

WALDMAN

**APPLICATION FOR AMENDMENT TO
CITY OF COCONUT CREEK
AND BROWARD COUNTY
LAND USE PLANS**

**January 2014
Revised July 2014**

TABLE OF CONTENTS

	<u>PAGE</u>
1. LETTER OF TRANSMITTAL	1
2. LOCAL GOVERNMENT INFORMATION	1
3. APPLICANT INFORMATION.....	2
4. SUBJECT PROPERTY DESCRIPTION	4
5. EXISTING AND PROPOSED USES	4
6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	6
7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	19
8. AFFORDABLE HOUSING	20
9. LAND USE COMPATIBILITY	21
10. HURRICANE EVACUATION ANALYSIS	22
11. REDEVELOPMENT ANALYSIS	22
12. INTERGOVERNMENTAL COORDINATION.....	22
13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN.....	22
14. POPULATION PROJECTIONS	24
15. ADDITIONAL SUPPORT DOCUMENTS	24
16. PLAN AMENDMENT COPIES	24

EXHIBITS

Exhibit A	Sketch and Legal
Exhibit B	Location Map
Exhibit C	Sanitary Sewer Service Letter
Exhibit D	Potable Water Service Letter
Exhibit E	Drainage Service Letter
Exhibit F	Solid Waste Service Letter
Exhibit G	Mass Transit Service Letter
Exhibit H	Broward County School Board Analysis
Exhibit I	Conceptual Site Plans

1. LETTER OF TRANSMITTAL

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Date local governing body held transmittal public hearing.**

To be determined.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The amendment area is not within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. Whether the amendment is one (1) of the following:**
***Development of Regional Impact**
***Small-scale development activity (per Florida Statutes)**
***Emergency (please describe on separate page)**
***Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The Subject Property is less than 10 acres and qualifies as a small scale development.

2. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.**

To be determined

- B. Proposed month of adoption of local land use plan amendment.**

The anticipated month of adoption of the local land use plan amendment is November 2014.

C. Name, title, address, telephone (1), facsimile number and e-mail of the local government contact.

Scott Stoudenmire, Deputy Director
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
Telephone: 954-973-6756
E-mail: sstoudenmire@creekgov.net

D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan Amendment.

To be provided.

E. Description of public notification procedures followed for the amendment by the local government.

The City of Coconut Creek ("City") will provide notice of the proposed land use plan amendment in accordance with Florida Statutes. In addition, the Applicant is required to install a sign on the property with the public hearing information 14 days prior to each public hearing.

3. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

James W. Waldman
1900 West Commercial Boulevard
Suite 180
Fort Lauderdale, FL 33309
Telephone: 954-776-4476
Facsimile: 954-229-1635
E-mail: jwaldman@keiseruniversity.edu

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Contact: Dennis D. Mele, Esq.
Telephone: 954-527-2409
Facsimile: 954-333-4009
E-mail: dennis.mele@gmlaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

James W. Waldman
1900 West Commercial Boulevard
Suite 180
Fort Lauderdale, FL 33309
Telephone: 954-776-4476
Facsimile: 954-229-1635
E-mail: jwaldman@keiseruniversity.edu

D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

The fee is included with the transmittal of this amendment.

E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Subject Property is approximately four (4) acres and has a land use plan designation of Estate (1) Residential. The Applicant is requesting that the land use plan designation on the Subject Property be amended from Estate (1) Residential to Low (5) Residential ("Proposed Amendment"). Although the population growth and demand for single family homes slowed in the region during the recent recession, the region's economic condition is improving and the overall trend is for the City's population to continue to expand. Broward County projects that the population of the City is expected to increase to 56,777 in the year 2040. The dwelling units proposed for the Subject Property will help to meet the projected population growth and demand for new residential communities in areas that provide excellent living conditions such as Coconut Creek.

The area in the northwest portion of the City, north of Hillsboro Boulevard between Lyons Road and SR 7 that surrounds the Subject Property includes a variety of residential, commercial and community facility uses. The Applicant is proposing a residential density that is similar and consistent with the Residential 5.5 designation immediately south of Subject Property. The Proposed Amendment represents a transition from higher density along Hillsboro Boulevard (5.5 dwelling units per acre) to lower densities to the north. In order to ensure compatibility with existing uses and residential densities to the north, east and west, the Applicant is proposing a development plan that provides sufficient buffers along the perimeter of the Subject Property for the benefit of the adjacent properties. The proposed development plan also provides for a series of buildings that will appear to be large single family homes to blend with the character of the single family homes in the area.

The analysis provided in this 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.

4. SUBJECT PROPERTY DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The Subject Property is located on the south side of NW 74 Street between NW 39 Avenue and Lyons Road.

The Subject Property consists of 4.0 gross acres which includes half of the adjacent right of way for NW 74 Street and 3.9 net acres.

- B. Sealed survey, including legal description of the area proposed to be amended.**

A survey of the Subject Property is provided in **Exhibit A**.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)**

See **Exhibit B**.

5. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the Subject Property. If multiple land use designations, describe gross acreage within each designation.**

	Broward County	City of Coconut Creek
Current	Estate (1)	Estate (1)
Proposed	Low (5)	Low (5)

- B. Current land use designations for the properties adjacent to the subject property are as follows:**

North: Estate (1) DU/AC
 South: Residential 5.5 DU/AC
 East: Estate (1) DU/AC
 West: Estate (1) DU/AC

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The flexibility provisions of the *Broward County Land Use Plan* have not been used for areas adjacent to the Subject Property.

D. Existing use of Subject Property and adjacent areas.

Subject Property: Single Family

Adjacent Properties: North: Vacant, Single Family
South: Single Family
East: Vacant, Single Family
West: Single Family

E. Proposed use of the Subject Property including proposed square footage for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The Proposed Amendment would permit a maximum of 20 single family units on the Subject Property.

F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

The maximum development currently allowable on the Subject Property is 4 single family units.

G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.

The Subject Property is not part of a larger development project.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

- 1. Identify whether the Subject Property or a portion is currently and/or proposed to be serviced by septic tanks.**

A septic tank is installed on the Subject Property. Future development on the Subject Property will connect to sanitary sewers if required by the appropriate regulatory agencies.

- 2. Identify the sanitary sewer facilities serving the Subject Property including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.**

The City currently owns and maintains the wastewater collection facilities north of Coconut Creek Parkway. The City purchases wastewater treatment services from Broward County through a large user agreement with Broward County. The City is responsible for transmitting wastewater to the Broward County North Regional Wastewater Treatment Plant ("NRWT").

The current permitted plant capacity of the NRWTP is 95 million gallons per day (MGD). Included in the current permitted plant capacity is 6.54 MGD presently allocated to the City by the large user agreement. The City is currently using 4.41 MGD including committed capacity as of September 2012. The annual average daily flow at NRWTP is 69.2 MGD with a committed demand of 1.22 MGD, for a total current plus committed demand of 70.42 MGD. No improvements are planned to increase capacity at the NRWTP.

- 3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Current Land Use Plan Designation: Estate (1)		
Development Intensity	Generation Rate*	Demand
4 single family	220 GPD/DU	0.001 MGD
Proposed Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate*	Demand
20 single family	220 GPD/DU	0.004 MGD
Net Change:		+.003 MGD

*Per City of Coconut Creek Comprehensive Plan

- 4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local**

government’s adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

According to the Broward County Comprehensive Plan, the projected flow at the NRWTP in 2025 is 93.4. The existing plant capacity of 95 MGD is adequate to meet the long range projected flow as well as the demand from the Subject Property. No plant expansions are needed to meet the future demands including the Proposed Amendment.

- 5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

See attached **Exhibit C**.

B. Potable Water Analysis

- 1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The City has entered into a large user agreement with Broward County whereby Broward County Water & Wastewater Services (BCWWS) supplies treated potable water to the City.

Excerpts from the Broward County Water Supply Plan provided below. As documented in Section 3 below, the County’s permitted water supply is adequate to meet the short and long range demands.

District 2 and Coconut Creek Projected Population and Finished Water Demand Potential 2015-2030				
Year	Projected Population	Finished Water Demand Potential (Average Day in MGD)	Finished Water Demand Potential (Max. Day in MGD)*	Overall Per Capital Demand (GPD)
2015	135,097	19.8	27.1	146
2030	145,950	21.3	29.3	146

Note: For that portion of Coconut Creek and Parkland that use WWS potable water

*Based on a maximum day to average day ratio of 1.37

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Broward County provides potable water to the City from Broward County 2A Water Treatment Plant. The North Regional Wellfield (“NRW”) is operated in concert with the 2A wellfield to supply the 2A Water Treatment Plant (WTP) with sufficient volume to meet the potable water demands of the County’s service area and the City of Coconut Creek. The current capacity of plat 2A is 40 MGD. The current plus committed demand is 12.42 MGD. According to SFWMD Permit No. 06-58-00010 the permitted withdrawal is 40 MGD. No expiration date has been assigned to this permit. The current capacity of plat 2A is 40 MGD. The current plus committed demand is 12.42 MGD.

3. **Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The NRW is located in Quiet Waters Park and along Hillsboro Boulevard, just west of Powerline Road. The NRW is comprised of ten (10) wells, each with a capacity of 2 million gallons per day (MGD), providing a total design capacity for the wellfield of 20 MGD.

The consumptive use permit for the NRW has been combined with the 2A wellfield permit and has been issued as one single permit from the SFWMD. This permit number is 06-00142-W issued in March 2008 for a twenty (20) year permit duration. The maximum monthly permitted capacity of the 2A/NRW is 24.3 MGD.

4. **Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Current Land Use Plan Designation: Estate (1)		
Development Intensity	Generation Rate*	Demand
4 single family	300 GPD/DWELLING UNIT	0.0012 MGD
Proposed Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate*	Demand
20 single family	300 GPD/DWELLING UNIT	0.006 MGD
Net Change: +.0048 MGD		

* Per City of Coconut Creek Comprehensive Plan

5. **Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

District 2 Biscayne Aquifer Source of Supply Future Needs

Year	Raw Water Withdrawal From Biscayne Aquifer Annual Average Flow (MGD)	Finished Water Produced Annual Average Flow (MGD)
2015	16.9	16.3
2030	16.9	16.3

District 2 Floridan Aquifer Source of Supply Future Needs

Year	Raw Water Withdrawal From Floridan Aquifer Annual Average Flow (MGD)	Finished Water Produced Annual Average Flow (MGD)
2015	4.3	3.4
2030	5.9	4.7

6. **Correspondence from potable water provider 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.**

See Exhibit D.

C. Drainage Analysis

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

Standards for drainage facilities adopted by the City of Coconut Creek are provided below:

- Discharge – 25 year, 3-day storm.
- Public Road Elevation – 10 year, 1-day storm.
- Floor Elevation – 100 year, 3-day storm.

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

The project lies within the Cocomar Water Control District (“Cocomar”) and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. The Subject Property will discharge into Cocomar’s C-4 canal, which ultimately discharges through structure 45 into SFWMD’s Hillsboro Canal.

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

The existing drainage system has sufficient capacity to provide stormwater management for the service area. There are no planned drainage improvements for this area. Cocomar requires that all development projects provide 15% of development area for stormwater management. The proposed development must also comply with the requirements of the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department (“BCEPGMD”).

- 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 Subject Property. Identify the permit number(s), or application number(s) if the project is pending, for the Subject Property. If a Subject Property is not required to obtain a SFWMD permit, provide documentation of same.**

Cocomar encompasses 8,370 acres of residential, commercial and recreational land. Cocomar was originally permitted in 1984, South Florida Water Management District permit number 06-00551-S.

The proposed amendments shall comply with all requirements of BCEPGMD, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage and stormwater pollution prevention plans submittals including but not limited to site plan, engineering plans, and permitting.

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

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

The developed property in the surrounding area meets the adopted level of service. The Applicant will obtain all necessary permits to ensure that the drainage system installed for the Subject Property meets the adopted level of service standards and does not have a negative impact on the surrounding properties.

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.**

See Exhibit E for correspondence from Cocomar Water Control District.

D. Solid Waste Analysis

1. **Provide the adopted level of service standard for the municipality in which the amendment is located.**

The adopted level of service for solid waste as contained in the City's Comprehensive Plan for residential uses is 8.9 pounds per unit per day.

2. **Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Solid waste generated in Coconut Creek is hauled to the Waste Management Monarch Hill Landfill. Waste Management also operates the Wheelabrator Waste to Energy Plants.

The landfill capacity is 24,000,000 cubic yards. The plant capacity for the Waste to Energy Plant is 2,250 tons per day. The landfill demand is approximately 3,000 tons per day. The Waste to Energy Plant demand is approximately 1,500 tons per day. Both have sufficient capacity to handle the proposed amendment area. Plant capacity for both facilities is not expected to increase in the next 5 years.

3. **Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Current Land Use Plan Designation: Estate (1)		
Development Intensity	Generation Rate	Demand
4 single family	8.9 lbs/unit/day	35.6 lbs/day
Proposed Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate*	Demand
20 single family	8.9 lbs/unit/day	178 lbs/day
		NET CHANGE: +142.4 lbs/day

*City of Coconut Creek Comprehensive Plan

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit F.

E. Recreation and Open Space Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The City adopted level of service standard for local level parks is three (3) acres of land per 1,000 residents.

2. **Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

The following parks will serve the Subject Property:

- a. **Regional Parks:** Tradewinds Regional Park – 599 acres

- b. Community Parks: Recreation Complex – 18.8 acres
- c. Neighborhood Parks: 74th Street Passive Park – 5 acres
- d. Open Space: Longpine Greenway – 2 acres

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Current Land Use Plan Designation: Estate (1)		
Development Intensity	Generation Rate*¹	Demand
4 single family	3 acres/1,000 residents	.04 acres
Proposed Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate	Demand
20 single family	3 acres/1,000 residents	.2 acres
Net Change: +.16 Acres		

*¹Based on 3.3 persons per dwelling unit, Broward County Land Development Code

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

There are also two regional parks within the City owned and operated by Broward County. These County parks, Tradewinds Park and Fern Forest Nature Center, make up 842 acres of active and passive areas. There are also two private golf courses within the City, totaling approximately 206 acres. Finally, the City has extensive local parks and a greenway trail system to connect neighborhoods and parks with sidewalks, bicycle paths and nature trails. Based on a level of service standard of 3 acres per 1,000 population, the City would need 190 acres of parks and recreation lands at buildout. Of the total recreation and open space lands in the City 281 acres qualify to be counted toward the level of service standard. Therefore, the City has sufficient lands required to serve the projected population, including the Proposed Amendment.

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The Subject Property is adjacent to NW 74 Street which is a local street and traffic data is not available for NW 74 Street. The 2009 operating characteristics for Hillsboro Boulevard, which is the closest east-west arterial, are provided below. This is the most current information published by the Broward County Metropolitan Planning Organization.

Hillsboro Boulevard 2009 Daily Conditions ⁽¹⁾				
Segment	AADT	Capacity	# of Lanes	LOS
SR 7 to Lyons Road	26,000	55,300	6	B
Lyons Road to Powerline Road	36,500	55,300	6	B

⁽¹⁾ Broward County Roadway Capacity Report for 2011 and 2035, Broward County Metropolitan Planning Organization

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

The Broward County Metropolitan Planning Organization publishes traffic data for the 2009 and 2035. To calculate the conditions on Hillsboro Boulevard for the short range condition (2019), a straight line interpolation was utilized. The results of this analysis and the Broward County Metropolitan Planning Organization data for 2035 are provided below.

Hillsboro Boulevard 2019 Daily Conditions			
Segment	AADT	Capacity ⁽¹⁾	LOS
SR 7 to Lyons Road	26,134	55,300	B
Lyons Road to Powerline Road	40,630	55,300	B

2035 Daily Conditions ⁽¹⁾			
Segment	AADT	Capacity	LOS
SR 7 to Lyons Road	29,491	55,300	B
Lyons Road to Powerline Road	47,238	55,300	B

⁽¹⁾ Broward County Roadway Capacity Report for 2009 and 2035, Broward County Metropolitan Planning Organization

3. **Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the Subject Property and provide a distribution**

of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

In accordance with the Broward County Planning Council procedures, the Planning Council staff will analyze the impacts of the Proposed Amendment before transmittal to the Florida Department of Economic Opportunity. Planning Council staff will also evaluate if any roadway improvements are required to mitigate the impacts of the Proposed Amendment. The Applicant will work with City and Planning Council staff to address any traffic impacts of the Proposed Amendment prior to final adoption.

4. **Provide any transportation studies relating to this amendment, as desired.**

No transportation studies are provided with this application at this time. The Planning Council will complete a traffic analysis which will be available prior to the final adoption of the Proposed Amendment.

G. Mass Transit Analysis

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one (1)-quarter of a mile.**

Broward Transit Route 48 begins at Deerfield Beach and follows Hillsboro Boulevard west to SR7. Route 48 is the closest transit service to the Subject Property. The headway for Route 48 is approximately 40 minutes. The Broward County short and long range mass transit plans do not anticipate providing additional transit service to the Subject Property or to nearby properties.

2. **Quantify the change in mass transit demand resulting from this amendment.**

The Subject Amendment will add 16 residential units to the Subject Property. Route 48 currently has adequate capacity to handle the additional transit trips associated with the Proposed Amendment.

3. **Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit G.

4. **Describe how the proposed amendment furthers or supports mass transit use.**

The proposed Amendment supports mass transit use by adding additional residential development which may result in increased transit ridership.

H. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.).

POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.

The City's Comprehensive Plan documents that the City has acquired and protected open space areas to serve the City's needs. The City has adopted a level of service standard of three (3) acres per 1,000 population. The City currently has an excess of approximately 90 acres of park area needed to serve the buildout population.

POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.

During the site plan approval process for the Subject Property the Applicant will address the open space needs of the residents of the Subject Property.

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

There is no public open space on the Subject Property. Therefore, the Proposed Amendment will not result in a loss of open space.

POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following: ...

This Subject Property does not include a golf course and therefore, this policy is not applicable.

I. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The public schools that serve the Subject Property are Tradewinds Elementary, Lyons Creek Middle and Monarch High.

2. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

The current operating conditions at the schools serving the Subject Property according to the Broward County School Board Planning Tool are provided below.

School	Enrollment* 2013/2014 school year	Gross Capacity**	Over/(under) FISH Capacity
Tradewinds Elementary	1,160	1,520	(360)
Lyons Creek Middle	1,773	2,135	(362)
Monarch High	2,335	2,360	(25)

*Broward County School Board Planning Tool

3. **Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.**

Current Land Use Plan Designation: Estate (1)		
Development Intensity	Generation Rate*	Demand
4 Single Family	Elementary - .24	1 Elementary students
	Middle -.124	.5 Middle students
	High - .14	.5 High students
Proposed Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate*	Demand
20 Single Family	Elementary- .24	5 Elementary students
	Middle -.124	2.5 Middle students
	High -.14	3 High students
Net Change:	4 Elementary students	
	2 Middle students	
	2.5 High students	

*Broward County Land Development Code

See **Exhibit H** for the application that will be submitted to the School Board of Broward County after the land use plan amendment is submitted to the Broward County Planning Council. The results of the analysis will be available prior to final adoption of the land use plan amendment.

4. **Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

All the schools that serve the Subject Property are operating at an acceptable level of service and no improvements are necessary at this time.

5. **Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

The School Board has the ability to add portables and/or use the annual boundary change process as alternatives to permanent capacity improvements.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Subject Property is vacant. The Applicant is not aware of any historic sites or districts on the National Register of Historic Places or locally designated historical sites.

B. Archaeological sites listed on the Florida Master Site File.

Based upon a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Subject Property.

C. Wetlands.

The City and County comprehensive plans do not identify any wetlands on the Subject Property.

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

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

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

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

The Subject Property is not located in a priority planning area.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or

the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

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

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

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

H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone (1) of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone (1) and any provisions which will be made to protect the wellfield.

The Subject Property is not located within a wellfield protection zone.

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

According to the City's Comprehensive Plan, Hallandale fine sand soils are present on the Subject Property. The Hallandale soil series consist of shallow, poorly and very poorly drained, rapidly permeable soils formed in thin deposits of marine sandy materials over limestone. They are saturated during the summer rainy season and after periods of heavy rainfall in other seasons. Slopes are less than 2 percent. Development on the Subject Property will require that the elevation of the Subject Property be increased to appropriate elevation for flood protection.

J. Beach Access – Indicate if the Subject Property fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Subject Property is not adjacent to the ocean. Thus, the proposed development will not affect any beach access.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The proposed amendment will not add more than 100 dwelling units. Therefore, Policy 1.07.07 is not applicable.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Applicant is requesting that the land use plan designation on the Subject Property be changed from Estate (1) Residential to Low (5) Residential which allows five (5) dwelling units per acre. The Proposed Amendment will facilitate development of a maximum of 20 dwelling units on the Subject Property. This area in the northwestern portion of the City has residential densities that range from Estate (1) Residential to Residential 5.5 dwelling unit per acre. Currently the land that is immediately adjacent to the Subject Property on the south is developed with residential uses at a density of 5.5 dwelling units per acre. That property extends south to Hillsboro Boulevard. Therefore, the Proposed Amendment is not out of character for the area. The Proposed Amendment would result in a transition of higher residential density along Hillsboro Boulevard to lower density to the north.

In order to address compatibility with the single family homes in the surrounding area, the Applicant has developed conceptual site plans that resemble a single family development. The development south of the Subject Property has a residential density of 5.5 DU/AC and is designed as a typical multi-family development. All buildings are identical, there is one large common recreation area and only surface parking is provided. The conceptual site plans depict a series of buildings that are similar in scale to the existing single family units in the area, rather than large linear buildings that are typical of a multi-family development. The proposed buildings will have different architectural details so as to prevent a monotonous design. Some parking can be provided in garages to limit the surface parking. In addition, a series of recreation areas can be provided to resemble single family pools rather than one large recreation area typical of a multi-family development.

The conceptual site plans that incorporate the design elements described above are included as **Exhibit I**. The exact design of the Subject Property will be determined during the rezoning and site plan approval process.

10. HURRICANE EVACUATION ANALYSIS

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

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

The Subject Property is not located within an evacuation zone.

11. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Subject Property not located within a Community Redevelopment Area.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed Subject Property is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Subject Property is located adjacent to Unincorporated Broward County.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

GOAL A.00.00

PROMOTE AND COORDINATE A DESIRABLE AND EFFICIENT LAND USE PATTERN FOR THE BENEFIT AND ENJOYMENT OF ALL BROWARD COUNTY RESIDENTS, VISITORS AND ECONOMIC INTERESTS WHICH MAXIMIZES PRESERVATION AND CONSERVATION OF NATURAL RESOURCES.

Ensure through the future land use planning process and intergovernmental coordination that public elementary and secondary education facilities will be available to meet the current and future needs of Broward County's school population.

14. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (indicate year).

The population of the City in the year 2010 as published by the Broward County Planning and Redevelopment Division was 53,014. The City's population is projected to be 56,777 in the year 2040.

B. Population projections resulting from proposed land use (if applicable).

Based on a household size of 3.3 persons per single family unit the proposed amendment would add 53 persons to the City's population. Based on the best available data, the City's 2040 population with this amendment is projected to be 56,830.

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The proposed Amendment will provide 16 additional dwelling units that are needed to accommodate the 56,777 persons that are projected by Broward County to reside in the City in 2040.

15. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

None provided.

B. Any proposed voluntary mitigation or draft agreements.

None provided.

16. PLAN AMENDMENT COPIES

A. 15 copies for the BCPC. (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to

DEO, including transmittal letter from municipality to DEO. For small scale land use plan amendments, 1 hard copy and 5 digital copies must be submitted.

To be provided prior to transmittal to DEO.

EXHIBIT A

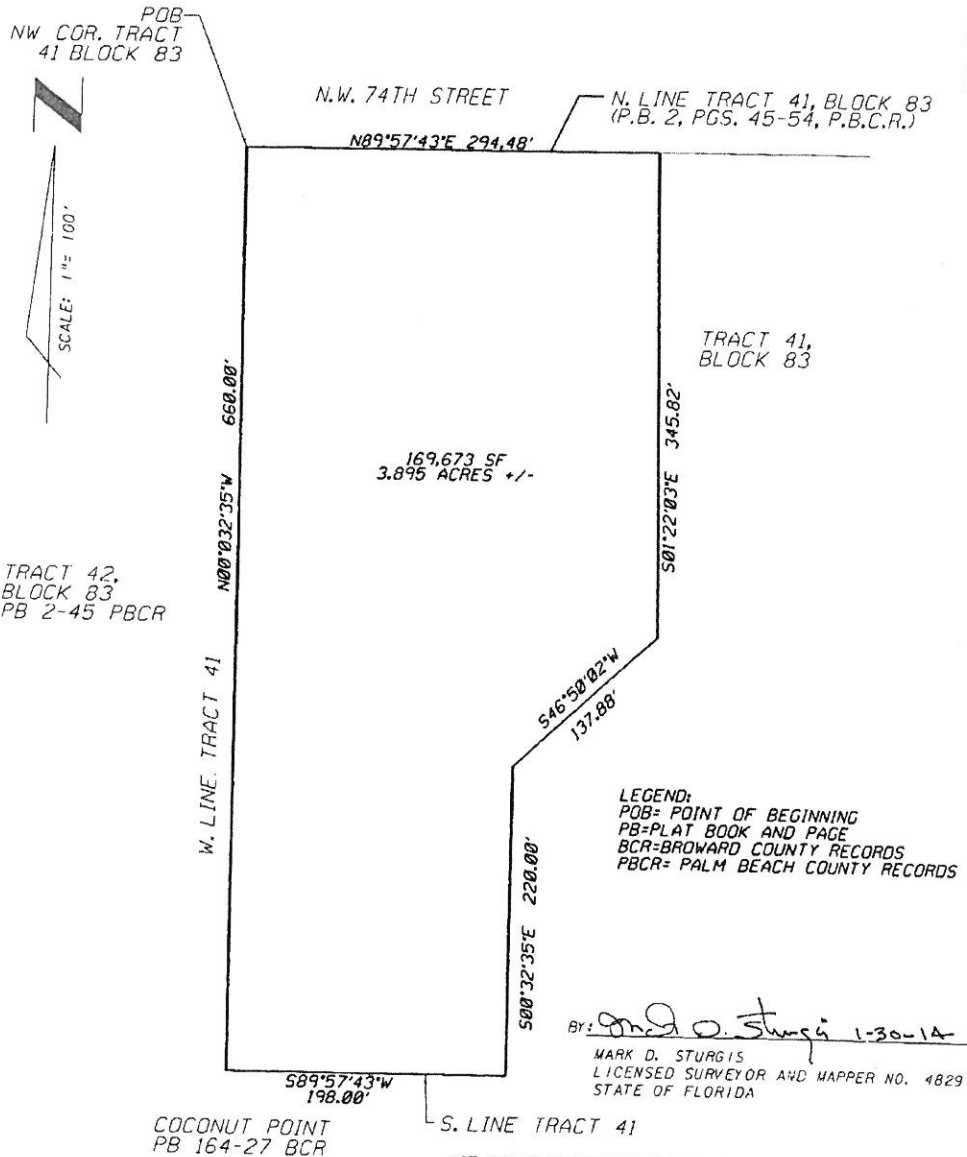
SKETCH AND DESCRIPTION

THIS IS NOT A SKETCH OF SURVEY, IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON

A PARCEL OF LAND LYING IN TRACT 41 BLOCK 83 ACCORDING TO THE PLAT OF PALM BEACH FARMS PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 41; THENCE RUN NORTH 89°57'43"EAST (BASIS OF BEARINGS, AN ASSUMED MERIDIAN) ALONG THE NORTH LINE OF SAID TRACT 41 294.48 FEET; THENCE RUN SOUTH 01°22'03"EAST 345.82 FEET; THENCE RUN SOUTH 46°50'02"WEST 137.88 FEET; THENCE RUN SOUTH 00°32'35"EAST 220.00 FEET TO THE SOUTH LINE OF SAID TRACT 41; THENCE RUN SOUTH 89°57'43"WEST ALONG SAID SOUTH LINE 198.00 FEET TO THE WEST LINE OF SAID TRACT 41; THENCE RUN NORTH 00°32'35"WEST ALONG THE WEST LINE OF SAID TRACT 41 660.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 169,673 SQUARE FEET OR 3.895 ACRES MORE OR LESS.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA		PORTION TRACT 41 BLOCK 83 PALM BEACH FARMS PLAT NO. 3 PB 2-45 PBCR	
WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS 111 N.E. 48th STREET, OAKLAND PARK, FL 33304 954-771-7440 FAX 954-771-0208 www.winninghamfradley.com		CD-00012980 LP-00013953	DRAWN: MDS CHECKED: _____ DATE: _____
		DATE: 1-30-14	PROJECT NUMBER: W14002 SHEET: 1 OF 1

EXHIBIT B

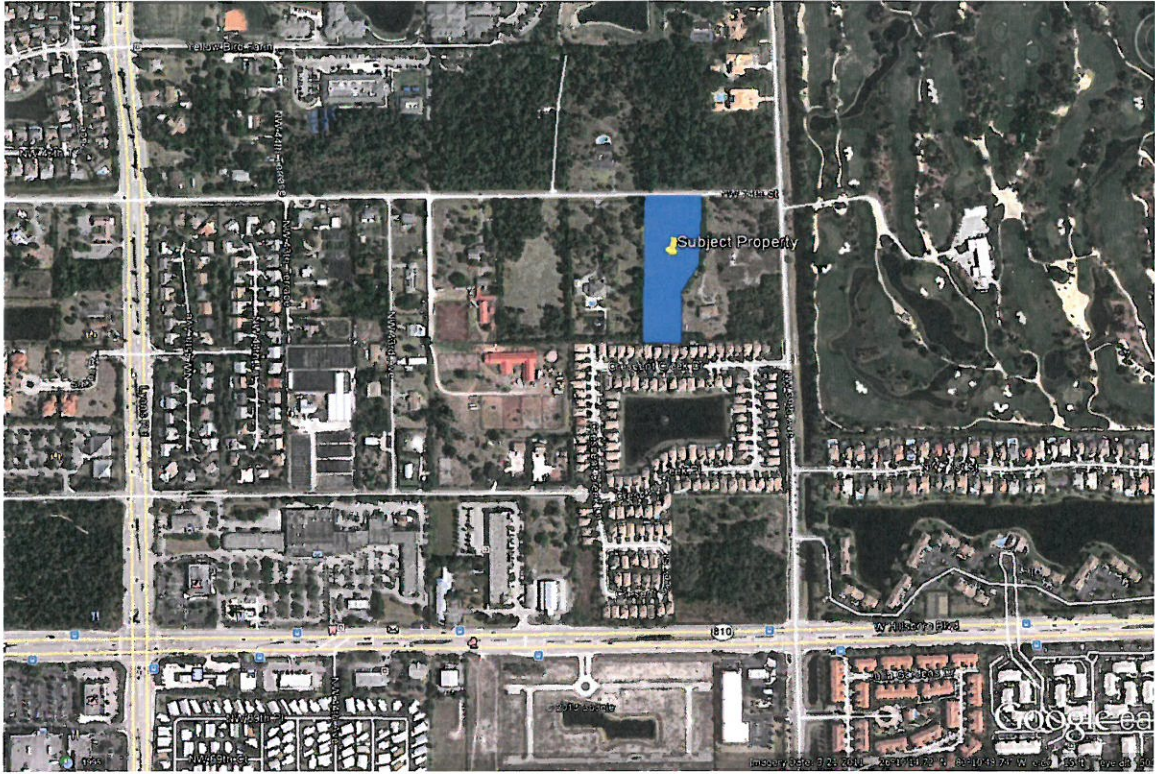


EXHIBIT C



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0745 • FAX 954-831-0798/0925

July 7, 2014

Ms. Cynthia A. Pasch, AICP, Land Planner
GeenspoonMarder Law
Trade Center South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, FL 33309

RE: WALDMAN PROPERTY – LAND USE PLAN AMENDMENT (LUPA)

Dear Ms. Pasch:

I received your analysis for the proposed land use plan amendment application for the four (4) acre parcel located at 4000 NW 74 Street in the City of Coconut Creek, Florida. The proposed LUPA is presently covered by agreements between the City and Broward County. Under these Large User agreements the Broward County Water and Wastewater Services (WWS) provides potable water and wastewater treatment to the area; District 2. This sufficiency letter pertains to those services.

The area is served by the Broward County North Regional Wastewater Treatment Plant (NRWWTP). Currently the plant has a Total Permitted Average Day Operating Capacity of 95.0 Million Gallons per Day (MGD). The current average daily flow is 69.2 MGD and has an outstanding committed flow of 1.22 MGD; totaling 70.42 MGD. According to the Broward County Sanitary Sewer Element, the capacity of the plant satisfies the short and long term (2025) regional needs of the County. This includes the Large User Agreement with the City of Coconut Creek.

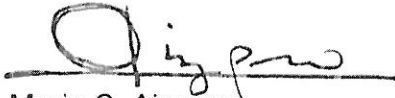
Water to the site is provided by the 2A Water Treatment Plant which is supplied by the North Regional Well-field (NRW) and the 2A Well-field. Total Permitted Maximum Day Operating Capacity of the Plant is 40 MGD; permit expiration date is 6/30/2013. The current daily average flow is 12.10 MGD and the outstanding flow commitment against the plant capacity is 0.32 MGD; totaling 12.42 MGD. According to the Broward County Potable Water Element the capacity of the plant satisfies the short and long term (2025) regional needs of District 2. This includes the Large User Agreement with the City of Coconut Creek.

Ms. Cynthia A. Pasch
Waldman Property- Land Use Plan Amendment (LUPA)
July 7, 2014
Page 2 of 2

The result of your analysis assumed a potable water demand and a sanitary sewer processing demand for the existing land use of 1,200 GPD and a total demand of 6,000 GPD for the new use proposed in the LUPA; with a projected increase in demand of 4,800 GPD. The water and wastewater demand of the proposed land use can be accommodated under the existing conditions mentioned above and in your analysis. The County's commitment to provide water and sewer services are limited to the terms of Large User Agreements, current at the time of development, i.e., the capacities agreed upon with the City of Coconut Creek.

Please contact me at (954)831-0930 or maispuro@broward.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario C. Aispuro", written over a horizontal line.

Mario C. Aispuro
Land Development Project Coordinator

MA/sh

cc: 2014 General Correspondence- Land Use Amendment

EXHIBIT D



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0745 • FAX 954-831-0798/0925

July 7, 2014

Ms. Cynthia A. Pasch, AICP, Land Planner
GeenspoonMarder Law
Trade Center South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, FL 33309

RE: WALDMAN PROPERTY – LAND USE PLAN AMENDMENT (LUPA)

Dear Ms. Pasch:

I received your analysis for the proposed land use plan amendment application for the four (4) acre parcel located at 4000 NW 74 Street in the City of Coconut Creek, Florida. The proposed LUPA is presently covered by agreements between the City and Broward County. Under these Large User agreements the Broward County Water and Wastewater Services (WWS) provides potable water and wastewater treatment to the area; District 2. This sufficiency letter pertains to those services.

The area is served by the Broward County North Regional Wastewater Treatment Plant (NRWWTP). Currently the plant has a Total Permitted Average Day Operating Capacity of 95.0 Million Gallons per Day (MGD). The current average daily flow is 69.2 MGD and has an outstanding committed flow of 1.22 MGD; totaling 70.42 MGD. According to the Broward County Sanitary Sewer Element, the capacity of the plant satisfies the short and long term (2025) regional needs of the County. This includes the Large User Agreement with the City of Coconut Creek.

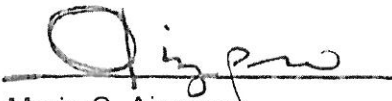
Water to the site is provided by the 2A Water Treatment Plant which is supplied by the North Regional Well-field (NRW) and the 2A Well-field. Total Permitted Maximum Day Operating Capacity of the Plant is 40 MGD; permit expiration date is 6/30/2013. The current daily average flow is 12.10 MGD and the outstanding flow commitment against the plant capacity is 0.32 MGD; totaling 12.42 MGD. According to the Broward County Potable Water Element the capacity of the plant satisfies the short and long term (2025) regional needs of District 2. This includes the Large User Agreement with the City of Coconut Creek.

Ms. Cynthia A. Pasch
Waldman Property- Land Use Plan Amendment (LUPA)
July 7, 2014
Page 2 of 2

The result of your analysis assumed a potable water demand and a sanitary sewer processing demand for the existing land use of 1,200 GPD and a total demand of 6,000 GPD for the new use proposed in the LUPA; with a projected increase in demand of 4,800 GPD. The water and wastewater demand of the proposed land use can be accommodated under the existing conditions mentioned above and in your analysis. The County's commitment to provide water and sewer services are limited to the terms of Large User Agreements, current at the time of development, i.e., the capacities agreed upon with the City of Coconut Creek.

Please contact me at (954)831-0930 or maispuro@broward.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Aispuro', written over a horizontal line.

Mario C. Aispuro
Land Development Project Coordinator

MA/sh

cc: 2014 General Correspondence- Land Use Amendment

EXHIBIT E



Public Works Department - Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

Cynthia A. Pasch
Greenspoon Marader
200 East Broward Blvd. Suit 1800
Fort Lauderdale, FL 33301

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: Waldman Property LUPA – Drainage

Ms. Pasch

The information in your LUPA package is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Heilman", is written over a light blue circular stamp.

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

July 8, 2014

EXHIBIT F



Luigi Pace
GOVERNMENT AFFAIRS

WASTE MANAGEMENT
2700 WILES ROAD
POMPANO BEACH, FL 33073
954.984.2060
954.984.2071 FAX

July 14, 2014

Ms. Cynthia A. Pasch, AICP
Greenspoon Marder
Trade Centre South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, FL 33309

Dear Ms. Pasch,

I have reviewed your analysis for the proposed amendment to the four-acre parcel between NW 39th Ave and Lyons Road in Coconut Creek. I wanted to inform you that Waste Management's local disposal facilities have adequate volume space to accommodate your request.

The solid waste generated at this site will be processed at either of the Wheelabrator Waste to Energy plants in Broward County. Each of the plants has a current capacity of 2,250 tons per day, current annual capacity of 500,000 tons per year and a current committed capacity of 300,000 tons per year.

If you should have any additional, questions please do not hesitate in giving me a call.

Thank you,

A handwritten signature in black ink, appearing to be "Luigi Pace", written over a horizontal line.

Luigi Pace
Government Affairs Manager

EXHIBIT G



Transportation Department
Transit Division – Service and Capital Planning
1 North University Drive, 3400A, Plantation, Florida 33324

July 8, 2014

Cynthia A. Pasch, AICP
GreenspoonMarder
200 East Broward Boulevard
Suite 1800
Fort Lauderdale, Florida 33301

RE: 4000 NW 74 Street, Coconut Creek Land Use Plan Amendment – Mass Transit Service

Dear Ms. Pasch:

Broward County Transit (BCT) has reviewed your request dated June 30, 2014 regarding the 4000 NW 74 Street, Coconut Creek Land Use Plan Amendment, for current and planned bus service.

Typical transit riders will walk up to a quarter-mile to a bus. Broward County Transit and Coconut Creek Community Bus Service is approximately over 2000 feet (greater than a quarter of a mile) north of the amendment site along Hillsboro Blvd.

In addition, there are no transit improvements specified in the Transit Development Plan (TDP) and the Broward MPO Long Range Transportation Plan (LRTP) to the Amendment Site. Sidewalk and bicycle improvements are the recommended mode for this Amendment Site.

Please call or email me at 954-357-8450 / jramos@broward.org if you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "John A. Ramos". The signature is written in a cursive, flowing style.

John A. Ramos, Senior Planner
Service and Capital Planning

EXHIBIT H

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Portfolio Management and Services

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)? If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Check No. Is proof of Payment attached?

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

Zoning Designation Existing Proposed

PERMITTED						PROPOSED		
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family	4	1	<input type="checkbox"/> 3 BR or Less <input checked="" type="checkbox"/> 4 BR or >	3	<input checked="" type="checkbox"/> 3 BR or Less <input type="checkbox"/> 4 BR or >	Single Family	20	<input checked="" type="checkbox"/> 3 BR or Less <input type="checkbox"/> 4 BR or >
Townhouse/ Duplex/ Villa			<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >		<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >	Townhouse/ Duplex/ Villa		<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >
Garden Apartment			<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >		<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >	Garden Apartment		<input type="checkbox"/> 1 BR or Less <input type="checkbox"/> 2 BR 3 BR or >
Mid Rise						Mid Rise		
High Rise						High Rise		
Mobile Home			<input type="checkbox"/> 2 BR or Less <input type="checkbox"/> 3 BR or >		<input type="checkbox"/> 2 BR or Less <input type="checkbox"/> 3 BR or >	Mobile Home		<input type="checkbox"/> 2 BR or Less <input type="checkbox"/> 3 BR or >
Total	4	1		3		Total	20	

Does this project include a non-residential development?

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
<input type="checkbox"/> Generates less than one student*	<input type="checkbox"/> Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
<input type="checkbox"/> Age restricted to persons 18 and over*	<input type="checkbox"/> Obtained site plan final approval prior to February 1, 2008*	
<input type="checkbox"/> Statutory exemption* <input type="checkbox"/> Applicable Statute*	<input type="checkbox"/> Site plan located within a plat for which school impacts have been satisfied*	
<input type="checkbox"/> Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: <input type="text"/>

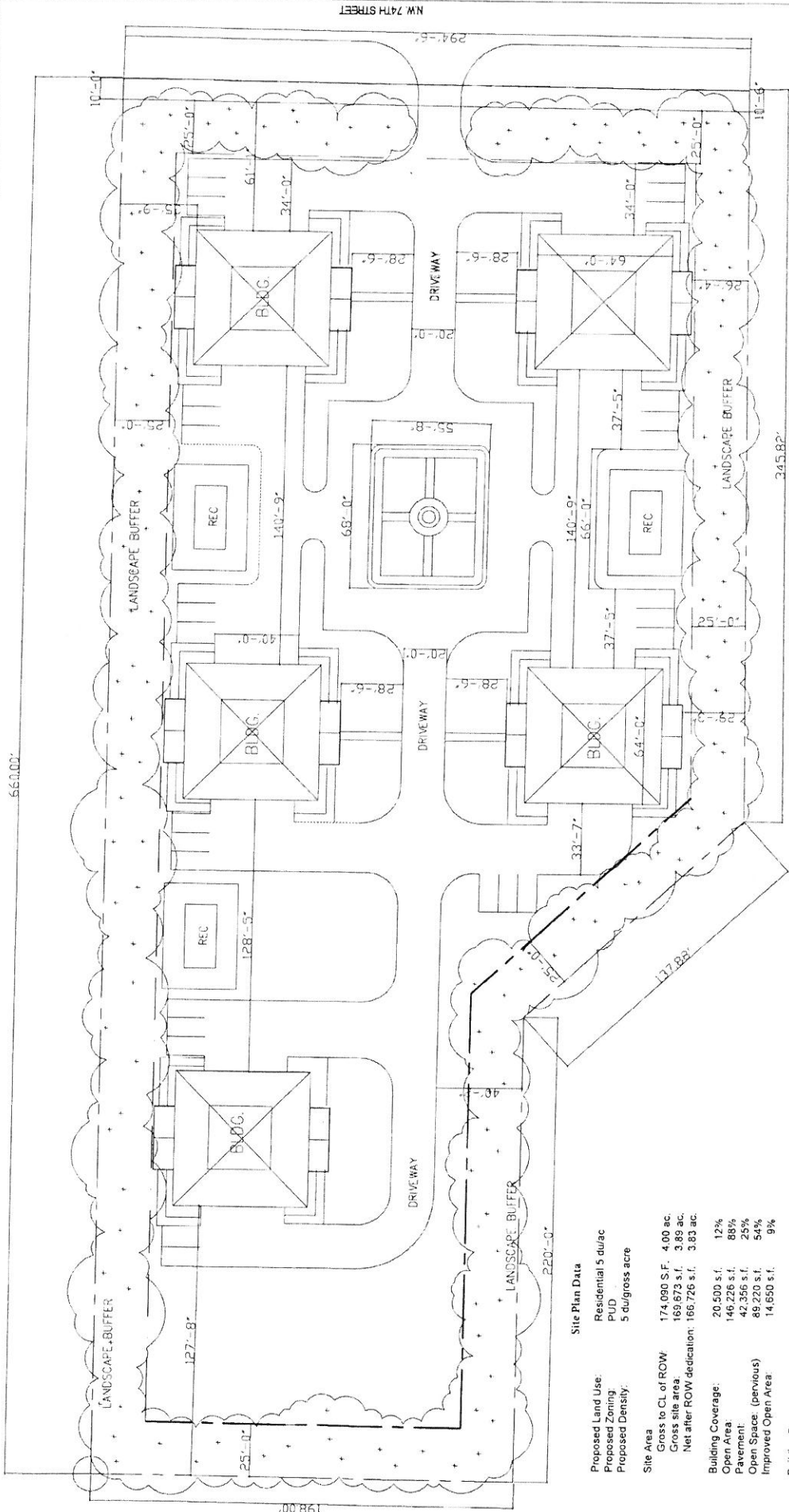
* Supporting documentation is required

Signature of Applicant/Agent: _____ Date: _____

Please attach a survey of the project site
 NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality
 ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

EXHIBIT I

560.00'



NORTH
SCALE: N15

SAMPLE SITE DEVELOPMENT PLAN

Site Plan Data

Proposed Land Use:	Residential 5 du/acre
Proposed Zoning:	PUD
Proposed Density:	5 du/gross acre
Site Area:	
Gross to CL of ROW:	174,090 S.F. 4.00 ac.
Gross site area:	169,673 s.f. 3.89 ac.
Net after ROW dedication:	166,726 s.f. 3.83 ac.
Building Coverage:	20,500 s.f. 12%
Open Area:	146,226 s.f. 88%
Pavement:	42,356 s.f. 25%
Open Space (pervious):	89,220 s.f. 54%
Improved Open Area:	14,650 s.f. 9%
Building Data:	
Height:	3 stories, 35' to mean roof line
Type:	townhouse
Units:	20 3-bedroom
Setbacks:	
Perimeter landscape buffer:	25 ft.
Front/street setback:	61 ft.
Building separation:	77 ft. min.
Parking:	
Required:	3/3 BR unit + 12% guest = 68
Proposed:	69 spaces
garage spaces:	40 (8 per building)
surface spaces:	29 dispersed throughout site
Landscape:	
Existing non-exotic trees to be preserved or relocated on site	
On-site and street tree requirements to be satisfied or exceeded	

