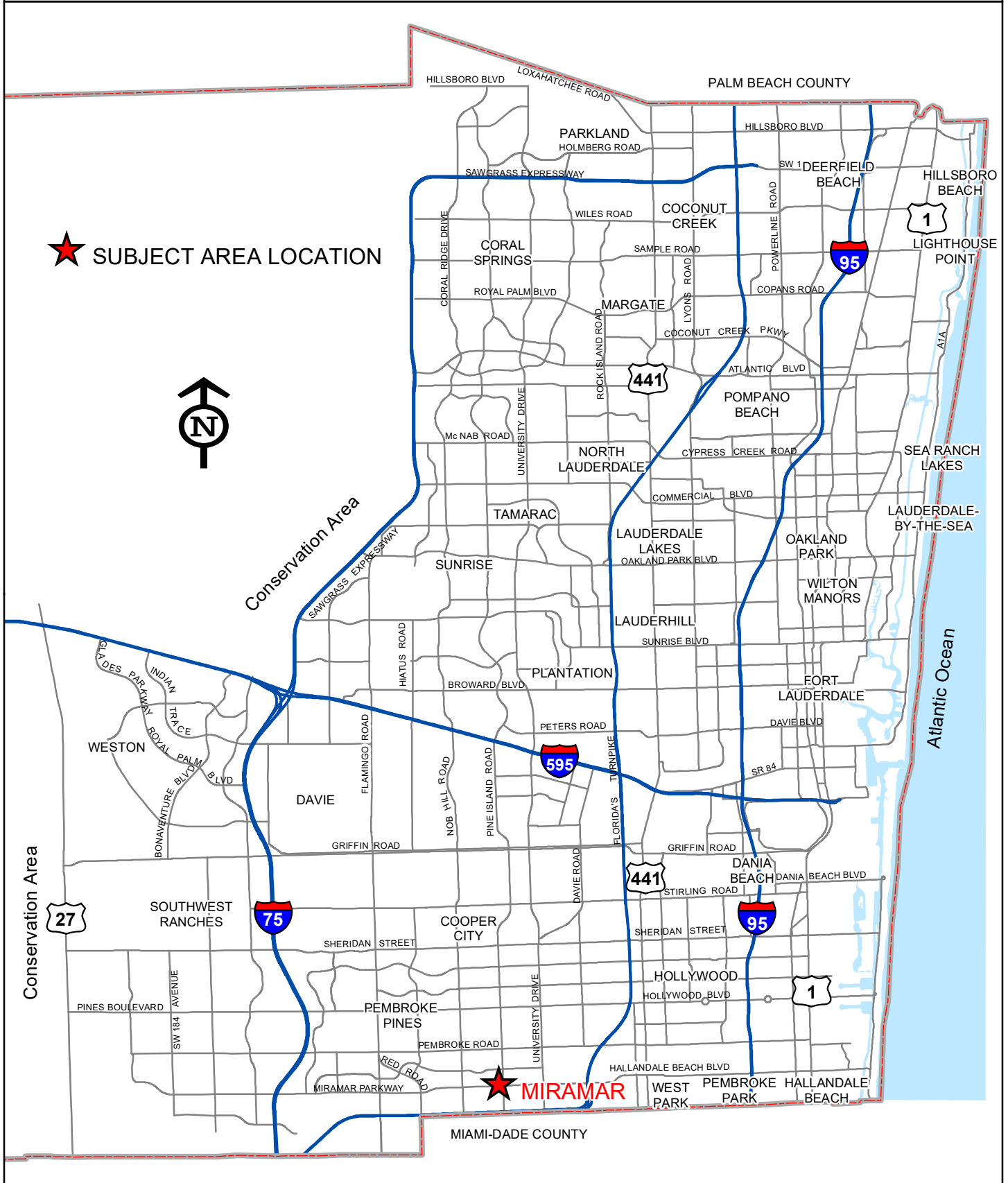


# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 19-3

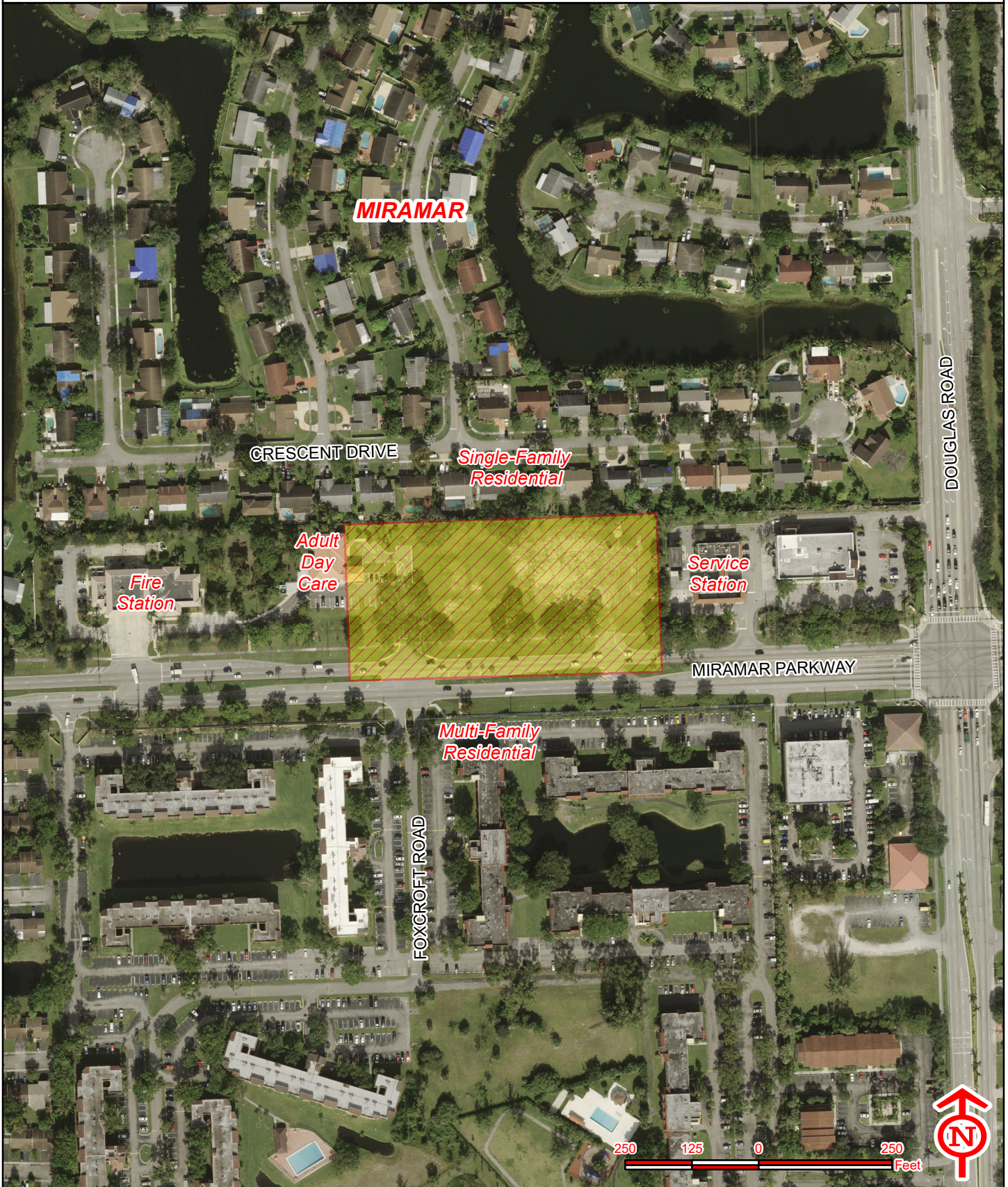


★ SUBJECT AREA LOCATION



★ **MIRAMAR**

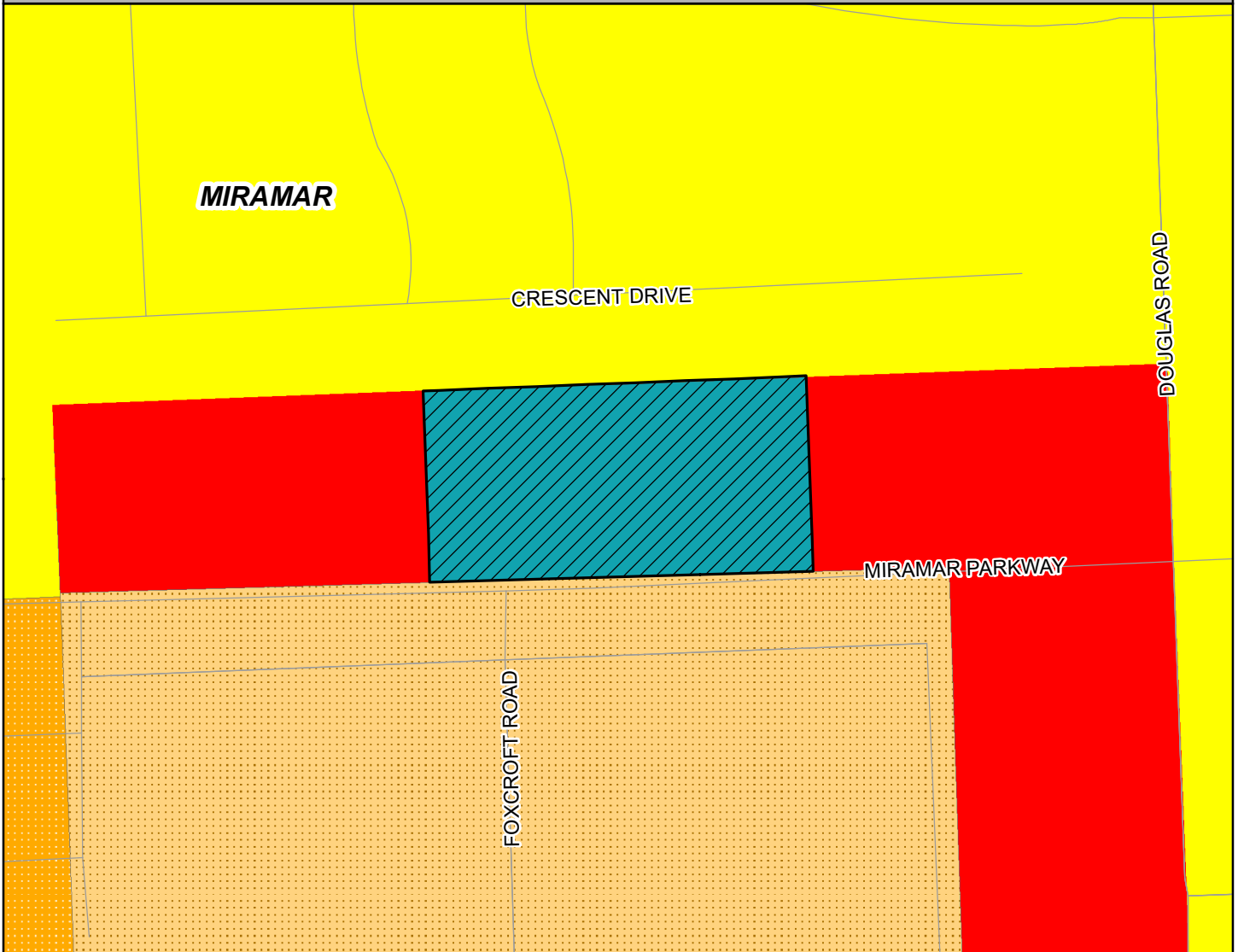
MAP 1  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
AERIAL PHOTOGRAPH  
AMENDMENT PC 19-3





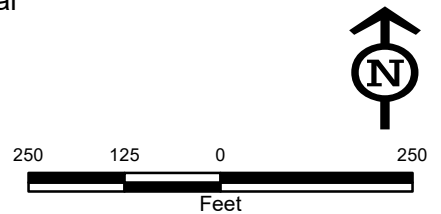
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 19-3**

**Current Land Use:**           Community

**Gross Acres:**                Approximately 4.0 acres



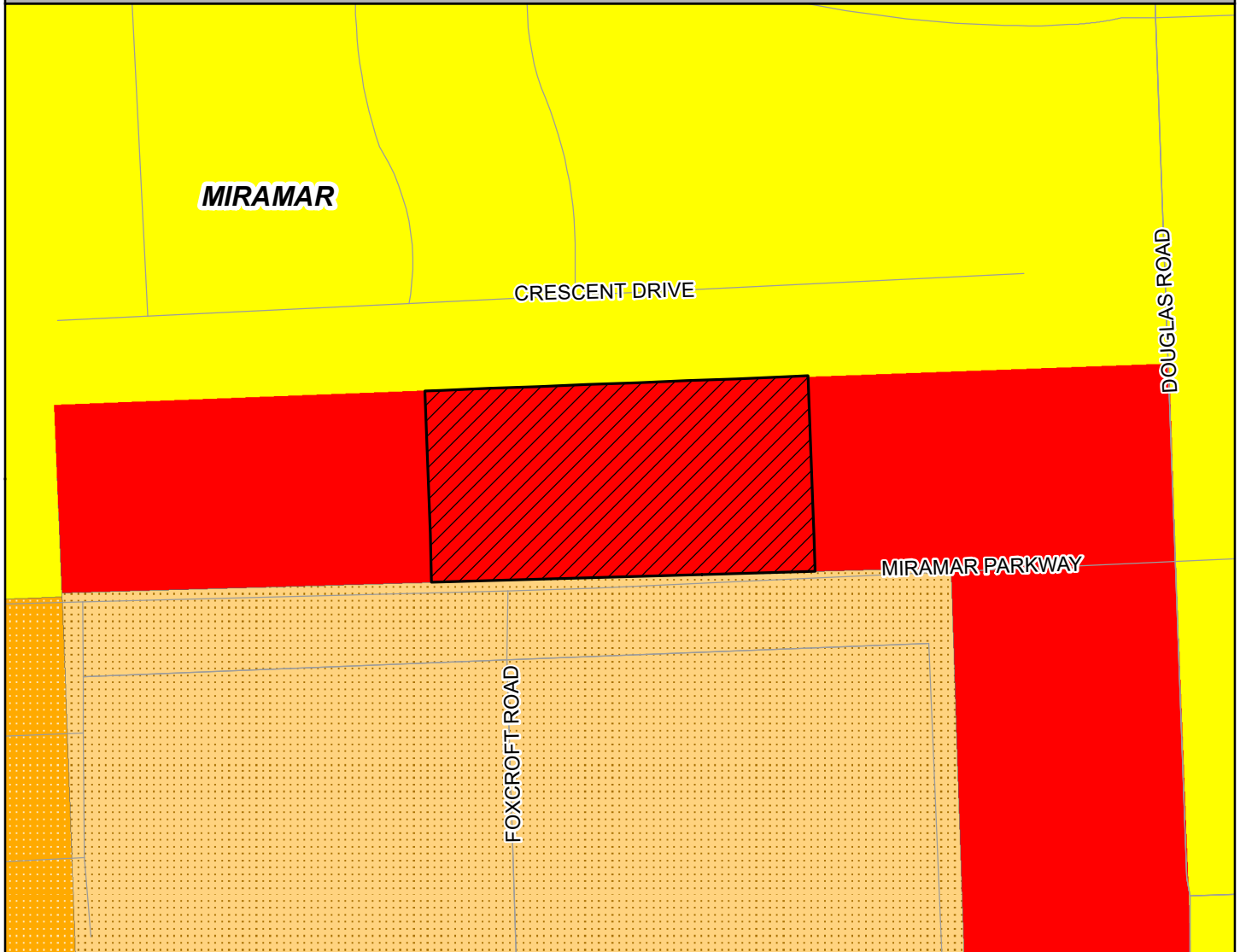
- |   |   |
|---|---|
|  Site                        |  Medium (16) Residential |
|  Low (5) Residential         |  Commerce                |
|  Low-Medium (10) Residential |  Community               |








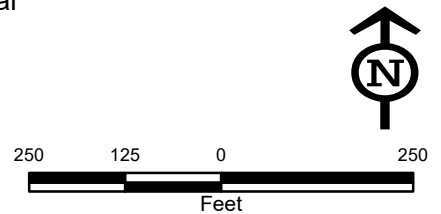
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 19-3**

**Proposed Land Use:** Commerce

**Gross Acres:** Approximately 4.0 acres



- |   |   |
|---|---|
|  Site                        |  Medium (16) Residential |
|  Low (5) Residential         |  Commerce                |
|  Low-Medium (10) Residential |   |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 19-3**  
**(MIRAMAR)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Recommendation*

*April 16, 2019*

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.

Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

*II. Planning Council Public Hearing Recommendation*

*April 25, 2019*

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 16-0; Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Grosso, Hardin, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-3**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
  - A. Size: Approximately 4.0 acres
  - B. Location: In Section 29, Township 51 South, Range 41 East; generally located on the north side of Miramar Parkway, west of Douglas Road.
  - C. Existing Uses: Vacant and parking for adjacent adult day care facility
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Community
  - B. Proposed Designation: Commerce
  - C. Estimated Net Effect: Addition of 4.0 acres of commerce use  
Reduction of 4.0 acres of community use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses:
    - North:* Single-family residential
    - East:* Service station
    - South:* Multi-family residential
    - West:* Adult day care center and fire station
  - B. Planned Uses:
    - North:* Low (5) Residential
    - East:* Commerce
    - South:* Medium (16) Residential
    - West:* Commerce

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

VI. Applicant/Petitioner

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

VII. Recommendation of Local Governing Body:

The City of Miramar recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in August of 2019.

VIII. Applicant’s Rationale

The applicant states: “It is the intent of the City to redevelop the now vacant amendment site with a 115-unit senior affordable rental housing project. The site is designated as Institutional & Public Facilities on the City’s Future Land Use Map (FLUM) and as Community on the BrowardNext - Broward County Land Use Plan (BCLUP), neither of these land use designations provides for residential uses other than special residential facilities. The City is therefore seeking to change the land use designation of the subject property to Commercial on the City FLUM and Commerce on the BCLUP. Upon adoption of the amendment, the City will tap into its unified pool of 524 available Flexibility (“Flex”) Units and its 20% Commercial-to-Residential acreage that is fixed at 80.6 acres, to develop the amendment site as a likely 115-unit senior affordable housing project.

As the “Baby Boomer” population enters retirement age, the demand for quality affordable housing for seniors has become a looming crisis in Broward County, which studies show is the most cost-burdened metropolitan region in the nation. Data from the University of Florida Schimberg Center for Housing Studies suggests that there are 80,000 households aged 65+ living in housing units built in 1979 or older in the County, putting these seniors already on fixed income at risk of encountering housing expenses or conditions that are untenable. The effects of this crisis are acutely felt in the City, where senior residents, which make up 10 percent of the total population are likely to be among the 21,000+ City households that the latest Broward County Affordable Needs Assessment have identified as either cost-burdened or severely cost-burdened. Through the amendment, the City is therefore seeking to leverage publicly-owned land to develop affordable housing for its income-constrained senior residents.”

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-3**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

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

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

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

*II. Transportation & Mobility*

The proposed amendment from the Community land use category to the Commerce land use category 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 164 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 that the proposed amendment is projected to have the following impacts:

- **87 trips (2.4% of capacity) on Miramar Parkway**, between Palm Avenue and Douglas Road, is currently operating at and projected to continue operating at level of service (LOS) “C,” with or without the subject amendment.
- **42 trips (1.2% of capacity) on Miramar Parkway**, between Douglas Road and University Drive, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.
- **25 trips (0.9% of capacity) on Douglas Road**, between Miramar Parkway and Miramar Boulevard, is currently operating at LOS “D,” and is projected to operate at LOS “F,” with or without the subject amendment.
- **20 trips (0.7% of capacity) on Douglas Road**, between County Line Road and Miramar Parkway, is currently operating at LOS “D,” and is projected to operate at LOS “F,” with or without the subject amendment.

It is noted that 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. As such, the amendment is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network.



## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

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 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.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service, as well as community bus service, is provided to the proposed amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that to enhance multimodal connectivity, the expansion of bicycle and pedestrian infrastructure could be improved. Miramar Parkway includes approximately 4-foot wide sidewalks, but no bicycle lanes. To the greatest extent possible, PDMD recommends wider sidewalks and 7-foot wide buffered bicycle lanes be constructed along Miramar Parkway concurrent with development of this site. Site design should include safe and convenient connections with the surrounding transportation network. Enhancements to the pedestrian and bicycle quality of service should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of future residents, visitors or employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations. See Attachment 4.

In response to the PDMD comments, the City of Miramar has indicated its commitment to implement complete streets projects along Miramar Parkway in partnership with and subject to funding availability from the Broward Metropolitan Planning Organization (MPO). The City will continue working with the MPO and other regional partners to secure funding for buffered bicycle lanes for said segment abutting the site. Further, the City will require a wider sidewalk through the replatting and development of the site, and will also require adjacent properties to do so as redevelopment occurs. See Attachment 7.

**REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

*III. Public Schools*

The Broward County School Board staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 5.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-3**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 6.

*III. Sea Level Rise*

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

*IV. Other Natural Resources*

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of 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 designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

*V. Historical/Cultural Resources*

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-3**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 4.

*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*

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies. Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

Regarding public notification, the Broward County Planning Council staff sent approximately 348 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 19-3**

**PLANNING ANALYSIS**

Our analysis finds that the proposed land use designation of Commerce would be generally compatible with the surrounding existing single-family residential to the north and multi-family residential land use to the south, as well as the non-residential land uses, including service station to the east, and an adult day care center and fire station to the west.

Planning Council staff notes that the proposed change to the Commerce land use category could accommodate retail or commercial type uses compatible with the surrounding land uses. Further, the City of Miramar is the property owner and has noted that it is considering leveraging the land for senior affordable housing. If this type of development occurs, it can be accommodated by a local allocation of “flexibility units” consistent with the BrowardNext – BCLUP commerce permitted uses. In addition, senior affordable housing development would dovetail with the adjacent adult day care center to the west of the proposed amendment site.

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 **public school facilities, natural or cultural resources** were identified.

Regarding anticipated impacts to the **regional transportation network**, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 164 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 that the proposed amendment will **not significantly or adversely impact** the operating conditions of the regional transportation network. See Attachment 2.

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.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-3**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of March 2019
2. Broward County Planning Council Traffic Analysis of January 15, 2019
3. Broward County Transit Division Report of February 5, 2019
4. Broward County Planning and Development Management Division Report of February 14, 2019
5. School Board of Broward County Consistency Review Report of January 29, 2019
6. Broward County Environmental Protection and Growth Management Department Report of February 12, 2019
7. Correspondence from Eric Silva, Community and Economic Development Director, City of Miramar, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 27, 2019
8. Broward County Parks and Recreation Division Report of February 13, 2019
9. Broward County Water Management Division Report of February 12, 2019
10. Email correspondence from Kevin Hart, P.E., CFM, District Director, South Broward Drainage District, to Kenneth Wenning, Planner, Broward County Planning Council, dated February 19, 2019

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 19-3

Prepared: March 2019

#### **POTABLE WATER**

The proposed amendment site will be served by the Miramar East Water Treatment Plant, which has a current capacity of 5.7 million gallons per day (mgd), with a proposed future expansion to 6.0 mgd. The current and committed demand is 3.7 mgd, with 2.0 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 5.0 mgd, with 1.3 mgd available, which expires on March 14, 2036. The proposed amendment will result in a net decrease of 0.004 mgd on the projected demand for potable water. Planning Council staff utilized level of service of 0.2 gallons per day (gpd) per square foot for community uses and 0.1 gpd per square foot for commerce uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

#### **SANITARY SEWER**

The proposed amendment site will be served by the Miramar Wastewater Reclamation Facility, which has a current capacity of 12.7 mgd. The City of Miramar also has a large user agreement with the City of Hollywood for 1.5 mgd of additional capacity at the Hollywood Southern Regional Wastewater Treatment Plant, for a combined capacity of 14.2 mgd. The current and committed demand on the treatment plants is 9.8 mgd, with 4.4 mgd available. The proposed amendment will result in a net decrease of 0.004 mgd on the projected demand for sanitary sewer. Planning Council staff utilized level of service of 0.2 gpd per square foot for community uses and 0.1 gpd per square foot for commerce uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by the Wheelabrator South Broward waste-to-energy facility, which has a current capacity of 800,000 cubic yards annually and a current and committed demand of 675,000-700,000 cubic yards annually, with 100,000-125,000 cubic yards available. The proposed amendment will result in a net increase of 1,600 pounds per day (0.8 tons per day) on the projected demand for solid waste. Planning Council staff utilized level of service of 1 pound per 100 square feet per day for community uses and 5 pounds per 100 square foot per day for commerce uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

#### **DRAINAGE**

The proposed amendment site is located within the C-9 East Drainage Basin and under the jurisdiction of Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD 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 2045 projected population (153,145) requires approximately 459.44 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in no net impact 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 19-3

Prepared: January 15, 2019

#### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Miramar

Size: Approximately 4.0 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips - Current Land Use Designation**

Current Designation: 4.0 acres of Community

Potential Development: 40,000 square feet of community use

Trip Generation Rate: "ITE Equation (730) Government Office Building"\*

Total P.M. Peak Hour Trips: 128 peak hour trips

##### **Potential Trips - Proposed Land Use Designation**

Proposed Designation: Commerce

Potential Development: 40,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: 292 peak hour trips

**Net P.M. Peak Hour Trips**                    **+ 164 p.m. peak hour trips**

#### **PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 164 p.m. peak hour trips at the long-range planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network.

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





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

**VIA EMAIL**

February 5, 2019

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 19-3

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated January 15, 2019 regarding the proposed Land Use Plan Amendment (LUPA) located in the City of Miramar for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT fixed route 28, and the City of Miramar Community Shuttle Green Route and Red Route. Please refer to the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
28	Weekday Saturday Sunday	5:00a – 12:02a 5:35a – 11:58p 8:25a – 9:22p	30 minutes 31 minutes 45 minutes
City of Miramar Community Shuttle Green Route	Weekday	6:30a – 6:30p	80 minutes
City of Miramar Community Shuttle Red Route	Weekday	6:30a – 6:30p	80 minutes

Future fixed-route bus improvements including shorter headways, increased span of



Transportation Department

**TRANSIT DIVISION-Service and Capital Planning**

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

service weekdays and weekends are specific for BCT Route 18, and a new route on Douglas Road, which will originate from the Miramar Town Center in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Please be advised of the future needs identified for the following BCT bus stops that are adjacent to or within the amendment site:

- 4627
- 4628, Needs ADA Improvements
- 4634, Needs ADA Improvements
- 4635, Needs ADA Improvements
- 4637

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops. Any proposed changes to the existing bus stops listed above related to a future development will need to be closely coordinated with BCT during the plat or development/site plan review.

Please feel free to call (954) 357-8381 or email me [tacrawford@broward.org](mailto:tacrawford@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP  
Senior Planner  
Service and Capital Planning

## ATTACHMENT 4



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

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

**DATE:** February 14, 2019

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

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

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Miramar PC 19-3*

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 19-3. The subject site is located in Miramar involving approximately 4.0 acres. The amendment proposes:

*Current Designations:* Community

*Proposed Designation:* Commerce

*Estimated Net Effect:* Addition of 4.0 acres of Commerce use  
Reduction of 4.0 acres of Community use

Item 7 – Analysis of Natural and Historic Resources

- A. The County's archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Miramar and 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: Nixon Lebrun, Sr. Planner Community and Economic Development Dept.  
City of Miramar  
2200 Civic Center Place  
Miramar, Florida 33025  
Tel.: (954) 602-3281  
Email: [nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov)

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district

medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

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

#### Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. 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. This property is owned by the City of Miramar (City) who intends to develop it as 115-unit age-restricted, affordable, rental housing project using “flexibility” units.

The Planning and Development Management Division staff finds that this application is not subject to the requirements of Broward County Land Use Plan Policy 2.16.2 since the use of “flexibility” units would not result in the addition of new units.

#### Item 11 – Redevelopment Analysis

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

#### Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward Municipal Services District or other unincorporated area lands or County-owned facilities/property.

#### Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) Route 28, and the City of Miramar Community Shuttle. The BCT’s Transit Development Plan 2019-2028 includes service span and headway improvements, as well as service extensions for these routes. A new local bus route is planned within ¼ mile from the amendment site on Douglas Road.

Miramar Parkway is the primary corridor that serves the proposed amendment site. Existing pedestrian and bicycle infrastructure adjacent to the amendment site could be improved. Miramar Parkway includes approximately 4-foot wide sidewalks, but no bicycle lanes. To the greatest extent possible, wider sidewalks and 7-foot wide buffered bicycle lanes should be constructed along Miramar Parkway concurrent with development of this site. Site design should include safe and convenient connections with the surrounding transportation network. Enhancements to the pedestrian and bicycle quality of service should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of future residents, visitors, or employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

Barbara Blake-Boy, Broward County Planning Council

PC 19-3

Page 3

February 14, 2019

If you have any questions, please contact Sara Forelle at [sforelle@broward.org](mailto:sforelle@broward.org) or 954-357-6635.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

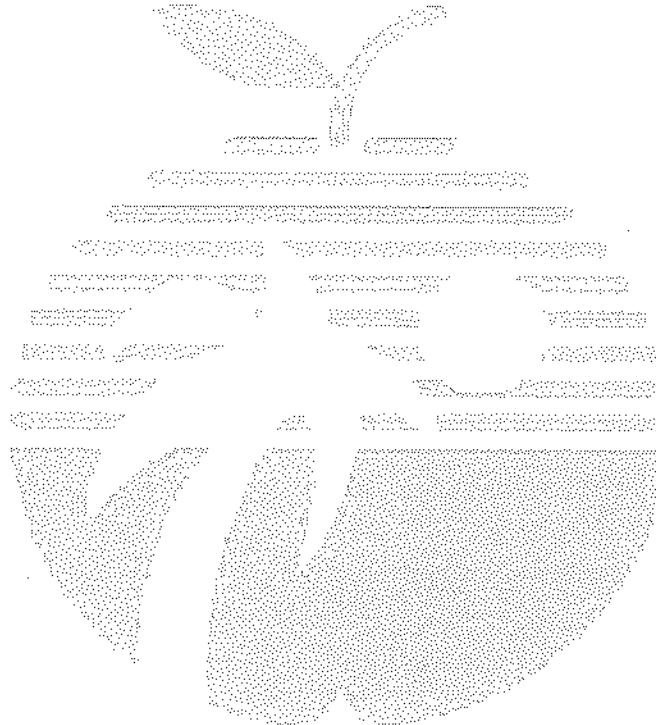
JS/slf/hec

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



**LAND USE NON-RESIDENTIAL  
SBBC-2590-2019  
County No: PC 19-3  
PC 19-3 Non-Residential LUPA**

January 29, 2019



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](http://www.browardschools.com)

ATTACHMENT 5

## SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
<b>Date:</b> January 29, 2019	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Units Permitted _____</td> <td style="width: 50%; border: none;">Units Proposed _____</td> </tr> </table>	Units Permitted _____	Units Proposed _____	Existing Land Use: Community																		
Units Permitted _____	Units Proposed _____																					
<b>Name:</b> PC 19-3 Non-Residential LUPA	<b>NET CHANGE (UNITS):</b>	Proposed Land Use: Commerce																				
<b>SBBC Project Number:</b> SBBC-2590-2019	<table style="width: 100%; border: none;"> <tr> <th style="width: 15%; border: none;"><u>Students</u></th> <th style="width: 15%; border: none;">Perm</th> <th style="width: 15%; border: none;">Proposed</th> <th style="width: 15%; border: none;">NET CHANGE</th> </tr> <tr> <td style="border: none;">Elem</td> <td style="border: none;"> </td> <td style="border: none;"> </td> <td style="border: none;"> </td> </tr> <tr> <td style="border: none;">Mid</td> <td style="border: none;"> </td> <td style="border: none;"> </td> <td style="border: none;"> </td> </tr> <tr> <td style="border: none;">High</td> <td style="border: none;"> </td> <td style="border: none;"> </td> <td style="border: none;"> </td> </tr> <tr> <td style="border: none;">Total</td> <td style="border: none;"> </td> <td style="border: none;"> </td> <td style="border: none;"> </td> </tr> </table>	<u>Students</u>	Perm	Proposed	NET CHANGE	Elem				Mid				High				Total				Current Zoning
<u>Students</u>	Perm	Proposed	NET CHANGE																			
Elem																						
Mid																						
High																						
Total																						
<b>County Project Number:</b> PC 19-3		Proposed Zoning:																				
<b>Municipality Project Number:</b>		Section: 29																				
<b>Owner/Developer:</b> City of Miramar		Township: 51																				
<b>Jurisdiction:</b> Miramar		Range: 41																				

### Comments

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

January 29, 2019

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

## ATTACHMENT 6

EP&GMD COMMENTS  
PC 19-3  
Page 1



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

**For:** Broward County Planning Council

**Applicant:** City of Miramar

**Amendment No.:** PC 19 – 3

**Jurisdiction:** Miramar                      **Size:** Approximately 4.0 acres

**Existing Use:** Vacant and parking for adjacent facility

**Current Land Use Designation:** Community

**Proposed Land Use Designation:** Commerce

**Location:**                      **Section:** 29    **Township:** 51 South    **Range:** 41 East; generally located on the north side of Miramar Parkway, west of Douglas Road.

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

#### ANALYSIS AND FINDINGS:

#### ENVIRONMENTAL ENGINEERING AND 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 2.22.01, 2.22.2]

There are no wetlands or surface waters on this site. Any activity which may create wetlands or surface waters may require a license.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

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.



## EP&GMD COMMENTS

PC 19-3

Page 2

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.

### **Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **164 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. Based on the Roadway Capacity and Level of Service Analysis the current level of service is within moderate impact and the long term traffic impact on the level of service will improve slightly in 20 years but will continue to have a moderate impact. There are no air permitted facilities in this area, therefore, there are no existing or potential odor or noise concerns.

The proposed site is situated along a heavily trafficked intersection, therefore, 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, and the use of pedestrian friendly designs which will include native tree shaded areas.

### **Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. Two listed contaminated sites were found on or adjacent to the proposed amendment location. See attached map and databased for further information as it relates to the land use amendment site. (MO 02/06/2019)

### **Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8]

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 mile of the site. See map in the attached documentation. (MO 01/29/2019)

## **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 2.26.2, 2.26.3, 2.11.5] The proposed amendment site is not currently within a wellfield zone

## EP&GMD COMMENTS

PC 19-3

Page 3

of influence. No special restrictions apply under Broward County's Wellfield Protection regulations.

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies] 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.

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 1 active Hazardous Material facility, 1 Storage Tank facility on, adjacent, or in proximity (.25m miles) to the proposed amendment site.

### **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 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

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. 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 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] 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 2.21.1 and 2.21.5]

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.

## EP&GMD COMMENTS

PC 19-3

Page 4

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 2.21.1 and portions of policy 2.21.5 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 2.20.14] –

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 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Broward Drainage District and South Florida Water Management District. Development within the site will be required to meet the drainage standards of the Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone X-shaded (0.2 PCT Annual Chance Flood Hazard) which are flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

**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 2.26.1]

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

EP&GMD COMMENTS

PC 19-3

Page 5

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 19-3
- B. *Municipality:* Miramar
- C. *Project Name:* Foxcroft

**II. Site Characteristics**

- A. *Size:* 4.0 acres
- B. *Location:* Miramar
- C. *Existing Use:* Vacant and parking for adjacent facility

**III. Broward County Land Use Plan Designation**

- A. *Current Designation:* Community
- B. *Proposed Designation:* Commerce

**IV. Wetland Review**

- A. *Are wetlands present on subject property?* No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?*
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

**V. Comments:**

**There are no wetland or surface waters on this site.**

Wetland Resource Questionnaire  
PC 19-3

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 19-3
- B. Municipality:*** Miramar
- C. Applicant:*** City of Miramar

***II. Site Characteristics***

- A. Size:*** 4.0 acres
- B. Location Section:*** 29 Township: 51 South Range 41 East; generally located on the north side of Miramar Parkway, west of Douglas Road.
- C. Existing Use:*** Vacant and parking for adjacent facility

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** Community

***Proposed Land Use Designation:*** Commerce

***IV. Water Recharge Review***

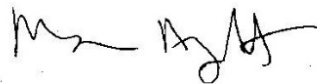
- A. Describe the general impacts of the current land use designation on water recharge:***  
The current land use designation is Community.  
A typical value for an impervious area produced by this type of development is approximately 85 percent.
- B. Describe the general impacts of the proposed land use designation on water recharge:***  
The proposed land use designation is Commerce. A typical value for an impervious area produced by this type of development is approximately 72 percent.

V. **Impact of Change in Land Use Designation**

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

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

VI. **Comments**



By: \_\_\_\_\_

Date \_\_\_\_\_

Maena Angelotti

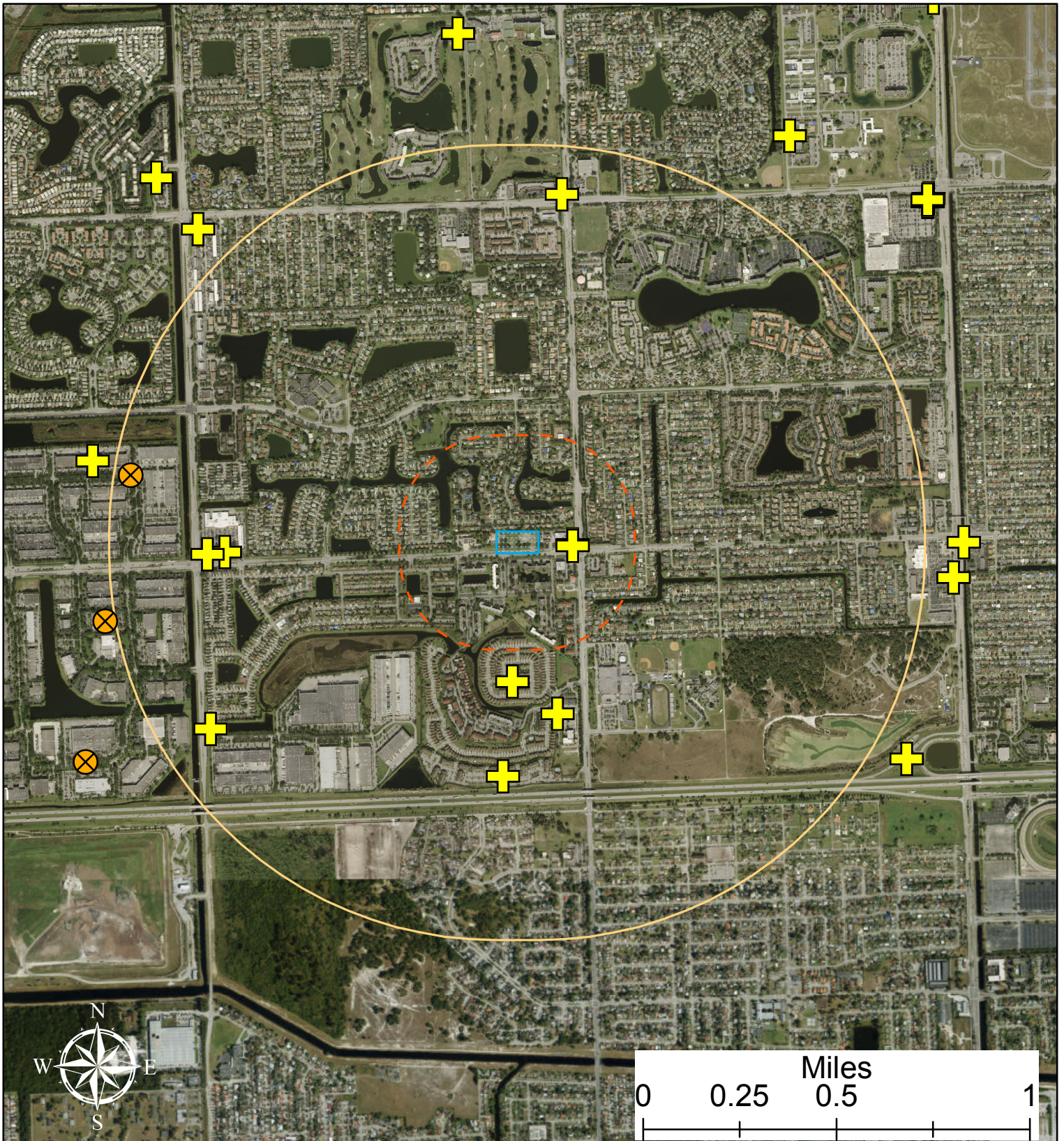
Environmental Planning and Community Resilience Division



### Contaminated Sites

Site Number	Facility Number	Street Address	City	Zip Code	Pollutant	Facility type	DEP Facility Number	Active
2635B	MIRAMAR EXXON	8905 MIRAMAR PKY	Miramar	33025	Gasoline	Auto Repair	69802339	N
2635A	MIRAMAR EXXON	8906 MIRAMAR PKY	Miramar	33026	Gasoline	Gas Station	69802339	N

# Land Use Amendment Comments Site LUA PC 19-3



## Legend

- AQD Air State Permitted Facilities
- ⊕ Contaminated Sites
- One Mile Buffer
- ⊖ Quarter Mile Buffer
- ⊞ Proposed Site

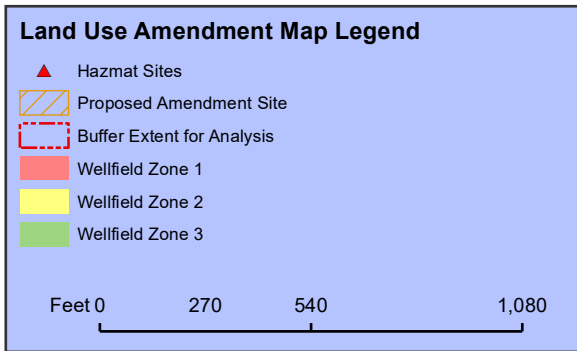
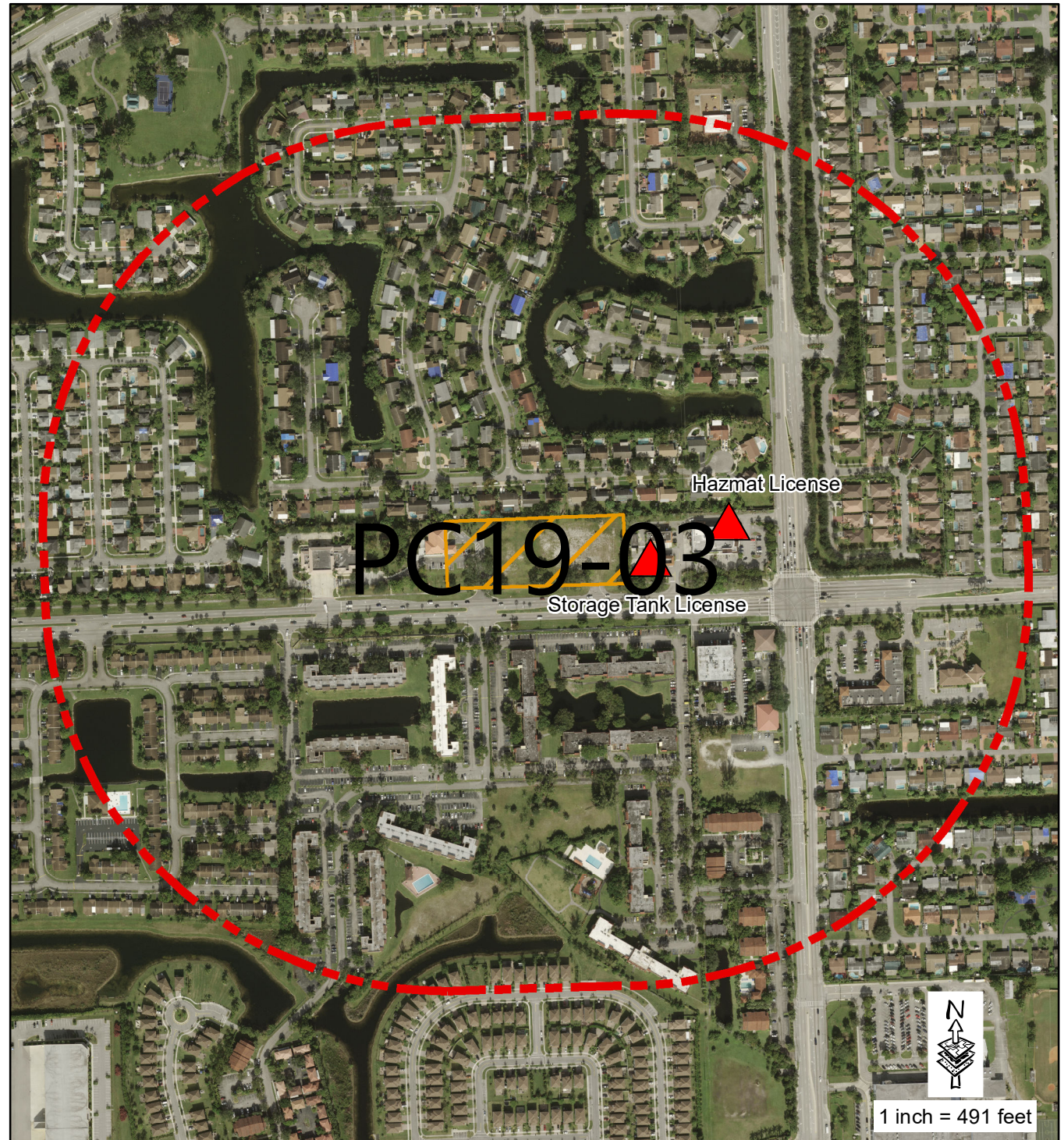
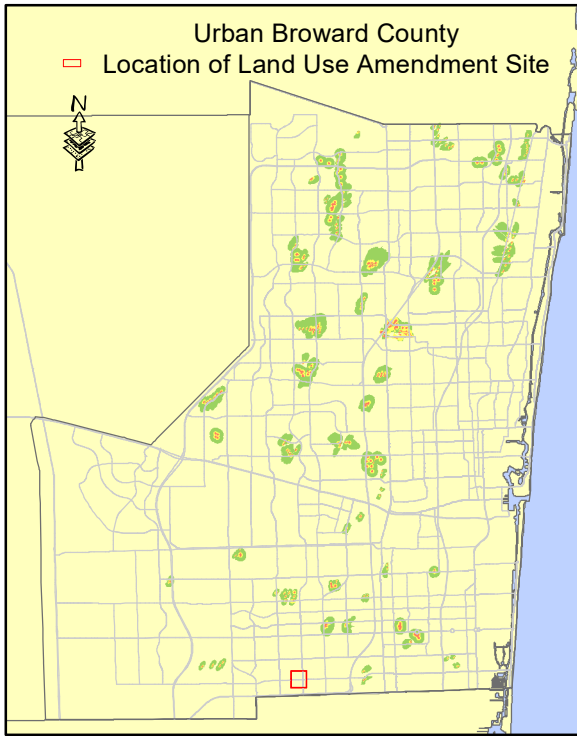
Generated for location purposes only.

Marker Size is a visual aid and neither represents exact location nor area of designated facility.

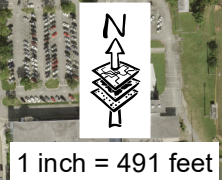
Prepared by: MOSPINA - January, 2019 - Environmental Engineering and Permitting Division

# Land Use Amendment Site: LUA\_PC19-03

RECEIVED  
2-7-19



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".  
 The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.  
 Prepared by: NHERNE - February 2019  
 Environmental and Consumer Protection Division



# ATTACHMENT 7

March 27, 2019



## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Wayne M. Messam

### Vice Mayor

Yvette Colbourne

### City Commission

Maxwell B. Chambers

Winston F. Barnes

Alexandra P. Davis

### City Manager

Vernon E. Hargray

"We're at the  
Center of Everything"

### Community & Economic Development

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-3448

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

**Re: Broward County Land Use Plan– Amendment Miramar PC 19-3**

Dear Ms. Boy:

Please accept this correspondence as the City of Miramar's official response to the comments issued by the Broward County Environmental Protection and Growth Management Department under the heading of Complete Streets. These comments state in part:

*Existing pedestrian and bicycle infrastructure adjacent to the amendment site could be improved. Miramar Parkway includes approximately 4-foot wide sidewalks, but no bicycle lanes. To the greatest extent possible, wider sidewalks and 7-foot wide buffered bicycle lanes should be constructed along Miramar Parkways concurrent with development of this site.*

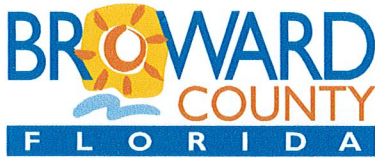
The City has no objection to the above-listed comments and, in partnership with and subject to the availability of funding from the Broward Metropolitan Planning Organization (MPO), is committed to implement complete streets projects along Miramar Parkway through the provision of buffered bicycle facilities and wider pedestrian zones. In fact, the 2015 Broward MPO Complete Streets Projects rank at 28 a project to provide buffered bicycle lanes and continuous furnishing zone from Douglas Road eastward with a prioritization score of 7.47. While there are not now any planned buffered bicycle lane projects for the segment of Miramar Parkway abutting the site, between Douglas Road and Hiatus, the City will continue working with the Broward MPO and other regional partners to secure funding for the provision of such for that segment. Meanwhile, the City, through the replatting and development of the site, will provide a wider sidewalk in front of same, and will require adjacent properties to do so when redevelopment occurs.

Should you have any questions, please feel free to contact me or Nixon Lebrun, AICP, Senior Planner, at (954) 602-3281 or [Nlebrun@miramarfl.gov](mailto:Nlebrun@miramarfl.gov).

Sincerely,

Eric Silva  
Community and Economic Development Director

FEB 15 2019

BROWARD COUNTY  
PLANNING COUNCIL

PARKS AND RECREATION DIVISION • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

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

**MEMORANDUM**

February 13, 2019

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

Thru: ~~Dan~~ West, Director  
Parks and Recreation Division

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

A handwritten signature in blue ink, appearing to read "John R. Fiore", is written over the "From:" line.

Re: **Land Use Plan Amendment Comments**  
**March 28, 2019 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their March 2019 meeting. Our comment is as follows:

**PC 19-3** No objections.

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

**Broward County Board of County Commissioners**

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Lamar P. Fisher • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

## ATTACHMENT 9



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**

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

### MEMORANDUM

February 12, 2019

TO: Barbara Blake Boy  
Executive Director Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT  
PC 19-3

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

- PC 19-3

Our office has no objections or comments to this amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Heilman".

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

# ATTACHMENT 10

**From:** Kevin Hart [<mailto:kevin@sbdd.org>]  
**Sent:** Tuesday, February 19, 2019 9:22 AM  
**To:** Wenning, Kenneth <[KWENNING@broward.org](mailto:KWENNING@broward.org)>  
**Cc:** [ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov); [pam@sbdd.org](mailto:pam@sbdd.org)  
**Subject:** RE: PC 19-3 - Miramar (Foxcroft) Friendly reminder for Comments Due

Kenneth,

Here are SBDD's comments on the City of Miramar's proposed Land Use Plan Amendment:

1. Applicant will need to submit LUPA review fee of \$500.00 payable to "South Broward Drainage District".

The following comments will apply to the Drainage Analysis Section of the submittal:

**Road Protection** - Residential streets not greater than eighty feet wide rights-of-way to have crown elevations at or above the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than eighty feet wide to have an outside edge of through lane pavement at or above the elevation for the respective area depicted on the ten year "Flood Criteria Map."

In addition, the roadway crown elevations and parking lot elevations shall be set at or above elevation 6.00' NGVD per the South Broward Drainage District (SBDD) Facilities Report for the S-2 Basin. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.

**Buildings** – To have the lowest floor elevation no lower than one (1) foot above the base flood or 18 inches above the highest point of the adjacent road crown elevations, whichever is greater.

In addition, the lowest floor elevation elevations shall be set at or above elevation 7.5' NGVD per the South Broward Drainage District (SBDD) Facilities Report for the S-2 Basin. Applicant shall provide flood routing calculations to SBDD at the time of permitting to demonstrate compliance with this requirement.

**Off Site Discharge** - Not to exceed the inflow limits of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Within the SBDD pumped basins, the allowable discharge is not applicable; however, all undeveloped properties are required to provide a minimum volume of on-site basin storage per the District's Facilities Report & Water Control Plan. The subject property will be required to provide a minimum of 20% water management area prior to discharge. Discharge for this property will be controlled through the District's pump station under a Basin-wide Permit with SFWMD.

**Storm Sewers** - In addition to the information provided, all storm sewers shall meet SBDD criteria.

## **Flood Plain Routing:**

Calculated flood elevations routing based on the ten-year and one hundred-year return frequency rainfall of the three-day duration shall not exceed the corresponding elevations of the ten year Broward County "Flood Criteria Map" and the "100 Year Flood Elevation" Map, as published by Broward County.

In addition, the calculated flood elevation routings based on the ten-year and one hundred-year return frequency rainfall of the three-day duration shall be in accordance with SBDD permits and criteria. The 10-year, 3-day and 100-year, 3-day calculated flood elevations shall not exceed minimum stages set by SBDD for Basin S-2, and the applicant shall demonstrate that the required basin storage requirements for the subject property has been provided.

**Antecedent Water Level:**

The higher elevation of either the control elevation or the elevation depicted on the map “average wet season water levels,” as published by Broward County.

This site is located within the SBDD S-2 Drainage Basin with a control water elevation of 2.70’ NGVD.

**Water Quality:**

Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention as part of the required retention/detention. In addition, any project with greater than 60% impervious area shall provide one half inch of dry detention or retention as part of the required retention/detention.

**On Site Storage:** Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus discharge occurring during design rainfall.

Please provide documentation that the basin storage requirements for the subject property have been provided. The subject property is required to provide a 20% water management area in accordance with SBDD criteria.

**Best Management Practices (BMP):**

No comments.

These LOS standards shall be used to determine adequacy at the time of plat and site plan approval for all properties within the City.

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

Please correct this section to correspond to the subject property.

The subject site is located within the jurisdiction of the South Broward Drainage District (SBDD). The site is located in SBDD Basin S-2.

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

Please correct this section to correspond to the subject property.

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



Please correct this section to correspond to the subject property.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Please update this section to correspond to the subject property. Please note that the property owner will be required to enter into a Maintenance & Indemnification Agreement with SBDD prior to final acceptance of the project.

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

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

Feel free to contact me with any questions.

Please note that additional comments may be forthcoming in the future.

Kevin Hart, P.E., CFM  
District Director  
South Broward Drainage District  
6591 Southwest 160th Avenue  
Southwest Ranches, FL 33331  
954-680-3337 (office)  
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