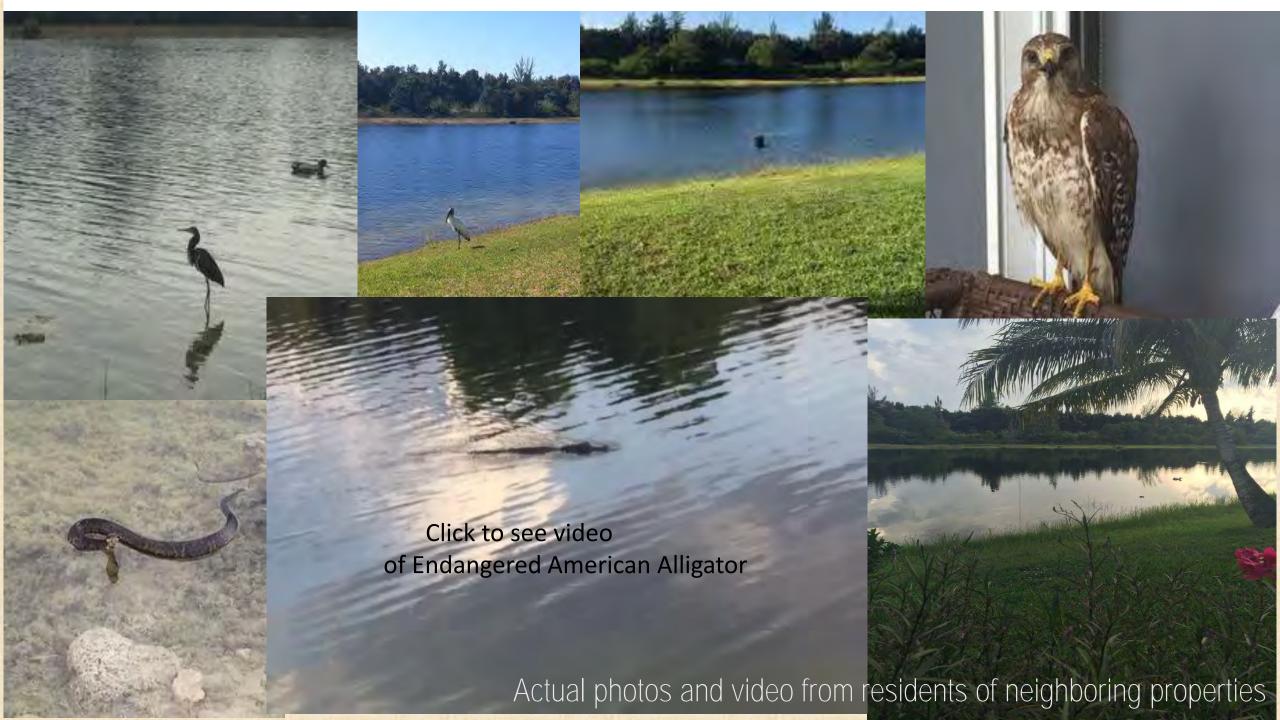
YET... the author reports:

- "Black and Turkey vultures observed"
 Both protected under the Migratory Bird Treaty Act of 1918
- "Osprey observed"
 - Listed as a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC)
- "The dense Melaleuca forest cover on the property would preclude the feeding practices of osprey.
- This "thorough" site evaluation somehow "overlooked" the dozens of endangered and threatened species observed living on and near the property by Miramar residents











Lennar's Contradictory Report

- Report states property contains: " high quality sawgrass" (pg. 15)
- Entire property characterized as "herbaceous marsh community" (pg. 15)

National Garden Association attests to this marsh wetland forest's community's value:

• <u>"Herb</u> aceous plants are also called "tender perennials." Herbs (medicinal and culinary) can be annuals (completing their lifecycle in one growing season)

Herbaceous plants can also be woody perennials
 (meaning the stems are persistent throughout the winter months)
 Source:garden.org/nga/searchqa/answer/30333

A flourishing and healthy Eco-system



Lennar's report states presence of Lichens...

- "Lichens are beneficial for several reasons..." -- US Forest Service
 - Lichens directly benefit humans through their ability to absorb pollutants
 - Absorbing heavy metals, carbon, sulfur and other man-made pollutants released into the atmosphere
 - Able to survive in harsh environments where algae cannot.
 - Lichens enable algae to extract toxic carbon dioxide from the atmosphere through photosynthesis and transform it into oxygen, which we all need to SUrvive (source: US Forest Service Report, "Why are Lichens Important"

www.fs.fed.us/wildflowers/beauty/lichens/importance)

Lennar's Suspect "Draft-Preliminary Evaluation" Admittedly -- Not an objective "analysis"

Author admits his assessment and data interpretations <u>designed to produce Lennar's</u> <u>desired results:</u>

- "All field surveys were conducted during daylight hours in January 2015 and were designed to verify, confirm and augment the office assessment results generated during the (Lennar) scoping phase of the project."
- "(Simply) designed to verify, confirm and augment the (Lennar) office assessment results (previously) generated"
- Author warns additional detailed assessments required: "Data were also produced for further in-depth analysis..."
- "No analysis or objective evaluation of any kind has been performed by Planners
- Lennar's findings and data interpretations remained unquestioned.

Lennar's highly edited and Incomplete Report

- "As discussed earlier in this report, there are two community types on the property:"
 - 1) Melaleuca
 - 2) "... high quality sawgrass-herbaceous marsh community" (page 15 of 16)
- "High Quality Sawgrass Herbaceous Marshes" <u>never</u> mentioned earlier in the report as published and was evidently edited out
- Lennar apparently figured nobody would read the full report
- City Planners apparently have yet to read it either

What else was edited out???

Lennar's Misleading and Inaccurate "Draft Evaluation"

• "Invasive exotic plants and trees including... Swamp Bay and Red Bays dominate the

property ... dispersed throughout the site."

Swamp Bay and Red Bay are <u>not</u> invasive exotic trees
 2015- The Florida Exotic Pest Plant Council List

Red Bay Trees described by Dr Kim Coder:

"At the edge of streams, springs, and swamps hides the Red Bay Tree. Red Bay (Persea borbonia), with its evergreen aromatic leathery leaves,

dark blue fruit hanging on into winter, and reddish bark, is a jewel among trees."

Dr. Kim D. Coder, Professor of Tree Biology & Health Care, University of Georgia, "Redbay (Persea borbonia): Drifting Toward Oblivion." May 2012

Lennar's Suspect "Report" Data and Methodologies

• "Following the comprehensive review of the <u>August 2013</u> report on the Miramar site... the ensuing field surveys were then conducted."

No references given to source of 2013 Report

- "The site exhibits very low wildlife utilization as determined by both direct and indirect survey methods"
 - No description of what are "indirect" survey methods or what indirect data extracted by "indirect" methods
 - Suspect indirect data given the same weight as direct data
 - Even "direct" data is suspect and of questionable validity
- "... random pedestrian transects designed to confirm current **site conditions**...

 All of the areas of the site were then evaluated in the field by biologists "
- Thoroughly canvassed <u>all 120 acres</u> of swampy, Lauderhill Muck wetland marsh forest during some unidentified January day -- by some unidentified "biologists" - REALLY????



Questions posed to the author with no response:

- Where is this "August 2013 Assessment" that is the foundation of Lennar's Report?
- What data was abstracted solely from this unverified 2013 Report?
- What data was abstracted using "indirect" methods define indirect methodologies?
- What data was interpreted solely from viewing aerial (google map) photographs?
- Number of days taken to completely canvas author's claimed "thorough evaluation" of all areas of this densely wooded and marshy 120 wetland forest?
- Who were these "biologists" and what are their credentials?

Similar Questions posed to City Planners:

• Submitted to City Planners -18 April 2016:

"Please provide City's comments to Lennar's "Preliminary Environmental Report" which makes no reference to water quality impact, Wetland Benefit Index, or adherence to our City's Development Code or Comprehensive Plan's environmental codicils."

Answer received 21 May 2016:

"City staff notes that if wetlands are found to be contained within the amendment site, the County and Army Corps of Engineers will be required to identify how the wetlands will be preserved/mitigated."

"Furthermore, water quality is (not) reviewed (until) the platting process."

So where are these assessments? Once **Lennar's** application is approved, our wetland forest and all its benefits will be <u>lost forever</u> - in clear violation of our Comprehensive Plan!

Broward County Wetland Designation Map - 2015



Adopted: September 17, 2015



Lennar's Report: Misleading and Incomplete

- Fails to identify ecotone's "Wetland Benefit Index (WBI)
- Our Comprehensive Plan's Conservation Element Policy 7.3 states:

The City <u>shall</u> distribute land uses in a manner that <u>avoids</u> or minimizes to the greatest degree practicable, the effect and <u>impact on wetlands</u>...

- "1. Wetlands with a WBI value greater than or equal to <u>0.80</u> ... all land uses except for conservation uses are incompatible "
- Earth Advisor's report May 2017 calculates "Wetland Benefit Index" of .91

Wetlands Benefit Index: Identifies functions useful to society and to supporting our environment

- Regulating rain runoff and flow to control flooding
- Providing pressure against saltwater intrusion
- Buffering against storms and waves
- Catching sediments
- Retaining nutrients
- Removing toxins
- Producing medicinal plants
- Providing wildlife habitat

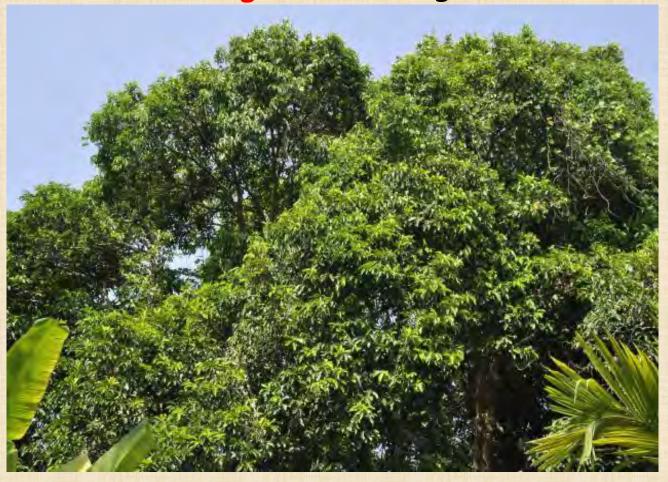
Lennar's Application Environmental Report remains unquestioned



Yet this Lennar contracted "ecologist" and the SFWMD director suggest this valuable treasure's destruction and replacement with 385 single-family homes is preferred to the preservation of this thriving wetland eco-system.

History is full of Lennar's Absurd Final Solution Logic:

"...Destroy our City's last remaining wetland forest"



We had to destroy the village
- in order to save it"

Ben Tre, Vietnam 1968



- Will our Community forever suffer the consequences from our City's Decision-makers making the same mistakes ???
- The Facts- supported by our Comprehensive Plan- demand **Denying** Lennar's application

Comprehensive Plan supports establishing this wetland forest as a Nature Preserve creating an Exploration Park with Renewable Energy Sources

Broward County Comprehensive Plan – CLIMATE CHANGE ELEMENT Adopted 12/08/2015 Ordinance Number 2015-54:

Greenhouse Gas Emissions Reduction, Renewable Energy Production and Distribution

Objective 19.1. Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for visitors and residents.

Establishing a Nature Preserve and Everglades Exploration Park with Renewable Energy Sources: <u>Supported by our Comprehensive Plan</u>

Objective 6. Protect natural, cultural and historical resources. CP 6.01.01 Continue to obtain land set-asides for environmental preservation in western Miramar, as future development occurs.

<u>Policy 5.1</u> Secure Federal and State Funding along with Use land dedications, long-term lease agreements, open space requirements, easements, fee-simple purchase and other appropriate mechanisms to preserve environmentally sensitive lands or areas of native vegetation, which warrant preservation pursuant to the Land Development Code.

<u>Policy 5.2</u> Pursue with the appropriate entities, for the purposes of preserving undeveloped land, the acquisition of land in the vicinity of L-75 and Pembroke Road, and for the purposes of a nature center or similar educational use, the acquisition of land in *proximity of* the Everglades Buffer, specifically the 120 acre parcel located at 72nd Ave and Bass Creek road

Code Supports establishing a Nature Preserve and Mitigation Bank

- Section 901.1. The purpose of this chapter is to provide regulations; to utilize... open space and trees as an effective means of conserving energy; to preserve open space, and to maintain and improve the aesthetic quality of the City of Miramar, thereby promoting the health and general welfare of the citizenry.
- In addition, it is the policy of the city commission that <u>every effort shall be</u> <u>made to preserve and maintain natural vegetation</u> within the City of Miramar...
- Lennar willing to pay over \$8 Million to "Mitigate" their Destruction
- Why not keep developers' money in Miramar and Broward County?

Code Supports establishing a Nature Preserve and Mitigation Bank

- Lennar willing to pay over \$8 Million to "Mitigate" their Destruction
 - Mitigation Bank credit price for one acre:
 - > 2013 price: ~ \$450,000 per acre

120 Acres = \$54,000,000

- ALL WHILE PRESERVING THE FOREST'S NATURAL BENEFITS... and
- ALL without the added health, safety, and welfare dangers of development... and
- No additional tax-payer money to fund additional infrastructure



Why not keep developers' money in Miramar and Broward County?

What does **Denying** Lennar's Application mean to Miramar Citizens?

- Clear Expression of City Leadership's commitment to its citizens
 - Safety, Health, Welfare our Quality of Life is important
 - Send the message "Miramar is the place to live if you value a great quality of life – where our environment and your wellbeing is paramount!"

Establishing this wetland forest as a Nature Preserve creating Everglades Exploration Park with Renewable Energy sources

Concept is <u>already supported</u> by our Comprehensive Plan

Conservation Element. Objective 2.

Coordinate with the SFWMD (owner) to maintain and enhance, where possible, the Everglades Buffer Strip in Miramar as part of Broward County's inventory of urban wilderness areas which will be preserved as open space in perpetuity.

- Future Land Use Element Policy 1.12
- Permit the following uses within the Conservation land use category:
- a. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.

Establishing this wetland forest as a Nature Preserve creating Everglades Exploration Park with Renewable Energy sources

Concept is already supported by our Comprehensive Plan

- Objective 6. Continue to obtain land set-asides <u>for environmental</u> <u>preservation in western Miramar</u>, as future development occurs.
- Policy 5.1 Use land dedications, long-term lease agreements, open space requirements, easements, fee-simple purchase and other appropriate mechanisms to preserve environmentally sensitive lands or areas of native vegetation...

Establishing this wetland forest as a Nature Preserve creating Everglades Exploration Park with Renewable Energy

- Concept is <u>already supported</u> by our Comprehensive Plan
- VI. Recreation and Open Space Element. Goal 1

Provide adequate and accessible parks and facilities to meet the recreation needs of all current and future Miramar residents.

- Objective 1.1...increase developed park and open space acreage in the City by 25 acres by 2015 through aggressive capital programming, <u>contributions</u> and fees from private developers, and effective intergovernmental coordination.
- Policy 1.1.1 Continually look for opportunities to place park land adjacent to school site
- <u>Objective 11:</u> Increase **Miramar's** attractiveness to tourists through the establishment of a land use pattern and development regulations aimed at enhancing the **area's** natural and man-made environments.

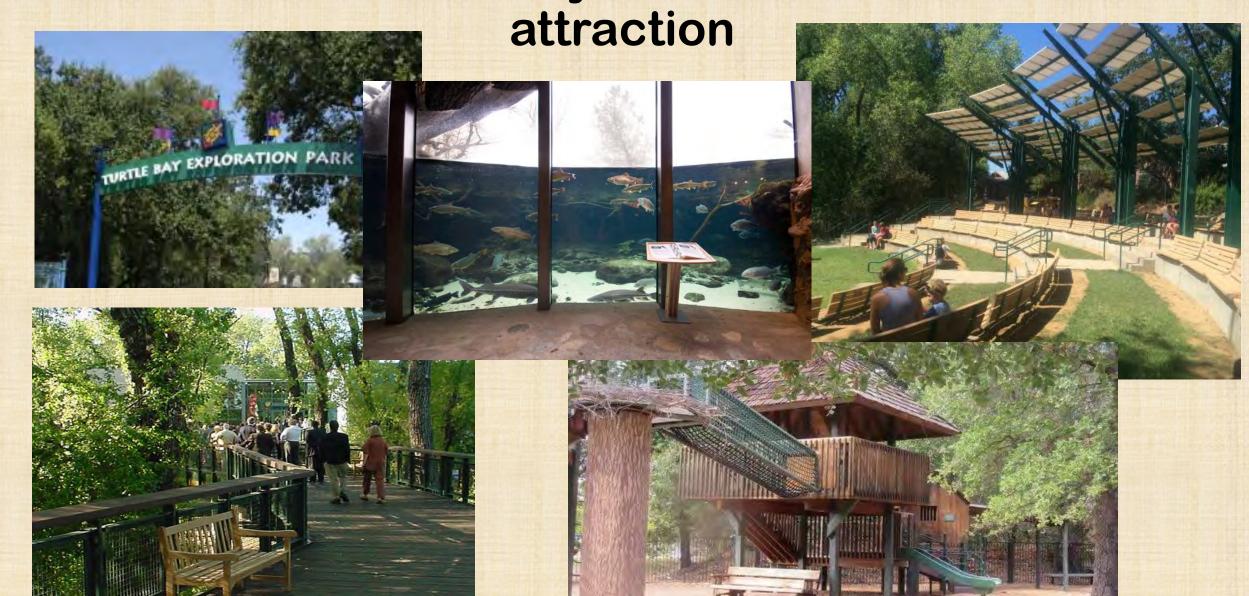
Establishing this wetland forest as a Nature Preserve creating Everglades Exploration Park with Renewable Energy sources

Concept is <u>already supported</u> by our Comprehensive Plan

Policy 1.1.5 Continue to provide a minimum of <u>four (4) acres</u> of park land and open space for each 1,000 residents, concurrent with new demand as measured by the **City's** Concurrency Management System. In addition, continue to provide a minimum of recreational facilities, as per the Florida Recreation and Parks Association Level of Service standards for recreational facilities.

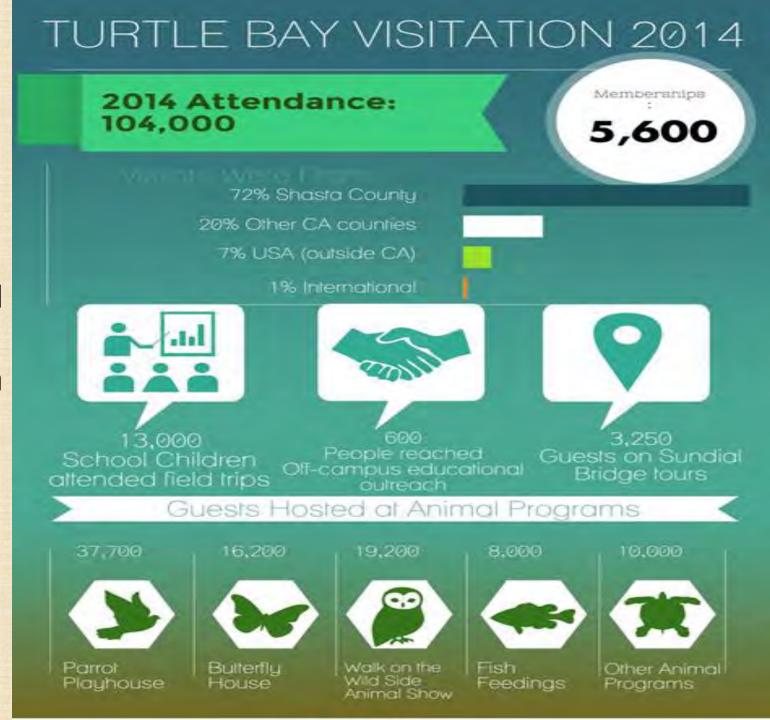
- 120 Acres ÷ 4 = 30,000 residents recreational space/facilities fulfilled!
- Tax revenue from increased existing Miramar home values will off-set potential loss from Lennar's proposed development— WITHOUT the added tax-burden levied on residents to expand existing support infrastructure.

It's been done before and can become a unique Miramar community recreation and tourist



Miramar Nature Preserve and Eco-Exploration Park

- Build on Success of Turtle Bay located in Redding, CA
- Fulfills +50 City Comprehensive Plan Goals, Objectives, Policies



In Conclusion:

<u>Denying Lennar's Application</u> will protect residents' welfare, public health, and safety as mandated by our Comprehensive Plan

- Avoid Safety Hazards to residents and school children.
- Preserve the many benefit now provided by our last remaining wetland forest
- Avoid Threats to citizen safety caused by storm-surge, sea-level rise, erosion, airquality, drinking water, flooding, pollution, and noise
- Supports over 100 goals, objectives, and policies outlined in our Comprehensive Plan
- Facts presented overwhelmingly supports application <u>DENIAL by not transmitting this</u> <u>application for City Commision consideration</u>
- Preserving this City Treasure for future generations to enjoy

Lennar's Inaccurate "No-impact" Environmental Report

- Not scrutinized by City Planners and blindly accepted as "valid"
- No previous "office assessment" found queries to author ignored
- Suspect Methodology- Missing information queries to author ignored
- Grossly incomplete yet Lennar insists:
- "The data generated during this ecological evaluation should be considered as ...the final wetland mitigation requirements for this property"
- Report "sanitized" by Lennar prior to submission to City Planners
 (2 rounds of revisions)

Hurricane Irma: A Wake-Up Call...

"It's ridiculous luck. Twenty to Thirty miles would have made a huge difference."

Professor Phil Klotzbach, meteorologist and professor at Colorado State University, which issues annual storm season projection

 The last Category 3 storm or higher to hit Florida was Wilma in October 2005. It sliced across Florida with 120 mph winds, killing five people and causing an estimated \$21 billion in damage.

 Our 120 Acre Wetland Forest is a critical life-saving barrier against increasingly deadly hurricane storm surge, winds, and flooding

Lennar's Application responses ignores the Hurricane Threat

10. HURRICANE EVACUATION ANALYSIS

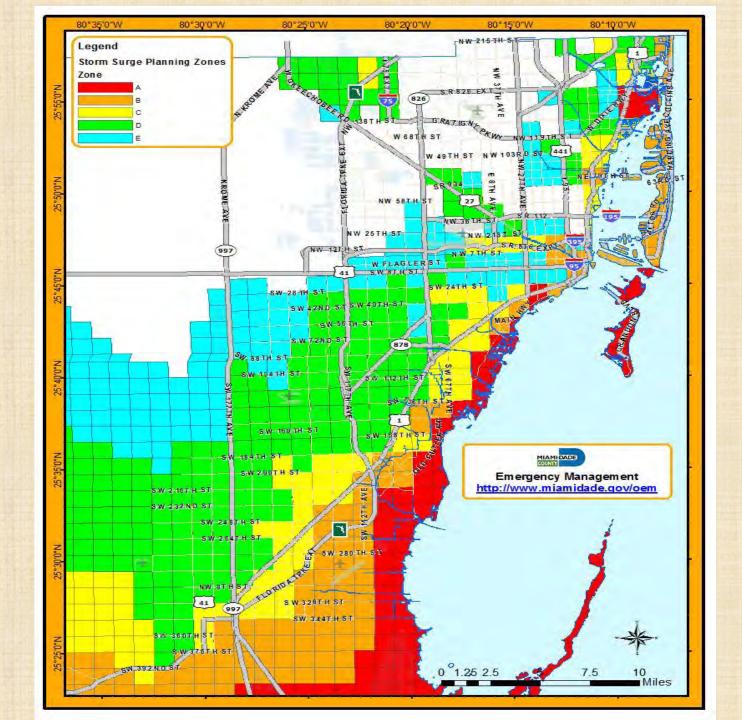
(Required for those land use plan amendments located in a hurricane evacuation zone (1) as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

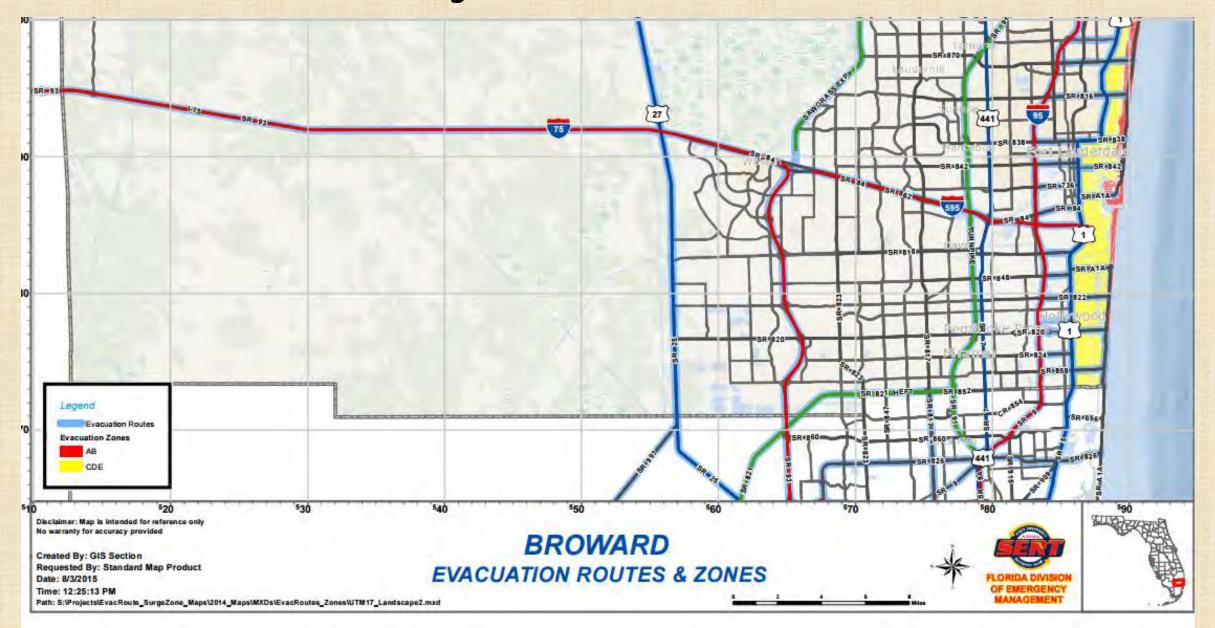
The Subject Property is not located within an evacuation zone.

- Property is located adjacent to Miami-Dade Hurricane Evacuation Zone 3
- Broward County has ignored studies reflecting new threat of Storm Surge
- Miami-Dade recognizes this dangerous threat to its citizens

Hurricane
Evacuation:
Miami- Dade
vs
Broward County



Broward County Hurricane Evacuation Areas



Miami-Dade Hurricane Evacuation Areas

(Required for those land use plan amendments located in a hurricane evacuation zone (1) as identified by the Broward County Emergency Management Division).





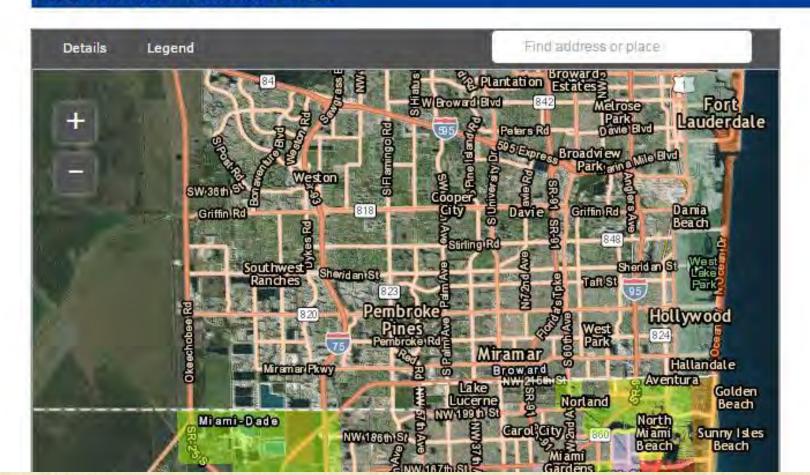
Florida Division of Emergency Management

Public | Business | EM Community | Organization | News Media | Kids

Prepare and Stay Aware

Home / Disaster Preparedness Maps

Know Your Zone - Evacuation Zones



Lennar's Application responses ignores the Hurricane Threat

- Broward County and the City also appear to be Ignoring the threat
- Our 120 Acre Wetland Forest is a critical life-saving barrier against increasingly deadly hurricane storm surge, winds, and flooding
- Needed to protect our community from possible devastation
- The overall intention of Miramar's Comprehensive Plan, ... protect the residents' health, safety and welfare."
- Demands <u>Denying</u> Lennar's Application!

Stormwater Management: There is no safe solution

 Construction site erosion control measures ineffective against our torrential 52 million gallon downpours

- Check dams
- Filter berms
- Grass-lined channels
- Riprap
- Chemical stabilization
- Mulching
- Seeding
- Sodding
- Soil roughening



Sea Level Rise: The Threat is Real!

Even if our City and County governments choose to ignore scientists' warnings

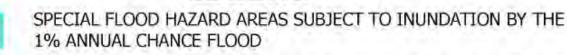
- South Florida, taxpayers are already paying the price for climate change as salt water pushes through porous bedrock into coastal drinking-water supplies, and rivers and canals choked by heavy rains have a harder time draining into the ocean
- A recent Florida Atlantic University study estimated that just 6 more inches of sea level rise very plausible within two decades would cripple about half of South Florida's flood control capacity.

http://sealevel.climatecentral.org/news/floria-and-the-rising-sea

Property located on Special Flood Hazard Area (depth to 3 feet)



LEGEND



The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO

http://www.broward.org/PermittingAndLicensing/Licensing/Engineering/FloodZonemaps http://bcgis.maps.arcgis.com/

determined. For areas of alluvial fan flooding, velocities also determined.

Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths

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

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property, including parcels that may be designated LAPC's, Natural Resource Areas (NRA's), Environmentally Sensitive Lands (ESL's), or native Upland Tree Resources.

E. Priority Planning Area Map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Amendment Area is not located in a Priority Planning Area for Sea Level Rise.

Proposed Development located in a "Flood Zone" requiring "mountains" of fill from locally blasted quarries

Other Lennar's Application "Oversights"

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

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property, including parcels that may be designated LAPC's, Natural Resource Areas (NRA's), Environmentally Sensitive Lands (ESL's), or native Upland Tree Resources.

E. Priority Planning Area Map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Amendment Area is not located in a Priority Planning Area for Sea Level Rise.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK

- If your project is not related to a single family residence, and contains impervious surfaces, stormwater treatment, or affects the flow of surface water beyond certain thresholds <u>stormwater review will be required</u>.
- <u>Compliance</u> with the criteria herein constitutes a <u>presumption</u> that the proposed activity <u>is in conformance</u> with the conditions for issuance
- However, the criteria set forth in this Volume II are designed to be <u>flexible</u>.

Other words: We trust you, Lennar, not to flood our lakes and homes, fill our canals with polluted runoff poisoning our drinking water supply – REALLY????

Lennar's Incomplete Application Responses

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.

Permitting requirements mandate that resulting development must meet the adopted level of service requirements.

- Are we willing to trust Lennar with our families safety and health?
 NO!
- If this Amendment is approved there's no turning back

Non-responsive local government

- Citizen Inquiries to Environmental Impact
- School Children's safety/learning environment
- Traffic prediction methodologies
- Hurricane Evacuation
- Housing values





All ignored

Administrative "Irregularities"

- Lennar Allowed 3 Applications for this Land Use Plan Amendment
 - 11 March 2015
 - 29 June 2015
 - 3 November 2015
- Only Paid for processing one application
- Planners giving Lennar Special Treatment
 - Community standard is 3 homes (dwelling units) per acre x 120 acres = 360
 - 360 vs Lennar's 385
 - "We'll address that in the Platting and Permitting phase."

City of Miramar Principal Planner, Eric Silva

• If Lennar's Application is approved... it will be too late!

Administrative "Irregularities"

- Group has submitted several formal requests for information regarding reports and City comments affecting this LUPA over the last 12 months
- Provided piecemeal bits of meaningless chaff for a year-
- City ignoring "Sunshine" Transparency Laws

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

No endangered or threatened species or species of special concern or commercially exploited species are known to inhabit the Subject Property.

Photos and videos prove existence of dozens of threatened and endangered species

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

The Applicant is not aware of any plants on the Subject Property that are listed in the Regulated Plan Index for protection.

- 120 Listed Endangered and Threatened Plant Species in Broward and Miami-Dade
 - Many existing in wetland areas like our 120 acre wetland forest
- Lennar's suspect "Environment Report" demands verification
- Waiting for EPA and ACE studies not an option for Miramar Citizens
 - ➤ Irresponsible waste of taxpayer dollars
 - ➤Once LUPA is approved... <u>it will be too late</u> to preserve our **City's** last remaining wetland forest

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

The proposed surface water management system will consists of inlets and culverts that collect and convey stormwater runoff which will overflow into the lake portion of the wetland mitigation are on the Subject Property. This system will provide for the necessary water quality treatment, attenuation of peak storm events, and protection of roadways, perimeter areas and buildings. The surface water management system has an outfall to the north that is connected to the SBDD master surface water management system.

- "Overflow" of pollutants and runoff to dump into Lakes owned by Silver Lakes HOA
- Property currently under mitigation
- Not belonging to "subject property"

Lennar's Application errors: incomplete

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

The information should include the wet season water level for the 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.

Permitting requirements mandate that resulting development must meet the adopted level of service requirements.

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

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property, including parcels that may be designated LAPC's, Natural Resource Areas (NRA's), Environmentally Sensitive Lands (ESL's), or native Upland Tree Resources.

Property under Mitigation – therefore is LAPC

An initial wetland analysis was conducted for the Subject Property on July 27, 2013. The results of the analysis is provided as **Exhibit K**. Appropriate wetland mitigation will be determined during the permitting process.

Property is already under Mitigation

Once this LUPA is approved... it will be too late!

E. Priority Planning Area Map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Amendment Area is not located in a Priority Planning Area for Sea Level Rise.

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.

Permitting requirements mandate that resulting development must meet the adopted level of service requirements.

- Grossly incomplete response to this critical issue that directly impacts Miramar citizens' safety and health
- Flooding is a real and dangerous threat made worse by sea-level rise/Climate Change
- Silt and pollutant run-off threatens drinking water supply and Everglades pump operations

Flood Threat

Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

According to the *Broward County Natural Resouce Map Series*, Lauderdale-Dania-Pahokee soils are present on the Subject Property. The Lauderdale soil series consist of shallow, well drained soils that are suitable for development. Development on the Subject Property will require that the elevation of the Subject Property be increased to appropriate elevation for flood protection.

- Applicant not the owner as specified by ordinance
- Legal Description incorrect (different from Broward Tax Rolls)
- Drainage analysis not in accordance with South Broward Drainage District's Adopted Level of Service
 - ➤ Required Off-site Discharge/Storm Sewer/Flood Plain Routing/On site storage/Antecedent Water Level values not identified
 - > "... collect and convey stormwater runoff which will overflow into the lake portion of the wetland mitigation are(a) on the subject property."

Issues <u>not</u> adequately addressed by the applicant or local planners

- Land use Element. Development Review Requirements. Objective 2
- By 2012, complete the full revision of the Land Development Code which will ensure the protection of natural resources, discourage urban sprawl, promote "Smart Growth" and energy efficient development and land use patterns which account for existing and future electrical power generation and transmission systems in an effort to reduce greenhouse gases, encourage the use of innovative land development techniques, promote community aesthetics, ensure the availability of the infrastructure needed to support development, and comply with the Broward County Land Use Plan.
- Policy 2.1 The City shall enforce the Land Development Code provisions for minimum <u>adequate</u> stormwater management including wetland preservation/restoration, open space, including historic and archaeological sites, safe and convenient on-site traffic flow, adequate parking, landscaping and signage and standards and clustering of residential units, by 2012.
- Policy 2.2 Continue to maintain and improve the City's Concurrency Management System which will
 ensure that the necessary facilities and services are available concurrent with the impacts of
 development, the City of Miramar shall review all

Issues <u>not</u> adequately addressed by the applicant or local planners

- Miramar Comprehensive Plan. Future Land Use Element. Development Review Standards.
 Objective 8. Continue to enforce development review standards
- Future Land Use Element. Policy 8.3 The City may grant an application for a development permit consistent with the City's Land Use Plan when it has determined that the following requirements are met:
 - a. Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet the established level of service standards, consistent with Chapter 163.3202(g) Florida Statues and the concurrency management policies of Broward County.
 - b. Local streets and roads will provide <u>safe</u>, <u>adequate access</u> between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- These **Requirement's** have NOT been met -- **Lennar's** application responses regurgitate City Land Use Code no specifics on HOW it meet these requirements

Issues <u>not</u> adequately addressed by the applicant or local planners

Comprehensive Plan. Intergovernmental Coordination Element. Objective 6

The City of Miramar shall pursue identification and implementation of joint planning areas for the purposes of joint infrastructure service areas, corridor and community redevelopment, environmental conservation, adverse development impacts

Policy 6.2 "Joint Planning Areas" described in Policy 6.1. shall be established through formal agreements among the necessary governmental bodies and shall include and not be limited to as many of the following planning considerations as possible:

a. Cooperative planning and review of land development activities within the areas covered by an agreement

DRC Planned Projects as of October 2015

PROJECT NAME	LOCATION	APPLICATION #	<u>DESCRIPTION</u>	PROJECT MANAGER	STATUS/DATE
Miramar Park of Commerce Phase IV - MPC-29	Miramar Park of Commerce Phase IV Premier Parkway	13-SP-12 Site Plan	223,912 square feet of warehouse/distribution space	E. Rose	DRC Approved Com. Approved Bldg. Permit Issued Built
Space Coast Credit Union	Southeast corner of Miramar Parkway and Dykes Road	#13-SP-08 Site Plan #13-VE-01 Vacation of Easement	3,673 square foot with drive thru	M. Alpert/IBI	DRC Approved Com. Approved Bldg. Permit Issued Built
Sunshine Shell Gas Station	6924 Miramar Parkway	#12-SP-10 Site Plan Amendment Canopy extension	Renovation	M. Alpert	DRC Approved Com. Approved Bldg. Permit Issued Built
Starbucks	SW 160th Avenue	#13-SP-06 Site Plan	1,770 sq. ft. freestanding drive-thru restaurant	T. Ivy Jordan/Miller Legg	DRC Approved Com. Approved Bldg. Permit Issued Built
Dollartree	University Drive & Miramar Boulevard	#13-SP-02 Site Plan	10,000 square-foot retail store	M. Alpert/Kimley-Horn	DRC Approved Com. Approved Bldg. Permit Issued Built
Texas Roadhouse	3141 SW 160th Avenue	# 13-SP-01 Site Plan	7,309 square foot restaurant	H. Zombek/Calvin, Giordano & Assoc. Inc.	DRC Approved Com. Approved Bldg. Permit Issued Built
Broward College Southwest Center	SW 145 Avenue, east of I-75 and south of Pembroke Road	#13-SP-04 Site Plan	89,360 square-foot classroom building	T. Ivy Jordan/IBI	DRC Approved Com. Approved Bldg. Permit Issued Built
PROJECT NAME	LOCATION	APPLICATION #	DESCRIPTION	PROJECT MANAGER	STATUS/DATE
Foxcroft Homes Replat	Foxcroft Road	#13-SUB-01 Replat #09-DRC-06 Site Plan	Proposed 300 single family homes * This project was built instead of Waterview Townhomes	L. Hall	DRC Approved Com. Approved Bldg. Permit Issued Built
Miramar Park of Commerce MPC 28	Premier Parkway and east of Palm Avenue	#12-SP-17 Site Plan	81,490 square foot warehouse distribution facility with loading docks and associated parking	T. Ivy Jordan	DRC Approved Com. Approved Bldg. Permit Issued Built

PROJECT NAME	LOCATION	APPLICATION #	DESCRIPTION	STATUS/DATE	TOTAL UNITS
Casa Sant'Angelo Senior Housing	16800 Miramar Parkway (Blessed John XXIII Church site)	#1404231 Site Plan #1404235 Conditional Use	112 residential units on 5.306-acre site Request for Allocation of Reserve Units and Bonus Sleeping Rooms	DRC Review	112
Toledo Isles	4100 SW 160 Ave (West side of Dykes Road, S. of Miramar Parkway /north of Bass Creek Road)	#1401956 Site Plan #1300811 Land Use Plan Amendment	20 single-family units on a 10-acre site	DRC Review	20
Atlantic Commons at Miramar	East of Flamingo Road and south of the Homestead Extension of the Florida Turnpike	# 1400079 Site Plan # 1400077 Parking Variance	340 Apartments on a 28.3-acre site	DRC Approved Com. Approved Bldg. Permit Review	340
Modera II	West side of Red Road, South of the Turnpike	#13-SP-09 Site Plan #13-VAR-05 Parking Variance #13-VAR-04 Building Separation Variance	380 residential units on 25.443 acres	DRC Approved Com. Approved	380
Calabria	SE corner Miramar Blvd & University Dr.	#12-SP-14 Site Plan Amendment	#12-SP-14 Site Plan Amendment - 145 Townhomes	DRC Approved Com. Approved	145
Hatfield Properties	6315 SW 27th Street	#1501965	4 Townhouses		4
Univision Property	Southwest Corner of Bass Creek Road and SW 172nd Avenue	#150809 - Site Plan #150812 - Land Use Plan (Map) Amendment #1502814 - Master Zoning Plan #1502815 - Re-Zoning	537 single-family homes subdivision		385
The Palms at Miramar	6336 SW 27th Street	#1503507 - Site Plan	9 multi-family unit building in TOC		9
Boardwalk Apartments	SW 50th Street & Flamingo Road	#15403511 - Boardwalk Rezoning from 28, NB to RM - 25, MFR #1500280-Board Rezoning from RM-16 to RM- 25, MFR #1503513 - Variance Building Separation #1503514 Variance - Minimum Unit Size	280 Multi-Family Residential Units		
TOTAL					280
					182