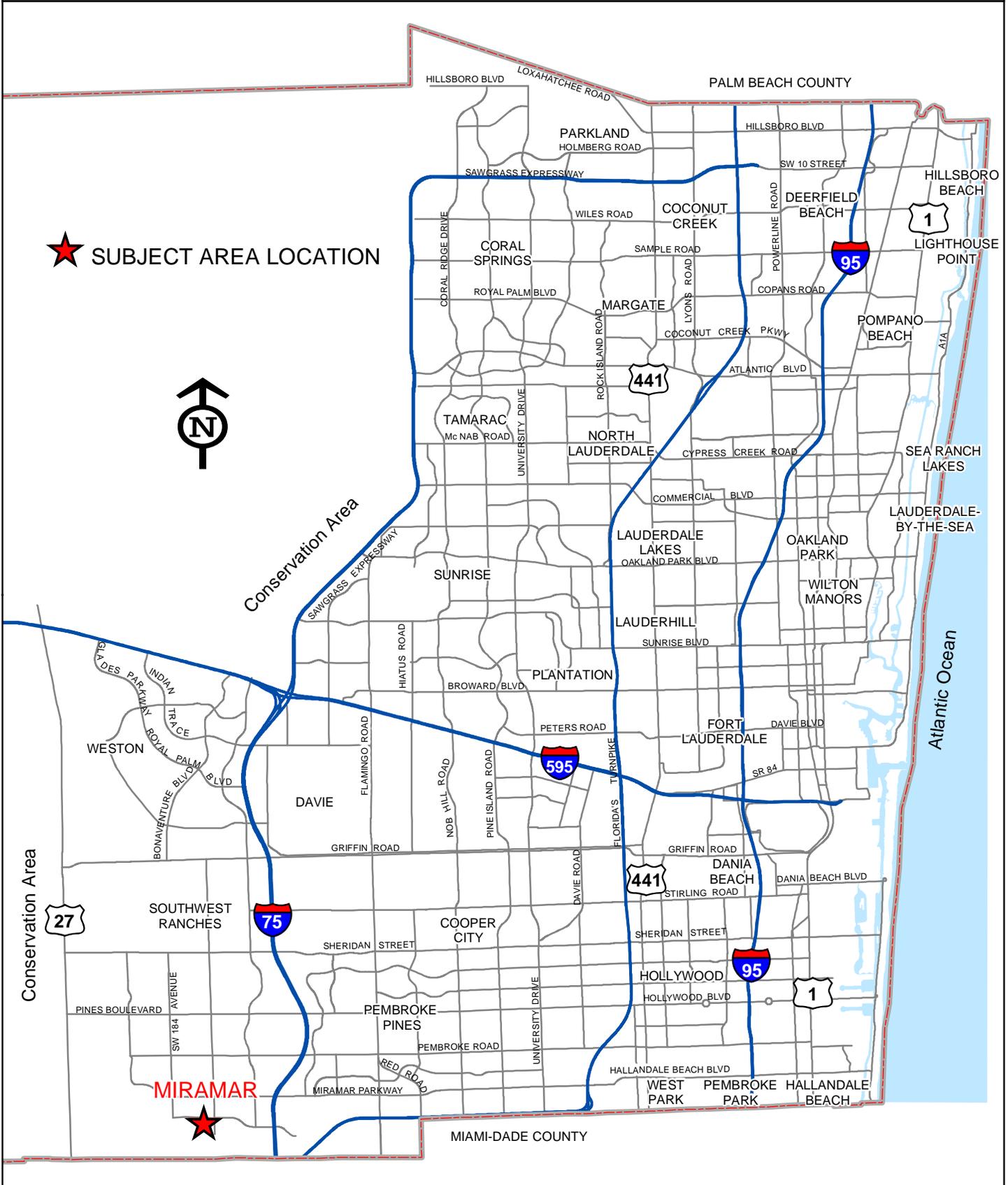


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-2



★ SUBJECT AREA LOCATION



Conservation Area

Conservation Area

MIRAMAR

MIAMI-DADE COUNTY

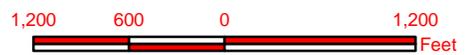
PALM BEACH COUNTY

Atlantic Ocean

MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-2



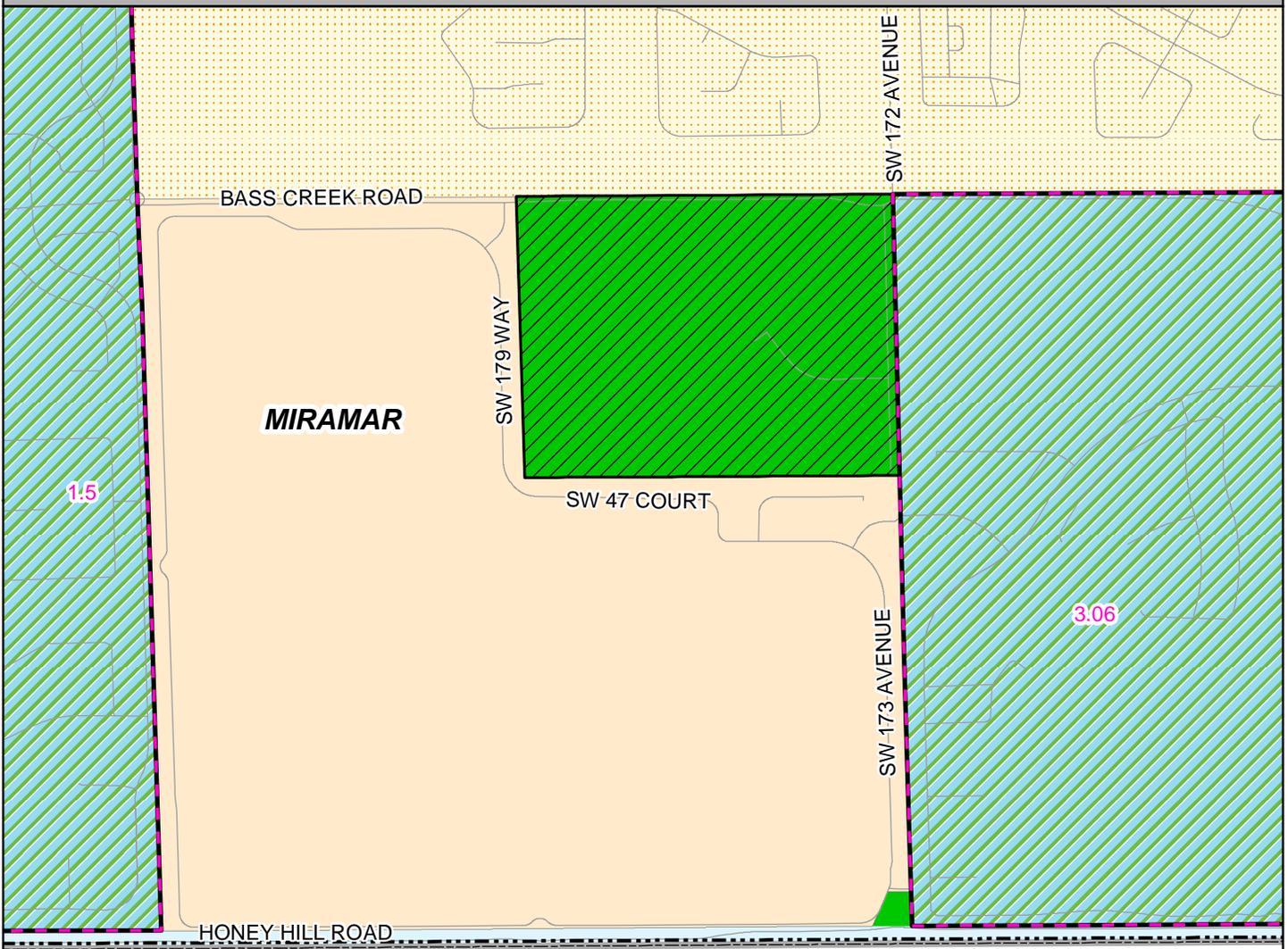
MIAMI-DADE COUNTY



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-2

Current Land Use: **Agricultural**

Gross Acres: **Approximately 120.0 acres**



MIAMI-DADE COUNTY

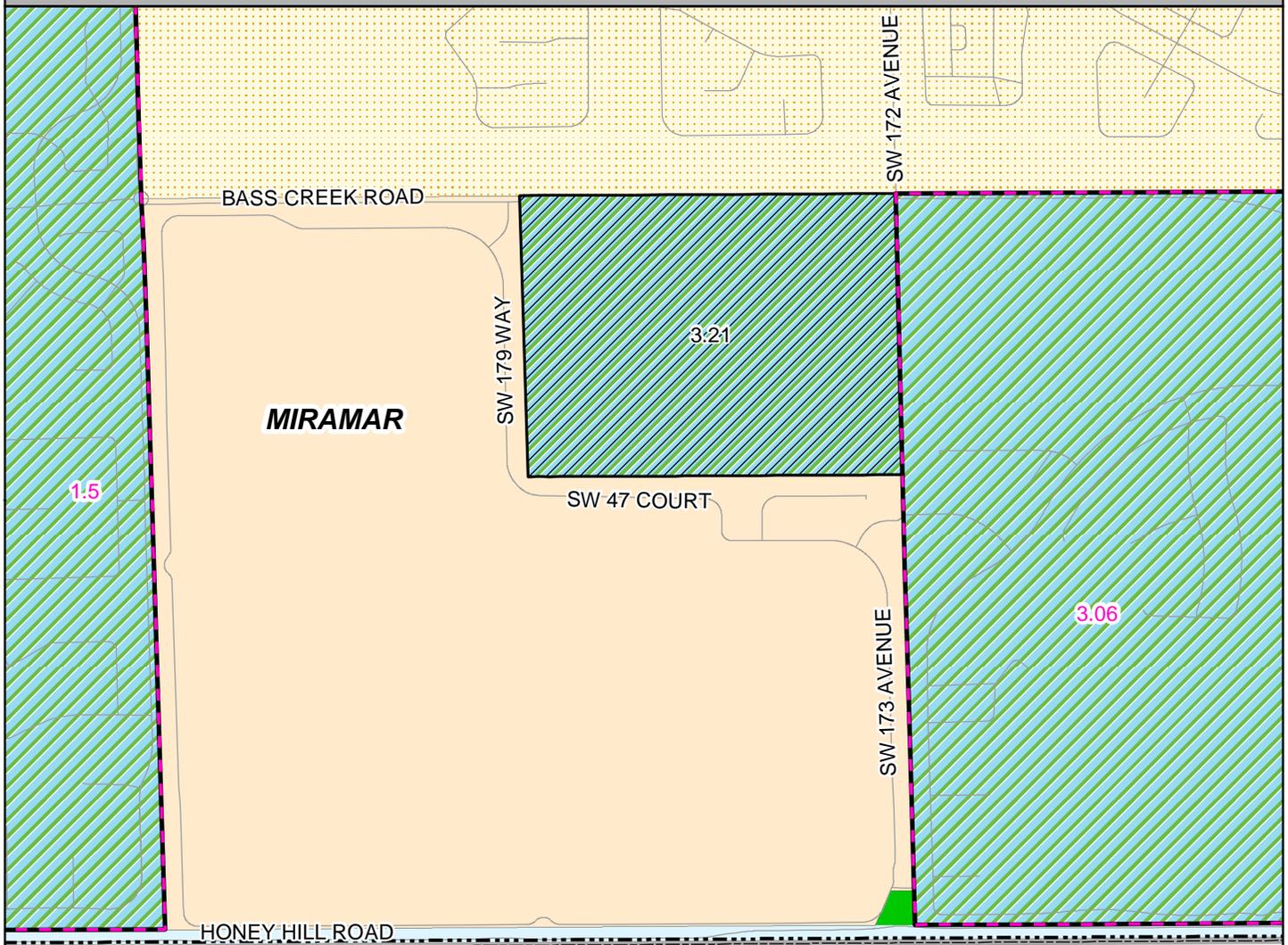
- | | |
|--|---|
|  Site |  Low (3) Residential |
|  Municipal Boundary |  0.0 Irregular Residential |
|  0.0 Dashed-Line Area |  Agricultural |
|  Estate (1) Residential |  Water |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-2

Proposed Land Use: Irregular (3.21) Residential

Gross Acres: Approximately 120.0 acres



MIAMI-DADE COUNTY

- | | |
|--|---|
|  Site |  Low (3) Residential |
|  Municipal Boundary |  0.0 Irregular Residential |
|  0.0 Dashed-Line Area |  Agricultural |
|  Estate (1) Residential |  Water |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-2
(MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

October 17, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Miramar regarding affordable housing Policy 2.16.2 and subject to the applicant's voluntary contribution of \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachment 12.B.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation of its ongoing commitment to the City regarding transportation improvements and that any non-licensed wetlands cannot be impacted without additional licensing and mitigation is recognized. See Attachments 3, 4 and 9.

II. Planning Council Transmittal Recommendation

October 26, 2017

Approval per Planning Council staff transmittal recommendation and subject to the following additional conditions:

- Applicant commits to all transportation improvements as required by the City of Miramar. See Attachments 3 and 4; and
- Applicant will pursue a traffic signal at the intersection of Bass Creek Road and Southwest 172 Avenue. If a traffic signal is not warranted or feasible, applicant will build a roundabout at said intersection. Applicant will design, construct and fund either alternative improvement; and
- Applicant will meet with School Board of Broward County safety staff regarding the referenced improvement at Bass Creek Road and Southwest 172 Avenue prior to the second Planning Council public hearing.

Further, Planning Council staff should coordinate with County staff regarding the status of endangered species on-site.

(Vote of the board; 11-4; Yes: Blattner, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Rosenof, Rosenzweig, Udine, Williams and Stermer. No: Blackwelder, Good, Graham and Grosso.)

RECOMMENDATIONS/ACTIONS (continued)

DATE

III. County Commission Transmittal Recommendation December 5, 2017

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments January 9, 2018

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

V. Planning Council Staff Final Recommendation January 16, 2018

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Miramar and the applicant's voluntary contribution of \$500 per additional dwelling unit for affordable housing (see Attachments 12.B. and 24), as well as the applicant's commitment to include the County as a beneficiary to transportation improvements, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road (see Attachments 3, 4 and 23).

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

The applicant's confirmation that any non-licensed wetlands cannot be impacted without additional licensing and mitigation is also recognized. See Attachment 9.

Planning Council staff notes that the applicant has applied for an Environmental Resource License (File Number DF17-1249) from the Broward County Environmental Engineering and Permitting Division (EPPD). The EPPD conducted a site visit as part of its license review process and has verified the Ecological Evaluation submitted by the applicant regarding endangered species as contained in Attachment 10. See Attachment 26.

Regarding the Council's request related to endangered species, it is noted that endangered species review for land use plan amendments is conducted by the Florida Fish and Wildlife Conservation Commission (FFWCC) during the State review process per Chapter 163.3184(3), Florida Statutes. The FFWCC reviewed the proposed amendment and had no comments, recommendations or objections related to listed species and their habitat or other fish and wildlife resources. See Attachment 27.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

January 16, 2018

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. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

January 25, 2018

Approval per Planning Council staff final recommendation, recognizing the data and analysis submitted by the City of Miramar and the applicant’s voluntary contribution of \$500 per additional dwelling unit for affordable housing (see Attachments 12.B. and 24), as well as the applicant’s commitment to include the County as a beneficiary to transportation improvements, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road (see Attachments 3, 4 and 23).

(Vote of the board; 12-3; Yes: Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Rosenof, Rosenzweig, Udine, Williams and Stermer. No: Blackwelder, Good and Graham.)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
 - A. Size: Approximately 120.0 acres
 - B. Location: In Section 31, Township 51 South, Range 40 East; generally located on the southwest corner of Southwest 172 Avenue and Bass Creek Road.
 - C. Existing Use: Communication towers
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Agricultural
 - B. Proposed Designation: Irregular (3.21) Residential
 - C. Estimated Net Effect: Addition of 337 dwelling units
48 dwelling units currently permitted by the Broward County Land Use Plan
385 total dwelling units
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* Single-family residential
 - East:* Educational facility and single-family residential
 - South:* Single-family residential
 - West:* Single-family residential
 - B. Planned Uses:
 - North:* Low (3) Residential
 - East:* Irregular (3.06) Residential within a Dashed-Line Area
 - South:* Estate (1) Residential
 - West:* Estate (1) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Lennar
- B. *Agent:* Greenspoon Marder, P.A.
- C. *Property Owner:* HBC Florida, Inc.

VII. Recommendation of
Local Governing Body:

The City of Miramar recommends approval. The City anticipates adopting the corresponding local amendment in March of 2018.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting that the land use plan designation on the subject property be changed from Rural (City)/Agriculture (County) to Residential 3.21 to allow a single family residential development ("Proposed Amendment"). The subject property is one of the last remaining undeveloped parcels in the southwest portion of the City. This particular property has a full complement of public facilities within 1.5 miles including a church, hospital, schools, and parks. Community commercial uses are also located in close proximity. In addition, I-75 and Florida's Turnpike are nearby which gives commuters easy access to Miami-Dade County as well as points north. These amenities have made the southwest portion of the City a very desirable area.

Development in the surrounding area includes a mix of residential unit types. The proposed development will result in a development with residential units and amenities that are comparable to those in the area.

The analysis provided in the application documents that there are adequate public facilities and services available to accommodate the proposed amendment and that the proposed amendment will not overburden existing public facilities. Traffic congestion has been a particular issue for this portion of the City. There are roadway improvements underway in the area that will help to ease traffic congestion and improve traffic flow."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Miramar adopted its 10-year Water Supply Facilities Work Plan on May 20, 2015.

II. Transportation & Mobility

The proposed amendment from the Agricultural land use category to the Irregular (3.21) Residential land use category, permits an additional 337 dwelling units. As such, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 337 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a significant impact to three (3) roadway links:

- Southwest 172 Avenue, between Bass Creek Road and Miramar Parkway;
- Miramar Parkway, between Southwest 160 Avenue and Southwest 172 Avenue;
and
- Miramar Parkway, between Southwest 172 Avenue and Interstate 75.

However, each of the three (3) roadway links are projected to operate at an acceptable level of service (LOS) “C,” with or without the proposed amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2.

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext - Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

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

- Bass Creek Road, between Southwest 172 Avenue and I-75, is currently operating at and is projected to continue operating at an acceptable LOS “C,” with or without the subject amendment.
- Miramar Parkway, between Southwest 184 Avenue and Southwest 172 Avenue, is currently operating at LOS “C,” and is projected to be operating at LOS “F,” with or without the subject amendment.
- Southwest 184 Avenue, between Miramar Parkway and Pembroke Road, is currently operating at and is projected to continue operating at an acceptable LOS “C,” with or without the subject amendment.

Planning Council staff also notes that the City of Miramar will require several site-specific policies and conditions be met by the applicant if the subject land use plan amendment is approved. In this regard, the applicant has submitted a graphic depicting the current county and state transportation projects within the amendment area, as well as the additional improvements that the applicant has committed to as part of the local amendment process. These additional improvements include the extension of Bass Creek Road and intersection improvements at Bass Creek Road and Southwest 172 Avenue and at Miramar Parkway and Southwest 160 Avenue. See Attachments 3 and 4 for more detailed information.

Update: January 16, 2018: At the October 26, 2017, Planning Council public hearing, the applicant extended the transportation improvements made to the City to include the County as a beneficiary. The applicant has provided a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment to several transportation improvements in the vicinity of the amendment site, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road, as requested by the Planning Council. See Attachment 23.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Transit Division (BCT) staff report states that the current transit service provided near the subject site of the proposed amendment is limited to the City of Miramar Orange Route Community Bus. There are no existing or future county fixed route transit services within ¼ mile of the amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including connectivity to the existing or planned sidewalk and bicycle network and bus stops adjacent to the amendment site. See Attachment 5.

The Broward County Planning and Development Management Division (PDMD) report notes that Broward County Transit Route 28 is located one-half mile from the amendment site. Further, an I-95 Express park-and-ride lot, which provides direct commuter bus service to Miami Civic Center, is located less than one (1) mile from the amendment site at Miramar Regional Park. See Attachment 6.

The PDMD report states that proposed amendment site is well-served by pedestrian and bicycle facilities. Bicycle lanes and sidewalks are provided on both sides of Southwest 172 Avenue. The developer is proposing an extension of Bass Creek Road to connect Southwest 172 Avenue and Southwest 179 Way. To enhance multimodal connectivity, bicycle lanes and sidewalks should be included in the design for Bass Creek Road. Further, if the roundabouts recommended by the applicant's traffic study are implemented, especially at Bass Creek Road and Southwest 172 Avenue, a safe and highly visible crossing for students walking or bicycling to Everglades High and Glades Middle schools should be provided. See Attachment 6.

In addition, the PDMD report states that proposed amendment site should be designed to include safe and convenient connections between the development and the surrounding multimodal transportation system. Pedestrian and bicycle amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations, within and around the development, should be considered. To reduce the development's carbon footprint, the provision of electric vehicle charging stations should be considered. See Attachment 6.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 157 additional students into Broward County Public Schools, consisting of 78 elementary school students, 38 middle school students and 41 high school students. The report further states that Sunset Lakes Elementary, Glades Middle and Everglades 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 two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 7.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

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 7.

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 7.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 8.

II. Wetlands

The EPGMD report indicates that approximately 100% of this site is jurisdictional wetlands. An Environmental Resource License was issued on January 2, 2013, authorizing permanent impacts to 0.19 acres and temporary impacts to 0.03 acres of wetlands for the expansion of an existing radio communications tower facility. Mitigation was provided by the purchase of 0.1 acres of freshwater herbaceous credit from the Everglades Mitigation Bank. An Environmental Resource License is required prior to any land clearing or other activities that could impact the wetlands on site. See Attachment 8. The applicant acknowledges that all necessary environmental permits and licenses will be applied for and received from Broward County, the State of Florida, and the United States Army Corps of Engineers. See Attachment 9.

In addition, the applicant has submitted an *“Ecological Evaluation and Preliminary Wetland Determination Permit Submittal”* for the amendment site. See Attachment 10.

Update: January 16, 2018: Planning Council staff notes that the applicant has applied for an Environmental Resource License (File Number DF17-1249) from the Broward County Environmental Engineering and Permitting Division (EPPD). The EPPD conducted a site visit as part of its license review process and has verified the Ecological Evaluation submitted by the applicant regarding endangered species as contained in Attachment 10. See Attachment 26.

Regarding the Council’s request related to endangered species, it is noted that endangered species review for land use plan amendments is conducted by the Florida Fish and Wildlife Conservation Commission (FFWCC) during the State review process per Chapter 163.3184(3), Florida Statutes. The FFWCC reviewed the proposed amendment and had no comments, recommendations or objections related to listed species and their habitat or other fish and wildlife resources. See Attachment 27.

REVIEW OF NATURAL RESOURCES (continued)

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 8.

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 Miramar 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 8.

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 8.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 337 additional dwelling units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) staff reviewed the application and notes that prior to a determination of consistency with Policy 2.16.2, PDMD staff respectfully requests that the local government submit additional information to: 1) provide an estimate of the existing and projected supply of affordable housing within the City in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply; and 2) demonstrate how its affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply. See Attachment 6.

The City of Miramar submitted additional information describing the City's strategy to satisfactorily achieve and/or maintain a sufficient affordable housing supply. See Attachment 11. Further, the applicant has submitted correspondence indicating a voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs (a total of \$168,500 for 337 additional dwelling units). See Attachments 12.A. and 12.B. The Broward County staff has received and reviewed the additional information submitted and finds that the City meets the requirements of Policy 2.16.2, including the applicant's voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachment 13. It is noted that the City's affordable housing study is valid for a period of 18 months (i.e. through March 27, 2019) based on the *Administrative Rules Document*.

Update: January 16, 2018: The applicant has provided a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding affordable housing. See Attachment 24.

II. BrowardNext - Broward County Land Use Plan Policies

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

III. Other Pertinent Information

Planning Council staff has received multiple correspondence and materials from the Miramar Citizens' Coalition, Inc. regarding its objections to the proposed amendment. See Attachment 14.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Update: October 26, 2017: Planning Council staff has received multiple additional correspondence and materials from the Miramar Citizens' Coalition, Inc. regarding its objections to the proposed amendment. See Attachment 20.

Update: December 5, 2017: Planning Council staff has included an excerpt of the October 26, 2017, meeting minutes at the request of an interested party. See Attachment 21. Further, correspondence regarding a public records request has been included as Attachment 22.

The applicant has provided a summary of its public outreach efforts. See Attachment 15. The applicant has also provided a graphic depiction of the average lot size of the proposed developments in comparison with the average lot sizes of the residential developments within the surrounding area. See Attachment 16.

Planning Council staff contacted the School Board of Broward County (SBBC) Environmental Health and Safety Division regarding the "Safe Routes to School" program. The Safe Routes to School initiative is a grant program funded by the Florida Department of Transportation, not by the SBBC. However, the SBBC does require that sidewalks are constructed within new developments, as well as bridging any gaps in the existing perimeter sidewalk system. Students within 2 miles of their schools must have a safe route to school (i.e. sidewalk system). The SBBC staff states that the safety of the walk routes used by students is monitored through a variety of methods and the SBBC actively tries to improve the walk routes in coordination with cities, the county and the state when issues are found. See Attachment 17.

Update: January 16, 2018: The applicant has provided a synopsis of its meeting with the School Board of Broward County Environmental Health and Safety Division regarding its commitment to work with the School Board staff to ensure safe access to the area schools, including:

- Sidewalks along Bass Creek Road and Southwest 172 Avenue;
- If a traffic circle (roundabout) is constructed at Bass Creek Road and Southwest 172 Avenue, sidewalks would be separated from the traffic circle;
- School Board staff will be consulted during the traffic circle design process; and
- Establishing a direct line of communication between the School Board staff, school principal and project manager to address potential construction impacts such as noise and air quality. See Attachment 25.

Further, it is noted that the Broward County Planning Council staff sent approximately 145 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 18-2

PLANNING ANALYSIS

Our analysis finds that the proposed amendment would be generally compatible with surrounding existing and future land uses. The amendment site is surrounded by single-family residential developments, as well as an educational facility to the east.

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. Further, no adverse impacts to **cultural resources** were identified.

Regarding the **regional transportation network**, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 337 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a significant impact to three (3) roadway links: Southwest 172 Avenue, between Bass Creek Road and Miramar Parkway; Miramar Parkway, between Southwest 160 Avenue and Southwest 172 Avenue; and Miramar Parkway, between Southwest 172 Avenue and Interstate 75. However, each of the three (3) roadway links are currently operating and are projected to operate at an acceptable level of service (LOS) "C," with or without the proposed amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2. Further, Planning Council staff notes that the applicant has committed to several transportation improvements as part of the local amendment process. See Attachments 3 and 4.

Update: January 16, 2018: At the October 26, 2017, Planning Council public hearing, the applicant extended the transportation improvements made to the City to include the County as a beneficiary. The applicant has provided a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment to several transportation improvements in the vicinity of the amendment site, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road, as requested by the Planning Council. See Attachment 23.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 157 additional students into Broward County Public Schools, consisting of 78 elementary school students, 38 middle school students and 44 high school students. 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.

PLANNING ANALYSIS (continued)

Regarding **natural resources**, the EPGMD report indicates that approximately 100% of this site is jurisdictional wetlands. An Environmental Resource License is required prior to any land clearing or other activities that could impact the wetlands on site. See Attachment 8. The applicant acknowledges that all necessary environmental permits and licenses will be applied for and received from Broward County, the State of Florida, and the United States Army Corps of Engineers. See Attachment 9.

Update: January 16, 2018: Planning Council staff notes that the applicant has applied for an Environmental Resource License (File Number DF17-1249) from the Broward County Environmental Engineering and Permitting Division (EPPD). The EPPD conducted a site visit as part of its license review process and has verified the Ecological Evaluation submitted by the applicant regarding endangered species as contained in Attachment 10. See Attachment 26.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 337 additional residential units to be permitted by the BCLUP. As requested by Broward County Planning and Development Management Division (PDMD) staff, the City of Miramar submitted additional information describing the City's strategy to satisfactorily achieve and/or maintain a sufficient affordable housing supply. See Attachments 6 and 11. The Broward County staff has received and reviewed the additional information and finds that the City meets the requirements of Policy 2.16.2, including the applicant's voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachments 12.A., 12.B. and 13.

Update: January 16, 2018: The applicant has provided a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding affordable housing. See Attachment 24.

Planning Council staff finds that the proposed amendment is supportable and generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, recognizing the applicant's voluntary commitment regarding affordable housing.

In addition, the applicant's confirmation of its ongoing commitment to the City regarding transportation improvements and that any non-licensed wetlands cannot be impacted without additional licensing and mitigation is recognized.

Update: January 16, 2018: Regarding the Council's request related to endangered species, it is noted that endangered species review for land use plan amendments is conducted by the Florida Fish and Wildlife Conservation Commission (FFWCC) during the State review process per Chapter 163.3184(3), Florida Statutes. The FFWCC reviewed the proposed amendment and had no comments, recommendations or objections related to listed species and their habitat or other fish and wildlife resources. See Attachment 27.

PLANNING ANALYSIS (continued)

Update: January 16, 2018: Planning Council staff continues to recommend that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Miramar and the applicant's voluntary contribution of \$500 per additional dwelling unit for affordable housing (see Attachments 12.B. and 24), as well as the applicant's commitment to include the County as a beneficiary to transportation improvements, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road (see Attachments 3, 4 and 23).

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2017
2. Broward County Planning Council Traffic Analysis of September 26, 2017
3. City of Miramar Temporary Ordinance Number 1661 Submitted by the Applicant
4. Graphics Depicting Transportation Improvements Submitted by the Applicant
5. Broward County Transit Division Report of August 14, 2017
6. Broward County Planning and Development Management Division Report of August 29, 2017
7. School Board of Broward County Consistency Review Report of August 23, 2017
8. Broward County Environmental Protection and Growth Management Department Report of August 23, 2017
9. Correspondence from Dennis D. Mele, Esquire, Greenspoon Marder, PA, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 12, 2017
10. "Ecological Evaluation and Preliminary Wetland Determination Permit Submittal Miramar 117.69 Acre Parcel" prepared by J. J. Goldasich and Associates, Inc., dated February 10, 2017 Submitted by the Applicant
11. Email correspondence from Eric B. Silva, Director, Miramar Community & Economic Development Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 27, 2017
12.
 - A. Correspondence from Dennis D. Mele, Esquire, Greenspoon Marder, PA, to Henry A. Sniezek, Director, Broward County Environmental Protection and Growth Management Department, dated October 5, 2017
 - B. Correspondence from Dennis D. Mele, Esquire, Greenspoon Marder, PA, to Henry A. Sniezek, Director, Broward County Environmental Protection and Growth Management Department, dated October 5, 2017, revised October 10, 2017

ATTACHMENTS (continued)

13. Broward County Planning and Development Management Division Updated Report of October 9, 2017
14. Correspondence from the Miramar Citizens' Coalition, Inc., dated October 9, 2017, including Exhibits A through P (full and color copies available online at www.broward.org/PlanningCouncil/Documents/AdvanceAgenda/intro.pdf)
15. Public Outreach Summary Submitted by the Applicant
16. Graphic Depicting Density of Surrounding Areas Submitted by the Applicant
17. Email correspondence from Phillip Gnacinski, Coordinator, Environmental Health and Safety, School Board of Broward County, dated October 12, 2017
18. Broward County Parks and Recreation Division Report of August 10, 2017
19. Broward County Water Management Division Report of August 24, 2017

Update: October 26, 2017:

20. Correspondence from the Miramar Citizens' Coalition, Inc.

Update: December 5, 2017:

21. Excerpt Minutes from the October 26, 2017, Broward County Planning Council Public Hearing per the Request of Mr. Ralf Brookes, Esq.
22. Correspondence from Barbara Blake Boy, Executive Director, Broward County Planning Council, to Mark Morgan, dated November 21, 2017

Update: January 16, 2018:

23. Draft Declaration of Restrictive Covenants regarding Transportation Improvements
24. Draft Declaration of Restrictive Covenants regarding Affordable Housing
25. Correspondence from Cynthia A. Pasch, AICP, Land Planner, Greenspoon Marder, PA, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 8, 2018
26. Mitigation Bank Site Suitability Evaluation Matrix Provided by Broward County Environmental Engineering and Permitting Division Staff
27. Email correspondence from Jason Hight, Biological Administrator II, Florida Fish and Wildlife Conservation Commission, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 3, 2018

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-2

Prepared: September, 2017

POTABLE WATER

The proposed amendment site will be served by the Miramar East and West Treatment Plants, which have a combined capacity of 17.45 million gallons per day (mgd). The current and committed demand is 13.66 mgd, with 3.79 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 22.1 mgd, with 8.44 mgd available, which expires on October 9, 2028. The proposed amendment will result in a net increase of 0.11 mgd on the projected demand for potable water. Planning Council staff utilized the City of Miramar's adopted level of service of 325 gallons per day (gpd) per dwelling unit. 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 Miramar Wastewater Reclamation Facility, which has a current capacity of 12.7 mgd and the City of Hollywood for 1.5 mgd additional capacity that the City has secured via an agreement. The current and committed demand on the treatment plant is 9.57 mgd, with 3.13 mgd available. The proposed amendment will result in a net increase of 0.1 mgd on the projected demand for sanitary sewer. Planning Council staff utilized the City of Miramar's adopted level of service of 300 gpd per dwelling unit. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by the Sun Bergeron 12 Facility, which has a current capacity of 2,000 tons per day and a current and committed demand of 1,000 tons per day. The proposed amendment will result in a net increase of 2,999 pounds per day (1.5 tons per day) on the projected demand for solid waste. Planning Council staff utilized the City of Miramar's adopted level of service of 8.9 pounds per day per dwelling unit. 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 license from SBDD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Miramar has 878.39 acres in its parks and open space inventory. The 2040 projected (132,222) population requires approximately 396.67 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in a net increase of 3.3 acres on the projected demand for local parks. The City of Miramar continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 18-2

Prepared: September 26, 2017

INTRODUCTORY INFORMATION

Jurisdiction: City of Miramar

Size: Approximately 120 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Agricultural

Potential Development: 48 single-family dwelling units

Trip Generation Rate: "ITE Equation (210) Single-Family Detached Housing"*

Total P.M. Peak Hour Trips: 56 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designation: Irregular (3.21) Residential

Potential Development: 385 single-family dwelling units

Trip Generation Rate: "ITE Equation (210) Single-Family Detached Housing"*

Total P.M. Peak Hour Trips: 393 peak hour trips

Net P.M. Peak Hour Trips + 337 p.m. peak hour trips

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



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

<u>Roadway</u>	<u>Section</u>	<u>Volume</u>	<u>Capacity</u>	<u>LOS</u>
1. Southwest 172 Avenue	Bass Creek Road to Miramar Parkway	1,234	3,222	C
2. Miramar Parkway	Southwest 172 Avenue to Southwest 160 Avenue	4,242	5,121	C
3. Miramar Parkway	Southwest 160 Avenue to Interstate 75	3,937	5,121	C

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

<u>Roadway</u>	<u>Section</u>	<u>Volume</u>	<u>Capacity</u>	<u>LOS</u>
1. Southwest 172 Avenue	Bass Creek Road to Miramar Parkway	1,519	3,222	C
2. Miramar Parkway	Southwest 172 Avenue to Southwest 160 Avenue	4,504	5,121	C
3. Miramar Parkway	Southwest 160 Avenue to Interstate 75	4,199	5,121	C

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 337 p.m. peak hour trips at the long-term planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would not adversely impact the regional transportation network, as both Southwest 172 Avenue, between Bass Creek Road and Miramar Parkway, and Miramar Parkway, between Southwest 172 Avenue and I-75, are both projected to operate at an acceptable level of service (LOS) "C," with or without the proposed amendment.

ATTACHMENT 3

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5/17/17



CITY OF MIRAMAR
MIRAMAR, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING APPLICATION 1502812 TO AMEND THE FUTURE LAND USE PLAN MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 120 GROSS ACRES FROM "RURAL" RESIDENTIAL TO "IRREGULAR (3.21)" RESIDENTIAL ON PROPERTY LOCATED IN TRACTS 1, 2, 3, 4, 5, 11, 12, 13, 14, 15 AND 16 OF THE FLORIDA FRUIT LAND COMPANY'S SUBDIVISION MAP NO. 1, PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED IN SECTION 31, TOWNSHIP 51 SOUTH, RANGE 40 EAST (17500 SOUTHWEST 41 STREET), AT THE SOUTHWEST CORNER OF BASS CREEK ROAD AND SOUTHWEST 172 AVENUE; PROVIDING FINDINGS; PROVIDING CONDITIONS OF APPROVAL/SITE SPECIFIC POLICIES; PROVIDING FOR TRANSMITTAL, INTERPRETATION, AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Sections 163.3184 and 163.3187, Florida Statutes, provide procedures for amendments to adopted local comprehensive plans; and

WHEREAS, Section 303 of the City of Miramar Land Development Code ("LDC") provides for amendments to the City's Comprehensive Plan; and

WHEREAS, the applicant, Lennar Homes, LLC, a Florida Limited Liability Company, as the beneficial owner of the Subject Property, has submitted a complete application, number 1502812, for amendment of the Future Land Use Plan Map of the Future Land Use Element of the adopted City of Miramar Comprehensive Plan to change the land use designation of 120 +/- gross acres from Rural Residential to Irregular (3.21) Residential; and

Ord. No. _____

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WHEREAS, the 120 +/- acre Subject Property is the subject of this proposed amendment to the City of Miramar's Comprehensive Plan; and

WHEREAS, the City's Planning and Zoning Board, sitting as the Local Planning Agency, held an advertised public hearing on May 9, 2017, said hearing having been made with due public notice; and

WHEREAS, on May 9, 2017, the City's Planning and Zoning Board, sitting as the Local Planning Agency, recommended the proposed amendment be sent forward for further City Commission, County and State review, per staff's recommendations, subject to certain conditions which were agreed to by the applicant; and

WHEREAS, the City Manager has recommended approval subject to the conditions noted in Section 2(b); and

WHEREAS, pursuant to Section 8.05 D. and E. of the Broward County Charter, no amendment to the Miramar Comprehensive Plan is approved until approved by Broward County as amendment to and in conformity with the Broward County Comprehensive Plan; and

WHEREAS, on June 21, 2017, the Miramar City Commission voted in favor of transmitting the proposed amendment, including the recommended conditions noted in Section 2(b), to the Broward County Commission, the Florida Department of Economic Opportunity ("DEO"); and other reviewing agencies as required by Section 163.3184, Florida Statutes, requesting recertification by Broward County; and

WHEREAS, application number 1502812 was forwarded to Broward County and

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was also considered as an amendment to the County's 1989 Comprehensive Plan and considered as County Amendment _____, an amendment to the Broward County Land Use Plan Future Land Use Map, which is set forth in Broward County Ordinance No. 2017-___; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on _____, 201___, having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on _____, 201___, also complying with the notice requirements specified in Section 163.3184(11), Florida Statutes; and

WHEREAS, at the aforementioned public hearing, public comment was accepted and the comments of the Florida Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Florida Department of Environmental Protection, Florida Department of State, Florida Department of Transportation, Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and Consumer Services, and the Florida Department of Education, were considered; and

WHEREAS, the Board of County Commissioners, after consideration of all matters, found that Broward County Ordinance No. 2017-___, amendment _____ to the 1989 Broward County Comprehensive Plan, was consistent with the State Comprehensive Plan and the South Florida Regional Planning Council's Regional Plan,

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and was internally consistent with the Broward County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners also found that the amendment complied with the requirements of the Community Planning Act and was in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the Board of County Commissioners approved Ordinance No. 2017-____, amendment _____ on _____, 2017; and

WHEREAS, Broward County Ordinance No. 2017-____ was recorded on _____, 2017, in Official Records Instrument _____, Public Records of Broward County; and

WHEREAS, the City Commission, after consideration of all matters, finds that this Ordinance and application number 1502812 to the City's Comprehensive Plan, is consistent with the State Comprehensive Plan, the Broward County Comprehensive Plan and the South Florida Regional Planning Council's Regional Plan, and

WHEREAS, the City Commission finds that this Ordinance and application number 1502812 to the City's Comprehensive Plan, are internally consistent with the City's Comprehensive Plan as required by Section 163.3177(2), Florida Statutes; and

WHEREAS, the City Commission finds that the approval of the proposed amendment is in the best interest of the citizens and residents of the City of Miramar, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, AS FOLLOWS:

Ord. No. _____

Section 1: Recitals/Definitions:

(a) That the foregoing “WHEREAS” clauses are hereby ratified and incorporated as the legislative intent of this ordinance.

(b) As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:

(1) “City” is defined as the City of Miramar, a Florida Municipal Corporation.

(2) “Developer” is defined as set forth in Section 163.3164, Florida Statutes.

(3) “Development” is defined as set forth in Section 163.3164, Florida Statutes.

(4) “Owner/Developer” means HBC Florida, Inc., a Florida Corporation, as owner of the Subject Property, and Lennar Homes, LLC, a Florida Limited Liability Company, as developer of the Subject Property, or as developer(s) to which Development rights have been assigned, and their respective successors and assigns.

(5) “Subject Property” is real property situate and lying in the State of Florida, County of Broward, City of Miramar, to-wit:

Tracts 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, and 16, Florida Fruit Land Company’s Subdivision Map No. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, Public Records of Dade County, Florida, said land situated, lying

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and being in Broward County, Florida. (containing 120 gross acres, +/-).

The legal description has not been examined by the City of Miramar or Weiss Serota Helfman Cole & Bierman, P.L.

Section 2: Approval of Application:

(a) That Application 1502812 is in conformance with the City of Miramar Comprehensive Plan. The City's Comprehensive Plan as adopted by Section 105.2 of the City's Land Development Code is to be revised as set forth in this Ordinance. The Subject Property land use designation on the Future Land Use Map of the Future Land Use Element of the City's Comprehensive Plan is hereby changed from Rural to Irregular (3.21) Residential. The City Manager is instructed to change the Future Land Use Map to reflect the land use adopted by this Ordinance.

(b) This Ordinance is approved subject to the following site specific policies and conditions of approval as applicable in the Future Land Use Element:

SITE SPECIFIC POLICIES

(1) The Owner/Developer has provided stacking analyses for both gated entry points of the proposed amendment site. The City's minimum standard of 110 feet is met at the Bass Creek Road entry. The Southwest 172 Avenue entry is approximately 100 feet; however, the stacking analysis demonstrates that the 95th percentile requirement for this driveway is only 22 feet and the 100 feet provided will therefore be sufficient. This is not part of the land use plan amendment review; therefore, coordination on this issue will continue through the site plan review process.

(2) As part of the site plan application review, it will be necessary to review anticipated vehicular queues in the turn lanes at the study intersections in comparison to queue storage provided to determine whether any turn lane modifications are necessary. This is not part of the land use plan amendment review; however, during the site plan review, it will be requested that the Owner/

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Developer provide summary tables with the comparison of queue length to available turn lane storage and address deficiencies that are identified.

(3) Intersection of Bass Creek Road and Southwest 172 Avenue: The analysis indicates that minor street movements will fail to meet adopted level of service standards under future peak hour conditions. Broward County has performed a signal warrant analysis at this location (November 18, 2015), which included a review of MUTCD Warrant 1A, Warrant 1B (Eight-Hour Vehicular Volume) and Warrant 7 (Crash Experience) criteria. The Broward County analysis indicates that the volumes and crash data are far below the thresholds at which criteria would be met, and the volumes generated by this project appear unlikely to cause the criteria in Warrants 1A or 1B to be met. Prior to issuance of the first certificate of occupancy ("CO"), the Owner/Developer will be required to construct a two-lane roundabout at this intersection and the analysis indicates that this will mitigate the level of service deficiency at this intersection. The geometry of the proposed roundabout shall accommodate the ultimate cross section of both Bass Creek Road and Southwest 172 Avenue (four-lane divided) at this intersection.

(4) Intersection of Miramar Parkway & Southwest 160 Avenue and Segment of Miramar Parkway from Southwest 160 Avenue to Interstate-75 ("I-75"): The analysis indicates that both of these facilities are projected to experience transportation/roadway Level of Service ("LOS") deficiencies in the future following project buildout. The analysis indicates that the opening of the Pembroke Road overpass is anticipated to alleviate these conditions. Although the opening of this overpass will likely divert some traffic away from Miramar Parkway, the exact traffic impacts of the overpass are unknown. Furthermore, it will provide an opportunity for diversion from some of the movements at the intersection of Miramar Parkway and Southwest 160 Avenue, but other movements, such as northbound right turns, may not see much, if any, relief. The Owner/Developer shall conduct monitoring studies at this intersection within ninety (90) days of the opening of the Pembroke Road overpass and

(5) Miramar Parkway bridge reconstruction, whichever event is later in time, with an analysis to be available prior to land use plan amendment approval. If the study indicates that LOS failures still occur after Pembroke Road overpass completion, the Owner/Developer will be required to complete improvements required for the intersection and movements to operate at LOS "D", or better, prior to issuance of first certificate of occupancy ("CO"). Prior to the issuance by the City of the last 100 COs on the Subject Property, the Owner/Developer must conduct traffic monitoring studies at this intersection. If the study indicates that LOS failures still occur, the Owner/Developer will be required to complete any additional improvements required for the intersection and movements to operate at LOS "D" or better prior to issuance by the City of last CO for residential development on the Subject Property, or by not later than January 1, 2022, whichever event first occurs.

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(6) The analysis of the driveway connection on Southwest 172 Avenue identifies significant PM peak hour southbound right-turn volume into the project driveway (111 vehicles per hour during the PM peak hour). An exclusive southbound right turn lane shall be constructed by the Owner/Developer, prior to the issuance by the City of the first CO on the Subject Property. Furthermore, at the same time, the Owner/Developer will be required to provide a northbound left-turn lane on Southwest 172 Avenue.

(6) The southbound left-turn movement of the intersection of Miramar Parkway and Southwest 184 Avenue is operating deficiently and will continue to operate at a LOS "F" in the future. The proposed Development project on the Subject Property is not anticipated to add traffic to the subject deficient movement. Moreover, prior to issuance by the City of last CO for residential development on the Subject Property, the Owner/Developer shall work with the City and Broward County to ensure that signal timing adjustments are made. The Owner/Developer shall continue to monitor these conditions 60 to 90 days after the signal timing adjustments are made to confirm improvement. If the adjustments do not indicate improvement, the Owner/Developer will provide the appropriate mitigation as reasonably determined by the City.

(7) The roadway link analysis evaluates Southwest 172 Avenue as a four-lane roadway from Bass Creek Road North to Miramar Parkway. However, the roadway transitions to two lanes prior to reaching Bass Creek Road. The Owner/Developer shall construct a four lane roadway for the entire length of the segment (Bass Creek Road to Miramar Parkway, including a transition to two lanes south of Bass Creek Road), prior to the issuance by the City of the first CO on the Subject Property.

(8) The Owner/Developer shall construct two lanes of Bass Creek Road from Southwest 172 Avenue to Southwest 179 Way with curbing, median, landscaping, irrigation, lighting, sidewalk, bike lanes, and reclaimed water line improvements, prior to the issuance by the City of the first CO on the Subject Property.

(9) As a part of the Broward County Land Use Amendment application process, the Owner/Developer will be required to evaluate long-range level of service conditions resulting from the proposed land use change. The City will coordinate with the Owner/Developer and County during the County's review of the Land Use Plan Amendment.

(10) Prior to commencement of Development, the Owner/Developer shall coordinate with Broward County Transit and the City of Miramar's Public Works Department regarding transit improvements on Bass Creek Road and other adjacent roadways.

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(11) Prior to commencement and during clearing of the Subject Property, the Owner/Developer will provide benign trapping and releasing of any animals found within the Subject Property.

(12) All landscaping done within the Subject Property will follow appropriate City of Miramar landscape and tree codes/regulations.

Section 3: Transmittal: That the proposed amendment is approved for transmittal to the Florida Department of Economic Opportunity and Broward County pursuant to Section 163.3184(3)(c)2., Florida Statutes.

Section 4: Severability: That if any clause, section or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the remaining portions or applications which shall remain in full force and effect.

Section 5: Interpretation. In interpreting the provisions of this Ordinance, the following rules and symbols shall apply:

- (1) Words underlined are additions to existing text;
- (2) Words ~~stricken through~~ are deletions from existing text;
- (3) Asterisks (* * *) indicate a deletion from the Ordinance of text existing in the code of Ordinances. It is intended that the text in the Code of Ordinances denoted by the asterisks and not set forth in the Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance; and
- (4) Changes between first and second reading are shown in highlighted text.

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Section 6: Effective Date: That Sections 1., 3., 4., 5., and 6. of this Ordinance shall take effect immediately upon adoption. Section 2. of this Ordinance shall become effective as provided by General Law.

PASSED FIRST READING: _____

PASSED AND ADOPTED ON SECOND READING: _____

Mayor, Wayne M. Messam

Vice Mayor, Winston F. Barnes

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this ORDINANCE as to form:

City Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

<u>Requested by Administration</u>	<u>Voted</u>
Vice Mayor Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Commissioner Yvette Colbourne	_____
Commissioner Darline B. Riggs	_____
Mayor Wayne M. Messam	_____

Ord. No. _____

ATTACHMENT 4









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

August 14, 2017

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 18-2

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated July 26, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for a 120 +/- acre property located in the City of Miramar for current and planned transit service. The current transit service provided near the subject site of the Proposed Amendment is limited to the City of Miramar Orange Route Community Bus. The current transit service provided near the subject site of the Proposed Amendment is limited to the City of Miramar Orange Route Community Bus. There are no BCT fixed-routes operating within ¼ mile of the Proposed Amendment. Please refer to the following table for detailed information:

TRANSIT ROUTE	SERVICE DAYS	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Miramar Orange Route	Weekday Saturday Sunday	6:30a – 6:26p Not In Service Not In Service	90 Minutes Not In Service Not In Service

Additionally, there no future fixed-route bus improvements specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk/bicycle network and bus stops adjacent to the amendment site.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg
Service Planner
Service and Capital Planning

ATTACHMENT 6



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

DATE: August 29, 2017

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 – Miramar PC 18-2



The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-2. The subject site is located in Miramar involving approximately 120 gross acres. The amendment proposes:

Current Designations: 120 acres of Agricultural land use

Proposed Designation: 120 acres of Irregular (3.21) Residential

Estimated Net Effect: Addition of 337 dwelling units (48 dwelling units currently permitted)

Item 7 – Analysis of Historic Resources

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

There are no previously recorded archaeological or historical resources within or adjacent to the subject property.

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

1. The subject property is located within City of Miramar outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation
Community and Economic Development
City of Miramar
2200 Civic Center Place
Miramar, Florida 33025
Tel.: (954) 602-3254

Broward County Board of County Commissioners

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

2. In the event that unmarked burials are discovered, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

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

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 337 residential units; thus, Policy 2.16.2 applies.

The development does not propose to designate any affordable housing units. The application states that the City of Miramar promotes affordable housing alternatives through the City's comprehensive plan, zoning code, and land development regulations. In addition, the City allows a variety of housing types, including the integration of residential and commercial uses within the same structure. The application states that the City participates in the State Housing Initiative Partnerships (SHIP) program and is an entitlement city that is eligible for Community Development Block Grant (CDBG) funds.

The application does not include a professional study and/or report which compares the existing supply of affordable housing units with the projected needs. Before a determination on consistency with Policy 2.16.2 can be made, County staff respectfully requests the following provisions of the BCLUP's, Administrative Rules Document, Article 10.4 be addressed:

Article 10.4

(A) The local government shall provide an estimate of the existing and projected supply of affordable housing within the local government's boundaries in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

(B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government's planning horizon.

(C) The study, report, or information submitted by the local governing body addressing Articles 10.3(A) and 10.3(B) must be based on professionally accepted methodologies, policies and best available data and analysis consistent with Article 10.2.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The nearest local government is Unincorporated Miami-Dade County, located approximately 0.6 miles south of the proposed amendment site. The City of Pembroke Pines is located approximately 1.5 miles north of the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. Broward County Transit Route 28 is located one-half mile from the amendment site. The Broward County Transit Development Plan identifies service span and/or headway improvements for Route 28. A 95 Express park-and-ride lot, which provides direct commuter bus service to Miami Civic Center, is located less than one (1) mile from the amendment site at Miramar Regional Park.

The proposed amendment site is well-served by pedestrian and bicycle facilities. Bike lanes and sidewalks are provided on both sides of SW 172nd Avenue. The developer is proposing an extension of Bass Creek Road to connect SW 172 Avenue and SW 179th Way. To enhance multimodal connectivity, bike lanes and sidewalks should be included in the design for Bass Creek Road. If traffic study recommended roundabouts are implemented, especially at Bass Creek Rd and SW 172nd Avenue, a safe and highly visible crossing for students walking or bicycling to Everglades High and Glades Middle Schools should be provided.

The site should be designed to include safe and convenient connections between the development and the surrounding multimodal transportation system. Pedestrian and bicycle amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations, within and around the development should be considered. To reduce the development's carbon footprint, the provision of electric vehicle charging stations should be considered.

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
Suzanne Fejes, Acting Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Nick Sofoul, AICP, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

JS/hc



ATTACHMENT 7

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

LAND USE
SBBC-1846-2015
County No: PC 18-2
Lennar/Univision



August 23, 2017



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: August 23, 2017	Units Permitted: 48 Units Proposed: 385	Existing Land Use: Rural
Name: Lennar/Univision	NET CHANGE (UNITS): 337	Proposed Land Use: Residential (3.21)
SBBC Project Number: SBBC-1846-2015	Students Permitted Proposed NET CHANGE	Current Zoning: Rural
County Project Number: PC 18-2	Elem: 11 89 78	Proposed Zoning: Residential (3.21)
Municipality Project Number: 150812	Mid: 5 43 38	Section: 31
Owner/Developer: Lennar Homes, LLC	High: 6 47 41	Township: 51
Jurisdiction: Miramar	Total: 22 179 157	Range: 40

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Sunset Lakes Elementary	1,300	1,300	850	-450	-25	65.4%
Glades Middle	2,060	2,060	1,257	-803	-36	61.0%
Everglades High	2,980	2,980	2,412	-568	-22	80.9%

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
Sunset Lakes Elementary	860	-440	66.2%	867	864	872	879	887
Glades Middle	1,275	-785	61.9%	1,204	1,184	1,200	1,204	1,199
Everglades High	2,427	-553	81.4%	2,433	2,382	2,408	2,371	2,422

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
Pembroke Pines E_west Central	2,470	1,876	-594	1,876	1,876	1,876
Pembroke Pines West_central	1,200	1,290	90	1,290	1,290	1,290

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.

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

School(s)	Description of Capacity Additions
Sunset Lakes Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Glades Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Everglades 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 120-acre site is generally located at the south side of Bass Creek Road between SW 172nd Avenue and SW 179th Way in the City of Miramar. The current land use designation for the site is Agricultural which allows 48 single family (all four or more bedroom) units. The applicant proposes to change the land use designation to Irregular (3.21) Residential to allow 385 single family (all four or more bedroom) units which are anticipated to generate 157 additional students (78 elementary, 38 middle, and 41 high school) 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.

Please be advised that this application was reviewed utilizing 2016-17 school year data because the current school year (2017-18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2016-17 school year were Sunset Lakes Elementary, Glades Middle, and Everglades High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. The same schools are serving the amendment site in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2016-17 – 2020-21. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2016-17 school year are depicted above.

Capital Improvements scheduled in the long range section of the currently Adopted DEFP Fiscal Years 2016-17 – 2020-21 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "F" and the elementary, middle, and high schools currently serving Planning Area "F" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-1846-2015

8/23/2017

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 8

EP&GMD COMMENTS
PC 18-2
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ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Lennar

Amendment No.: PC 18 - 2

Jurisdiction: Miramar **Size:** Approximately 120.0 acres

Existing Use: Communication towers

Current Land Use Designation: Agriculture

Proposed Land Use Designation: Irregular (3.21) Residential

Location: Section: 31 Township: 51 South Range: 40 East; generally located on the southwest corner of Southwest 172 Avenue and Bass Creek Road

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]

Approximately 100% of this site is jurisdictional wetlands.

An Environmental Resource License was issued on January 2, 2013 authorizing permanent impacts to 0.19 ac and temporary impacts to 0.03 ac of wetlands for the expansion of an existing radio communications tower facility. Mitigation was provided by the purchase of 0.1 freshwater herbaceous credit from the Everglades Mitigation Bank.

An Environmental Resource License is required prior to any land clearing or other activities that could impact the wetlands on site.



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 Miramar. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There **are no** active solid waste facilities located within one mile of the amendment site. There **are no** inactive solid waste facilities located within one-quarter mile of the site. (*SMS 8/22/17*)

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **337 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact on air quality**. There is one air permitted facility in this area however it has not had a complaint or notice within the last 8 years. **Therefore, there are no existing or potential odor or noise concerns.** Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. (*SMS 8/22/17*)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **No** listed contaminated sites found on or adjacent to the proposed amendment location. There is only one site/facility within a mile radius from the site location and the information on this site, if necessary, can be found in the attached

documentation for this proposed amendment. (SMS 8/22/17)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

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. NH20170807

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities on or adjacent to the proposed amendment site, NH20170807

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of Hazardous Material Facilities in Broward County indicates no known Hazardous Material facilities, no Storage Tank facilities on, adjacent, or in close proximity to the proposed amendment site. NH20170807

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 is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. It is located south across Bass Creek Road from the Silver Lakes Wetland Mitigation Area, a private mitigation included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

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

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

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy A.03.05 and portions of policies 9.07.02, and 9.09.04 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP A.02.01] –

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

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

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

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

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with NAVD 88 elevation of 4.

EP&GMD COMMENTS

PC 18-2

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

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

See attached Water Recharge Questionnaire.

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

I. Introductory Information

- A. *Amendment No.:*** PC 18-2
- B. *Municipality:*** Miramar
- C. *Project Name:*** Lennar

II. Site Characteristics

- A. *Size:*** Approximately 120.0 acres
- B. *Location:*** Section: 31 Township: 51 South Range: 40 East;
generally located on the southwest corner of Southwest
172 Avenue and Bass Creek Road
Folio # 514031010010
- C. *Existing Use:*** Agricultural

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Agriculture
- B. *Proposed Designation:*** Irregular (3.21) Residential

IV. Wetland Review

- A. *Are wetlands present on subject property?*** Yes
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** Approx. 100%
- C. *Describe the characteristics and quality of wetlands present on subject property.*** Unknown at this time. A wetland delineation site inspection would be required.
- D. *Is the property under review for an Environmental Resource License?*** No. An Environmental Resource License was issued on January 2, 2013 authorizing permanent impacts to 0.19 ac and temporary impacts to 0.03 ac of wetlands for the expansion of an existing radio communications tower facility. Mitigation was provided by the purchase of 0.1 freshwater herbaceous credit from the Everglades Mitigation Bank.

Wetland Resource Questionnaire
PC 18-2

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? No.

V. Comments:

An Environmental Resource License is required prior to any land clearing or other activities that could impact the wetlands on site.

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 18-2
- B. Municipality:*** Miramar
- C. Applicant:*** Lennar

II. Site Characteristics

- A. Size:*** Approximately 120.00 acres
- B. Location:*** Section: 31 Township: 51 South Range: 40 East; generally located on the southwest corner of Southwest 172 Avenue and Bass Creek Road
- C. Existing Use:*** Communication Towers

III. Broward County Land Use Plan Designation

Current Land Use Designation: Agriculture

Proposed Land Use Designation: Irregular 3.21 Residential

IV. Water Recharge Review

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

The current land use designation is Agriculture consisting of 120 acres.

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

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

recharge:

The proposed land use designation is Irregular (3.21) Residential.

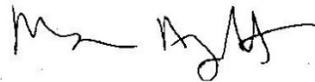
A typical value for an impervious area produced by this type of development is approximately 20 percent.

V. Impact of Change in Land Use Designation

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

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

VI. Comments



By: _____

Date 8/23/2017

Maena Angelotti

Environmental Planning and Community Resilience Division

ATTACHMENT 9

GreenspoonMarder

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

October 12, 2017

VIA E-MAIL

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



Re: Lennar – Land Use Plan Amendment in Miramar, Florida – Amendment PC 18-2

Dear Barbara:

We have reviewed the agency comments concerning the above referenced amendment and would like to provide additional information concerning the environmental permitting related to the subject site. The Applicant will apply for and receive all necessary environmental permits and licenses for the proposed work at the site that is the subject of land use plan amendment P C 18-2. The environmental permit applications will be submitted to the following agencies for review and analysis pursuant to their individual rules and regulations:

- US Army Corps of Engineers (USACOE), Dredge and Fill Permit
- State of Florida, Environmental Resource Permit with Surface Water Management Authorization
- Broward County, Environmental Resource License and Surface Water Management License

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

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

Dennis D. Mele, Esq.

cc: Deanne Von Stetina (via e-mail)
Eric Silva (via e-mail)
Matthue Goldstein (via e-mail)
Bruce Grundt (via e-mail)
Carolina Herrera (via e-mail)
Andy Miyares (via e-mail)
Jimmy Wright (via e-mail)

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32293820.1



***UNIVISION SITE
Ecological Evaluation and Preliminary
Wetland Determination Permit Submittal
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
February 10, 2017

J. J. Goldasich and Associates, Incorporated

Boca Raton, Florida



This report provides an ecological evaluation of the Miramar 117.69 Acre parcel (Site) in Miramar, Florida along with a preliminary wetland determination, listed species determination. Based upon the field assessment results the Site has been determined to contain approximately 102.17 acres of wetlands. No listed wildlife or their critical habitat was identified on the parcel, but site use by listed species may occur due to habitat type and location.

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UNIVISION PARCEL

Miramar, Florida

Executive Summary:

The Miramar Site is an isolated forested community surrounded by development and roadways and is located in the City of Miramar, Florida (see Figure 1), page 4 of this report. The Site is dominated by a mixed Melaleuca forest community that exhibits wetland characteristics throughout the majority of the parcel. The Miramar Site was originally evaluated in July and August of 2013 by review of aerial photographs and verified by onsite for the presence of wetlands, important native communities, natural systems, listed species and important native wildlife habitat. This site assessment was repeated during January 2015 and again in 2017 to confirm the current site conditions. The results of the surveys revealed that approximately 102.17 acres of the site still contain Melaleuca Dominated wetlands. The remaining 15.52 acres of area are non-wetland. The upland areas have previously been filled with fill for roadways, buildings and the radio towers. Supporting guy wires extend from the towers into the wetlands and these areas are maintained by mowing or cutting of the Melaleuca trees, this practice results in slightly improved wetland quality in the maintained areas. No confirmed listed species were identified on the site and the site exhibits very low wildlife utilization as determined by both direct and indirect survey methods. Based upon the site assessment and review of state and federal lists, no listed species habitat or designated critical habitat was identified onsite or in directly adjacent properties.

Introduction:

The Miramar Site is approximately 117.69 acres in size and is located at 80.37964^o North Longitude and 26.96854^o West Latitude at the southwest corner of SW 172nd Avenue and Bass Creek Road in the city of Miramar, Broward County, Florida. The site consists of a very densely forested parcel that is dominated by the non-native Melaleuca or punk (*Melaleuca quinquenervia*) trees. There are several radio towers located within the site on areas that have been filled with clean limestone fill material, the radio tower fill pads are connected by a limestone roadway. A paved roadway is located along the eastern property line and a partially paved roadway is located along the northern property line in the approximate alignment of Bass Creek Road, if it were to be extended into the site. The southern and western property line contains isolated areas of limestone fill, demucked sites and debris along with Brazilian pepper (*Schinus terebinthifolius*) and various other non-native plants such as ear leaf Acacia





Univision 117.69 Acre Parcel



J. J. Goldasich and Associates, Incorporated
jjg@jgoldsich.com DIRECT: 561.212.4108





Univision FLUCCS Map

-  County Boundaries
-  Selected Parcels
-  Parcel Outlines
-  Parcel Outlines
-  Urban
-  Agriculture
-  Rangeland
-  Forest
-  Water
-  Wetlands
-  Barren
-  Transport and Utilities



J. J. Goldasich and Associates, Incorporated
jjg@jgoldasich.com DIRECT: 561.212.4108

Overall Site Characteristics and Natural System Setting:

Following the comprehensive review of the August 2013 report on the Miramar site as well as a new



review of current and past aerial photographs, National Wetland Inventory (NWI) maps, USGS soil survey maps and aeriels and past regulatory wetland delineations and assessments of the nearfield area. The ensuing field surveys were then conducted with these targeted areas identified on a recent aerial photograph of the parcel for inclusion in the otherwise random pedestrian transects designed to confirm current site conditions. All of the areas of the site were then evaluated in the field by biologists. 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 scoping phase of the project. Data were also produced for further in-depth analysis of the targeted areas on the site and any individual communities that were previously identified.

Site Photo 1: Typical Melaleuca forested areas of the Miramar Site.

The onsite assessments consisted of several soil pit excavations, visual evaluation of soil conditions and soil profiles, surface hydrological conditions, vegetative character and condition, non-native plant presence, areas demonstrating wetland characteristics, actual or potential use by listed species and important natural systems present on the parcel and in directly adjacent parcels. Site photograph #1 shows the typical site conditions encountered in the parcel. This photo shows a flooded site heavily dominated with the non-native invasive Melaleuca tree with a relatively sparse sub-canopy and understory. While the primary vegetation in this photograph is classified as a facultative (FAC) wetland plant, it is typically found in wetland habitats. The other plants seen in this photograph are ferns and are classified as obligate (OBL) wetland plants. The flooded ground surface condition shown here is found in most areas of the parcel except in filled areas and along the perimeter of the site where previous adjacent development activity has changed the surface topography.



Vegetation:

Site Photo 2: Typical understory of royal ferns at the Miramar site (note ponded water).

The Miramar parcel is a forested parcel that is dominated by greater than 70% invasive exotic *Melaleuca* tree with a wetland understory of ferns and sawgrass. In addition to the *Melaleuca* tree canopy the site also contains a sub-canopy of young *Melaleuca*, Brazilian pepper, swamp bay (*Persea palustris*) and red bay (*P. borbonia*). The understory is primarily vegetated with a mixture of sawgrass (*Cladium jamaicensis*), royal fern (*Osmunda regalis*), cinnamon fern, (*O. cinnamomea*), shield fern (*Thelypteris* spp.), wax myrtle (*Myrica cerifera*) and young *Melaleuca* and Brazilian pepper. The perimeter of the site is



Site Photo 3: Typical upland vegetation along the perimeter of the Miramar site.



(*Richardia scabra*), and torpedo grass (*Panicum repens*).

dominated by para grass and elephant grass, ear leaf acacia (*Acacia auriculiformis*), lead tree (*Leucaena leucocephala*), along with Brazilian pepper, Australian pine and an understory of herbaceous plants such as Bahia (*Paspalum notatum*), vasey grass (*P. urvillei*), Cesar's weed (*Urena lobata*), field sandspur (*Cenchrus incertus*), sand bur (*C. echinatus*), rosary pea (*Abrus precatorious*), poison ivy (*Toxicodendron radicans*), Spanish needles (*Bidens pilosa*), wild poinsettia (*Poinsettia cyanthophora*), Florida pusley



The single dominant plant on the property is the non-native *Melaleuca* that has overgrown the majority of the site. While *Melaleuca* is a facultative wetland plant, (a plant that grows in both wetlands and uplands equally well) the areas in the understory of the canopy of this exotic tree indicate that the vegetation is that of a wetland community type. Further, surface ponding and flooding along with secondary indicators of wetland hydrology confirm that these areas are wetland in nature (see site photo #2). Site photograph #2 represents typical upland areas that are located along the perimeter of the parcel. It appears these areas were filled as part of past adjacent parcel development in the case of the south and west property lines. Upland areas on the north and east have been filled as part of past road construction or overhead power line installations.

Vegetation – Trees:

While the Miramar does contain numerous swamp and red bay trees dispersed throughout the site, most of the trees are in relatively poor condition due to the extensive invasion by the *Melaleuca* tree. Shading and crowding has resulted in poor growth and development of these trees and preservation in place would not result in a good quality forest community or individual trees. In addition, since the areas where the bay trees are located demonstrate wetland characteristics it is probable that the regulatory agencies will claim these areas as jurisdictional wetlands. Local and county tree ordinances are not administered in jurisdictional wetlands since any trees in these areas would be accounted for in the comprehensive wetland mitigation plan. The wetland mitigation plan would necessarily include tree plantings along with the herbaceous and shrubby plant installations. This would also be true if the wetland mitigation were conducted at a wetland mitigation bank.

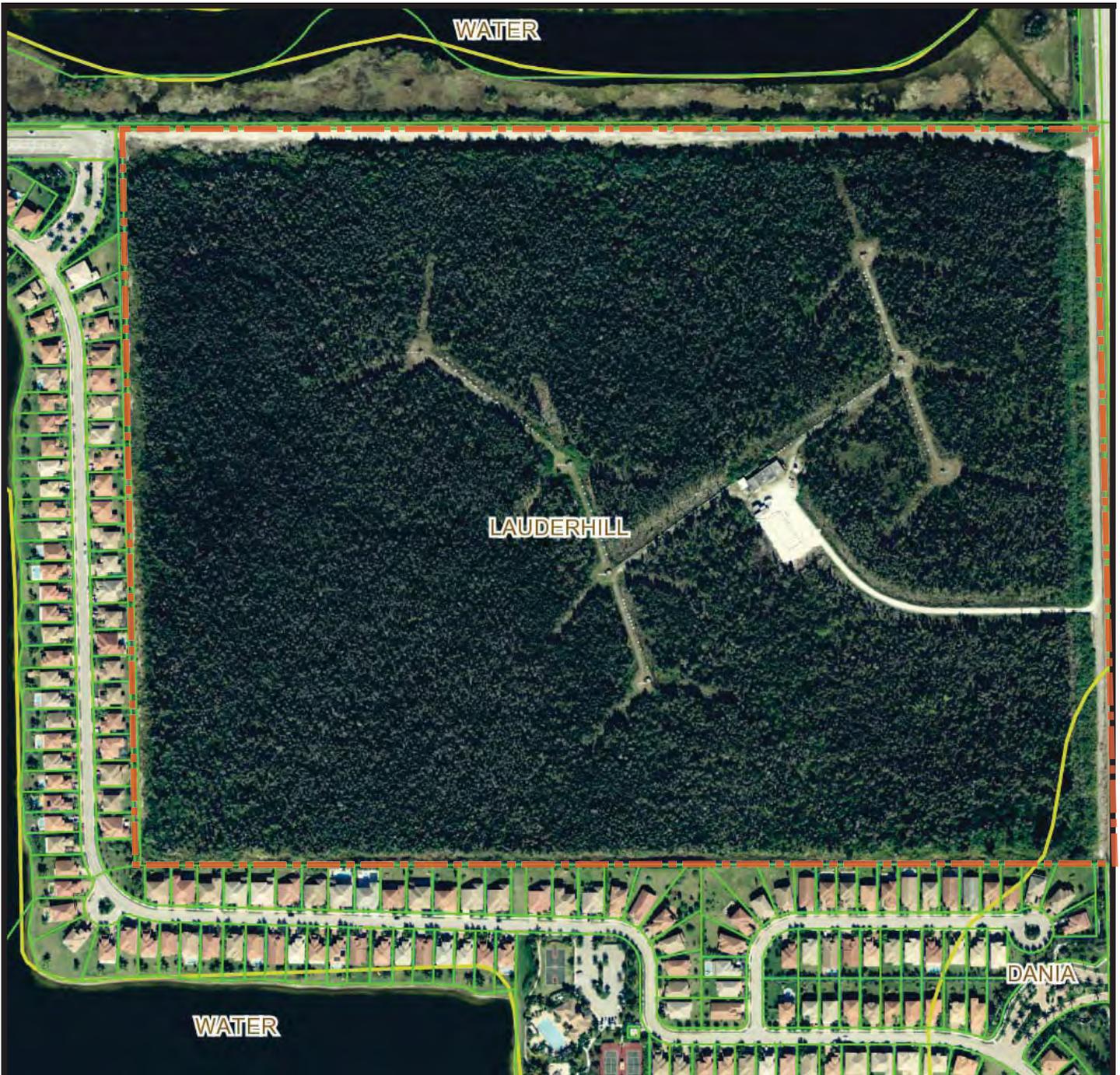
Soil Survey Mapped Soils:

The soils mapped for the Miramar site consist of *Lauderhill Muck* and *Dania Muck*, (see Figure 3). Both the *Lauderhill* and *Dania* soils are listed as a hydric soil (wetland soil) in Broward County. A hydric soil in Florida is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper 18 inches of the soil profile.

Lauderhill Muck:

According to the “*Soil Survey of Broward County – Eastern Part*”, *Lauderhill Muck* consists of moderately deep, very poorly drained, rapidly permeable soils typically found in fresh water marshes. This soil formed in areas of well decomposed, hydrophytic herbaceous plant remains overlying limestone bedrock. The *Lauderhill Muck* soil consists of an organic soil that is black at the surface overlying dark reddish brown organic soil. Thickness of organic material is 16 to 36 inches and depth to limestone is 20 to 36 inches. *Lauderhill* soils are found in Major Land Resource Areas (MLRAs) 154 (south central Florida coastal ridge), 155 (south Florida flatwoods), 156A (Florida Everglades and associated areas) and 156B (south Florida Lowlands).





Univision Soils Map

- County Boundaries
- Selected Parcels
- Parcel Outlines
- Parcel Outlines
- Soils Boundaries



J. J. Goldasich and Associates, Incorporated
jjg@jjgoldasich.com DIRECT: 561.212.4108



The subject site is classified as Everglades and associated areas. If this area were not dominated by the invasive exotic forest cover of the Melaleuca tree it would be a herbaceous plant dominated freshwater marsh community dominated with sawgrass and sparsely spaced bay trees. The natural vegetation of



Lauderhill soils consists of sawgrass, sedges, lilies, spikerush (*Eleocharis* spp.), willow (*Salix caroliniana*), elderberry (*Sambucus canadensis*), bay and cypress (*Taxodium* spp.). Where adequate drainage features allow for cultivation, the Lauderhill soils are used for growing sugarcane, corn, truck crops, sod and improved pasture.

Site Photo 4: Soil pit pedon located in the north and central areas of the Miramar site (note wet season water elevation).

Dania Muck:

The Dania Muck soil series consists of shallow, very poorly drained, rapidly permeable soils in fresh water marshes or swamps on the fringes of areas of deeper organic soils. The Dania soils formed in thin deposits of well decomposed, hydrophytic herbaceous plant remains over sandy marine sediments overlying limestone bedrock. The Dania Muck pedon is typically black muck over dark reddish brown muck layer over a brown fine sand

layer over a layer of gray fine sand with a base layer of limestone at a depth of 18 inches or more. This soil formed in broad freshwater swamps and marshes on the eastern part of the Everglades or along the edges of ponds or large bodies of deeper organic soils such as the Lauderhill Muck. Other competing soils include Sanibel Muck and Tamiami Muck. Like the Lauderhill series, the Dania series would support sawgrass, lilies, sedges, and other water tolerant plants in the natural undrained condition. Dania soils also are found in MLRA's 155, 156A and 156B. In the un-drained condition, both of these soil types typically have flooded or ponded areas of storm water or run off following storm events and this condition was observed in the central, western and northern areas of the site.



Field Evaluated and Confirmed Soils:

The Soils on the Miramar parcel supported the originally mapped areas of Lauderhill Muck and some areas of Dania Muck except in the extreme southern and southeastern end of the parcel. After several soil pit excavations throughout the parcel these areas contained a third soil type; Tamiami Muck. This soil type is also a hydric soil but contains a thick layer of gray to white marl at 4 to 12 inches below the soil surface. The upper layer is black muck and the layer below the marl is very dark gray muck. The limestone layer is generally at 31 inches or more below the surface. This soil type is also associated with sawgrass, sedges, lilies and other water tolerant plants in the natural condition and is found in MLRAs 156A and 156B.

The majority of the Miramar parcel soils are representative of the mapped muck soils except for the Tamiami soil in the south and southeast. All of the areas with the Lauderhill, Dania and Tamiami Muck soils are listed as hydric soils in Broward County and all of these areas also continued to retain the hydric characteristics documented during this assessment. Muck soil and primary and secondary hydrological indicators in the upper 18 inches of the soil profile confirmed that the soils found within the majority of the Miramar site continue to be wetland (hydric) soils and meet the regulatory definition(s) of a hydric soil.



Site Photo 5: Soil profile in the southern end of the Miramar site (Tamiami soil type).

Surface Hydrology:

Several soil pits were excavated on the parcel to confirm the soil profiles and current water table elevations with respect to the soil surface. These pits confirmed that there are large areas of the site that contain direct or indirect indicators of hydrological conditions characteristic of wetlands. Much of the soil surface of the Miramar site was flooded or ponded in many areas north of an east-west line drawn at the approximate location of the north end of the onsite building fill pad. The southern end of the parcel was saturated to the surface of the soil in almost all of the areas evaluated with standing water filling most soil pits to within a few inches of the soil surface. Indicators of saturated or inundated conditions on the Miramar site were observed during the site assessments (see Site Photo number 5 and 6). As can be seen in the photographs, even though the ground surface is dry the lichen line of the tree trunk indicates that this area floods or ponds to more than 6 inches above the soil surface. In addition, the vertical stems



(trunks) in this photo show hypertrophied lenticels needed for oxygen transport in the anoxic conditions produced during extended periods of inundation. Based upon site conditions and evidence in the plant community, the hydrologic regime is one of a temporarily flooded parcel. This means that surface water is present for brief periods during growing season, but the water table usually lies below the soil surface.



Site Photo 6: Indicator of routine surface ponding and flooding.

Fauna:

During the pedestrian transects that were conducted on the site during daylight hours specific attention was given identification of actual or potential wildlife utilization on the parcel and to identify verifiable site use by listed species. 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.

Typical fauna observed during the field reviews consisted of urban birds such as common grackle (*Quiscalus quiscula*), various sparrows (*Passer* spp.), both black (*Coragyps atratus*) and turkey (*Cathartes aura*) vultures in overflight and northern mocking birds (*Mimus polyglottos*) along

the eastern perimeter. An osprey (*Pandion haliaetus*) was observed in overflight of the lake to the north of the Miramar site. The vultures are protected under the Migratory Bird Treaty Act of 1918. While the osprey was not observed directly on the Miramar parcel it should be noted that it is listed as a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC). The osprey feeds on fish in open waters, the dense *Melaleuca* forest cover on the Miramar site would preclude the feeding practices of the osprey on the subject parcel. Indirect evidence of site use by raccoons, opossum and feral cats, was confirmed through identification of tracks in and around the areas with wetland characteristics. Evidence of large mammals was not found on the Miramar site during these site reviews. Animal burrows, nests or rookeries were not observed during the surveys. Other wildlife identified within the parcel during the field reviews consisted of various arthropods that were generally found throughout the parcel in both the air and on the ground. Given the relatively poor habitat condition and adjacent land



uses to the south, east and west, the overall wildlife utilization was found to be poor in all areas of the site, especially considering that the site is relatively undeveloped.

Site Ecological Conditions and Areas with Wetland Characteristics:

The Miramar site contains a large central area of approximately 104.8 acres of low exotic forest that has hydric soils, hydrophytic (wetland) plants and hydrology consistent with wetland conditions. Further, the direct and indirect indicators of a wetland are found in all areas of the 104.8 acres (see Figure 5).

Based upon the results of the field evaluations including vegetation, soils and surface hydrology the Miramar Site contains wetlands and this is confirmed by the National Wetland Inventory (NWI) maps (see Figure 4). According to the NWI maps, the wetland areas are mapped as **PEM1/Fo3A** or “*Palustrine Emergent, bog-class Persistent / Forested, Broad Leaved Evergreen, Temporarily Flooded*” wetlands. What this means is Palustrine wetlands are non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, or wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. The emergent classification is attached to the Miramar wetland because the wetlands are characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens.

Based upon the data generated during this analysis and the state of Florida, US Army Corps of Engineers and Broward County wetland regulations, approximately 104.8 acres of this site will most likely be claimed by the three regulatory agencies with wetland regulatory authority in Broward County.

Applications to the three resource agencies for wetland impacts would be processed independently although concurrently. Each of the resource agencies would make a final determination based upon criteria contained in their specific rules but would entail a review of the site conditions, wetland impact avoidance and minimization criteria and wetland mitigation where wetland impacts are considered unavoidable according to each agencies rules and regulations. Permit processing times will be consistent with the Environmental Resource Permit (ERP), Dredge and Fill (ACOE) and Environmental Resource License (Broward County) and it is projected that a period of 6 to 10 months would be required to obtain final agency action in all three regulatory arenas.

The demonstration that wetland impact avoidance is not possible will be an important factor in the permit review process. Also important is the reduction or minimization of wetland impacts. This means that the state of Florida and Broward County will be forceful in their quest for some onsite wetland mitigation. The agencies would most likely push for an onsite mitigation requirement in the range of 10 to 12 acres. The Broward County process will require some form of “in-county” natural system enhancement if there is no onsite wetland mitigation component. This enhancement would require approximately a 2:1 of habitat enhancement ratio in Broward County.

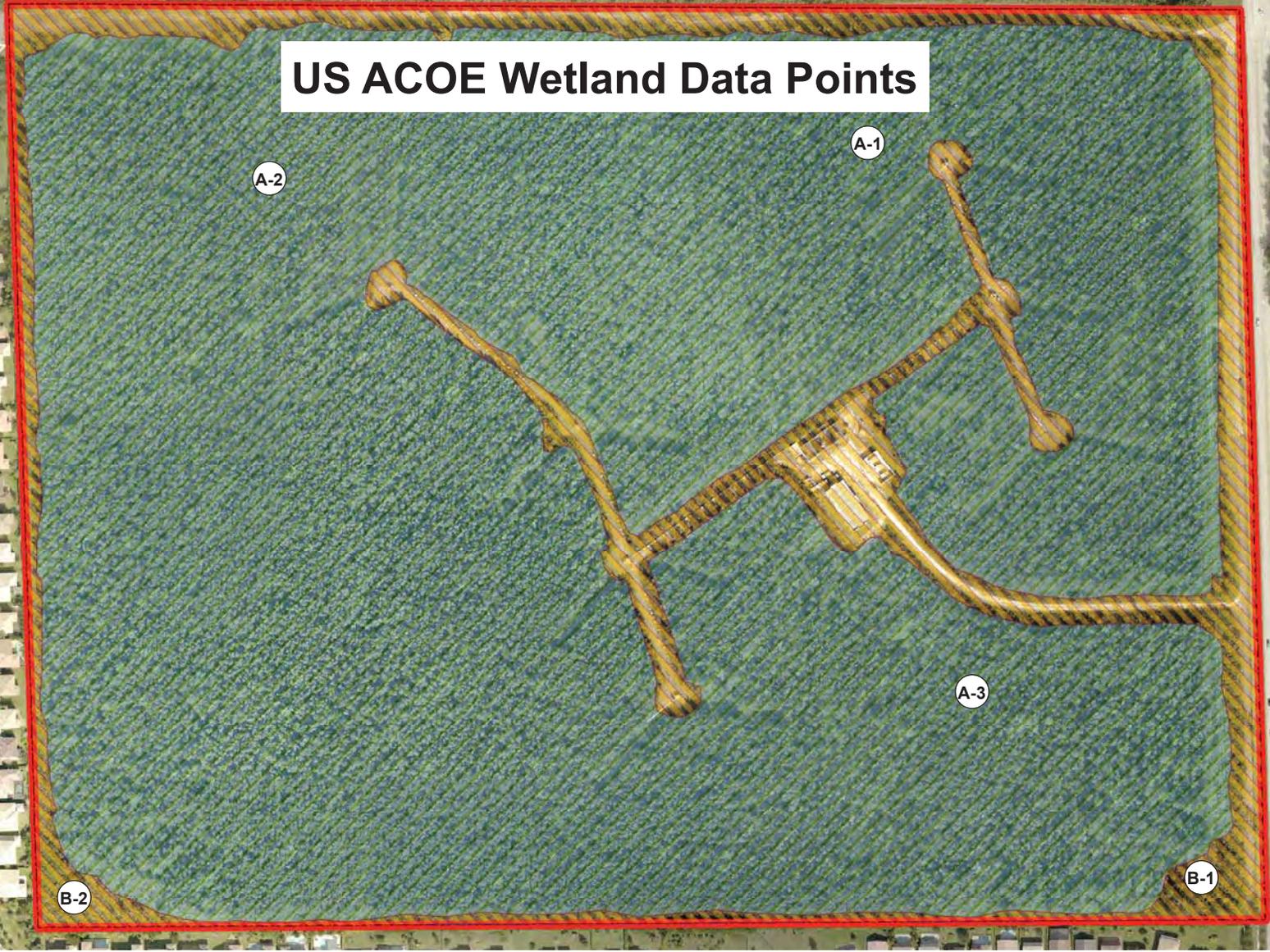
Once the project is deemed to have satisfied the wetland avoidance and minimization criteria, the wetland impacts will be assessed according to their quality and functional values. This assessment will be conducted by using the Florida Uniform Wetland Mitigation Assessment Methodology (UMAM). The final UMAM will be developed during the permitting of the project site in accordance with the rules and in



US ACOE Wetland Data Points



1:4,000



No listed wildlife or their critical habitats were identified during the field evaluations.

Legend

- Project Limits (~117.69 acres)
- Melaleuca Wetlands (~102.17 acres)
- Non-wetland (~15.52 acres)

Initial Analysis: 07/27/2013

Revised: 03/13/2017

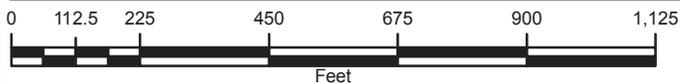
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Univision 117.69 Acre Parcel

Ecological Site Assessment
Wetland and Upland Limits

Miramar, Broward County, Florida

**Figure
1**



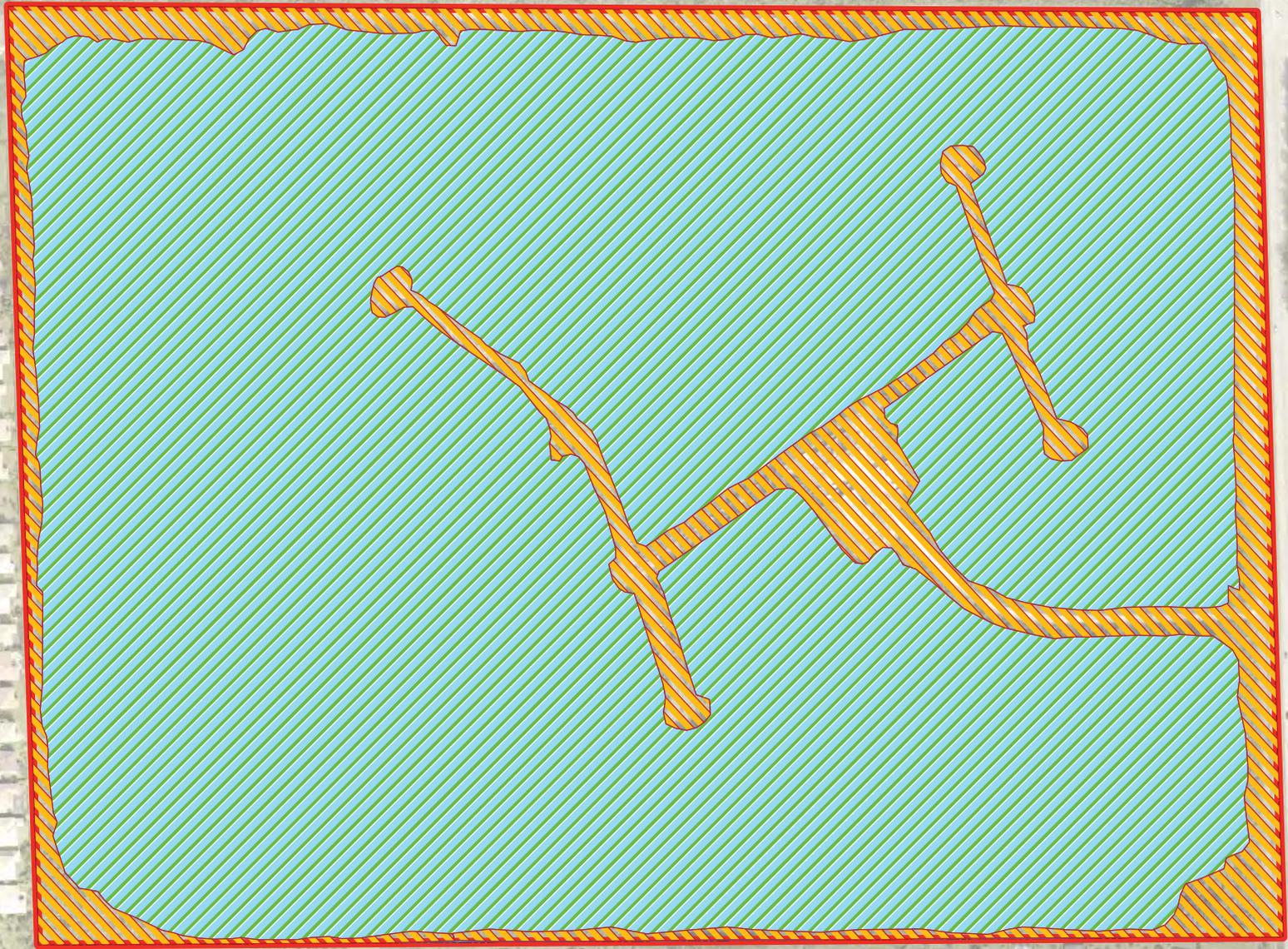
Ecological Services
Natural System Analysis



(561) 883-9555
jjg@jgoldasich.com



1:4,000



No listed wildlife or their critical habitats were identified during the field evaluations.

Legend

- Project Limits (~117.69 acres)
- Melaleuca Wetlands (~102.17 acres)
- Non-wetland (~15.52 acres)

Initial Analysis: 07/27/2013

Revised: 03/13/2017

J. J. Goldasich and Associates, Incorporated

Univision 117.69 Acre Parcel

Ecological Site Assessment

Wetland and Upland Limits

Miramar, Broward County, Florida

Figure

1

0 112.5 225 450 675 900 1,125



Feet

Ecological Services
Natural System Analysis



(561) 883-9555
jjg@jjgoldasich.com

concert with the consultant and the regulatory agencies but a projected UMAM assessment is provided in the following paragraphs.

UMAM Assessment:

The following wetland functional assessment discussion is based upon the data generated during this



ecological evaluation and should be considered as an approximation of the final wetland mitigation requirements for this property. The final wetland jurisdictional acreage and wetland functional quality will be determined during an iterative process between the permit Applicant's representatives and the regulatory agencies with wetland jurisdiction in this area. Any final wetland mitigation requirement will be arrived at during the permit processing and depend upon the conditions at the time of application, wetland values and functions at that time, project design, land uses proposed, site plan, mitigation plan design, wetland construction costs and wetland mitigation bank credit costs at the time of purchase. There is one wetland community type on the property:

The majority of the site is covered with a relatively low quality *Melaleuca* dominated forest shown in Site Photo 1. This wetland is characterized by large *Melaleuca* trees with sparse understory.

Site Photo 7: Areas filled lands with exotic mesic and upland plants.

Plants typically found in the understory include royal fern, young *Melaleuca*, red bay, cinnamon fern, maiden fern and Brazilian pepper. Based upon the current assessment, the total number of acres projected to contain jurisdictional wetlands on the Miramar site is 102.17

Wetland quality within the site is affected by the fact that the site is isolated from adjacent surface waters and other wetlands as a result of filling for adjacent roadways and residential developments. The isolation results in reduced hydrology as well as wildlife utilization from limited habitat availability. The *Melaleuca* trees have thoroughly encroached throughout the wetland and native plant quality and extent is low. Adjacent uplands are dominated by non-native trees and shrubs with little native habitat value.





Bass Creek Road , North Edge of Parcel.



Upland Areas on South, West and South Edge of Parcel.



Southeast Corner of Parcel.



Southeast Corner of Parcel.



ATTACHMENT 11

From: Silva, Eric B.
To: [Schwarz, Pete](#); [Von Stetina, Deanne](#)
Cc: [Goldstein, Matthue](#)
Subject: FW: Affordable Housing Analysis for Broward County Land Use Plan Amendment PC 18-2 (Lennar)
Date: Wednesday, September 27, 2017 4:41:43 PM
Attachments: [image002.png](#)
[17th Floor17092715200.pdf](#)

Deanne / Pete,

I just received a return email message that Barbara is out today. Please see below.

Let us know if you have any questions.

Eric

From: Silva, Eric B.
Sent: Wednesday, September 27, 2017 4:34 PM
To: Blake Boy, Barbara (BBLAKEBOY@broward.org) <BBLAKEBOY@broward.org>
Cc: Goldstein, Matthue <mgoldstein@miramarfl.gov>; Cynthia Pasch (cynthia.pasch@gmlaw.com) <cynthia.pasch@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com> (dennis.mele@gmlaw.com) <dennis.mele@gmlaw.com>
Subject: Re: Affordable Housing Analysis for Broward County Land Use Plan Amendment PC 18-2 (Lennar)

Barbara,

Please find attached the Affordable Housing Market Analysis, provided by the applicant for the proposed Lennar Land Use Plan amendment (PC 18-2). The City has accepts this analysis.

Feel free to contact us with any questions.

Eric



Eric Silva, AICP

Director | Community & Economic Development Department
City of Miramar | 2200 Civic Center Place
O: 954.602.3274 | F: 954.602.3776 | esilva@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov
It's Right Here In Miramar... And So Are You!



From: Cynthia Pasch [<mailto:cynthia.pasch@gmlaw.com>]
Sent: Wednesday, September 27, 2017 3:24 PM
To: Silva, Eric B. <esilva@miramarfl.gov>
Cc: Goldstein, Matthue <mgoldstein@miramarfl.gov>; Dennis Mele <dennis.mele@gmlaw.com>
Subject: RE: Affordable Housing Analysis

Here is the latest version which includes a summary of the accomplishments and attaches the CAPER.

GreenspoonMarder

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

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



City of Miramar Affordable Housing Analysis

Prepared for Lennar Land Use Plan Amendment

September 2017

Introduction

As part of the Lennar land use plan amendment application, we are providing an analysis of the existing supply and demand for affordable housing in the City of Miramar as well as the initiatives that the City of Miramar has undertaken in order to address these needs in the community.

The methodology for this report is based on the Recommended Methodology for Supply & Demand Analysis for Broward County’s Affordable Housing Market dated June 9, 2015 and prepared by Meridian Appraisal Group. The data set used in the analysis is the latest available data in the U.S. Census Bureau American Community Survey for calendar year 2015.

Data and Analysis

The American Community Survey for the City of Miramar estimates the below figures based on 2015 U.S. Census

Demographic	2015 ACS Estimates
Population	131,384
Median Household Income	\$65,282
Housing Units, Total	42,479
Housing Units, Occupied	38,474

Using the 2015 American Community Survey data supplied by the U.S. Census Bureau and inputting that data into the Meridian Appraisal Group supply and demand model, the analysis provided the following estimates of supply, demand, and differences (Gap):

Gap Analysis - MAG Model Utilizing 2015 ACS Data

2015 Med. Inc. \$63,300	Miramar city, Florida								
	Choose Bands	Inc. Band	Demand(D) Owner	Supply(S) Owner	No Gap/(Gap) S-D	Inc. Band	Demand(D) Renter	Supply(S) Renter	No Gap/(Gap) SD
0.0% - 50.0%	\$0 \$31,650	3,793 13.6%	5,765 20.7%	1,971	\$0 \$791	3,666 34.7%	949 9.2%	(2,717)	
50.1% - 80.0%	\$51,713 \$50,640	4,367 15.6%	6,838 24.5%	2,470	\$793 \$1,266	2,166 20.5%	2,759 26.6%	592	
80.1% - 120.0%	\$50,703 \$75,960	6,257 22.4%	5,481 19.6%	(776)	\$1,268 \$1,899	2,454 23.2%	4,564 44.1%	2,110	
Courtesy of Robert Von, Meridian Appraisal Group, Inc.						rvon@meridianag.com (407) 637-8705			
Source: 2015 American Community Survey, U.S. Census Bureau									

The results for the Miramar affordable housing gap analysis are shown above. The left side of this chart indicates there is a 776 unit shortage of affordable homes for the *Moderate Income* 80.1-120% AMI owners and surpluses in the two lower income bands. The right side of the chart indicates a shortage of 2,717 units for *Very Low Income* renter households earning 50% or less of the AMI for Broward County and surpluses in the two higher income bands.

City of Miramar Affordable Housing Initiatives

In order to address the affordable housing need in the community, the City receives funds from several federal and state sources. These programs included the Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and the HOME Investment Partnership programs. In addition, the City of Miramar receives funds from the Department of Housing and Urban Development (HUD) for the Neighborhood Stabilization Program (NSP) and the Home Investment Partnership Program. The current funding levels for these programs are as follows provided below.

Grant	Grant Allocation
CDBG	\$724,900
SHIP	\$571,215
HOME	PY 2017 Pending – 124,204 PY 2015

The NSP, sponsored by HUD, provides for funding of acquisitions of properties upon which the mortgages have been foreclosed and title to which is vested in the mortgagee institution. The NSP serves to provide local governments with a source of funding to help them respond to rising foreclosures and declining property values. The established goal of the NSP program is to acquire, rehabilitate, and resale single-family homes within the City of Miramar. The acquisition of single-family homes by qualified families ultimately leads to improvement in the values of other properties in the neighborhood because of the inherent pride which home ownership instills. The City has acquired 24 foreclosed properties and resold them to eligible buyers under this program. The City is continuing with this program.

Other grant funded programs provide for the following:

- 1) Grant funding for home repairs
- 2) Grant funding for home purchase assistance
- 3) Grant funding for rental assistance
- 4) Grant funded homeownership counseling
- 5) Grant funded residential sewer line connections

The latest (FY 2015) Consolidated Annual Performance Evaluation Report for CDBG programs indicate the following accomplishments

- 1) 20 owner –occupied home repairs completed

- 2) 3 sewer connection projects completed
- 3) 6 households received first-time homebuyer assistance
- 4) 2018 face-to-face contacts were made at the City's Community Outreach Center, and an additional 1,497 contacts were made by telephone for some form of assistance
- 5) Senior Service buses (CDBG funded) made 12,632 trips totaling 17,271 miles and assisted 501 seniors
- 6) The City sponsored the 29016 Broward County Fair Housing Symposium.

The latest (FY 2015) complete Consolidated Annual Performance Evaluation Report for CDBG programs is attached as Exhibit A.

In addition to the grant funded improvements, the City of Miramar supports the provision of affordable housing through the following:

- 1) Permit fee waivers for grant funded home repairs
- 2) Expedited permitting for grant funded home repairs
- 3) The City supports mixed-use development near transportation hubs and major employment centers. This provides high density areas and reduces the need to own a car.
- 4) Reductions in the parking requirements in the Transit Oriented Corridor and Town Center provide an opportunity for more density and lower priced units.
- 5) Flexible lot configurations are included in the zoning code – zero lot line homes and administrative variances.
- 6) Reduced park fees in the Transit Oriented Corridor
- 7) On June 20, 2017, staff attended a workshop with the on affordable housing and spoke with the Pinnacle Housing Group about parcels in Miramar
- 8) Providing high paying jobs by participating in the State Qualified Targeted Industries Program and also providing a local hiring incentive
- 9) The City has a supply of "Affordable Flexibility Units" which are only allowed to be allocated for projects that promote affordable housing, but can be used within the TOC (if necessary).
- 10) Micro units will be permitted as part of the Land Development Code update
- 11) Accessory dwelling units will be permitted as part of the Land Development Code update

During the last land use plan amendment review process, Broward County found that the City of Miramar's affordable housing strategies adequately addressed County policies and rules.

The latest (FY 2015) Consolidated Annual Performance Evaluation Report for CDBG programs

Additional Initiatives

As required by the East Miramar Area-wide DRI – Increment II development order, the developer contributed \$10,000 towards the Miramar State Housing Initiatives Program, in addition the Mirabella housing development, in the central part of the City, was required to set aside affordable units.

Lastly, the City is in the midst of updating and revising its Land Development Code. To that

end, “micro-units” will be introduced as an allowable type of residential unit (within specific zoning areas) so long as it is sold, or leased, as affordable, attainable, or a workforce unit.

Potential Strategies for Providing Affordable Housing

The City is also considering the following potential strategies:

- 1) Submitting a grant application to Broward County for funding to construct six homes on city owned vacant lots – Habitat for Humanity will be a partner for the construction of the homes
- 2) Impact fee reductions for deed restricted affordable housing
- 3) Work with Broward County to lobby State Legislators for retention of Broward County’s fair share of doc stamp revenue
- 4) Affordable Housing Linkage Fee for new commercial development
 - Broward County staff attempted to establish a fee a few years ago but it was not adopted – Coconut Creek adopted this fee and has collected over \$1 million
- 5) Inclusionary Zoning – New developments deed restrict units for affordable housing or pay a fee in lieu to a city affordable housing fund
 - Miami-Dade County recently attempted to adopt an ordinance but it was changed to provide development incentives to entice developers to build affordable units – A few cities in Broward County also has a density based incentives.

Exhibit A

Exhibit A

CITY OF MIRAMAR



Community Development Block Grant (CDBG) Program
Consolidated Annual Performance Evaluation Report
(CAPER PY 2015) GRANT

NO: B15MC120047

Prepared By: Community Redevelopment Associates of Florida, Inc.

**For Submittal To: U.S. Department of Housing and Urban Development
Florida State Office – Miami, Florida**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The CAPER PY 2015 outlines the City of Miramar’s performance relative to the expenditure of Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and HOME Investment Partnership (HOME) program funds to accomplish the goals stated in its Consolidated Plan/Annual Action Plan and the Local Housing Assistance Plan (LHAP). This year’s CAPER also discusses NSP reallocated funds received by the City through the Neighborhood Stabilization Program (NSP). NSP was allocated to the City through substantial amendments to the City’s 2008 Action Plan and was in response to the housing foreclosure and economic crisis impacting the nation. NSP funds are being tracked separately, but expenditure data is included in the CAPER for information purposes.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Availability and accessibility of Housing	Affordable Housing	CDBG: \$10,000	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0%	20	3	15%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$45,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0%	0	0	0%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$75,000	Facade treatment/business building rehabilitation	Business	2	0	0%	1	0	0%

Maintain City's Affordable Housing Stock	Affordable Housing	CDBG: \$346,297	Homeowner Housing Rehabilitated	Household Housing Unit	75	0	0%	15	20	134%
Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$30,000	Businesses assisted	Businesses Assisted	10	0	0%	2	0	0%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0%	0	6	600%
Public/Supportive Services	Non-Housing Community Development	CDBG: \$106,454	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0%	500	218	44%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's highest priority needs continue to be reducing housing cost burden for low to moderate income households. The City's home repair and purchase assistance programs are designed to address these needs, increasing the affordability of safe and decent housing, while maintaining the City's affordable housing stock. As CDBG funds are limited, the City leverages these programs with the state and local funding to ensure the greatest number of households assisted. This goal was accomplished this year with the completion of 20 home repair projects.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	3	0
Black or African American	10	0
Asian	1	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	14	0
Hispanic	3	0
Not Hispanic	11	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

- The racial/ethnic composition of those assisted through **CDBG** in PY 2015 is as follows: (10) Black, (3) White and (1) other multi-cultural. (3) Households were of Hispanic ethnicity and (11) households were of Non-Hispanic ethnicity. (6) Elderly and (2) Disabled households were assisted. Of those assisted, (7) households were in the (0-50% AMI) category and (7) households were in the moderate-income (51-80% AMI) category.
- The racial/ethnic composition of those assisted through **HOME** in PY 2015 is as follows: (1) Black, (0) White and (0) other multi-cultural households. (0) Households were of Hispanic ethnicity. Of those assisted, (0) households were in the (0-50% AMI) category and (1) household was in the moderate-income (51-80% AMI) category.
- The racial/ethnic composition of those assisted through **NSP1** in PY 2015 is as follows: (2) Black, (0) White and (1) other multi-cultural households. (1) Household was of Hispanic ethnicity. Of those assisted, (3) households were in the (0-50% AMI) category. (1) Elderly household was assisted.
- The racial/ethnic composition of those assisted through **SHIP** PY2015 is as follows: (8) Black and (3) White. (2) Households were of Hispanic ethnicity and (4) Elderly households were assisted. (2) Disabled households were assisted. Of those assisted, (4) households were in the low-income (31-50% AMI) category, (7) households were in the low-income (51-80% AMI) category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		\$2,770,470	\$681,185.99
NSP1		\$11,597,619.01	\$284,076.07
HOME	Broward Home Consortium	\$124,204	\$0
SHIP	SHIP	\$625,213	\$576,206.43

Table 3 - Resources Made Available

CDBG

For PY 2015, the City of Miramar was awarded \$709,689 in CDBG funds. These funds were made available to the City by HUD on October 1, 2015 except where otherwise noted. CDBG expenditures for PY 2015 totaled \$681,185.99.

HOME

From PY 2015, the City of Miramar was awarded \$124,204 in HOME funds from the Broward County HOME Consortium. These funds were made available October 1, 2015 except where otherwise noted.

SHIP

A total of \$625,213 in SHIP funds was made available by the Florida Housing Finance Corporation on July 1, 2015. SHIP expenditures for PY 2015 totaled \$576,206.43.

NSP

A total of \$11,597,619.01 in NSP1 funds was made available through substantial amendments to the City in 2008. This amount includes all program income. NSP1 expenditures for PY 2015 totaled \$284,076.07.

Areas of Minority Concentration

As reported in the City's 2015 Consolidated Plan, there were 12 census block group tracts of racial/ethnic minority concentration in the City. The most recent data reveals that additional census tracts and block groups, expanding westward now have racial/ethnic composition that exceeds 50%. The expansion of programs to serve these new areas has been addressed in the City's 2015-2019 Consolidated Plan.

Housing Rehabilitation and Home Ownership assistance is available citywide to low and moderate-income single-family households.

Neighborhood Stabilization Program is focused in neighborhoods east of Palm Avenue and west of State Road 7/441 in the City's jurisdictional boundary.

Forzano Park Improvements energy efficiency improvements were located in Forzano Park, in one of the City's low to moderate income census tracts (1103.20 – Block Group 1).

Lakeshore Tennis Park improvements to be made to park which is in one of the City's low to moderate income census tracts (1103.20 – Block Group 1).

Commercial Rehabilitation and Special Economic Development assistance is available to business and property owners located within the Commercial Zoning Districts along the north and south sides of Miramar Parkway, from SW 64 Avenue to State Road 7 along the west side of State Road 7 from Pembroke Road to County Line Road, and along the north side of County Line Road and south side of Pembroke Road. This area is represented by Census Tract 1008(Block groups 1, 4 and 5) and Census Tract 915, (Block Group 1). This is an area of greatest low and moderate-income concentration and racial/ethnic minority concentration.

Small Business Job Creation Incentive Program assistance is available to businesses looking to create jobs for lower income persons that benefit the City's neighborhood target area.

Residential Sewer Connection assistance is available to low and moderate-income residents/property owners in the Tropical Valley as well as within the East Miramar Infrastructure Improvement Area of the City.

Public Service (Senior Transportation) provides assistance to senior citizens on a citywide basis. The City utilizes tracking forms to determine low and moderate-income households and persons assisted.

Community Outreach Services assistance is available to residents on a citywide basis. The City utilizes tracking forms to determine low and moderate-income households and persons assisted. The Community Outreach Center is located in the City's low income target area.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging resources is utilized by the City of Miramar as a tool to better meet the needs of its low- and moderate-income persons. Leveraging increases the total number of dollars available per person and to the CDBG target neighborhood. As a SHIP grantee, the City of Miramar leverages CDBG dollars against SHIP dollars in its Housing Rehabilitation Program to not only increase the total dollars available to the applicant, but to assist certain SHIP (81-120%) moderate-income persons not eligible under CDBG income criteria.

Additionally, the City receives HOME dollars as a member of the Broward County HOME Consortium. As a member of the Broward County HOME Consortium, the City of Miramar leverages the City's HOME allocation with SHIP funding.

Through the City's Commercial Rehabilitation Program, the City leverages CDBG funding with private sector dollars. Making CDBG dollars available in the commercial rehabilitation program has given commercial property owners the financial opportunity to make substantial renovations to their properties thus improving the economic climate and aesthetically enhancing more commercial properties in the historic Miramar/CDBG target area.

The City's comprehensive neighborhood strategy has historically leveraged CDBG resources with its Capital Improvement Program. This leveraging has directly impacted the success of the City's Park Improvement and Utility Connection programs.

- Tables below are system generated. The City of Miramar is a member of the Broward County HOME consortium, with Broward County serving as the lead agency and reporting all accomplishment data for participating jurisdictions.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
	\$	\$	\$	\$
\$124,204	0	0	0	\$124,204

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	15	29
Number of Special-Needs households to be provided affordable housing units	0	4
Total	15	29

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	26
Number of households supported through Acquisition of Existing Units	0	0
Total	15	26

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City has seen an increase in households seeking assistance, and as a result, exceeded the total number of households helped during the program year. The City exceeded its goal for residential rehabilitation by five households. The demand for purchase assistance remains high; however, increased market competition for the properties affordable to low to moderate income first-time homebuyers has increased the length of time it takes for buyers to enter into executed contracts. Six purchase assistance applicants closed on properties before the end of the year.

The City has continued to use traditional advertising and outreach to promote awareness of ongoing programs. In addition to standard public notices of funding availability, the City has established a website with program information and effectively utilizes social media including, Facebook and Twitter, to disseminate program information.

Discuss how these outcomes will impact future annual action plans.

During the 2016 Program year, the City will continue to pursue additional means to connect buyers with affordable housing units and outreach to special needs households.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	4	0
Moderate-income	7	0
Total	0	0

Table 12 – Number of Persons Served

Narrative Information

- Of the households assisted with CDBG funding, (3) were in extremely low-income (7) were in the moderate-income (51-80% AMI) category and (4) were in the low income (31-50% AMI) category.
- Of the households assisted with HOME funding, (1) household was in the moderate-income (51-80% AMI) category.
- Of the households assisted with SHIP funding, (5) households were in the moderate-income (51-80% AMI) category and (4) was in the low-income (0-50% AMI) category and (2) in the (81-120%) category.
- Of the households assisted with NSP1 funding, (3) household was in the moderate-income (31-50% AMI) category.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Miramar did not receive any private or public resources targeted to prevent homelessness. The City will coordinate through the Continuum of Care (CoC) process to achieve the goals identified in Broward County's 10 Year Strategic Plan to End Homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive ESG funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City endorsed Broward County's 10 Year Strategic Plan to End Homelessness and continues to coordinate through the CoC process to achieve the goals identified. Where contacts are made to the City, the City's Social Services Department has the responsibility of coordinating the referral process for homelessness and chronic homelessness. The program administrator will also work with other private entities, non-profits, and public institutions to undertake strategies to prevent homelessness or ensure that persons who are homeless are pointed in the right direction for resources. Organizations listed as CoC service providers will be the source for building on the institutional structure.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's Social Services Department has the responsibility of coordinating the referral process for homelessness and at-risk homelessness related contacts made to the City. The City's Social Services Department will also work with other private entities, non-profits, and public institutions to undertake strategies to prevent homelessness or ensure that persons who are homeless are pointed in the right direction for resources. Organizations listed as the CoC service providers will be the source for building on the institutional structure.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Miramar will continue to coordinate the provision of public housing with public housing authorities that serve the City. Where possible, it will coordinate efforts to expand the number of units available for public housing in the City of Miramar.

The City of Miramar coordinates with various Broward County housing authorities to provide affordable housing to its residents. These authorities issue Section 8 vouchers to residents of Miramar and assist the City in the provision of affordable rental housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Miramar funded a purchase assistance program, which provides zero interest deferred loans to income eligible first-time homebuyers.

Actions taken to provide assistance to troubled PHAs

No public housing authority has been established within the City of Miramar. The City maintains an ongoing coordination with the Broward County Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2007, the Florida Legislature passed House Bill 1375 requiring cities and counties receiving State Housing Initiative Partnership (SHIP) funds to create an Affordable Housing Advisory Committee (AHAC) to recommend monetary and non-monetary incentives for affordable housing. The AHAC addressed regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing.

The City convened its AHAC Committee in 2015 and reviewed established procedures, ordinances, land development regulations and adopted local government comprehensive plans of the City.

The AHAC board recommended specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies.

The AHAC was asked to review 11 specific areas to encourage the development of affordable housing within the City of Miramar. The AHAC also made recommendations outside of the 11 areas that would serve as incentives to encourage affordable housing opportunities. The AHAC incentives and recommendations were submitted to the City in September 2015. The AHAC will review barriers to affordable housing, a minimum of every 3 years or when the SHIP Local Housing Assistance Plan is due.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Miramar's housing strategy focuses on assisting the very low, low and moderate income owner and renter occupied households with housing affordability problems and physical defects through its CDBG, SHIP, and HOME programs. Owner-occupied projects will consist of residential rehabilitation (including removal or architectural barriers for the elderly and seniors) and homeownership purchase assistance. Very low and low income renters will continue to be assisted with Section 8 rental assistance subsidies from participating public housing authorities and opportunities to further assist moderate income renters will also be explored. The City will continue to address current land use, zoning/density, and redevelopment issues in the City.

Comprehensive neighborhood revitalization plans are in place to enhance the linkage between housing, municipal services, jobs, and transportation. The City's commercial rehabilitation program, which extends along the State Road 7 corridor and includes segments of Miramar Parkway (the City's major east/west thoroughfare) promotes access to jobs for surrounding low/moderate income areas. The City has purchased two shuttle buses with CDBG funds to improve mobility of the City's seniors.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Miramar continues to evaluate lead-based paint hazards through several approaches. Annually, the City contacts the Broward County Public Health Department to determine whether any residents have been diagnosed with high levels of lead and if so, identify where the residents' housing units are located. If incidents are reported, the City will fund lead testing through its CDBG and SHIP housing rehabilitation programs. In recent years, the federal government has placed more attention on eliminating lead dust and new regulations outline clean-up and final clearance procedures. Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead-safe.¹ Updated lead safe practices were implemented during this program year.

The pamphlet "Protect Your Family from Lead in Your Home" is given to individuals seeking residential rehabilitation grant assistance. The pamphlet explains the effects of lead on adults and children. All homes receiving CDBG funds and meet the criteria for lead-based paint are being tested within Miramar.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Miramar will continue to coordinate with local non-profit housing and social service providers to develop and enhance Broward County's collective system. The City has established its own Social Services Department to enhance and coordinate the provision of Social Services in the City. The City's Federal and State housing and community development programs will be administered through the Department of Community and Economic Development.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Miramar will continue to coordinate with local non-profit housing and Social Services providers to develop and enhance Broward County's collective system. The City has established its own Social Services Department to enhance and coordinate the provision of social services in the City. The City's Federal and State housing and community development programs will be administered through the Department of Community and Economic Development.

¹ The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act). This amended Act established the current Federal lead-based paint requirements. The new lead-based paint regulation implements sections 1012 and 1013 of this Act. The new regulation appears within Title 24 of the Code of Federal Regulations as part 35 (24 CFR 35.105). HUD has issued a new regulation to protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted or sold with federal government resources. The regulation, which took effect September 15, 2000, increases the requirements in current lead-based paint regulations. The regulation does not apply to housing built after January 1, 1978, when lead-based paint was banned for residential use.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

1. Continue to provide transportation for seniors.
2. Develop facilities and provide start-up funds for an adult daycare service program for frail and elderly and disabled individuals.
3. Implement City's Pilot Small Micro enterprise Loan Program

During the PY 2015 reporting period, the City of Miramar met its goals and objectives in both the number of persons served and the use of CDBG funds to target community development priorities. There were no changes in program objectives.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In PY 2015, the City was one of several sponsors of Broward County's 2015 Fair Housing Symposium. The City also updated its Analysis of Impediments to Fair Housing Choices (AI) in 2015.

Impediments identified include the following:

1. *Need for Greater Promotion/Awareness of Fair Housing Rights*
2. *Lack of Clear Regulatory Measures to Enforce Fair Housing in City*
3. *Housing Discrimination Complaints Process*
4. *Need for Increased Education*
5. *Language Barriers*
6. *Predatory Lending*
7. *Cost of Land and Housing*
8. *Income Disparities Among Race/Ethnicity/Gender*
9. *Mobility Impaired Low-Income Individuals Lack Access To Housing With Accommodation And Modifications For The Disabled*
10. *Housing Discrimination On The Basis of Race, Color, National Origin, Religion, Sex, Familial Status, and Disability.*

Updated complaint data from HOPE, Inc. and Broward County's Civil Rights Division were obtained. A new AI Action Plan was developed. Per the AI Action Plan matrix, the City began the process of increasing awareness of fair housing rights:

- Including fair housing rights information on the City's Housing and Community Development Webpage.
- Use the City's e-news and public access channel to distribute fair housing information.
- Utilize HUD public awareness advertising materials to undertake a fair housing campaign.

As part of its efforts to affirmatively further fair housing, all of the City's housing literature has been revised to include the equal housing logo, and the City's administrators have revamped their website to prominently display the fair housing logo at www.crafla.com. Each purchase assistance applicant receives fair housing literature with their purchase award. In addition, the City distributed citywide, fair housing awareness posters to all rental community associations.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Miramar, through City staff and its contract grant administrator, monitors all federally funded activities to ensure program compliance. The City and its contract grant administrator initiates monitoring plans for new programs, as they are developed to meet the specific requirements of those programs.

The City's residential rehabilitation projects are on a 120-day schedule for completion once a general contractor receives a notice to proceed. The City's grant administrators are charged with the responsibility of monitoring the home rehabilitation projects to ensure timely completion of projects and that work is completed according to work specification and owner's satisfaction. A similar monitoring plan is in place for the residential utility connection program, with a shorter time period for completion.

The City's commercial rehabilitation projects are on a 12-month schedule for completion and are monitored approximately once a week. Payrolls for the general contractor and all subcontractors on the project are required to be turned in weekly by the project's general contractor. A schedule of value showing work completed, architectural inspection and authorizations are also required before any invoice is paid, whether private investment or City investment.

Public service expenditures (Senior Transportation Services and Community Outreach Services) are monitored for expenditure eligibility before the City is reimbursed with CDBG funding. The City's Social Services Department maintains monthly report on the persons assisted through its department and provides those reports with its draw down request.

The housing and community development activities outlined earlier in the CAPER are evidence of the City making comprehensive yet incremental steps to tackle the community's priority needs. The City is on target in addressing its housing and community development needs, goals and objectives. While funding is always an obstacle, the City has been finding methods to address the community needs. Major goals and the vision for the community remain on target and in reach as the City's investment continues to attract private investment.

The City anticipates taking advantage of additional funding resources made available to address housing and community development needs.

The City's CDBG funded activities address the physical/visual as well as the socio-economic issues that confront the community. The City's most popular program, the minor home repair program, continues to maintain and upgrade the housing stock, thus promoting both decent housing and sustainability of the community as well. The outreach program has provided much needed referral resources for Miramar residents who need it most.

Positive impacts are felt when new businesses move into the target areas, new jobs are created, visible signs of homeowners are making improvements to their properties, and commercial property owners investing in the community.

Monitoring ensures the timely expenditure of funds and program compliance. Issues (if any) can be addressed immediately. Some activities by the very nature of them, take longer to complete.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The performance report provided to citizens identifies the Federal funds made available for furthering the objectives of the City of Miramar's 2015-2019 Consolidated Plan. The CAPER identifies the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures.

The CAPER also indicates the geographic distribution and location of investment (including areas of minority concentration).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City will continue to address the priority needs outlined in the Consolidated Plan through the approved activities in the 2015 Program Year. No changes in program objectives were made or are anticipated

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MIRAMAR
Organizational DUNS Number	076041334
EIN/TIN Number	596019762
Identify the Field Office	SOUTH FLORIDA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2015

CAPER

Program Year End Date

09/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 13 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 20 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nighths provided	
Capacity Utilization	

Table 21 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 22 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 23 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 24 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 25 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 26 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 27 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 28 - Total Amount of Funds Expended on ESG Activities

Attachment 1

PUBLIC NOTICE

**CITY OF MIRAMAR, FLORIDA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER-PY 2015)**

October 25, 2016

The City of Miramar has completed its Consolidated Annual Performance Evaluation Report (CAPER PY-2015) as required by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 91. This report assesses the City's performance for Program Year 2015 relative to the expenditure of funds provided by HUD and other public and private entities.

This report is available for public review as of October 26 2016 between the hours of 7:00 A.M. and 5:30 P.M., Monday - Thursday, at the City of Miramar Community and Economic Development Department, 2200 Civic Center Place, Miramar, FL 33025 and the Office of the City Clerk, 2300 Civic Center Place, Miramar, FL 33025. Written comments regarding this report may be submitted to the Community and Economic Development Department on or before 5:15 P.M., November 9, 2016 to be considered before the report is submitted to HUD. The City will submit this report to the local HUD office on or about December 30, 2016.

On November 14, 2016 at 7:00 P.M., a Public Hearing will be held and the City of Miramar Commission will meet to approve the CAPER PY - 2015 in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate. For additional information on this Hearing, please contact the City of Miramar Community and Economic Development Department at (954) 602-3265.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in this hearing should contact the Office of the City Clerk at least 48-hours prior to the hearing at (954) 602-3011 for assistance.

City of Miramar
Denise A. Gibbs, CMC
City Clerk

Attachment 2

PUBLIC NOTICE

CITY OF MIRAMAR, FLORIDA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER-PY 2015)

October 26, 2016

The City of Miramar has completed its Consolidated Annual Performance Evaluation Report (CAPER PY-2015) as required by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 91. This report assesses the City's performance for Program Year 2015 relative to the expenditure of funds provided by HUD and other public and private entities.

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On November 14, 2016 at 7:00 P.M., a Public Hearing will be held and the City of Miramar Commission will meet to approve the CAPER PY - 2015 in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate. For additional information on this Hearing, please contact the City of Miramar Community and Economic Development Department at (954) 602-3265.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in this hearing should contact the Office of the City Clerk at least 48-hours prior to the hearing at (954) 602-3011 for assistance.

City of Miramar
Denise A. Gibbs, CMC
City Clerk

ATTACHMENT 12.A.

GreenspoonMarder

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

October 5, 2017

VIA E-MAIL

Henry A. Sniezek, Director
Broward County Development and
Environmental Regulation
1 North University Drive, Suite 102-A
Plantation, FL 33324



Re: Lennar – Land Use Plan Amendment in Miramar, Florida

Dear Henry:

As a follow-up to our discussion Monday, my client Lennar Homes, Inc., has agreed to a voluntary contribution of \$500.00 per unit to the City of Miramar (“City”) to be used, at the City’s discretion, toward affordable housing programs within the City.

Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (3.21) Residential land use plan designation.

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

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

Dennis D. Mele, Esq.

cc: Barbara Blake Boy (via e-mail)
Deanne Von Stetina (via e-mail)
Eric Silva (via e-mail)
Matthue Goldstein (via e-mail)
Bruce Grundt (via e-mail)
Carolina Herrera (via e-mail)
Andy Miyares (via e-mail)

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
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In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.
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ATTACHMENT 12.B.

GreenspoonMarder

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

October 5, 2017
Revised October 10, 2017

VIA E-MAIL

Henry A. Sniezek, Director
Broward County Development and
Environmental Regulation
1 North University Drive, Suite 102-A
Plantation, FL 33324



Re: Lennar – Land Use Plan Amendment in Miramar, Florida – Amendment
PC 18-2

Dear Henry:

As a follow-up to your comments dated October 9, 2017 concerning Amendment PC 18-2, my client, Lennar Homes, Inc., has agreed to a voluntary contribution of \$500.00 per additional dwelling unit resulting from Amendment PC 18-2. This contribution (a total of \$168,500 for 337 units) shall be paid to the City of Miramar ("City") to be used, at the City's discretion, toward affordable housing programs within the City. Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (3.21) Residential land use plan designation.

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink, appearing to read "D. D. Mele".

Dennis D. Mele, Esq.

CC: Barbara Blake Boy (via e-mail)
Deanne Von Stetina (via e-mail)
Eric Silva (via e-mail)
Matthue Goldstein (via e-mail)
Bruce Grundt (via e-mail)
Carolina Herrera (via e-mail)
Andy Miyares (via e-mail)

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In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.
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ATTACHMENT 13

ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
115 S. Andrews Avenue, Room 329A • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

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

FROM: Henry Sniezek, Director 
Environmental Protection and Growth Management Department

DATE: October 9, 2017

RE: Amendment PC 18-2 (Miramar) – *Affordable Housing*



These comments update our previous comments from the Planning and Development Management Division (dated August 29, 2017), regarding affordable housing.

The City of Miramar has submitted an updated "Affordable Housing Analysis" prepared for Lennar Land Use Plan Amendment, dated September, 2017. The Analysis utilizes the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income bands, and also provided information regarding owner-occupied and renter housing. The updated information indicates that the City currently has a surplus supply of 3,650 affordable housing units across all income bands and for owner and renter housing, except for deficits of units for the moderate owner (776) and very-low renter (2,717) groups.

County staff previously asked the City to provide additional information on the City's plans and policies, if any, to improve the supply of very-low income housing units in the City. Regarding the City's affordable housing programs and policies, the report indicates the City uses CDBG programs for a minor home repair program, SHIP programs for purchase assistance and minor home repair, and HOME Investment Partnership programs. The report also references that the City has several Policies of their Comprehensive Plan which promote and accommodate affordable housing. To supplement the information submitted by the City, the agent for the applicant has indicated a voluntary commitment of \$500 per unit to the City (i.e. a total of \$168,500 for 337 units), to be used at the City's discretion, toward affordable housing programs within the City.

In consideration of the information submitted by the City demonstrating of an overall supply of affordable housing, including recognizing the applicant's voluntary commitment, County staff finds that the proposed amendment generally meets the requirements of Policy 2.16.2 and Article 10 of the Administrative Rules Document: Broward County Land Use Plan. Please note that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

Thank you for the opportunity to comment. Please feel free to contact me at your convenience.

cc: Suzanne Fejes, Acting Director, Broward County Housing Finance and Community Redevelopment Division
Josie P. Sesodia, AICP, Director, Planning and Development Management Division

HS/slf