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APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

Pulte Home Company, LLC

**A Parcel Located North of N. Course Dr.
& South of Atlantic Blvd.
City of Pompano Beach**

July 17, 2024

1. TRANSMITTAL INFORMATION

- 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, including the date that the local governing body held the transmittal public hearing. 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. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Telephone: (954) 786-4664
E-mail: David.Recor@copbfl.com

- C. 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.

- D. Description of public notification procedures followed for the amendment by the local government.**

The City of Pompano Beach mail the notification documents in accordance with the City Code of Ordinance and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Additionally, the City will publish newspaper notice at least 10 days before the P&Z Board hearing date. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper at least 7 days before the transmittal hearing date and 5 days before the adoption hearing date.

- E. Whether the amendment is one 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.)**

This application is none of the above listed amendments. Due to the modification of the Dashed Line Area, the application is amending 1,535 acres. Therefore, it is not a small scale amendment.

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2. APPLICANT INFORMATION

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

Andrew Maxey
VP Land Acquisition
Southeast Florida Division
Pulte Home Company, LLC
1475 Centrepark Blvd, Suite 305
West Palm Beach, FL 33401
Phone: (561) 206-1410
Email: Andrew.maxey@pultegroup.com

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

Dunay, Miskel, & Backman, LLP
Dwayne L. Dickerson, Esq.
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432
PH: (561) 405-3336
Email: ddickerson@dmblaw.com

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

Ghulam Usman
Manager,
LENR Development, LLC
61 NE 1st St.
Pompano Beach, FL 33060
Email: joeusman@gmail.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The Property is a 21.4 gross acre parcel located north of N. Course Dr. and south of W. Atlantic Blvd. The Property has a City future land use designation of Recreation & Open Space within a Dashed Line Area and a Broward County future land use designation of Commercial Recreation within a Dashed Line Area. The Property is located within the Palm Aire Dashed Line Area, allowing a maximum of 10,631 dwelling units.

Applicant is requesting to amend the Future Land Use Map to designate a future land use category of LM-Low-Medium 5-10 du/acre on the City's Future Land Use Map and a designate a land use category of Low-Medium (10) Residential on the Broward County Future Land Use Map. Concurrent with this application, the City of Pompano Beach is submitting an application to remove the Palm Aire Dashed Line Area on both the City, and Broward County Future Land Use Maps. By

doing so, all the properties located within the Palm Aire Dashed Line Area will maintain the existing underlying future land use designation. In the case of this Property, the future land use designation will be Recreation & Open Space. As such, the analysis contained within this application will be based on an existing future land use designation of Recreation & Open Space on the City's Future Land Use Map, and a designation of Commercial Recreation on the Broward County Future Land Use Map.

The proposed amendment provides the City and County with a redevelopment opportunity that will transform a portion of an abandoned golf course into an attractive infill residential development, and will result in a substantial increase in the City's tax base and tax revenues.

3. AMENDMENT SITE DESCRIPTION

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

The Amendment Property is generally located on the north side of N. Course Rd., south of W. Atlantic Blvd. within the municipal boundaries of the City of Pompano Beach. The project is 21.4 gross acres in size.

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

The survey and legal description of the Amendment Property is attached as Exhibit A.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

Location maps of the property showing the proposed land uses on the City of Pompano Beach and Broward County Future Land Use Maps are attached as Exhibit B.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The current future land use designation on the Pompano Beach City Future Land Use Map is 21.4 gross acres of Recreation and Open Space and the future land use designation on the Broward County Future Land Use Map is 21.4 gross acres of Commercial Recreation.

The Applicant is proposing to amend the City of Pompano Beach Future Land Use Map to designate a future land use category of LM-Low-Medium 5-10 du/acre, and designate a future land use category of Low-Medium (10) Residential on the Broward County Future Land Use Map.

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

To date, the flexibility provisions of the Broward County Land Use Plan have not been used for this Property or any adjacent areas. Flex units are only permitted in residential and

commercial underlying land use designations. The subject property has an underlying Open Space Recreation (OR) land use and is therefore ineligible for flex units.

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C. Existing use of amendment site and adjacent areas.

Subject Property: Vacant land. The former golf that was located on the subject property was excavated and made into lakes in a project completed in 2017.

Adjacent Properties:

North	South Florida Water Management District Right-of-Way
South	Residential Multi-family
East	Residential Multi-family
West	South Florida Water Management District Right-of-Way

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The Applicant is proposing to develop the Property with a townhome development consisting of 186 dwelling units. While the Applicant is only proposing to develop 186 dwelling units, the maximum allowable number of dwelling units permitted under the proposed land use designation of LM-Low-Medium 5-10 du/acre will allow up to 214 dwelling units. As such, the analysis provided within this application are based on a proposed use of 214 dwelling units.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The current land use designation per the adopted City of Pompano Beach Future Land Use Map is Recreation & Open Space. The most intensive use permitted within the Recreation & Open Space land use category that would be the most likely to be developed on the Property is a golf course with a clubhouse building comprising a total building square footage of 269,684 square feet. This is based on the maximum allowable lot coverage permitted in the Parks & Recreation zoning district of 10% and the maximum allowable building height of 30 feet.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

Per Objective 07.A.02.00 of the City's Potable Water Sub Element, the level of service for potable water shall be 161 or less gallons per capita per day; the BCWWS District 1 LOS is 112 gpcpd and the BCWWS District 2 LOS is 96 gpcpd. This project is located within the City of Pompano Beach service area, therefore the level of service standard is 161 or less gallons per capita per day.

The 10-year water supply facilities plan was adopted by the City Commission of the City of Pompano Beach in October of 2020.

- 2. Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

The Pompano Beach Water Treatment Plant has a design capacity of 50 MGD with a demand of 15.41 MGD. There are no planned plant capacity expansions at this time.

The City utilizes the Biscayne Aquifer system for public water. The City's 20-year WUP No. 06-00070-W was issued by SFWMD on April 14, 2020 and will expire on September 14, 2025. It provides raw water supplies to the City's Water Treatment Plant, via 25 wells, with an annual allocation not to exceed 6,478 MG and a maximum month allocation not to exceed 610 MG.

The wellfield serving the subject property, and 75% of the City of Pompano Beach is located on the Amendment Property and the property north of Atlantic Blvd.

- 3. 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.**

The below potable water demand analysis was conducted using the Broward County Guidelines with the available use that is most applicable to a clubhouse, office use. As a clubhouse will only generate about a ¼ of the demand an office would generate, a 75% reduction was calculated into the equation.

Calculations for Existing Land Use Designation

Golf course w/ Clubhouse: 269,684 SF @ 42 gpd/1000 SF* = 11,326 gpd

Assume a 75% reduction for typical facility size associated with this use: = 2,831 gpd

Calculations for Proposed Land Use Designation

214 Multi-family Dwelling Units: $214 \text{ units} \times 300 \text{ gpd} / \text{unit} = 64,200 \text{ gpd}$

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Net Difference: 61,369 gpd

*Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

- 4. Correspondence from potable water 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.**

A letter from the service provider will be provided as Exhibit C (Potable Water Letter).

B. Sanitary Sewer Analysis

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

Per Objective 06.02.00 of the City's Sanitary Sewer Sub Element, the level of service standard is 17 MGD in treatment design capacity.

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The project is serviced by the Broward County North Regional Wastewater Treatment Plant (WWTP). The City has a large user agreement with Broward County for 17 MGD. There are no planned Plant capacity expansions at this time.

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

The below sanitary sewer demand analysis was conducted using the Broward County Guidelines with the available use that is most applicable to a clubhouse, office use. As a clubhouse will only generate about a $\frac{1}{4}$ of the demand an office would generate, a 75% reduction was calculated into the equation.

Calculations for Existing Land Use Designation

Golf course w/ Clubhouse: $269,684 \text{ SF} @ 34 \text{ gpd}/1000 \text{ SF}^* = 9,169 \text{ gpd}$

Assume a 75% reduction for typical facility size associated with this use: $= 2,292 \text{ gpd}$

Calculations for Proposed Land Use Designation

214 Multi-family Dwelling Units: $214 \text{ units} \times 300 \text{ gpd} / \text{unit} = 64,200 \text{ gpd}$

Net Difference: 61,908 gpd

*Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

- 4. 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.**

A letter from the service provider will be provided as Exhibit D (Wastewater Service Letter).

C. Solid Waste Analysis

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

Objective 9.02.00 of the City's Solid Waste Sub Element provides the level of service standards for solid waste. The level of service standard is determined by the use table listed in this objective. The level of service standard for residential uses is 8.9 lbs per unit per day.

- 2. Identify the solid waste facility 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.**

The Property is served by the Monarch Hill Landfill. The Monarch Hill landfill has capacity until 2032 with a remaining capacity of 19 million cubic yards and average annual consumption of 1.5 million cubic yards.

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

Assuming the level of service previously noted of 8.9 lbs per unit per day, and based the proposed 214 dwelling units, there will be approximately 1,904 lbs. of solid waste generated per day for collection for the proposed development. As such, the landfill has ample capacity to service the needs of the project.

- 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.**

A letter has been requested from Waste Management confirming the information above and capacity of the landfill has been requested. The letter will be provided upon receipt as Exhibit E (Solid Waste Letter).

D. Drainage Analysis**1. Provide the drainage level of service per the adopted and certified local land use plan.**

Per Objective 8.03.00 of the City's Stormwater Sub Element, the level of service standard for stormwater management shall be the standards adopted by the South Florida Water Management District which are intended to mitigate flooding caused by rain events only and do not take sea level rise impacts into consideration:

25-Year Frequency

72 hour duration for allowable discharge

10-Year Frequency Storm

24 hour duration for the minimum road crown elevation

100-Year Frequency Storm

72 hour duration for minimum finished floor elevation

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

The Subject Property is located within the jurisdiction limits of South Florida Water Management District and Broward County Water Control District #4. The Florida Department of Transportation is responsible for the drainage system on Atlantic Blvd.

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

Currently, there are no planned drainage improvements set forth by the City.

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.

The site is part of a master surface water management system permitted under Broward County License SWM 2010-038-2 / ERP 06-06-089-P that had a project area of 120.76 acres and a drainage area of 197.99 acres. Additional lakes were constructed within the project area between 2012 and 2017 on land that was previously a golf course. The lake area increased from 8.93 acres to 74 acres for the purpose of generating fill for offsite sale and not to benefit aquifer recharge or drainage. For the proposed project, an application for a surface water management permit modification has not been submitted for this land use plan amendment. After development plans are finalized for the subject site, an application for a surface water management system permit through Broward County will be applied for and obtained.

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 of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.**

The stormwater management system that will be designed in conjunction with the proposed development will meet all applicable governmental drainage standards, including the following: Broward Co. 100 yr. flood elevation = 8.5 ft NAVD, FEMA = 12 ft NAVD and Design Water El. = 5.70 ft NAVD.

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.**

A letter from the service provider will be provided upon receipt as Exhibit F (Drainage Service Letter).

E. Recreation and Open Space Analysis

1. **Provide the recreation and open space level of service per the adopted and certified local land use plan.**

Per Objective 4.01.00 of the City's Recreation & Open Space Element, the level of service standard for recreational facilities and open space shall be 5 acres for each 1,000 residents.

2. **For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

Please see attached Exhibit G (Community Parks Inventory).

3. **Identify the net impact on demand for "community parks" acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

The table below provides the projected community parks demand resulting from this project.

Proposed Land Use Plan Designation: PZ23-92000001		
Development Intensity	Generation Rate	Demand 08/21/2024
214 Dwelling Units (persons per household estimate: 2.5)	5 acres/1,000 people	2.67 acres
Net Change: +2.67 acres		

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The 2023 parks inventory and analysis completed by the City of Pompano Beach estimates a projected population of 135,553 in 2040. To meet a level of service of 5 acres/1,000 residents, the amount of required park space in 2040 is 406.7 acres. Currently, the City has 636.9 acres of park space, meeting and exceeding the projected level of service for the current and projected populations. As such, there is more than adequate community parks acreage to meet the demands of the current and future populations with the addition of this Project. Applicant is providing approximately 1.6 acres of onsite recreational area. This private onsite recreational area will consist of cabana and pool primary recreation facility, along with smaller satellite passive park areas. The applicant is also in the process of finalizing the Site Plan design in order to explore providing pedestrian connections from the proposed community south to connect to the existing trail system within the City’s lake park area in the southwest quadrant of the property.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Policy 2.5.4: 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.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

The mitigation of the loss of open space will be addressed by adding internal open space within the development boundaries.

- b. **Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

It is acknowledged that the previous golf course property accepted stormwater runoff from some adjacent properties. The property is no longer a golf course and has been altered since then. Since the time the site was a golf course, 65 acres of lake have been added to 121 acres of property, an overabundance of lake for retention or aquifer recharge purposes even with further development. Approximately, 6 acres of existing golf course lake is proposed to be filled. Applicant is proposing an expansion of the existing 6 acre lake into the property as well as proposing approximately 1.14 acres of new lake area.

- c. **Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

There are no wetlands on the property. Compared to the property prior to 2012, there will be no loss of lakes or aquifer recharge. There are no historic trees located on the Property.

- d. **Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

A Phase II Environmental Site Assessment Report is attached as Exhibit H. Pursuant to the provisions of Chapter 27, Broward County Code, additional environmental analyses, including a Site Assessment Report, will be submitted to the Environmental Engineering and Permitting Division of the Department of Environmental Protection and Growth Management. The required remediation steps will be provided by the County during this permitting process and the Applicant will comply with the County's requirements for remediation once they are determined. The City's infrastructure will be protected during the remediation phase in accordance with the City's requirements.

- e. **Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

The Project will have a sidewalk with a gated entry that connects to the existing sidewalk along West Atlantic Boulevard. This will allow residents access to have access to the surrounding existing public sidewalk network. The applicant is in the process of finalizing the Site Plan design in order to explore providing pedestrian connections from the proposed internal sidewalk system to connect to the existing trail system within the City's lake park area in the southwest

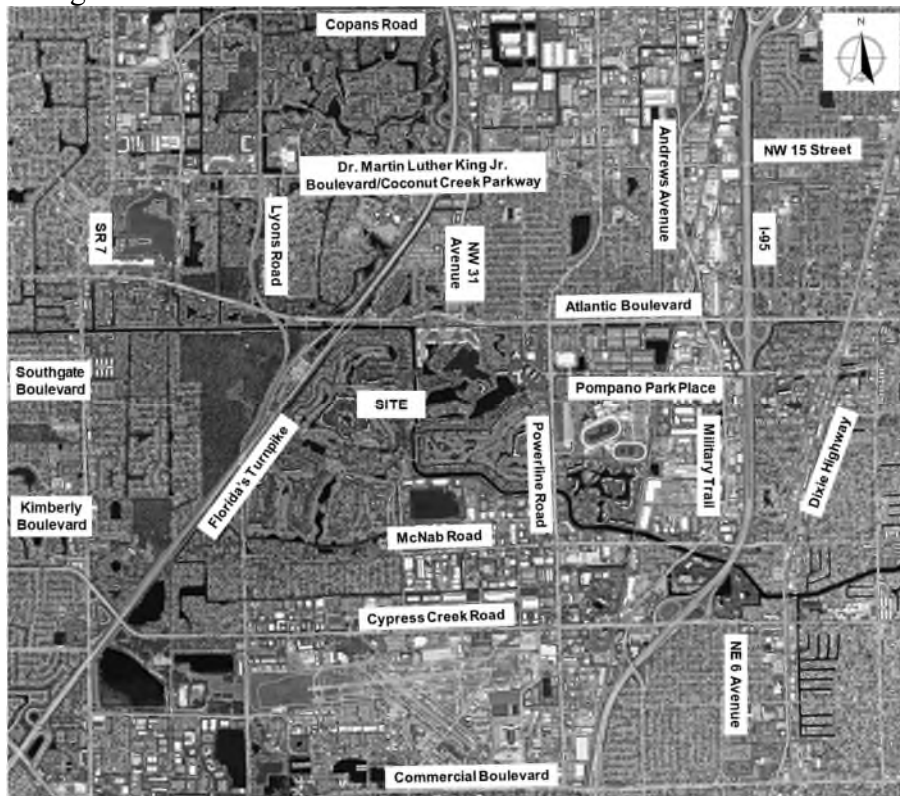
F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

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 project site is located south of Atlantic Boulevard and approximately one-half mile east of Florida Turnpike, in Broward County, Florida. The folio number for the site is 494204000062. The site location is graphically depicted on Figure 1. The site is 21.4 gross acres. The existing City land use is OR- Recreation Open Space. The proposed City land use is LM- Low Medium 5-10 DU/AC. The existing Broward County land use is Commercial Recreation. The proposed County land use is Low Medium (10) Residential. The maximum development intensity under the proposed City land use is 214 units of multi-family homes.

Figure 1 Site Location



Seven (7) Roadways were analyzed for this study, including:

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- i) Cypress Creek Road
- ii) McNab Road
- iii) Atlantic Boulevard
- iv) Dr. Martin Luther King Jr. Blvd./Coconut Creek Pkwy.
- v) SR 7
- vi) Powerline Road, and
- vii) Dixie Highway

Year 2019 traffic volumes were obtained from the Broward Metropolitan Planning Organization's (MPO) Roadway Level of Service Analysis for Years 2019 and 2040. Results of the 2019 daily and PM peak hour analyses indicate that most roadway segments currently operate at an acceptable LOS during daily conditions, with the exception of Atlantic Boulevard from I-95 to Dixie Highway and SR 7 from Atlantic Boulevard to Margate Boulevard. During PM peak hour conditions, most roadway segments are currently operating at an acceptable LOS, with the exception of Atlantic Boulevard from I-95 to Dixie Highway, Dr. Martin Luther King Jr. Blvd. from I-95 to Dixie Highway, and SR 7 from Atlantic Boulevard to Margate Boulevard.

Existing (2019) Daily Link Capacity Analysis

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ROADWAY	SEGMENT		LANES	LOS "D" TWO-WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			2019 VOLUMES ⁽¹⁾	LOS
East/West Roadways						
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	59,900	49,500	C
	NW 31 Avenue	Powerline Road	6LD	59,900	45,500	C
	Powerline Road	Andrews Avenue	8LD	80,100	55,000	C
	Andrews Ave	I-95	8LD	80,100	55,000	C
	I-95	NE 6 Avenue	6LD	56,905	42,500	C
	NE 6 Avenue	Dixie Highway	6LD	56,905	42,500	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	37,810	17,400	C
	Powerline Road	Military Trail	6LD	56,905	17,100	C
	Military Trail	Dixie Highway	6LD	56,905	11,600	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	59,900	56,000	C
	Lyons Road	Florida's Turnpike	6LD	59,900	55,500	C
	Florida's Turnpike	Powerline Road	6LD	59,900	51,500	C
	Powerline Road	I-95	6LD	59,900	52,000	C
	I-95	Dixie Highway	6LD	59,900	60,000	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	32,400	27,000	D
	Lyons Road	Florida's Turnpike	4LD	32,400	26,500	D
	Florida's Turnpike	Powerline Road	4LD	32,400	12,200	C
	Powerline Road	I-95	4LD	32,400	23,000	D
	I-95	Dixie Highway	4LD	32,400	32,000	D
North/South Roadways						
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	59,900	46,500	C
	Kimberly Boulevard	Southgate Boulevard	6LD	59,900	43,500	C
	Southgate Boulevard	Atlantic Boulevard	6LD	59,900	54,000	C
	Atlantic Boulevard	Margate Boulevard	6LD	50,000	53,500	F
	Margate Boulevard	Coconut Creek Parkway	6LD	59,900	53,500	C
Powerline Road	Cypress Creek Road	Atlantic Boulevard	6LD	59,900	41,000	C
	Atlantic Boulevard	Copans Road	6LD	59,900	39,500	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	39,800	23,500	C
	McNab Road	Pompano Park Place	4LD	32,400 ⁽²⁾	26,500	D
	Pompano Park Place	Atlantic Boulevard	4LD	32,400	27,000	D
	Atlantic Boulevard	NW 15 Street	4LD	32,400	26,500	D

(1) 2019 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

Existing (2019) PM Peak Hour Link Capacity Analysis

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ROADWAY	SEGMENT		LANES	LOS "D" TWO- WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			2019 VOLUMES ⁽¹⁾	LOS
East/West Roadways						
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	5,390	4,703	C
	NW 31 Avenue	Powerline Road	6LD	5,390	4,323	C
	Powerline Road	Andrews Avenue	8LD	7,210	5,225	C
	Andrews Ave	I-95	8LD	7,210	5,225	C
	I-95	NE 6 Avenue	6LD	5,121	4,038	C
	NE 6 Avenue	Dixie Highway	6LD	5,121	4,038	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	3,401	1,653	C
	Powerline Road	Military Trail	6LD	5,121	1,625	C
	Military Trail	Dixie Highway	6LD	5,121	1,102	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	5,390	5,320	D
	Lyons Road	Florida's Turnpike	6LD	5,390	5,273	D
	Florida's Turnpike	Powerline Road	6LD	5,390	4,893	C
	Powerline Road	I-95	6LD	5,390	4,940	C
	I-95	Dixie Highway	6LD	5,390	5,700	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	2,920	2,565	D
	Lyons Road	Florida's Turnpike	4LD	2,920	2,518	D
	Florida's Turnpike	Powerline Road	4LD	2,920	1,159	C
	Powerline Road	I-95	4LD	2,920	2,185	D
	I-95	Dixie Highway	4LD	2,920	3,040	F
North/South Roadways						
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	5,390	4,418	C
	Kimberly Boulevard	Southgate Boulevard	6LD	5,390	4,133	C
	Southgate Boulevard	Atlantic Boulevard	6LD	5,390	5,130	C
	Atlantic Boulevard	Margate Boulevard	6LD	4,500	5,083	F
	Margate Boulevard	Coconut Creek Parkway	6LD	5,390	5,083	C
Powerline Road	Cypress Creek Road	Atlantic Boulevard	6LD	5,390	3,895	C
	Atlantic Boulevard	Copans Road	6LD	5,390	3,753	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	3,580	2,233	C
	McNab Road	Pompano Park Place	4LD	2,920 ⁽²⁾	2,518	D
	Pompano Park Place	Atlantic Boulevard	4LD	2,920	2,565	D
	Atlantic Boulevard	NW 15 Street	4LD	2,920	2,518	D

(1) 2019 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

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

Link capacity analysis was performed for the roadway segments impacted by the proposed amendment for short-term and long-range planning horizons. The analysis was performed with and without the addition of traffic from the proposed amendment. The trip generation for the proposed amendment, trip distribution to the surrounding roadway network, and significance analysis, are provided in Section 3.

Link Capacity Analysis – Short-Term (Year 2028)

Link capacity analysis was performed for the short-term (2028) planning horizon. Volumes were linearly interpolated between 2019 and 2040 volumes obtained from the Broward MPO. Results of the analyses indicate that, for daily conditions, Atlantic Boulevard from Florida's Turnpike to Powerline Road is expected to operate at an unacceptable LOS with the proposed amendment. Additionally, Atlantic Boulevard from Powerline Road to Dixie Highway, SR 7 from Southgate Boulevard to Coconut Creek Parkway, and Dixie Highway from McNab Road to NW 15 Street are expected to operate at an unacceptable LOS with and without the proposed amendment.

For PM peak hour conditions, all Atlantic Boulevard roadway segments, Dr. Martin Luther King Jr. Blvd. from Powerline Road to I-95, SR 7 from Southgate Boulevard to Coconut Creek Parkway, and Dixie Highway from McNab Road to NW 15 Street are expected to operate at an unacceptable LOS with and without the proposed amendment; however, the project trips are not considered significant on any of these roadway segments.

Short-Term (2028) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
	FROM	TO								
East/West Roadways										
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	59,900	56,614	C	68	56,682	0.95	C
	NW 31 Avenue	Powerline Road	6LD	59,900	52,743	C	68	52,811	0.88	C
	Powerline Road	Andrews Avenue	8LD	80,100	58,429	C	136	58,565	0.73	C
	Andrews Ave	I-95	8LD	80,100	60,143	C	68	60,211	0.75	C
	I-95	NE 6 Avenue	6LD	56,905	47,429	C	68	47,497	0.83	C
	NE 6 Avenue	Dixie Highway	6LD	56,905	45,286	C	68	45,354	0.80	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	37,810	25,071	C	41	25,112	0.66	C
	Powerline Road	Military Trail	6LD	56,905	19,243	C	28	19,271	0.34	C
	Military Trail	Dixie Highway	6LD	56,905	15,259	C	28	15,287	0.27	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	59,900	59,300	D	274	59,574	0.99	D
	Lyons Road	Florida's Turnpike	6LD	59,900	58,329	C	274	58,603	0.98	D
	Florida's Turnpike	Powerline Road	6LD	59,900	59,214	D	957	60,171	1.00	F
	Powerline Road	I-95	6LD	59,900	62,629	F	342	62,971	1.05	F
	I-95	Dixie Highway	6LD	59,900	62,657	F	274	62,931	1.05	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	32,400	29,871	D	41	29,912	0.92	D
	Lyons Road	Florida's Turnpike	4LD	32,400	28,257	D	41	28,298	0.87	D
	Florida's Turnpike	Powerline Road	4LD	32,400	27,843	D	41	27,884	0.86	D
	Powerline Road	I-95	4LD	32,400	31,100	D	28	31,128	0.96	D
	I-95	Dixie Highway	4LD	32,400	28,871	D	28	28,899	0.89	D
North/South Roadways										
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	59,900	55,757	C	68	55,825	0.93	C
	Kimberly Boulevard	Southgate Boulevard	6LD	59,900	48,471	C	68	48,539	0.81	C
	Southgate Boulevard	Atlantic Boulevard	6LD	59,900	63,686	F	68	63,754	1.06	F
	Atlantic Boulevard	Margate Boulevard	6LD	59,900	63,400	F	68	63,468	1.06	F
	Margate Boulevard	Coconut Creek Parkway	6LD	50,000	60,143	F	68	60,211	1.20	F
Powerline Road	Cypress Creek Road	McNab Road	6LD	59,900	51,757	C	274	52,031	0.87	C
	McNab Road	Atlantic Boulevard	6LD	59,900	51,757	C	342	52,099	0.87	C
	Atlantic Boulevard	Copans Road	6LD	59,900	44,429	C	274	44,703	0.75	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	39,800	28,429	C	68	28,497	0.72	C
	McNab Road	Pompano Park Place	4LD	32,400 ⁽²⁾	35,329	F	68	35,397	1.09	F
	Pompano Park Place	Atlantic Boulevard	4LD	32,400	40,629	F	68	40,697	1.26	F
	Atlantic Boulevard	NW 15 Street	4LD	32,400	32,500	E	68	32,568	1.01	E

(1) 2028 volumes based on linear interpolation between 2019 and 2040 volumes obtained from the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

Short-Term (2028) PM Peak Hour Link Capacity Analysis

PZ23-92000001

08/21/2024

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
	FROM	TO								
East/West Roadways										
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	5,390	5,379	D	5	5,384	1.00	D
	NW 31 Avenue	Powerline Road	6LD	5,390	5,011	C	5	5,016	0.93	C
	Powerline Road	Andrews Avenue	8LD	7,210	5,551	C	11	5,562	0.77	C
	Andrews Ave	I-95	8LD	7,210	5,714	C	5	5,719	0.79	C
	I-95	NE 6 Avenue	6LD	5,121	4,506	C	5	4,511	0.88	C
	NE 6 Avenue	Dixie Highway	6LD	5,121	4,302	C	5	4,307	0.84	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	3,401	2,382	C	3	2,385	0.70	C
	Powerline Road	Military Trail	6LD	5,121	1,829	C	2	1,831	0.36	C
	Military Trail	Dixie Highway	6LD	5,121	1,450	C	2	1,452	0.28	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	5,390	5,634	F	22	5,656	1.05	F
	Lyons Road	Florida's Turnpike	6LD	5,390	5,542	F	22	5,564	1.03	F
	Florida's Turnpike	Powerline Road	6LD	5,390	5,626	F	75	5,701	1.06	F
	Powerline Road	I-95	6LD	5,390	5,950	F	27	5,977	1.11	F
	I-95	Dixie Highway	6LD	5,390	5,952	F	22	5,974	1.11	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	2,920	2,838	D	3	2,841	0.97	D
	Lyons Road	Florida's Turnpike	4LD	2,920	2,685	D	3	2,688	0.92	D
	Florida's Turnpike	Powerline Road	4LD	2,920	2,645	D	3	2,648	0.91	D
	Powerline Road	I-95	4LD	2,920	2,955	E	2	2,957	1.01	E
	I-95	Dixie Highway	4LD	2,920	2,743	D	2	2,745	0.94	D
North/South Roadways										
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	5,390	5,297	D	5	5,302	0.98	D
	Kimberly Boulevard	Southgate Boulevard	6LD	5,390	4,605	C	5	4,610	0.86	C
	Southgate Boulevard	Atlantic Boulevard	6LD	5,390	6,050	F	5	6,055	1.12	F
	Atlantic Boulevard	Margate Boulevard	6LD	4,500	6,023	F	5	6,028	1.34	F
	Margate Boulevard	Coconut Creek Parkway	6LD	5,390	5,714	F	5	5,719	1.06	F
Powerline Road	Cypress Creek Road	McNab Road	6LD	5,390	4,917	C	22	4,939	0.92	C
	McNab Road	Atlantic Boulevard	6LD	5,390	4,917	C	27	4,944	0.92	C
	Atlantic Boulevard	Copans Road	6LD	5,390	4,221	C	22	4,243	0.79	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	3,580	2,701	C	5	2,706	0.76	C
	McNab Road	Pompano Park Place	4LD	2,920	3,357	F	5	3,362	1.15	F
	Pompano Park Place	Atlantic Boulevard	4LD	2,920	3,860	F	5	3,865	1.32	F
	Atlantic Boulevard	NW 15 Street	4LD	2,920	3,088	F	5	3,093	1.06	F

(1) 2028 volumes based on linear interpolation between 2019 and 2040 volumes obtained from the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

Link Capacity Analysis – Long-Range (Year 2040)

Link capacity analysis was performed for the long-range (2040) planning horizon. Year 2040 volumes were obtained from the Broward MPO Roadway Level of Service Analysis for Years 2019 and 2040.

Results of the analyses indicate that, for daily conditions, Dr. Martin Luther King Jr. Blvd. from SR 7 to Powerline Road, all Atlantic Boulevard roadway segments, Coconut Creek Parkway from SR 7 to Lyons Road and from Florida's Turnpike to I-95, SR 7 from Cypress Creek Road to Kimberly Boulevard and from Southgate Boulevard to Coconut Creek Parkway, Powerline Road from Cypress Creek Road to Atlantic Boulevard, and Dixie Highway from McNab Road to NW 15 Street are expected to operate at an unacceptable LOS with and without the proposed amendment.

For PM peak hour conditions, Cypress Creek Road from SR 7 to Powerline Road and from I-95 to NE 6 Avenue, all Atlantic Boulevard segments, Dr. Martin Luther King Jr. Blvd. from SR 7 to Lyons Road and from Florida's Turnpike to I-95, SR 7 from Cypress Creek Road to Kimberly Boulevard and from Southgate Boulevard to Coconut Creek Parkway, Powerline Road from Cypress Creek Road to Atlantic Boulevard, and Dixie Highway from McNab Road to NW 15 Street are expected to operate at an unacceptable LOS with and without the proposed amendment; however, the project trips are not considered significant on any of these roadway segments.

Long-Range (2040) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	2040 TRAFFIC CONDITIONS WITHOUT PROJECT		2040 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
	FROM	TO								
East/West Roadways										
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	59,900	66,100	F	68	66,168	1.10	F
	NW 31 Avenue	Powerline Road	6LD	59,900	62,400	F	68	62,468	1.04	F
	Powerline Road	Andrews Avenue	8LD	80,100	63,000	C	136	63,136	0.79	C
	Andrews Ave	I-95	8LD	80,100	67,000	C	68	67,068	0.84	C
	I-95	NE 6 Avenue	6LD	56,905	54,000	C	68	54,068	0.95	C
	NE 6 Avenue	Dixie Highway	6LD	56,905	49,000	C	68	49,068	0.86	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	37,810	35,300	C	41	35,341	0.93	C
	Powerline Road	Military Trail	6LD	56,905	22,100	C	28	22,128	0.39	C
	Military Trail	Dixie Highway	6LD	56,905	20,137	C	28	20,165	0.35	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	59,900	63,700	F	274	63,974	1.07	F
	Lyons Road	Florida's Turnpike	6LD	59,900	62,100	F	274	62,374	1.04	F
	Florida's Turnpike	Powerline Road	6LD	59,900	69,500	F	957	70,457	1.18	F
	Powerline Road	I-95	6LD	59,900	76,800	F	342	77,142	1.29	F
	I-95	Dixie Highway	6LD	59,900	66,200	F	274	66,474	1.11	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	32,400	33,700	E	41	33,741	1.04	E
	Lyons Road	Florida's Turnpike	4LD	32,400	30,600	D	41	30,641	0.95	D
	Florida's Turnpike	Powerline Road	4LD	32,400	48,700	F	41	48,741	1.50	F
	Powerline Road	I-95	4LD	32,400	41,900	F	28	41,928	1.29	F
	I-95	Dixie Highway	4LD	32,400	24,700	D	28	24,728	0.76	D
North/South Roadways										
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	59,900	68,100	F	68	68,168	1.14	F
	Kimberly Boulevard	Southgate Boulevard	6LD	59,900	55,100	C	68	55,168	0.92	C
	Southgate Boulevard	Atlantic Boulevard	6LD	59,900	76,600	F	68	76,668	1.28	F
	Atlantic Boulevard	Margate Boulevard	6LD	59,900	76,600	F	68	76,668	1.28	F
	Margate Boulevard	Coconut Creek Parkway	6LD	50,000	69,000	F	68	69,068	1.38	F
Powerline Road	Cypress Creek Road	McNab Road	6LD	59,900	66,100	F	274	66,374	1.11	F
	McNab Road	Atlantic Boulevard	6LD	59,900	66,100	F	342	66,442	1.11	F
	Atlantic Boulevard	Copans Road	6LD	59,900	51,000	C	274	51,274	0.86	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	39,800	35,000	C	68	35,068	0.88	C
	McNab Road	Pompano Park Place	4LD	32,400 ⁽²⁾	47,100	F	68	47,168	1.46	F
	Pompano Park Place	Atlantic Boulevard	4LD	32,400	58,800	F	68	58,868	1.82	F
	Atlantic Boulevard	NW 15 Street	4LD	32,400	40,500	F	68	40,568	1.25	F

(1) 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

Long-Range (2040) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	2040 TRAFFIC CONDITIONS WITHOUT PROJECT		2040 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LOS	PROJEC T TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
	FROM	TO								
East/West Roadways										
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	5,390	6,280	F	5	6,285	1.17	F
	NW 31 Avenue	Powerline Road	6LD	5,390	5,928	F	5	5,933	1.10	F
	Powerline Road	Andrews Avenue	8LD	7,210	5,985	C	11	5,996	0.83	C
	Andrews Ave	I-95	8LD	7,210	6,365	C	5	6,370	0.88	C
	I-95	NE 6 Avenue	6LD	5,121	5,130	F	5	5,135	1.00	F
	NE 6 Avenue	Dixie Highway	6LD	5,121	4,655	C	5	4,660	0.91	C
McNab Road	NW 31 Avenue	Powerline Road	4LD	3,401	3,354	D	3	3,357	0.99	D
	Powerline Road	Military Trail	6LD	5,121	2,100	C	2	2,102	0.41	C
	Military Trail	Dixie Highway	6LD	5,121	1,913	C	2	1,915	0.37	C
Atlantic Boulevard	SR 7	Lyons Road	6LD	5,390	6,052	F	22	6,074	1.13	F
	Lyons Road	Florida's Turnpike	6LD	5,390	5,900	F	22	5,922	1.10	F
	Florida's Turnpike	Powerline Road	6LD	5,390	6,603	F	75	6,678	1.24	F
	Powerline Road	I-95	6LD	5,390	7,296	F	27	7,323	1.36	F
	I-95	Dixie Highway	6LD	5,390	6,289	F	22	6,311	1.17	F
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	2,920	3,202	F	3	3,205	1.10	F
	Lyons Road	Florida's Turnpike	4LD	2,920	2,907	D	3	2,910	1.00	D
	Florida's Turnpike	Powerline Road	4LD	2,920	4,627	F	3	4,630	1.59	F
	Powerline Road	I-95	4LD	2,920	3,981	F	2	3,983	1.36	F
	I-95	Dixie Highway	4LD	2,920	2,347	D	2	2,349	0.80	D
North/South Roadways										
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	5,390	6,470	F	5	6,475	1.20	F
	Kimberly Boulevard	Southgate Boulevard	6LD	5,390	5,235	C	5	5,240	0.97	C
	Southgate Boulevard	Atlantic Boulevard	6LD	5,390	7,277	F	5	7,282	1.35	F
	Atlantic Boulevard	Margate Boulevard	6LD	4,500	7,277	F	5	7,282	1.62	F
	Margate Boulevard	Coconut Creek Parkway	6LD	5,390	6,555	F	5	6,560	1.22	F
Powerline Road	Cypress Creek Road	McNab Road	6LD	5,390	6,280	F	22	6,302	1.17	F
	McNab Road	Atlantic Boulevard	6LD	5,390	6,280	F	27	6,307	1.17	F
	Atlantic Boulevard	Copans Road	6LD	5,390	4,845	C	22	4,867	0.90	C
Dixie Highway	Commercial Boulevard	McNab Road	4LD	3,580	3,325	C	5	3,330	0.93	C
	McNab Road	Pompano Park Place	4LD	2,920	4,475	F	5	4,480	1.53	F
	Pompano Park Place	Atlantic Boulevard	4LD	2,920	5,586	F	5	5,591	1.91	F
	Atlantic Boulevard	NW 15 Street	4LD	2,920	3,848	F	5	3,853	1.32	F

(1) 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

(2) Capacity modified for 4LD

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant 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 amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizons.

Trip Generation Analysis

A trip generation analysis was performed for the maximum-allowable development under the current City land use designation and the proposed City land use designation. Appropriate

Results of the daily trip generation analysis indicate that the proposed amendment is expected to result in an increase of 1,367 daily trips. Results of the PM peak hour trip generation analysis indicate that the proposed amendment is expected to result in an increase of 107 PM peak hour trips.

Daily Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Golf Course	430	21.4 AC	T= 3.74 (X)	50%	50%	40	40	80
PROPOSED USE								
Multifamily Housing (Low-Rise)	220	214 DU	T= 6.41 (X) + 75.31	50%	50%	724	723	1,447
NEW TRIPS						684	683	1,367

(1) Source: ITE Trip Generation Manual, 11th Edition.

PM Peak Hour Trip Generation Analysis

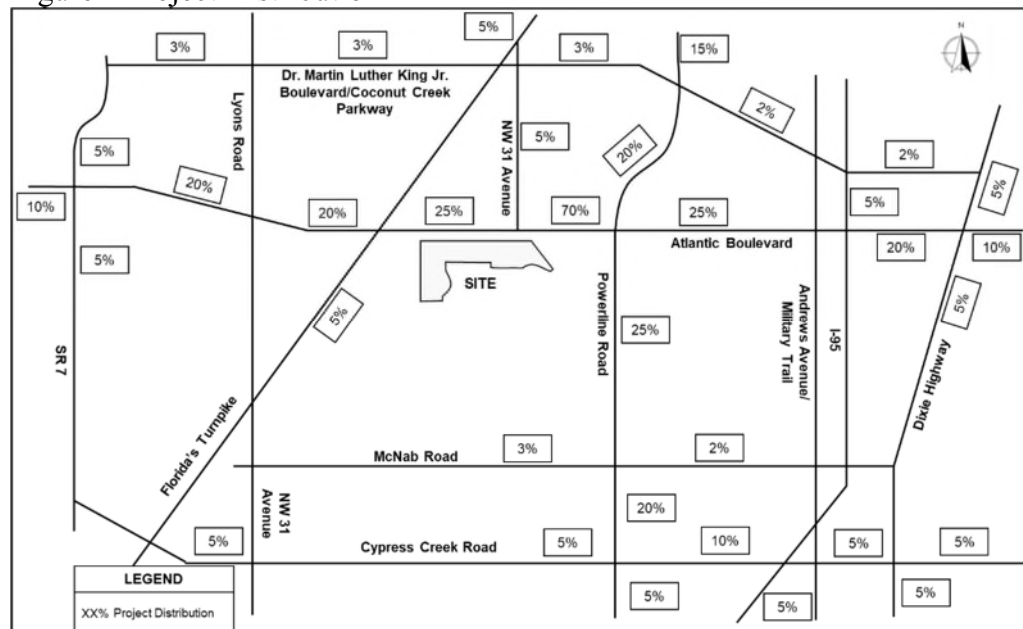
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Golf Course	430	21.4 AC	T= 0.28 (X)	34%	66%	2	4	6
PROPOSED USE								
Multifamily Housing (Low-Rise)	220	214 DU	T= 0.43 (X) + 20.55	63%	37%	71	42	113
NEW TRIPS						69	38	107

(1) Source: ITE Trip Generation Manual, 11th Edition.

Project Distribution

The project distribution was based on a review of land uses, roadway characteristics and travel patterns surrounding the project site, as well as the location and type of access connections to the site. The project distribution is shown in Figure 2.

Figure 2 Project Distribution



Roadway Significance Analysis

Significance was determined for all major roadways surrounding the project site. Based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. The results of the analyses indicate that the project is not expected to be significant on any of the roadway segments; therefore, no roadway improvements are proposed.

Daily Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	PROJECT DIST.		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIG. > 3%
	FROM	TO					1,367		
East/West Roadways									
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	59,900	5%	5%	68	0.11%	No
	NW 31 Avenue	Powerline Road	6LD	59,900	5%	5%	68	0.11%	No
	Powerline Road	Andrews Avenue	8LD	80,100	10%	10%	136	0.17%	No
	Andrews Ave	I-95	8LD	80,100	5%	5%	68	0.08%	No
	I-95	NE 6 Avenue	6LD	56,905	5%	5%	68	0.12%	No
	NE 6 Avenue	Dixie Highway	6LD	56,905	5%	5%	68	0.12%	No
McNab Road	NW 31 Avenue	Powerline Road	4LD	37,810	3%	3%	41	0.11%	No
	Powerline Road	Military Trail	6LD	56,905	2%	2%	28	0.05%	No
	Military Trail	Dixie Highway	6LD	56,905	2%	2%	28	0.05%	No
Atlantic Boulevard	SR 7	Lyons Road	6LD	59,900	20%	20%	274	0.46%	No
	Lyons Road	Florida's Turnpike	6LD	59,900	20%	20%	274	0.46%	No
	Florida's Turnpike	NW 31 Avenue	6LD	59,900	25%	25%	342	0.57%	No
	NW 31 Avenue	Powerline Road	6LD	59,900	70%	70%	957	1.60%	No
	Powerline Road	I-95	6LD	59,900	25%	25%	342	0.57%	No
	I-95	Dixie Highway	6LD	59,900	20%	20%	274	0.46%	No
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	32,400	3%	3%	41	0.13%	No
	Lyons Road	Florida's Turnpike	4LD	32,400	3%	3%	41	0.13%	No
	Florida's Turnpike	Powerline Road	4LD	32,400	3%	3%	41	0.13%	No
	Powerline Road	I-95	4LD	32,400	2%	2%	28	0.09%	No
	I-95	Dixie Highway	4LD	32,400	2%	2%	28	0.09%	No
North/South Roadways									
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	59,900	5%	5%	68	0.11%	No
	Kimberly Boulevard	Southgate Boulevard	6LD	59,900	5%	5%	68	0.11%	No
	Southgate Boulevard	Atlantic Boulevard	6LD	59,900	5%	5%	68	0.11%	No
	Atlantic Boulevard	Margate Boulevard	6LD	50,000	5%	5%	68	0.14%	No
	Margate Boulevard	Coconut Creek Parkway	6LD	59,900	5%	5%	68	0.11%	No
Powerline Road	Cypress Creek Road	McNab Road	6LD	59,900	20%	20%	274	0.46%	No
	McNab Road	Atlantic Boulevard	6LD	59,900	25%	25%	342	0.57%	No
	Atlantic Boulevard	Copans Road	6LD	59,900	20%	20%	274	0.46%	No
Dixie Highway	Commercial Boulevard	McNab Road	4LD	39,800	5%	5%	68	0.17%	No
	McNab Road	Pompano Park	4LD	32,400	5%	5%	68	0.21%	No
	Pompano Park	Atlantic Boulevard	4LD	32,400	5%	5%	68	0.21%	No
	Atlantic Boulevard	NW 15 Street	4LD	32,400	5%	5%	68	0.21%	No

PM Peak Hour Significance Analysis

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ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	PROJECT DIST.		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIG. > 3%
	FROM	TO			IN	OUT			
East/West Roadways									
Cypress Creek Road	SR 7	NW 31 Avenue	6LD	5,390	5%	5%	5	0.09%	No
	NW 31 Avenue	Powerline Road	6LD	5,390	5%	5%	5	0.09%	No
	Powerline Road	Andrews Avenue	8LD	7,210	10%	10%	11	0.15%	No
	Andrews Ave	I-95	8LD	7,210	5%	5%	5	0.07%	No
	I-95	NE 6 Avenue	6LD	5,121	5%	5%	5	0.10%	No
	NE 6 Avenue	Dixie Highway	6LD	5,121	5%	5%	5	0.10%	No
McNab Road	NW 31 Avenue	Powerline Road	4LD	3,401	3%	3%	3	0.09%	No
	Powerline Road	Military Trail	6LD	5,121	2%	2%	2	0.04%	No
	Military Trail	Dixie Highway	6LD	5,121	2%	2%	2	0.04%	No
Atlantic Boulevard	SR 7	Lyons Road	6LD	5,390	20%	20%	22	0.41%	No
	Lyons Road	Florida's Turnpike	6LD	5,390	20%	20%	22	0.41%	No
	Florida's Turnpike	NW 31 Avenue	6LD	5,390	25%	25%	27	0.50%	No
	NW 31 Avenue	Powerline Road	6LD	5,390	70%	70%	75	1.39%	No
	Powerline Road	I-95	6LD	5,390	25%	25%	27	0.50%	No
	I-95	Dixie Highway	6LD	5,390	20%	20%	22	0.41%	No
Dr. Martin Luther King Jr. Boulevard	SR 7	Lyons Road	4LD	2,920	3%	3%	3	0.10%	No
	Lyons Road	Florida's Turnpike	4LD	2,920	3%	3%	3	0.10%	No
	Florida's Turnpike	Powerline Road	4LD	2,920	3%	3%	3	0.10%	No
	Powerline Road	I-95	4LD	2,920	2%	2%	2	0.07%	No
	I-95	Dixie Highway	4LD	2,920	2%	2%	2	0.07%	No
North/South Roadways									
SR 7	Cypress Creek Road	Kimberly Boulevard	6LD	5,390	5%	5%	5	0.09%	No
	Kimberly Boulevard	Southgate Boulevard	6LD	5,390	5%	5%	5	0.09%	No
	Southgate Boulevard	Atlantic Boulevard	6LD	5,390	5%	5%	5	0.09%	No
	Atlantic Boulevard	Margate Boulevard	6LD	4,500	5%	5%	5	0.11%	No
	Margate Boulevard	Coconut Creek Parkway	6LD	5,390	5%	5%	5	0.09%	No
Powerline Road	Cypress Creek Road	McNab Road	6LD	5,390	20%	20%	22	0.41%	No
	McNab Road	Atlantic Boulevard	6LD	5,390	25%	25%	27	0.50%	No
	Atlantic Boulevard	Copans Road	6LD	5,390	20%	20%	22	0.41%	No
Dixie Highway	Commercial Boulevard	McNab Road	4LD	3,580	5%	5%	5	0.14%	No
	McNab Road	Pompano Park	4LD	2,920	5%	5%	5	0.17%	No
	Pompano Park	Atlantic Boulevard	4LD	2,920	5%	5%	5	0.17%	No
	Atlantic Boulevard	NW 15 Street	4LD	2,920	5%	5%	5	0.17%	No

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

The information provided in response to Items 1, 2, and 3 represents the entirety of the traffic analysis for this amendment.

G. Mass Transit

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

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Routes 42 & 60. Please see the Table below for detailed information:

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 42	Weekday Saturday Sunday	5:13 am – 11:03 pm 5:20 am – 10:46 pm 8:38 am – 8:38 pm	52 Minutes 46 Minutes 63 Minutes
60	Weekday Saturday Sunday	5:15 am – 11:29 pm 5:19 am – 11:24 pm 9:00 am – 9:39 pm	33 Minutes 40 Minutes 60 Minutes

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

The proposed amendment will further support mass transit by adding residents to the area that could be potential mass transit riders.

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

See Exhibit I (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

A PSIA application has been submitted to the School Board. The Consistency Review Report is attached as Exhibit J (SCAD Report).

2. The associated fee in the form of a check made payable to the SBBC.

The application fee was paid with the PSIA application.

6. 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 Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property. A letter from the State Department Division of Historic Resources confirming there are not historic places on the Property has been provided as Exhibit K (Division of Historic Resources Letter).

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

Based upon 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 Property.

C. Wetlands.

According to the current Broward County Wetlands Map there are no wetlands on the Subject Property. A wetland assessment of the Subject Property was conducted by EW Consultants, Inc., and the results concluded that there are currently no wetlands on the property (Exhibit L-Environmental Assessment).

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

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map dated March 2000, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The 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.

An assessment on endangered or threatened species and regulated plans was conducted by EW Consultants, Inc. The report confirms that there is no evidence of gopher tortoises on the property and there were several burrowing owls present on the property. An FWC permit will be required to excavate and collapse the burrows when they are inactive. To avoid unnecessary impacts, this permitting is done 6 months before construction and a burrowing owl survey is conducted prior to the permit submittal to ensure the most accurate information regarding the location of any burrows. As such, a survey will be conducted prior to

submitting a permit to the FWC to excavate the burrows.

The report also confirms that are not any endangered flora or fauna located on the Property. (See Exhibit L-Environmental Assessment).

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 property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

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

Site is located within Wellfield Protection Zone 1, 2, and 3. Provisions for protection will be in accordance with Broward County requirements. The Applicant will comply with all wellfield protection regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency. Applicant design team has indicated the details of the Utility Department infrastructure on the Major Final Site Plan, which is currently under review by the City of Pompano Beach. The applicant design team is proposing re-routing the existing raw water main and water main that bisects the property and incorporating within the utility design. Applicant is also providing new easements to the City Utility Department for the proposed rerouting of the lines. Applicant team has met with the City of Pompano Beach Utilities Department on January 10, 2024, as well as on June 27, 2024 to review the proposed design. The current site plan, under review, incorporates the requests by the City Utilities Department for setbacks and easements for the existing well sites and related infrastructure. Applicant design team is still working very closely with the City Utilities and Engineering Departments to finalize all utility designs. Finally, proposed locations for the two future well sites as well as the generator building will be located with the submittal of the Major Final Site Plan application.

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.

As part of a County-approved remedial plan, all soils documented onsite to exceed the applicable Florida Soil Cleanup Target Levels for residential use will be managed onsite to the extent required for residential use. Protective measures that will be taken during soil remediation work to protect the City’s water supply infrastructure. These include rerouting the existing water main and raw water main; along with the new proposed connection points, as well as new proposed easements. Applicant design team is proposing new connections at the property line, as well as a proposed rerouting and incorporation of the new raw water main lines and water main lines into the utility design for the project. Applicant design team is working with City to finalize designs.

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

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The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

An affordable housing study addressing Policy 2.16.2 has been provided as Exhibit M (Affordable Housing Study). Applicant will meet the affordable unit requirements utilizing the in-lieu payment option pursuant to the language in Broward County Land Use Policy 2.16.4 and Section 154.80 of the City Code.

8. 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 proposed amendment providing a density of 10 du/acre is less dense than the surrounding residential developments, which all contain a zoning designation of RM-45, allowing a density of 45 du/acre. The adjacent property to the south contains several 9-story multi-family buildings, while the adjacent property to the east consists of a multi-family development with 2-story buildings. The proposed 2-story townhomes are much less dense than the surrounding 9-story buildings and is consistent with the height of the existing 2-story residential community. The Property is bounded by the South Florida Water Management District Canal Right-of-Way to the west and north, which creates a barrier between the Property and the residential development to the west and the commercial property to the north.

Additionally, the Project has been designed with one entry and exit point with access from W. Atlantic Blvd. This design will route all traffic generated from the Project onto W. Atlantic Blvd., ensuring the Project does not add any additional traffic onto the local roads traversing the surrounding communities.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone 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 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 Property is not located within an evacuation zone.

10. 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 Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION

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

The Property is not located adjacent to another local government in Broward County.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

On February 2, 2024, the applicant and members of the design team met with the condominium management company and members of the association leadership for the Palm Aire County Club Apartment Condominium buildings 49, 50 and 51. The conceptual site plan was presented and discussed in detail. The leadership members provided comments that the applicant team will explore incorporating into the Final Site Plan as the application review process progresses. Applicant commits to future meetings as each of the applications proceed with the review process in accordance to the City of Pompano Beach neighborhood meeting regulations.

On June 12, 2024, the applicant design team as well as members from Pulte Home Company, LLC held a second community outreach meeting with the members of the surrounding condominium residents. A presentation was given as well as a question and answer session. Residents indicated their concern for the loss of open space as well as concerns on certain elements of the design. Applicant design team represented that the design will be refined further in order to address City comments on the site plan and committed to having additional outreach meetings with the residents to present the plan updates.

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**Pompano Beach Land Use Plan**

Policy 01.01.11-Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

As shown in the water and wastewater sections above, the facilities servicing the Project have more than adequate capacity for potable water and wastewater to serve the project.

Policy 01.03.11-Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

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The proposed amendment providing a density of 10 du/acre is less dense than the surrounding residential developments, which all contain a zoning designation of RM-45, allowing a density of 45 du/acre. The adjacent property to the south contains several 9-story multi-family buildings, while the adjacent property to the east consists of a multi-family development with 2-story buildings. The proposed 2-story townhomes are much less dense than the surrounding 9-story buildings and is consistent with the height of the existing 2-story residential community. The Property is bounded by the South Florida Water Management District Canal Right-of-Way to the west and north, which creates a barrier between the Property and residential development to the west and the commercial property to the north.

Additionally, the Project has been designed with one entry and exit point with access from W. Atlantic Blvd. This design will route all traffic generated from the Project onto W. Atlantic Blvd., ensuring the Project does not add any additional traffic onto the local roads traversing the surrounding communities.

Policy 01.03.05-All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

The proposed amendment to provide a land use designation of LM-Low-Medium 5-10 du/acre on the Property will provide an orderly transition of varying residential densities. The Property is bordered by multi-family residential developments to the south and east. The development to the south contains a dense multi-family development consisting of several 9-story buildings, while the development to the west consists of several, smaller 2-story buildings. The proposed 2-story townhome development will provide a break in the bulk of the adjacent 9-story buildings while still maintaining compatibility with the existing 2-story residential development to the south.

Policy 01.06.01-Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

As demonstrated throughout this application, the property does not contain, nor will it negatively impact any natural resources, wetlands, or culturally or historically archaeologically and paleontologically significant resources.

Policy 01.06.07-Enforce the procedures for compliance with the County Wellfield Protection Ordinance in areas of the City that fall within Zone 3 as depicted on the County's natural resource map series, at all levels of development, including Land Use Plan Amendments and Site Plans.

The property is located within Wellfield Protection Zone 3. Provisions for protection will be in accordance with Broward County requirements. The Applicant will comply with all wellfield protection regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency. Applicant design team has indicated the details of the Utility Department infrastructure on the Major Final Site Plan, which is currently under review by the City of Pompano Beach. The applicant design team is proposing re-routing the existing raw water main and water main that bisects the property and incorporating within the utility design.

Applicant is also providing new easements to the City Utility Department for the proposed rerouting of the lines. Applicant team has met with the City of Pompano Beach Utilities Department on January 10, 2024, as well as on June 27, 2024 to review the proposed design. The current site plan, under review, incorporates the requests by the City Utilities Department for setbacks and easements for the existing well sites and related infrastructure. Applicant design team is still working very closely with the City Utilities and Engineering Departments to finalize all utility designs. Finally, proposed locations for the two future well sites as well as the generator building will be located with the submittal of the Major Final Site Plan application.

Policy 01.14.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.

This amendment will facilitate the infill development of a defunct golf course that is no longer in use to be redeveloped with a vibrant townhome community. The Project will utilize existing public utilities and infrastructure that have already been developed.

Broward County Land Use Plan

Per Section Two of the Broward County Land Use Plan, the proposed residential dwelling units are consistent with the permitted uses listed within the residential land use category. Additionally, the Proposed Amendment is consistent with the following policies of the County Land Use Plan:

Policy 2.10.2-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The proposed amendment providing a density of 10 du/acre is less dense than the surrounding residential developments, which all contain a zoning designation of RM-45, allowing a density of 45 du/acre. The adjacent property to the south contains several 9-story multi-family buildings, while the adjacent property to the east consists of a multi-family development with 2-story buildings. The proposed 2-story townhomes are much less dense than the surrounding 9-story buildings and is consistent with the height of the existing 2-story residential community. The Property is bounded by the South Florida Water Management District Canal Right-of-Way to the west and north, which creates a barrier between the Property and residential development to the west and the commercial property to the north.

Additionally, the Project has been designed with one entry and exit point with access from W. Atlantic Blvd. This design will route all traffic generated from the Project onto W. Atlantic Blvd., ensuring the Project does not add any additional traffic onto the local roads traversing the surrounding communities.

Policy 2.10.3-In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

As stated previously, this Project will redevelop a defunct golf course with a medium-density residential development that is compatible with the density and residential uses of the surrounding area. The proposed LM-Low-Medium 5-10 du/acre land use designation is less dense than the adjacent development to the south with several 9-story buildings and is also harmonious with the adjacent development consisting of several, smaller 2-story buildings.

Policy 2.14.2-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

Policy 2.11.2-In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

The level of service analysis and responses to the Potable Water section in this application include information from the City's 10 Year Water Supply Facilities Work Plan and Capital Improvements Element. The information provided demonstrates that there is sufficient capacity to service the Project for potable water.

Policy 2.11.4-The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

The level of service analysis and responses to the wastewater section of this application demonstrates there is sufficient capacity to service the Project for wastewater.

14. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

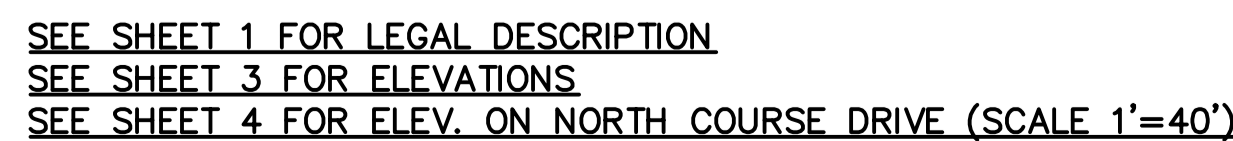
Exhibits

- A. Survey & Legal Description of Amendment Area**
- B. Map of Proposed Land Use Designations**
- C. Potable Water Letter**
- D. Waste Water Letter**
- E. Solid Waste Letter**
- F. Drainage Service Letter**
- G. Community Parks Inventory**
- H. Phase II Environmental Assessment**
- I. Mass Transit Service Letter**
- J. SCAD Report**
- K. Division of Historical Resources Letter**
- L. Environmental Assessment**
- M. Affordable Housing Study**

Exhibit A

Survey & Legal Description

PZ23-92000001



JOB # 10564
SHT.NO. 2
OF 4 SHEETS

(10/15/2021)

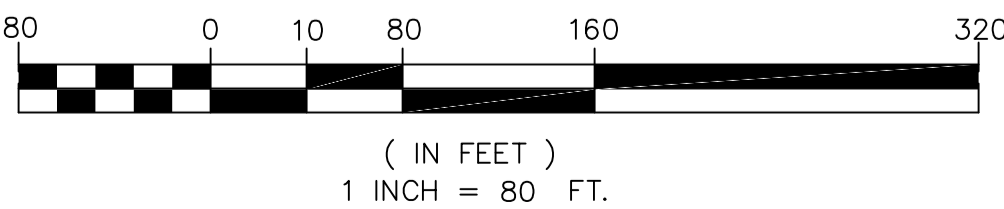
ELEVATIONS OF
NORTH COURSE DRIVE
ON SHEET 5



LEGEND

- A/C - AIR CONDITIONER
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
COV. - COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESEM. - EASEMENT
EXIST. - EXISTING
F.O.M. - FIBER-OPTIC MARKER
F.P.L. - FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - FLOOR
FND. - FOUND
I.R./CAP - IRON ROD & CAP
INV. - INVERT
IRR. - IRRIGATION
L.A.E. - LIMITED ACCESS EASEMENT
O/S - BUILDING OFFSET
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PGS. - PAGE(S)
P.R.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R - RADIUS
R/W - RIGHT-OF-WAY
RGE. - RANGE
SEC. - SECTION
Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET
TWP. - TOWNSHIP
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
W.M. - WATER METER
W.E. - WATER EASEMENT
S.E. - SANITARY EASEMENT
☼ - LIGHT POLE
⚡ - FIRE HYDRANT
☑ - CATCH BASIN
⚙ - WATER VALVE
⊙ - SET 5/8" IR/CAP LB 3591
⊙ - SANITARY MANHOLE
⊙ - DRAINAGE MANHOLE
⊙ - WOOD POWER POLE (UNLESS NOTED)
⊙ - CENTER LINE
⊙ - EXISTING ELEVATION
⊙ - TRAFFIC SIGN
⊙ - ELECTRICAL WIRES OVERHEAD
⊙ - ANCHOR
⊙ - WATER METER
⊙ - RPZ
⊙ - GROUND LIGHT
⊙ - ELECTRIC HAND HOLE
⊙ - IRRIGATION CONTROL VALVE
⊙ - CONCRETE POWER POLE
⊙ - FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR BOUNDARY & LEGAL TEXT
SEE SHEET 4 FOR DETAIL OF NORTH COURSE DRIVE (SCALE 1"=40')

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

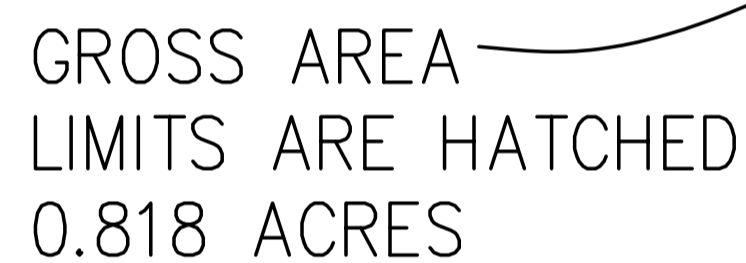
PALM AIRE TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY

DATE 08/29/2023
DRAWN BY DR
F.B./ PG. HDS
SCALE

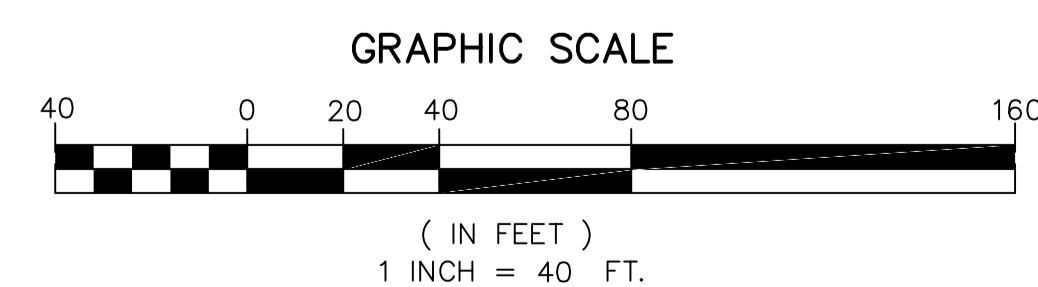
DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10564
SHT.NO. 3
OF 4 SHEETS

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A/C	- AIR CONDITIONER	SQ. FT.	- SQUARE FEET
L	- ARC LENGTH	TWP.	- TOWNSHIP
ALUM.	- ALUMINUM	TYP.	- TYPICAL
B.E.	- BUFFER EASEMENT	U.E.	- UTILITY EASEMENT
C.O.	- CLEANOUT	W.M.	- WATER METER
C.F.	- CHAIN LINK FENCE	W.E.	- WATER EASEMENT
CONC.	- CONCRETE	S.E.	- SANITARY EASEMENT
COV.	- COVERED	☀	- LIGHT POLE
DRAINAGE	- DRAINAGE EASEMENT	☀	- FIRE HYDRANT
ELEC.	- ELECTRIC	☀	- CATCH BASIN
ELEV.	- ELEVATION	☀	- WATER VALVE
EQUIP.	- EQUIPMENT	⊙	- SET 5/8" IR/CAP LB 3591
ESMT.	- EASEMENT	⊙	- SANITARY MANHOLE
EXIST.	- EXISTING	⊙	- DRAINAGE MANHOLE
F.O.M.	- FIBER-OPTIC MARKER	⊙	- WOOD POWER POLE (UNLESS NOTED)
F.P.L.	- FLORIDA POWER & LIGHT	⊙	- CENTER LINE
FIN.	- FINISHED		
FLR.	- FLOOR		
FND.	- FOUND		
IR./CAP.	- IRON ROD & CAP		
INV.	- INVERT		
IRR.	- IRRIGATION		
L.A.E.	- LIMITED ACCESS EASEMENT		
L.B.	- BUILDING LOT		
O.R.B.	- OFFICIAL RECORD BOOK		
P.B.	- PLAT BOOK		
P.B.C.	- P.B. BEACH COUNTY RECORD		
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
P.S.	- PAGE(S)		
P.R.M.	- PERMANENT REFERENCE MONUMENT		
PRO.	- PROPOSED		
R	- RADIUS		
R/W	- RIGHT-OF-WAY		
R/F	- RANGE		
SEC	- SECTION		
Δ	- DELTA (CENTRAL ANGLE)		



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR BOUNDARY TEXT
SEE SHEET 3 FOR ELEVATIONS (SCALE 1"=80')

REVISIONS		DATE	BY
FILE NAME	10564 SUP.dwg		

CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PALM AIRE TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY

DATE	0000
DRAWN BY	0000
F.B./ PG.	HDS
SCALE	

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10564
SHT.NO. 4
OF 4 SHEETS

Exhibit B

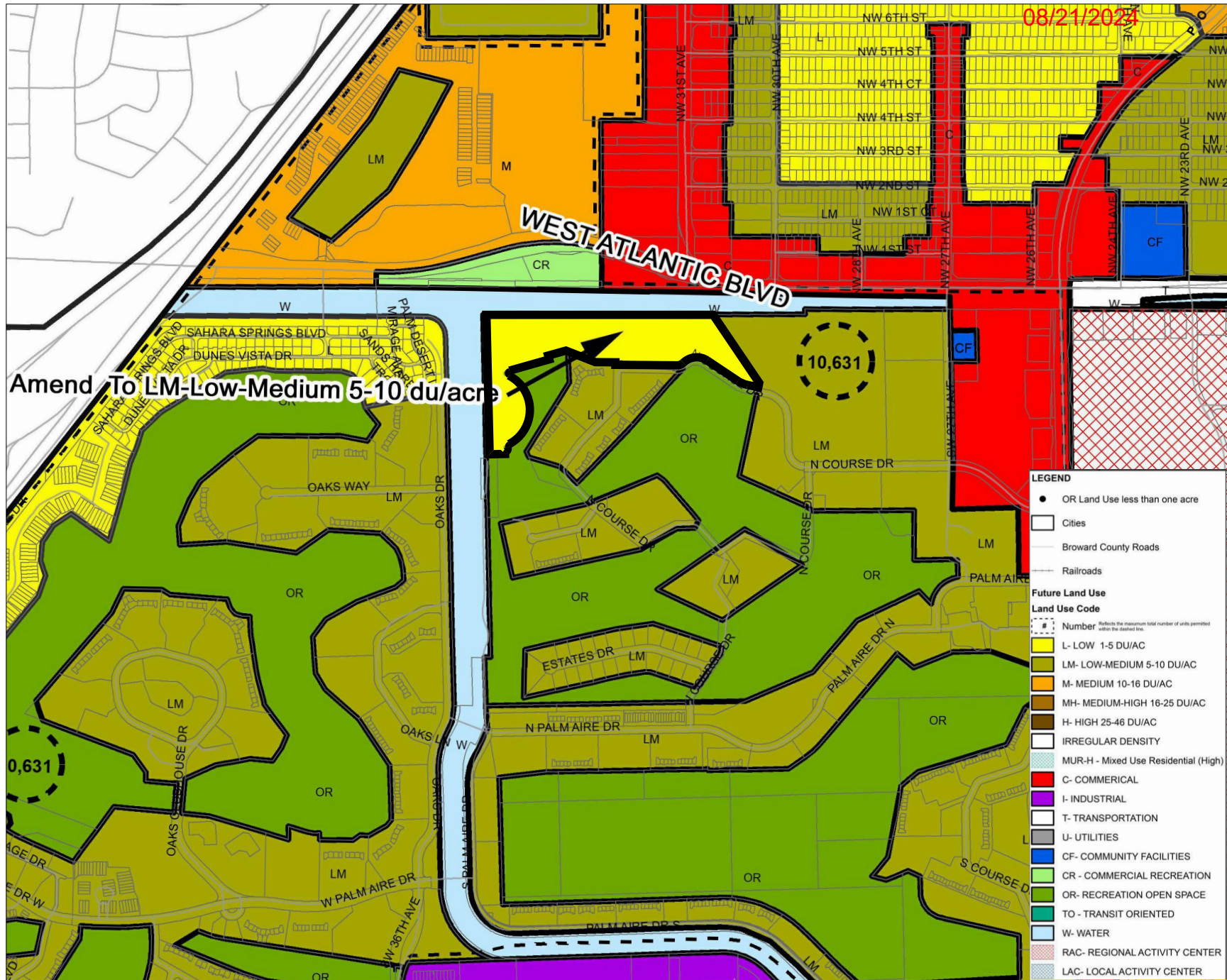
Maps of Proposed Land Use Designations

City of Pompano Beach Future Land Use Map (Proposed)

DRC

PZ23-92000001

08/21/2024



Broward County Future Land Use Plan (Proposed)

DRC

PZ23-92000001

08/21/2024

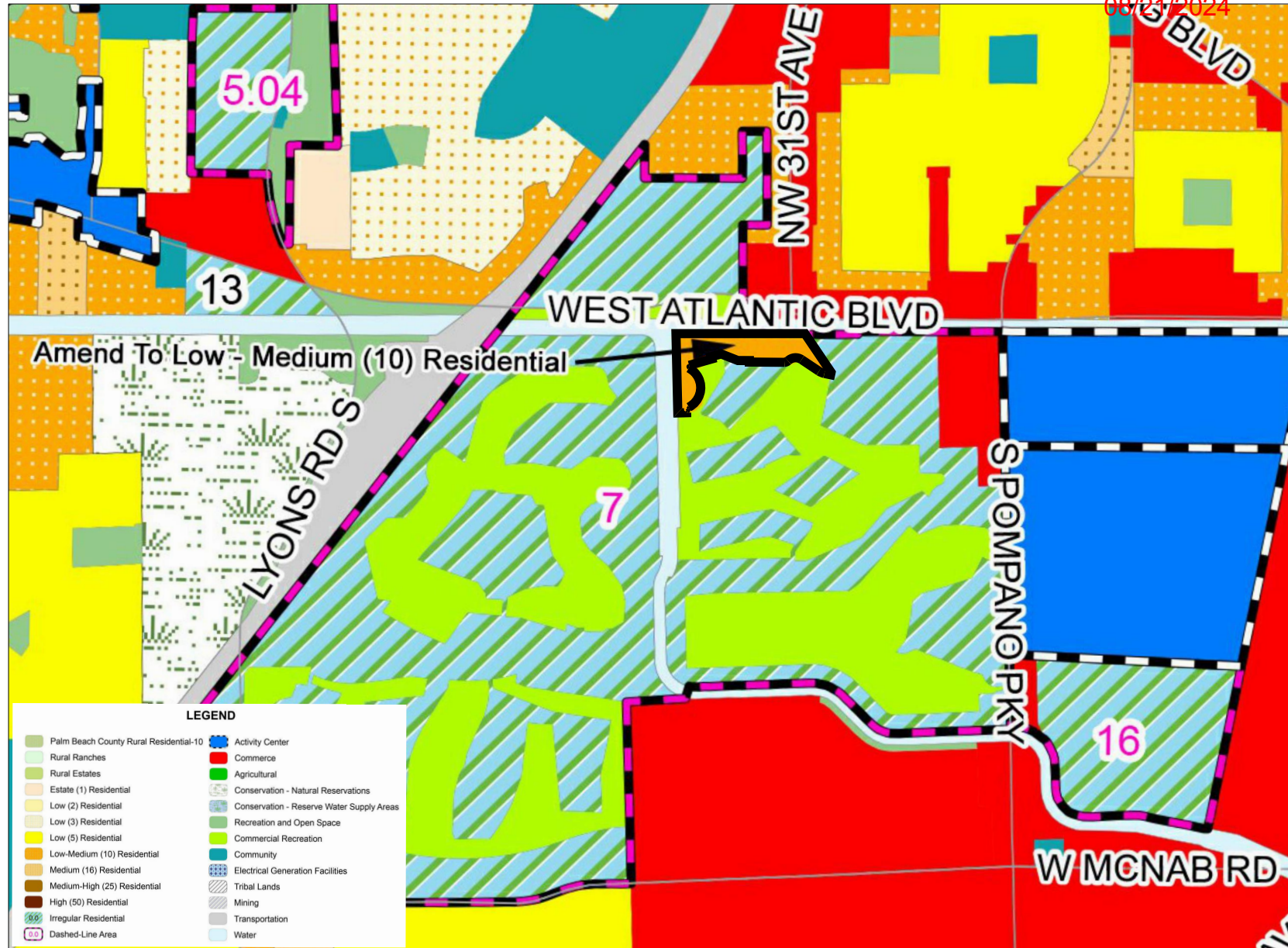


Exhibit C

Potable Water Letter To Be Provided

Exhibit D

Waste Water Letter To Be Provided

Exhibit E

Solid Waste Letter



DRC

Andres Limones Cruz
Government Affairs Manager
Waste Management Inc. of Florida
2380 College Avenue
Davie, FL 33317
M: 786-261-7812
alimones@wm.com

December 28, 2023

Amanda Martinez
Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

RE: Pompano Beach Land Use Plan Amendment-Solid Waste Capacity

Dear Ms. Martinez,

We have reviewed the updated information you sent me regarding the land use amendment for the proposed project in Pompano Beach. Waste Management owns and operates Monarch Hill landfill located at 2700 Wiles Road, Pompano Beach, FL 33073. The landfill has an estimated capacity of 7.3 years at current demand.

Accordingly, we believe that there is adequate volume space to safely accommodate the waste anticipated from the proposed townhome project of 214 dwelling units located in the City of Pompano Beach, with the folio number 494204000062.

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Andres', with a stylized flourish.

Andres Limones Cruz
Government Affairs Manager

Exhibit F

Drainage Service Letter To Be Provided

Exhibit G

Community Park Inventory

PZ23-92000001

08/21/2024

Inventory of Neighborhood Parks

Updated December, 2022

RECERTIFIED: 6-24-21

EFFECTIVE: 7-13-23

Inventory of Mini-Parks

Name of Facility	Size (In acres)
1. McNab Park	2.5
2. Founders Park	1.7
3. Blanche Ely Tot Lot	0.3
4. Kendall Lakes	0.2
5. Apollo Park	4.4
6. Coleman Park	0.5
7. Novelty Park	1.0
8. E. Pat Larkins Community Center	2.9
9. Avondale Park	2.6
10. Fairview Park	2.3
11. Skolnik Community Ctr.	3.5
12. Cresthaven Park	1.4
13. Highland Park & Recreation Ctr.	3.3
14. Sandspur Park (Pompano Highlands)	2.3
15. Canine Corner (Dog Park)	1.8
16. Annie Adderly Gillis Park	0.8
17. Sanders Park	0.6
18. Lovely Park	0.2
Total acres	32.3

Inventory of Neighborhood Parks

Name of Facility	Size (In acres)
1. Alsdorf Boat Launch Park	10.0
2. Exchange Club Park	7.5
3. Harbor's Edge Park	8.1
4. Kester Park	8.4
5. Norwood Pines Park	5.4
6. Weaver (Canal Pointe) Park	12.4
7. Hunter's Manor Park	8.3
8. McNair Park	6.4
9. Brummer Park	5.0
10. Airpark Jogging Path	8.4
11. Elks Club Property	10.4
12. Centennial Park	4.2
Total acres	94.5

Inventory of Small Urban Open Spaces

Name of Facility	Size (In acres)
1. N.E. 16th Street Park	0.6
2. Marine Drive Park	0.1
3. Scott Winters (Sunset) Park	1.0
4. N.E. 10th Street.Park	0.1
5. North Riverside Dr. Park	0.4
6. Indian Mound Park	1.0
7. Hillsboro Inlet Park	2.3
8. Lake Santa Barbara Park	0.2
9. S.E. 13th Street Park	0.1
10. S.E. 15th Street Park	0.1
11. Downtown Park	0.1
12. Pompano Canal Park	0.2
13. S.E.11 Ave. Park	0.2
14. 220 East Atlantic Park	0.9
15. Lyons Park	0.3
16. Old Water Tower Site	0.2
17. Jackson Park	1.8
18. Dr. MLK Blvd. Park	0.8
19. Cresthaven Open Space @ NE 5 th	0.4
20. NE 16 th Street Park	0.2
Total acres	11.0

Inventory of Recreational Areas at Public School Sites

Name of Facility	Size (In acres)
1. Pompano Beach Elementary School	3.4
2. Pompano Beach Middle School	2.0
3. Pompano Beach High School**	7.5
4. McNab Elementary School	2.0
5. Cypress Elementary School	5.2
6. Sanders Park Elementary School	3.2
7. Blanche Ely High School **	6.5
8. Markham Elementary School	2.9
9. Charles Drew Elementary School	4.6
10. Cross Creek SED Center	7.2
11. Cypress Run Alternative School	2.0
12. Cresthaven Elementary School	2.3
13. Crystal Lake Middle School	3.2
14. Palm View Elementary School	2.2
15. Norcrest Elementary School**	<u>6.2</u>
Total acres	60.4

Neighborhood Parks

Privately Owned Facilities

1. John Knox Village	1.8
2. Cypress Bend	10.1
3. Palm Aire (less 6.09 acres for 3100 W. Atlantic Blvd)	<u>42.5</u>
Total acres	54.4

Grand Total **252.6**

Inventory of Community Parks

Name of Facility	Size (In acres)
1. Pompano (Jaycee) Community Park	71.1
2. Mitchell/Moore (Westside) Community Park	15.8
3. Public Beach	32.4
4. North Pompano Park	20.4
5. Palm Aire Lakes Park	97.0
Total	236.7

Other Large Open Spaces and Parks

Name of Facility	size (in acres)
1. Boys & Girls Club	9.5
2. Sand & Spurs Stables	11.5
3. Arboretum	33.0
4. Pompano Beach Cemetery	17.0
5. Pompano Beach Golf Course	76.6 (15% of the total Community Park Requirement of 510.7 acres)
Total	147.6
Grand Total	636.9

Broward County owned lands *(The City can use 10% (up to 10 acres) of the County-owned park land in the City's total park acreage ($62.95 \times 10\% = 6.295$ acres))*

Broward County Environmental Land 24.25
 Crystal Lake Sand Pine Scrub Natural Preserve
 3110 block of NE 3rd Avenue

Broward County Environmental Land 38.70
 Pompano Highlands Natural Preserve
 4200 Block east of FEC RR

Notes:

- a. Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry @ \$75,000 for 0.813 acres.
- b. Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- c. Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.
- d. Cresthaven Park acquired by annexation effective September 2000 for 1.43 acres
- e. Cresthaven Elementary School acquired by annexation effective September 2000 for 2.3 acres.
- f. Removed CRA Plat Park 2.3 acres.
- g. Added Canal Pointe Park of 10.744 acres, acquired
- h. Added Hunters Manor, 8.26 acres, acquired July 21, 2000 from Hunter-8 & Landco IV for \$423,915.14
- i. Removed Carver Homes Park of 17.2 acres after Land Use Plan amendment, passed July 24, 2001, Ordinance 2001-77.
- j. Added Cresthaven Park (1.4 acres) and Cresthaven Elementary School (2.3 acres) after Land Use Plan amendment passed January 22, 2002 Ordinance 2002-31.
- k. Added 8.3 acres Hunter's Manor Park purchased through Broward County Safe Parks and Land Preservation Bond Program and removed old Hunters Manor Park (8.3 acres).
- l. Northwest Multi-Purpose Center 13,526 sq.ft on 2.92 acres, southwest corner of NW 6th Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36th Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8th Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50th Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42nd Court & NE 15th Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18th Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16th Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3rd Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1st Avenue, , added after annexation of Leisureville, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres
- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16th Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.
- ff. Elks Property was purchased in October, 2017 and is 10.4 acres.

- gg. The 4.2 acre Centennial Park was added to this inventory
- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre "Palm Aire Property" as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial
- kk. Removed 6.09 acres of Palm Aire Golf Course converted to CR for private indoor tennis facility

Item 6.b.-d. Methodology of 2020 and Buildout Population Figure for Park Requirement (note: the current Pompano Comp Plan has a 2040 planning horizon with a population projection of 135,553 by 2040 which is a park requirement of 406.7 acres.)

	2020 (Census).	2040 Planning Horizon	Buildout
Population	112,046	135,553	177,006
Broward County Parks Requirements 338.4 acres (3 acres per 1,000 population)		406.7 acres	531 acres
Total Parks supplied	636.9 acres	636.9 acres	636.9 acres
<i>(If the City adds 10% of the County-owned lands to this total, it becomes 643.1 acres)</i>			

Buildout population calculations

82,659	Maximum number of dwelling units allowed by future land use map*
- 11,572	14% of dwelling units held for seasonal use
71,087	Total dwelling units for permanent residents
x 2.49	Persons per occupied dwelling unit from 2017 Census estimate (up from 2.27 in 2010 Census)
177,006	Buildout population projection

* Includes: 138 units on 1700 Blount Road; the 626 units in The Claridge (198), Hillsboro Light Towers (72) and the Citi Center irregular density area (356); the increase of 2,000 units in the Downtown TOC, the additional 2,800 units in the LIVE! RAC, the additional 4 units on the former site of FS 103, the increase of 122 units for Hillsboro Shores; the net increase of 2,399 units in the East Transit Oriented Corridor; the net reduction of 207 units from the Jefferson Amendment (even though those are anticipated to be eventually built as flex units) and net addition of 24 dwelling units from the 1600 Corporation Amendment; the net addition 64 dwelling units by 2 Habitats and John Knox Village; the net addition 303 dwelling units by the WH Pompano LUPA; the net addition 1,300 dwelling units by the Isle of Capri RAC LUPA; the net additional 88 units created by the D.R. Horton land use plan amendment in 2013; the 190 units created by the KOI land use plan amendment in 2012; the 187 units created by the St. Joseph land use plan amendment in 2012 and the additional 907 units created by the Palm-Air North amendment adopted in July 2010 and the net additional 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

Exhibit H

Phase II Environmental Assessment



December 6, 2023

Mr. Andrew Maxey, Director of Land Acquisition
PulteGroup, Southeast Florida Division
1475 Centrepark Blvd, Suite 305
West Palm Beach, FL 33401

Re: Limited Phase II ESA
Lakes at Palm Aire
North Course Drive
Pompano Beach, Florida

Dear Mr. Maxey:

Ayden Environmental LLC (Ayden) has prepared this limited Phase II Environmental Site Assessment (ESA) to satisfy the request by the Broward County Planning Council to evaluate environmental conditions at the referenced Site. This Phase II ESA letter report presents our findings from the soil investigation at a 21.7-acre irregular-shaped parcel containing three lakes, situated north of N Course Drive, Pompano Beach, Florida. The parcel is located southwest of the intersection between W Atlantic Boulevard and NW 31st Avenue, in the City of Pompano Beach, Broward County, Florida (the "Site").

Sheet 1 depicts the Site location on a United States Geological Survey (USGS) 7.5-Minute Fort Lauderdale South, FL Quadrangle Map, while **Sheet 2** depicts the Site location on a current aerial photograph. Based on information provided by historical aerial photographs, the Site was developed as a golf course sometime in the 1960s on previously vacant and undeveloped land. Sometime after 2010, the golf course was cleared, and the Subject Property was transformed back into an undeveloped parcel of land on native grasses now containing three lakes and mature trees along the perimeter.

This Phase II scope of work for the Site involved evaluating onsite soil conditions regarding the variation and distribution of arsenic and organochlorinated pesticide (OCP) concentrations across the Site based on former golf course land use.

Soil Assessment

On September 13, 2023, Ayden mobilized to the Site with JAE Environmental Services to advance eight soil borings (SBs) located across Site (**Sheet 3**). At each SB, soil samples were collected at intervals of 0.0-0.5 feet below land surface (ft bls), 0.5-2

ft bls and 2-4 ft bls as required by the Broward County Environmental Permitting Division (the "Division"). The water table was encountered at approximately 4 ft bls. Samples from 0-6 in bls were analyzed for total arsenic, organochlorinated pesticides (OCPs) by EPA Methods 8081, as well as for arsenic leachability according to EPA Method 1312 (SPLP). The underlying 6-24 in bls and 24-48 in bls samples were analyzed for total arsenic. Sample designations were as follows: "A" designating the 0-0.5 ft interval, "B" designating the 0.5-2.0 ft interval, and "C" designating the 2-4 ft sample interval. Each discrete soil sample was containerized for transport to Eurofins Environmental Testing (Eurofins) for analysis.

Soil Results - Arsenic

The 24 discrete soil samples recovered from the 8 SBs ranged in arsenic concentrations from 5.9 mg/kg to less than 0.50 mg/kg, with 20 of the 24 soil samples in compliance with the Florida Residential Direct Exposure Soil Cleanup Target Level (SCTL) of 2.1 mg/kg for arsenic. The respective total arsenic data for each SB and depth interval is depicted in **Table 1** and on **Sheet 4**. The complete analytical report can be found as **Attachment A** of this report.

Soil Results – Arsenic Leachability

To evaluate the potential for the soil to leach arsenic impacts to the groundwater at concentrations exceeding the applicable Groundwater Cleanup Target Level (GCTL) of 10 ug/L, Ayden also directed Eurofins to analyze each of the eight discrete soil samples collected from each SB at 0-6 in bls for arsenic leachability using the SPLP extraction methodology. Soil leachability for arsenic is considered minimal with only one of the eight soil samples exhibiting leachable arsenic at a concentration exceeding the applicable Leachability SCTL of 10 ug/L. **Sheet 5** and **Table 2** provide a summary of the arsenic leachability data. The respective analytical data for the arsenic SPLP testing is included as **Attachment A**.

Soil Results - Other Agri-Chemicals

To evaluate the potential presence of other agri-chemicals onsite, Ayden also directed Eurofins to analyze each of the eight discrete soil samples collected from each SB at 0-6 in bls for organochlorinated pesticides by EPA Method 8081. None of the eight soil samples identified OCP analytes above the laboratory method detection limits. The respective analytical data for the OCP pesticide testing is included as **Attachment A**.

Summary and Conclusions

Based on the golf course land use soil sampling efforts, arsenic is documented to be present at the Site at concentrations above the Florida Direct Exposure SCTL for residential land uses. Based on the above-referenced exceedances of applicable SCTL as defined by Chapter 62-777 of the Florida Administrative Code (F.A.C.), Broward County EPD will require a soil and groundwater assessment (SAR) and a remedial action plan/soil management plan (RAP/SMP) in accordance with the Contaminated Site Cleanup process (Chapter 62-780, F.A.C.) prior to initiating site development earthmoving onsite. Should the Client decide to move forward with the proposed development of this Site, Ayden would recommend that prior land uses be utilized in the formation of the proposed DUs for site assessment purposes.

DRC

Should you have any questions, please do not hesitate to contact me at (954) 707-2724 or jeff@aydenenv.com.

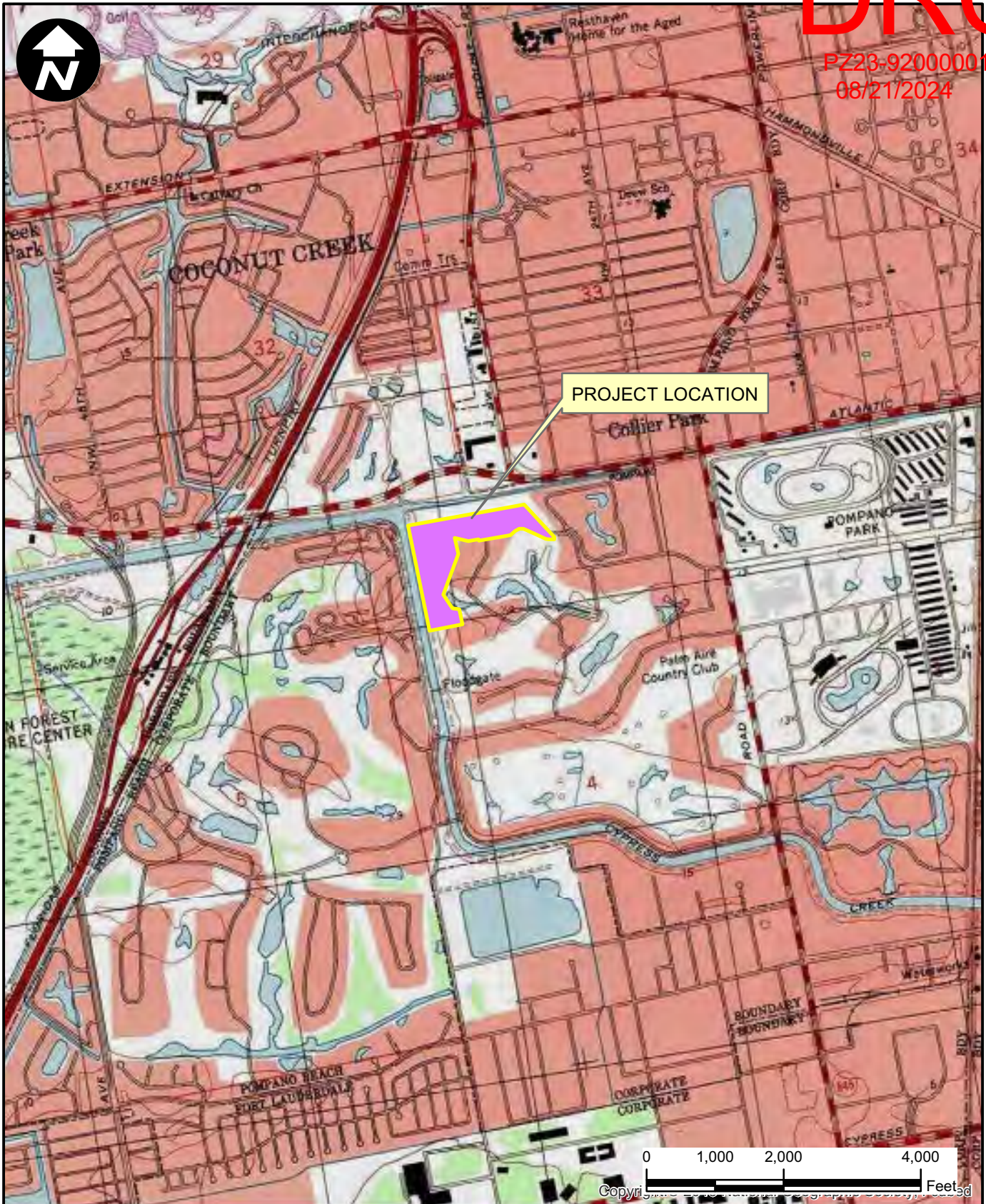
PZ23-92000001
08/21/2024

Very truly yours,



Jeffrey A. Flairty, P.E.

Attachments



SHEET

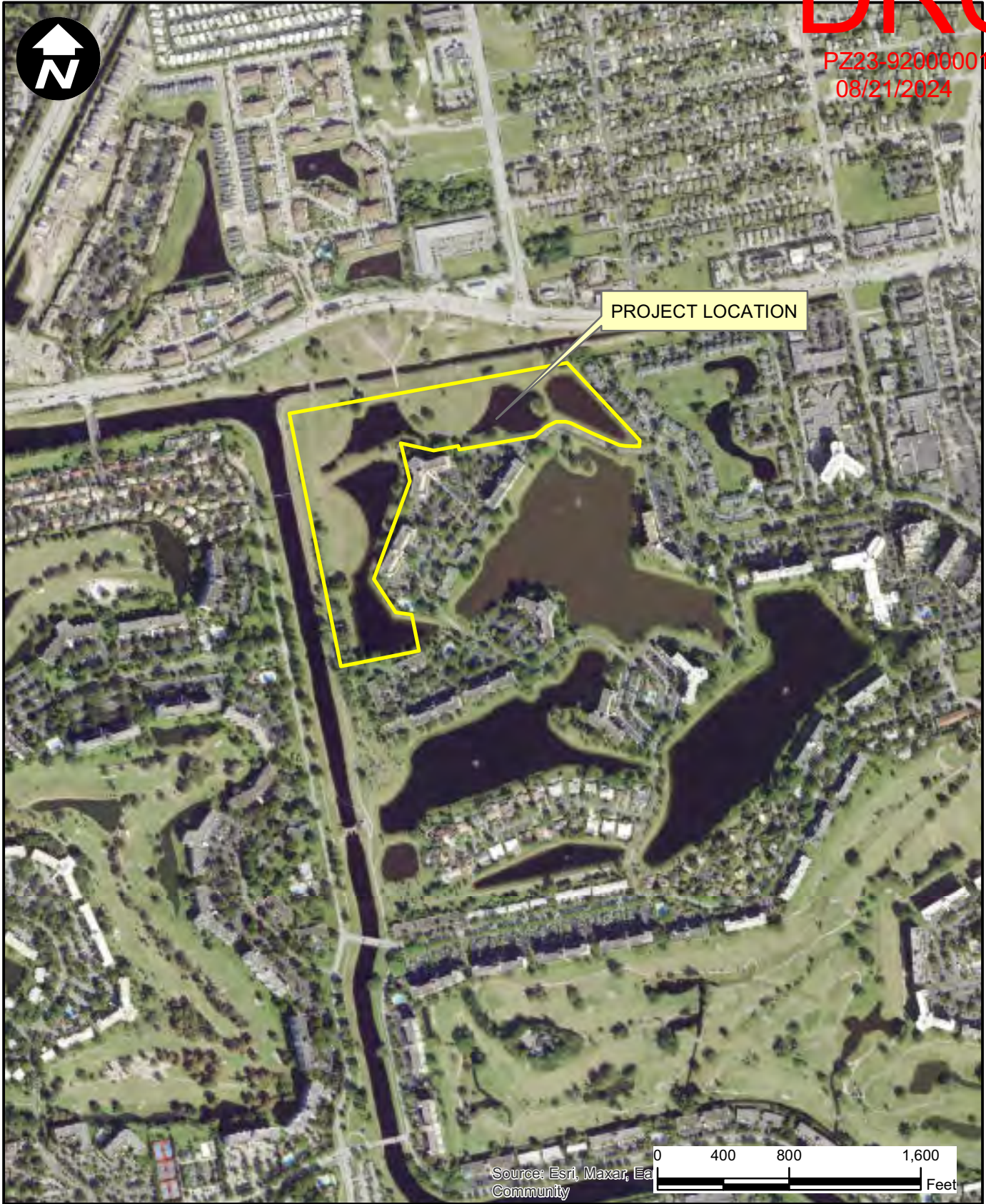
1

USGS LOCATION MAP

PHASE II ESA
3202 SE DIXIE HWY
STUART, FL



AYDEN Environmental



SHEET

2

SITE LOCATION MAP
PHASE 2 ESA
3202 SE DIXIE HWY
STUART, FL



AYDEN Environmental



DRC

PZ23-92000001
08/21/2024



DATE: SEPTEMBER 2023
PROJECT NO: 23-036
SHEET 3 OF 5

SOIL BORING LOCATION MAP
LAKES AT PALM AIRE
POMPAHO BEACH, FL

SHEET
3



DRC

PZ23-92000001
08/21/2024



DATE: SEPTEMBER 2023
PROJECT NO: 23-036
SHEET 4 OF 5

ARSENIC CONCENTRATION IN SOIL
RESULTS (mg/kg)
LAKES AT PALM AIRE
POMPANO BEACH, FL

SHEET



DRC

PZ23-92000001
08/21/2024



DATE: SEPTEMBER 2023
PROJECT NO: 23-036
SHEET 5 OF 5

ARSENIC LEACHABILITY IN SOIL
0 - 6 IN BLS
LAKES AT PALM AIRE
POMPANO BEACH, FL

SHEET
5

Table 1: Lakes at Palm Aire Soil Data Summary (Arsenic)

DRC

PZ23-92000001

08/21/2024

Boring ID	Sample Depth (inches)		
	0-6	6-24	24-48
Units	mg/kg		
PA-1	1.8	0.62U	0.53U
PA-2	2.9	5.9	4.7
PA-3	0.67 I	1.2	2.4
PA-4	2	0.95 I	0.51U
PA-5	0.52 I	0.52U	0.50U
PA-6	0.52U	0.51U	0.52U
PA-7	0.84 I	1.3	0.50U
PA-8	0.87 I	1.3	1.2
Residential SCTL	2.1		

mg/kg - milligrams per kilogram

U - The reported value is below the laboratory MDL

The value preceding the U is the method detection limit for that compound

I indicates the concentration is between the laboratory MDL and practical quantitation limit (QL)

SCTL - Soil Cleanup Target Level per Chapter 62-777, F.A.C.

Table 2: Lakes at Palm Aire Soil Data Summary (Arsenic Leachability)

Boring ID	0-6 in bls
Units	ug/L
PA-1	2.2U
PA-2	13
PA-3	2.2U
PA-4	2.8 I
PA-5	2.2U
PA-6	2.2U
PA-7	2.3 I
PA-8	2.5 I
L-SCTL	10

ug/L - micrograms per liter

U - The reported value is below the laboratory MDL

The value preceding the U is the method detection limit for that compound

I indicates the concentration is between the laboratory MDL and practical quantitation limit (QL)

L-SCTL - Leachability Soil Cleanup Target Level per Chapter 62-777, F.A.C.

DRC

PZ23-92000001

08/21/2024

DRC

PZ23-92000001

08/21/2024

ATTACHMENT A

SOIL ANALYTICAL REPORT



AYDEN Environmental

ANALYTICAL REPORT

PREPARED FOR

Attn: Jeff Flairty
Ayden Environmental LLC
1260 NE 24th Street
Suite 1403
Wilton Manors, Florida 33305

Generated 9/25/2023 8:56:55 AM

JOB DESCRIPTION

LAKES AT PALM AIRE

JOB NUMBER

185-453-1

Job Notes

PZ23-92000001

08/21/2024

This report may not be reproduced except in full, and with written approval from the laboratory. The results relate only to the samples tested. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Environment Testing Southeast, LLC Project Manager.

Authorization



Generated
9/25/2023 8:56:55 AM

Authorized for release by
Terrence Anderson, Project Manager I
Terrence.Anderson@et.eurofinsus.com
(561)613-2086

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Definitions/Glossary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALMA AIRE

DRC
Job ID: 185-453-

PZ23-92000001
08/21/2024

Qualifiers

GC Semi VOA

Qualifier	Qualifier Description
J1	Estimated value; value may not be accurate. Surrogate recovery outside of criteria.
U	Indicates that the compound was analyzed for but not detected.

Metals

Qualifier	Qualifier Description
I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Indicates that the compound was analyzed for but not detected.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
□	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
SQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job ID: 185-453-1

PZ23-92000001

08/21/2024

Job ID: 185-453-1

Laboratory: Eurofins Southeast Fort Lauderdale

Narrative

Job Narrative 185-453-1

Analytical test results meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page unless otherwise noted under the individual analysis. Data qualifiers are applied to indicate exceptions. Noncompliant quality control (QC) is further explained in narrative comments.

Matrix QC may not be reported if insufficient sample or site-specific QC samples were not submitted. In these situations, to demonstrate precision and accuracy at a batch level, a LCS/LCSD may be performed, unless otherwise specified in the method. Surrogate and/or isotope dilution analyte recoveries (if applicable) which are outside of the QC window are confirmed unless attributed to a dilution or otherwise noted in the narrative.

Regulated compliance samples (e.g. SDWA, NPDES) must comply with the associated agency requirements/permits.

Receipt

The samples were received on 9/15/2023 9:43 AM. Unless otherwise noted below, the samples arrived in good condition, and, where required, properly preserved and on ice.

Pesticides

Method 8081B: Two surrogates are used for this analysis. The laboratory's SOP allows one of these surrogates to be outside acceptance criteria without performing re-extraction/re-analysis. The following samples contained an allowable number of surrogate compounds outside limits: PA-1A (185-453-1), PA-2A (185-453-2), PA-3A (185-453-3), PA-5A (185-453-5), PA-6A (185-453-6), PA-7A (185-453-7) and PA-8A (185-453-8). These results have been reported and qualified.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Metals

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

General Chemistry

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Detection Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job #: 185-453-

P723-92000001
08/21/2024

Client Sample ID: PA-1A

Lab Sample ID: 185-453-1

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.8		0.98	0.49	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-2A

Lab Sample ID: 185-453-2

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	2.9		1.0	0.50	mg/Kg	5	✱	6020B	Total/NA
Arsenic	0.013		0.0044	0.0022	mg/L	1		6020B	SPLP East

Client Sample ID: PA-3A

Lab Sample ID: 185-453-3

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.67	I	1.1	0.54	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-4A

Lab Sample ID: 185-453-4

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	2.0		1.0	0.50	mg/Kg	5	✱	6020B	Total/NA
Arsenic	0.0028	I	0.0044	0.0022	mg/L	1		6020B	SPLP East

Client Sample ID: PA-5A

Lab Sample ID: 185-453-5

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.52	I	0.98	0.49	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-6A

Lab Sample ID: 185-453-6

No Detections.

Client Sample ID: PA-7A

Lab Sample ID: 185-453-7

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.84	I	1.0	0.52	mg/Kg	5	✱	6020B	Total/NA
Arsenic	0.0023	I	0.0044	0.0022	mg/L	1		6020B	SPLP East

Client Sample ID: PA-8A

Lab Sample ID: 185-453-8

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.87	I	1.0	0.52	mg/Kg	5	✱	6020B	Total/NA
Arsenic	0.0025	I	0.0044	0.0022	mg/L	1		6020B	SPLP East

Client Sample ID: PA-1B

Lab Sample ID: 185-453-9

No Detections.

Client Sample ID: PA-2B

Lab Sample ID: 185-453-10

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	5.9		0.99	0.50	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-3B

Lab Sample ID: 185-453-11

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.2		1.1	0.53	mg/Kg	5	✱	6020B	Total/NA

This Detection Summary does not include radiochemical test results.

Eurofins Southeast Fort Lauderdale

Detection Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

P723-92000001
08/21/2024

Client Sample ID: PA-4B

Lab Sample ID: 185-453-12

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.95	I	1.1	0.53	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-5B

Lab Sample ID: 185-453-13

No Detections.

Client Sample ID: PA-6B

Lab Sample ID: 185-453-14

No Detections.

Client Sample ID: PA-7B

Lab Sample ID: 185-453-15

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.3		1.0	0.51	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-8B

Lab Sample ID: 185-453-16

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.3		1.0	0.51	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-1C

Lab Sample ID: 185-453-17

No Detections.

Client Sample ID: PA-2C

Lab Sample ID: 185-453-18

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	4.7		1.0	0.52	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-3C

Lab Sample ID: 185-453-19

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	2.4		1.0	0.52	mg/Kg	5	✱	6020B	Total/NA

Client Sample ID: PA-4C

Lab Sample ID: 185-453-20

No Detections.

Client Sample ID: PA-5C

Lab Sample ID: 185-453-21

No Detections.

Client Sample ID: PA-6C

Lab Sample ID: 185-453-22

No Detections.

Client Sample ID: PA-7C

Lab Sample ID: 185-453-23

No Detections.

Client Sample ID: PA-8C

Lab Sample ID: 185-453-24

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.2		1.1	0.53	mg/Kg	5	✱	6020B	Total/NA

This Detection Summary does not include radiochemical test results.

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-1

Client Sample ID: PA-1A

Lab Sample ID: 185-453-1
PZ23-92000001
08/21/2024

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 99.6

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	0.13	U	3.4	0.13	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
.alpha.-BHC	0.10	U	3.4	0.10	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
beta-BHC	0.21	U	3.4	0.21	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
delta-BHC	0.10	U	3.4	0.10	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
gamma-BHC (Lindane)	0.062	U	6.8	0.062	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
4,4'-DDD	0.20	U	3.4	0.20	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
4,4'-DDE	0.13	U	3.4	0.13	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
4,4'-DDT	0.28	U	3.4	0.28	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Dieldrin	0.16	U	3.4	0.16	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endosulfan I	0.11	U	3.4	0.11	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endosulfan II	0.082	U	3.4	0.082	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endrin	0.046	U	3.4	0.046	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endrin aldehyde	0.26	U	6.8	0.26	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Heptachlor	0.12	U	3.4	0.12	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Heptachlor epoxide	0.21	U	3.4	0.21	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Methoxychlor	0.29	U	3.4	0.29	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endosulfan sulfate	0.17	U	6.8	0.17	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Endrin ketone	0.049	U	6.8	0.049	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Toxaphene	4.8	U	10	4.8	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
Chlordane (technical)	3.5	U	10	3.5	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
alpha-Chlordane	0.083	U	3.4	0.083	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1
gamma-Chlordane	0.15	U	3.4	0.15	ug/Kg	✱	09/18/23 08:20	09/18/23 18:43	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	83		25 - 145	09/18/23 08:20	09/18/23 18:43	1
Tetrachloro-m-xylene	33	J1	35 - 135	09/18/23 08:20	09/18/23 18:43	1

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.8		0.98	0.49	mg/Kg	✱	09/20/23 09:32	09/20/23 17:49	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0022	U	0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:29	1

Client Sample ID: PA-2A

Lab Sample ID: 185-453-2

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 99.0

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.3	U	34	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
.alpha.-BHC	1.0	U	34	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
beta-BHC	2.1	U	34	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
delta-BHC	1.0	U	34	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
gamma-BHC (Lindane)	0.62	U	69	0.62	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
4,4'-DDD	2.0	U	34	2.0	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
4,4'-DDE	1.3	U	34	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
4,4'-DDT	2.8	U	34	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Dieldrin	1.7	U	34	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Endosulfan I	1.1	U	34	1.1	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Client Sample ID: PA-2A

Lab Sample ID: 185-453-2
PZ23-92000001
08/21/2024

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 99.0

Method: SW846 8081B - Organochlorine Pesticides (GC) (Continued)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Endosulfan II	0.82	U	34	0.82	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Endrin	0.46	U	34	0.46	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Endrin aldehyde	2.6	U	69	2.6	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Heptachlor	1.2	U	34	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Heptachlor epoxide	2.1	U	34	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Methoxychlor	2.9	U	34	2.9	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Endosulfan sulfate	1.7	U	69	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Endrin ketone	0.50	U	69	0.50	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Toxaphene	48	U	100	48	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
Chlordane (technical)	35	U	100	35	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
alpha-Chlordane	0.83	U	34	0.83	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10
gamma-Chlordane	1.5	U	34	1.5	ug/Kg	✱	09/18/23 08:20	09/18/23 18:58	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	36		25 - 145	09/18/23 08:20	09/18/23 18:58	10
Tetrachloro-m-xylene	24	J1	35 - 135	09/18/23 08:20	09/18/23 18:58	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	2.9		1.0	0.50	mg/Kg	✱	09/20/23 09:32	09/20/23 17:51	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.013		0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:32	1

Client Sample ID: PA-3A

Lab Sample ID: 185-453-3

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 93.3

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.4	U	36	1.4	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
.alpha.-BHC	1.1	U	36	1.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
beta-BHC	2.2	U	36	2.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
delta-BHC	1.1	U	36	1.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
gamma-BHC (Lindane)	0.66	U	73	0.66	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
4,4'-DDD	2.1	U	36	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
4,4'-DDE	1.4	U	36	1.4	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
4,4'-DDT	3.0	U	36	3.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Dieldrin	1.8	U	36	1.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endosulfan I	1.2	U	36	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endosulfan II	0.87	U	36	0.87	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endrin	0.49	U	36	0.49	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endrin aldehyde	2.8	U	73	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Heptachlor	1.3	U	36	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Heptachlor epoxide	2.2	U	36	2.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Methoxychlor	3.1	U	36	3.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endosulfan sulfate	1.8	U	73	1.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Endrin ketone	0.53	U	73	0.53	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Toxaphene	51	U	110	51	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Chlordane (technical)	38	U	110	38	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Client Sample ID: PA-3A

Lab Sample ID: 185-453-3

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 93.3

Method: SW846 8081B - Organochlorine Pesticides (GC) (Continued)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
alpha-Chlordane	0.89	U	36	0.89	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
gamma-Chlordane	1.6	U	36	1.6	ug/Kg	✱	09/18/23 08:20	09/18/23 19:13	10
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	33		25 - 145				09/18/23 08:20	09/18/23 19:13	10
Tetrachloro-m-xylene	18	J1	35 - 135				09/18/23 08:20	09/18/23 19:13	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.67	I	1.1	0.54	mg/Kg	✱	09/20/23 10:28	09/20/23 19:53	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0022	U	0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:34	1

Client Sample ID: PA-4A

Lab Sample ID: 185-453-4

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 99.4

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	0.13	U	3.4	0.13	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
.alpha.-BHC	0.10	U	3.4	0.10	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
beta-BHC	0.21	U	3.4	0.21	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
delta-BHC	0.10	U	3.4	0.10	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
gamma-BHC (Lindane)	0.062	U	6.8	0.062	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
4,4'-DDD	0.20	U	3.4	0.20	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
4,4'-DDE	0.13	U	3.4	0.13	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
4,4'-DDT	0.28	U	3.4	0.28	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Dieldrin	0.17	U	3.4	0.17	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endosulfan I	0.11	U	3.4	0.11	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endosulfan II	0.082	U	3.4	0.082	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endrin	0.046	U	3.4	0.046	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endrin aldehyde	0.26	U	6.8	0.26	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Heptachlor	0.12	U	3.4	0.12	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Heptachlor epoxide	0.21	U	3.4	0.21	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Methoxychlor	0.29	U	3.4	0.29	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endosulfan sulfate	0.17	U	6.8	0.17	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Endrin ketone	0.049	U	6.8	0.049	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Toxaphene	4.8	U	10	4.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Chlordane (technical)	3.5	U	10	3.5	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
alpha-Chlordane	0.083	U	3.4	0.083	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
gamma-Chlordane	0.15	U	3.4	0.15	ug/Kg	✱	09/18/23 08:20	09/18/23 19:28	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	124		25 - 145				09/18/23 08:20	09/18/23 19:28	1
Tetrachloro-m-xylene	39		35 - 135				09/18/23 08:20	09/18/23 19:28	1

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	2.0		1.0	0.50	mg/Kg	✱	09/20/23 10:28	09/20/23 19:58	5

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Client Sample ID: PA-4A

Lab Sample ID: 185-453-4

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 99.4

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0028	I	0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:37	1

Client Sample ID: PA-5A

Lab Sample ID: 185-453-5

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.3

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
.alpha.-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
beta-BHC	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
delta-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
gamma-BHC (Lindane)	0.63	U	69	0.63	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
4,4'-DDD	2.0	U	35	2.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
4,4'-DDE	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
4,4'-DDT	2.8	U	35	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Dieldrin	1.7	U	35	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endosulfan I	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endosulfan II	0.83	U	35	0.83	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endrin	0.46	U	35	0.46	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endrin aldehyde	2.6	U	69	2.6	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Heptachlor	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Heptachlor epoxide	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Methoxychlor	2.9	U	35	2.9	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endosulfan sulfate	1.7	U	69	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Endrin ketone	0.50	U	69	0.50	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Toxaphene	48	U	100	48	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
Chlordane (technical)	36	U	100	36	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
alpha-Chlordane	0.84	U	35	0.84	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10
gamma-Chlordane	1.5	U	35	1.5	ug/Kg	✱	09/18/23 08:20	09/18/23 19:43	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	34		25 - 145	09/18/23 08:20	09/18/23 19:43	10
Tetrachloro-m-xylene	22	J1	35 - 135	09/18/23 08:20	09/18/23 19:43	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.52	I	0.98	0.49	mg/Kg	✱	09/20/23 10:28	09/20/23 20:01	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0022	U	0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:51	1

Client Sample ID: PA-6A

Lab Sample ID: 185-453-6

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 97.8

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
.alpha.-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-6A

PZ23-92000001
Lab Sample ID: 185-453-6

Date Collected: 09/13/23 00:00

08/21/2024
Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 97.8

Method: SW846 8081B - Organochlorine Pesticides (GC) (Continued)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
beta-BHC	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
delta-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
gamma-BHC (Lindane)	0.63	U	70	0.63	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
4,4'-DDD	2.0	U	35	2.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
4,4'-DDE	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
4,4'-DDT	2.8	U	35	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Dieldrin	1.7	U	35	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endosulfan I	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endosulfan II	0.83	U	35	0.83	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endrin	0.47	U	35	0.47	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endrin aldehyde	2.6	U	70	2.6	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Heptachlor	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Heptachlor epoxide	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Methoxychlor	3.0	U	35	3.0	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endosulfan sulfate	1.7	U	70	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Endrin ketone	0.50	U	70	0.50	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Toxaphene	48	U	100	48	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
Chlordane (technical)	36	U	100	36	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
alpha-Chlordane	0.84	U	35	0.84	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10
gamma-Chlordane	1.6	U	35	1.6	ug/Kg	✱	09/18/23 08:20	09/18/23 19:58	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	42		25 - 145	09/18/23 08:20	09/18/23 19:58	10
Tetrachloro-m-xylene	20	J1	35 - 135	09/18/23 08:20	09/18/23 19:58	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.52	U	1.0	0.52	mg/Kg	✱	09/20/23 10:28	09/20/23 20:04	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0022	U	0.0044	0.0022	mg/L		09/21/23 10:37	09/21/23 20:54	1

Client Sample ID: PA-7A

Lab Sample ID: 185-453-7

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.0

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
.alpha.-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
beta-BHC	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
delta-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
gamma-BHC (Lindane)	0.63	U	69	0.63	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
4,4'-DDD	2.0	U	35	2.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
4,4'-DDE	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
4,4'-DDT	2.8	U	35	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Dieldrin	1.7	U	35	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Endosulfan I	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Endosulfan II	0.83	U	35	0.83	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Endrin	0.47	U	35	0.47	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Client Sample ID: PA-7A

Lab Sample ID: 185-453-7
PZ23-92000001
08/21/2024

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.0

Method: SW846 8081B - Organochlorine Pesticides (GC) (Continued)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Endrin aldehyde	2.6	U	69	2.6	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Heptachlor	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Heptachlor epoxide	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Methoxychlor	3.0	U	35	3.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Endosulfan sulfate	1.7	U	69	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Endrin ketone	0.50	U	69	0.50	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Toxaphene	48	U	100	48	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Chlordane (technical)	36	U	100	36	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
alpha-Chlordane	0.84	U	35	0.84	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
gamma-Chlordane	1.6	U	35	1.6	ug/Kg	✱	09/18/23 08:20	09/18/23 20:13	10
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	36		25 - 145				09/18/23 08:20	09/18/23 20:13	10
Tetrachloro-m-xylene	20	J1	35 - 135				09/18/23 08:20	09/18/23 20:13	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.84	I	1.0	0.52	mg/Kg	✱	09/20/23 10:28	09/20/23 20:07	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0023	I	0.0044	0.0022	mg/L	—	09/21/23 10:37	09/21/23 20:57	1

Client Sample ID: PA-8A

Lab Sample ID: 185-453-8

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 97.5

Method: SW846 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	1.4	U	35	1.4	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
.alpha.-BHC	1.1	U	35	1.1	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
beta-BHC	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
delta-BHC	1.0	U	35	1.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
gamma-BHC (Lindane)	0.63	U	70	0.63	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
4,4'-DDD	2.0	U	35	2.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
4,4'-DDE	1.3	U	35	1.3	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
4,4'-DDT	2.8	U	35	2.8	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Dieldrin	1.7	U	35	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endosulfan I	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endosulfan II	0.84	U	35	0.84	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endrin	0.47	U	35	0.47	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endrin aldehyde	2.7	U	70	2.7	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Heptachlor	1.2	U	35	1.2	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Heptachlor epoxide	2.1	U	35	2.1	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Methoxychlor	3.0	U	35	3.0	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endosulfan sulfate	1.7	U	70	1.7	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Endrin ketone	0.50	U	70	0.50	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Toxaphene	49	U	100	49	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
Chlordane (technical)	36	U	100	36	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
alpha-Chlordane	0.85	U	35	0.85	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10
gamma-Chlordane	1.6	U	35	1.6	ug/Kg	✱	09/18/23 08:20	09/18/23 20:28	10

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Client Sample ID: PA-8A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-8

PZ23-92000001
08/21/2024

Matrix: Solid

Percent Solids: 97.5

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	38		25 - 145	09/18/23 08:20	09/18/23 20:28	10
Tetrachloro-m-xylene	18	J1	35 - 135	09/18/23 08:20	09/18/23 20:28	10

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.87	I	1.0	0.52	mg/Kg	☆	09/20/23 10:28	09/20/23 20:12	5

Method: SW846 6020B - Metals (ICP/MS) - SPLP East

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0025	I	0.0044	0.0022	mg/L	-	09/21/23 10:37	09/21/23 20:59	1

Client Sample ID: PA-1B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-9

Matrix: Solid

Percent Solids: 80.1

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.62	U	1.2	0.62	mg/Kg	☆	09/20/23 10:28	09/20/23 20:15	5

Client Sample ID: PA-2B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-10

Matrix: Solid

Percent Solids: 97.3

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	5.9		0.99	0.50	mg/Kg	☆	09/20/23 10:28	09/20/23 20:18	5

Client Sample ID: PA-3B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-11

Matrix: Solid

Percent Solids: 97.3

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.2		1.1	0.53	mg/Kg	☆	09/20/23 10:28	09/20/23 20:21	5

Client Sample ID: PA-4B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-12

Matrix: Solid

Percent Solids: 97.7

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.95	I	1.1	0.53	mg/Kg	☆	09/20/23 10:28	09/20/23 20:23	5

Client Sample ID: PA-5B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-13

Matrix: Solid

Percent Solids: 99.3

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.52	U	1.0	0.52	mg/Kg	☆	09/20/23 10:28	09/20/23 20:37	5

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-14

P723-92000001

08/21/2024

Client Sample ID: PA-6B

Lab Sample ID: 185-453-14

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.5

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.51	U	1.0	0.51	mg/Kg	☆	09/20/23 10:28	09/20/23 20:40	5

Client Sample ID: PA-7B

Lab Sample ID: 185-453-15

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 95.8

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.3		1.0	0.51	mg/Kg	☆	09/20/23 10:28	09/20/23 20:43	5

Client Sample ID: PA-8B

Lab Sample ID: 185-453-16

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 95.4

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.3		1.0	0.51	mg/Kg	☆	09/20/23 10:28	09/20/23 20:46	5

Client Sample ID: PA-1C

Lab Sample ID: 185-453-17

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.4

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.53	U	1.1	0.53	mg/Kg	☆	09/20/23 14:19	09/21/23 00:17	5

Client Sample ID: PA-2C

Lab Sample ID: 185-453-18

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 92.8

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	4.7		1.0	0.52	mg/Kg	☆	09/20/23 14:19	09/21/23 00:20	5

Client Sample ID: PA-3C

Lab Sample ID: 185-453-19

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 94.9

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	2.4		1.0	0.52	mg/Kg	☆	09/20/23 14:19	09/21/23 00:23	5

Client Sample ID: PA-4C

Lab Sample ID: 185-453-20

Date Collected: 09/13/23 00:00

Matrix: Solid

Date Received: 09/15/23 09:43

Percent Solids: 98.7

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.51	U	1.0	0.51	mg/Kg	☆	09/20/23 10:28	09/20/23 20:49	5

Eurofins Southeast Fort Lauderdale

Client Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-5C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-21

P723-92000001

08/21/2024

Matrix: Solid

Percent Solids: 97.6

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.50	U	0.99	0.50	mg/Kg	☆	09/20/23 10:28	09/20/23 20:54	5

Client Sample ID: PA-6C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-22

Matrix: Solid

Percent Solids: 97.6

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.52	U	1.0	0.52	mg/Kg	☆	09/20/23 10:28	09/20/23 20:57	5

Client Sample ID: PA-7C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-23

Matrix: Solid

Percent Solids: 96.7

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.50	U	1.0	0.50	mg/Kg	☆	09/20/23 10:28	09/20/23 21:00	5

Client Sample ID: PA-8C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-24

Matrix: Solid

Percent Solids: 96.5

Method: SW846 6020B - Metals (ICP/MS)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.2		1.1	0.53	mg/Kg	☆	09/20/23 10:28	09/20/23 21:03	5

Surrogate Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Method: 8081B - Organochlorine Pesticides (GC)

PZ23-92000001

Matrix: Solid

08/21/2024

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	DCBP1	TCX1
		(25-145)	(35-135)
185-453-1	PA-1A	83	33 J1
185-453-2	PA-2A	36	24 J1
185-453-3	PA-3A	33	18 J1
185-453-4	PA-4A	124	39
185-453-5	PA-5A	34	22 J1
185-453-6	PA-6A	42	20 J1
185-453-7	PA-7A	36	20 J1
185-453-8	PA-8A	38	18 J1
LCS 670-53737/2-A	Lab Control Sample	84	51
MB 670-53737/1-A	Method Blank	83	47

Surrogate Legend

DCBP = DCB Decachlorobiphenyl

TCX = Tetrachloro-m-xylene

QC Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

Method: 8081B - Organochlorine Pesticides (GC)

PZ23-92000001

08/21/2024

Lab Sample ID: MB 670-53737/1-A

Matrix: Solid

Analysis Batch: 53798

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 53737

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aldrin	0.13	U	3.4	0.13	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
.alpha.-BHC	0.10	U	3.4	0.10	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
beta-BHC	0.20	U	3.4	0.20	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
delta-BHC	0.10	U	3.4	0.10	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
gamma-BHC (Lindane)	0.062	U	6.8	0.062	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
4,4'-DDD	0.20	U	3.4	0.20	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
4,4'-DDE	0.13	U	3.4	0.13	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
4,4'-DDT	0.28	U	3.4	0.28	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Dieldrin	0.16	U	3.4	0.16	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endosulfan I	0.11	U	3.4	0.11	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endosulfan II	0.082	U	3.4	0.082	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endrin	0.046	U	3.4	0.046	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endrin aldehyde	0.26	U	6.8	0.26	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Heptachlor	0.12	U	3.4	0.12	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Heptachlor epoxide	0.21	U	3.4	0.21	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Methoxychlor	0.29	U	3.4	0.29	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endosulfan sulfate	0.17	U	6.8	0.17	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Endrin ketone	0.049	U	6.8	0.049	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Toxaphene	4.7	U	10	4.7	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
Chlordane (technical)	3.5	U	10	3.5	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
alpha-Chlordane	0.083	U	3.4	0.083	ug/Kg		09/18/23 08:20	09/18/23 16:15	1
gamma-Chlordane	0.15	U	3.4	0.15	ug/Kg		09/18/23 08:20	09/18/23 16:15	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	83		25 - 145	09/18/23 08:20	09/18/23 16:15	1
Tetrachloro-m-xylene	47		35 - 135	09/18/23 08:20	09/18/23 16:15	1

Lab Sample ID: LCS 670-53737/2-A

Matrix: Solid

Analysis Batch: 53798

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 53737

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
alpha-Chlordane	12.5	6.77		ug/Kg		54	48 - 170
gamma-Chlordane	12.5	6.37		ug/Kg		51	45 - 170

Surrogate	LCS %Recovery	LCS Qualifier	Limits
DCB Decachlorobiphenyl	84		25 - 145
Tetrachloro-m-xylene	51		35 - 135

Method: 6020B - Metals (ICP/MS)

Lab Sample ID: MB 670-54221/3-A

Matrix: Solid

Analysis Batch: 54421

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 54221

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.10	U	0.20	0.10	mg/Kg		09/20/23 09:32	09/20/23 17:07	1

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QC Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job ID: 185-453-

Method: 6020B - Metals (ICP/MS) (Continued)

PZ23-92000001

08/21/2024

Lab Sample ID: LCS 670-54221/1-A

Matrix: Solid

Analysis Batch: 54421

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 54221

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Arsenic	10.0	10.1		mg/Kg		101	80 - 120

Lab Sample ID: LCSD 670-54221/2-A

Matrix: Solid

Analysis Batch: 54421

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 54221

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Arsenic	10.0	10.3		mg/Kg		103	80 - 120	1	20

Lab Sample ID: MB 670-54248/3-B

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 54248

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.10	U	0.20	0.10	mg/Kg		09/20/23 10:28	09/20/23 19:44	1

Lab Sample ID: LCS 670-54248/1-A

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 54248

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Arsenic	10.0	9.04		mg/Kg		90	80 - 120

Lab Sample ID: LCSD 670-54248/2-A

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 54248

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Arsenic	10.0	8.84		mg/Kg		88	80 - 120	2	20

Lab Sample ID: 185-453-3 MS

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: PA-3A

Prep Type: Total/NA

Prep Batch: 54248

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Arsenic	0.67	I	10.6	10.4		mg/Kg	✱	92	75 - 125

Lab Sample ID: 185-453-3 MSD

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: PA-3A

Prep Type: Total/NA

Prep Batch: 54248

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Arsenic	0.67	I	10.6	10.2		mg/Kg	✱	90	75 - 125	2	20

Lab Sample ID: MB 670-54310/3-A

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 54310

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.10	U	0.20	0.10	mg/Kg		09/20/23 14:19	09/20/23 23:12	1

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QC Sample Results

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Method: 6020B - Metals (ICP/MS)

PZ23-92000001

08/21/2024

Lab Sample ID: LCS 670-54310/1-A

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 54310

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Arsenic	10.0	8.41		mg/Kg		84	80 - 120

Lab Sample ID: LCSD 670-54310/2-A

Matrix: Solid

Analysis Batch: 54459

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 54310

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Arsenic	10.0	8.24		mg/Kg		82	80 - 120	2	20

Lab Sample ID: MB 670-54481/3-A

Matrix: Solid

Analysis Batch: 54696

Client Sample ID: Method Blank

Prep Type: Total Recoverable

Prep Batch: 54481

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.0020	U	0.0040	0.0020	mg/L		09/21/23 10:37	09/21/23 19:50	1

Lab Sample ID: LCS 670-54481/1-A

Matrix: Solid

Analysis Batch: 54696

Client Sample ID: Lab Control Sample

Prep Type: Total Recoverable

Prep Batch: 54481

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Arsenic	0.100	0.0991		mg/L		99	80 - 120

Lab Sample ID: LCSD 670-54481/2-A

Matrix: Solid

Analysis Batch: 54696

Client Sample ID: Lab Control Sample Dup

Prep Type: Total Recoverable

Prep Batch: 54481

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Arsenic	0.100	0.0987		mg/L		99	80 - 120	0	20

Lab Sample ID: LB 670-54328/1-B ^10

Matrix: Solid

Analysis Batch: 54696

Client Sample ID: Method Blank

Prep Type: SPLP East

Prep Batch: 54481

Analyte	LB Result	LB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.022	U	0.044	0.022	mg/L		09/21/23 10:37	09/21/23 19:53	10

QC Association Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

GC Semi VOA

PZ23-92000001
08/21/2024

Prep Batch: 53737

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	Total/NA	Solid	3546	
185-453-2	PA-2A	Total/NA	Solid	3546	
185-453-3	PA-3A	Total/NA	Solid	3546	
185-453-4	PA-4A	Total/NA	Solid	3546	
185-453-5	PA-5A	Total/NA	Solid	3546	
185-453-6	PA-6A	Total/NA	Solid	3546	
185-453-7	PA-7A	Total/NA	Solid	3546	
185-453-8	PA-8A	Total/NA	Solid	3546	
MB 670-53737/1-A	Method Blank	Total/NA	Solid	3546	
LCS 670-53737/2-A	Lab Control Sample	Total/NA	Solid	3546	

Analysis Batch: 53798

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	Total/NA	Solid	8081B	53737
185-453-2	PA-2A	Total/NA	Solid	8081B	53737
185-453-3	PA-3A	Total/NA	Solid	8081B	53737
185-453-4	PA-4A	Total/NA	Solid	8081B	53737
185-453-5	PA-5A	Total/NA	Solid	8081B	53737
185-453-6	PA-6A	Total/NA	Solid	8081B	53737
185-453-7	PA-7A	Total/NA	Solid	8081B	53737
185-453-8	PA-8A	Total/NA	Solid	8081B	53737
MB 670-53737/1-A	Method Blank	Total/NA	Solid	8081B	53737
LCS 670-53737/2-A	Lab Control Sample	Total/NA	Solid	8081B	53737

Metals

Prep Batch: 54221

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	Total/NA	Solid	3051A	
185-453-2	PA-2A	Total/NA	Solid	3051A	
MB 670-54221/3-A	Method Blank	Total/NA	Solid	3051A	
LCS 670-54221/1-A	Lab Control Sample	Total/NA	Solid	3051A	
LCSD 670-54221/2-A	Lab Control Sample Dup	Total/NA	Solid	3051A	

Prep Batch: 54248

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-3	PA-3A	Total/NA	Solid	3051A	
185-453-4	PA-4A	Total/NA	Solid	3051A	
185-453-5	PA-5A	Total/NA	Solid	3051A	
185-453-6	PA-6A	Total/NA	Solid	3051A	
185-453-7	PA-7A	Total/NA	Solid	3051A	
185-453-8	PA-8A	Total/NA	Solid	3051A	
185-453-9	PA-1B	Total/NA	Solid	3051A	
185-453-10	PA-2B	Total/NA	Solid	3051A	
185-453-11	PA-3B	Total/NA	Solid	3051A	
185-453-12	PA-4B	Total/NA	Solid	3051A	
185-453-13	PA-5B	Total/NA	Solid	3051A	
185-453-14	PA-6B	Total/NA	Solid	3051A	
185-453-15	PA-7B	Total/NA	Solid	3051A	
185-453-16	PA-8B	Total/NA	Solid	3051A	
185-453-20	PA-4C	Total/NA	Solid	3051A	

Eurofins Southeast Fort Lauderdale

QC Association Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

PZ23-92000001

08/21/2024

Metals (Continued)

Prep Batch: 54248 (Continued)

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-21	PA-5C	Total/NA	Solid	3051A	
185-453-22	PA-6C	Total/NA	Solid	3051A	
185-453-23	PA-7C	Total/NA	Solid	3051A	
185-453-24	PA-8C	Total/NA	Solid	3051A	
MB 670-54248/3-B	Method Blank	Total/NA	Solid	3051A	
LCS 670-54248/1-A	Lab Control Sample	Total/NA	Solid	3051A	
LCSD 670-54248/2-A	Lab Control Sample Dup	Total/NA	Solid	3051A	
185-453-3 MS	PA-3A	Total/NA	Solid	3051A	
185-453-3 MSD	PA-3A	Total/NA	Solid	3051A	

Prep Batch: 54310

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-17	PA-1C	Total/NA	Solid	3051A	
185-453-18	PA-2C	Total/NA	Solid	3051A	
185-453-19	PA-3C	Total/NA	Solid	3051A	
MB 670-54310/3-A	Method Blank	Total/NA	Solid	3051A	
LCS 670-54310/1-A	Lab Control Sample	Total/NA	Solid	3051A	
LCSD 670-54310/2-A	Lab Control Sample Dup	Total/NA	Solid	3051A	

Leach Batch: 54328

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	SPLP East	Solid	1312	
185-453-2	PA-2A	SPLP East	Solid	1312	
185-453-3	PA-3A	SPLP East	Solid	1312	
185-453-4	PA-4A	SPLP East	Solid	1312	
185-453-5	PA-5A	SPLP East	Solid	1312	
185-453-6	PA-6A	SPLP East	Solid	1312	
185-453-7	PA-7A	SPLP East	Solid	1312	
185-453-8	PA-8A	SPLP East	Solid	1312	
LB 670-54328/1-B ^10	Method Blank	SPLP East	Solid	1312	

Analysis Batch: 54421

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	Total/NA	Solid	6020B	54221
185-453-2	PA-2A	Total/NA	Solid	6020B	54221
MB 670-54221/3-A	Method Blank	Total/NA	Solid	6020B	54221
LCS 670-54221/1-A	Lab Control Sample	Total/NA	Solid	6020B	54221
LCSD 670-54221/2-A	Lab Control Sample Dup	Total/NA	Solid	6020B	54221

Analysis Batch: 54459

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-3	PA-3A	Total/NA	Solid	6020B	54248
185-453-4	PA-4A	Total/NA	Solid	6020B	54248
185-453-5	PA-5A	Total/NA	Solid	6020B	54248
185-453-6	PA-6A	Total/NA	Solid	6020B	54248
185-453-7	PA-7A	Total/NA	Solid	6020B	54248
185-453-8	PA-8A	Total/NA	Solid	6020B	54248
185-453-9	PA-1B	Total/NA	Solid	6020B	54248
185-453-10	PA-2B	Total/NA	Solid	6020B	54248
185-453-11	PA-3B	Total/NA	Solid	6020B	54248
185-453-12	PA-4B	Total/NA	Solid	6020B	54248

Eurofins Southeast Fort Lauderdale

QC Association Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

PZ23-92000001

08/21/2024

Metals (Continued)

Analysis Batch: 54459 (Continued)

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-13	PA-5B	Total/NA	Solid	6020B	54248
185-453-14	PA-6B	Total/NA	Solid	6020B	54248
185-453-15	PA-7B	Total/NA	Solid	6020B	54248
185-453-16	PA-8B	Total/NA	Solid	6020B	54248
185-453-17	PA-1C	Total/NA	Solid	6020B	54310
185-453-18	PA-2C	Total/NA	Solid	6020B	54310
185-453-19	PA-3C	Total/NA	Solid	6020B	54310
185-453-20	PA-4C	Total/NA	Solid	6020B	54248
185-453-21	PA-5C	Total/NA	Solid	6020B	54248
185-453-22	PA-6C	Total/NA	Solid	6020B	54248
185-453-23	PA-7C	Total/NA	Solid	6020B	54248
185-453-24	PA-8C	Total/NA	Solid	6020B	54248
MB 670-54248/3-B	Method Blank	Total/NA	Solid	6020B	54248
MB 670-54310/3-A	Method Blank	Total/NA	Solid	6020B	54310
LCS 670-54248/1-A	Lab Control Sample	Total/NA	Solid	6020B	54248
LCS 670-54310/1-A	Lab Control Sample	Total/NA	Solid	6020B	54310
LCSD 670-54248/2-A	Lab Control Sample Dup	Total/NA	Solid	6020B	54248
LCSD 670-54310/2-A	Lab Control Sample Dup	Total/NA	Solid	6020B	54310
185-453-3 MS	PA-3A	Total/NA	Solid	6020B	54248
185-453-3 MSD	PA-3A	Total/NA	Solid	6020B	54248

Prep Batch: 54481

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	SPLP East	Solid	3005A	54328
185-453-2	PA-2A	SPLP East	Solid	3005A	54328
185-453-3	PA-3A	SPLP East	Solid	3005A	54328
185-453-4	PA-4A	SPLP East	Solid	3005A	54328
185-453-5	PA-5A	SPLP East	Solid	3005A	54328
185-453-6	PA-6A	SPLP East	Solid	3005A	54328
185-453-7	PA-7A	SPLP East	Solid	3005A	54328
185-453-8	PA-8A	SPLP East	Solid	3005A	54328
LB 670-54328/1-B ^10	Method Blank	SPLP East	Solid	3005A	54328
MB 670-54481/3-A	Method Blank	Total Recoverable	Solid	3005A	
LCS 670-54481/1-A	Lab Control Sample	Total Recoverable	Solid	3005A	
LCSD 670-54481/2-A	Lab Control Sample Dup	Total Recoverable	Solid	3005A	

Analysis Batch: 54696

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	SPLP East	Solid	6020B	54481
185-453-2	PA-2A	SPLP East	Solid	6020B	54481
185-453-3	PA-3A	SPLP East	Solid	6020B	54481
185-453-4	PA-4A	SPLP East	Solid	6020B	54481
185-453-5	PA-5A	SPLP East	Solid	6020B	54481
185-453-6	PA-6A	SPLP East	Solid	6020B	54481
185-453-7	PA-7A	SPLP East	Solid	6020B	54481
185-453-8	PA-8A	SPLP East	Solid	6020B	54481
LB 670-54328/1-B ^10	Method Blank	SPLP East	Solid	6020B	54481
MB 670-54481/3-A	Method Blank	Total Recoverable	Solid	6020B	54481
LCS 670-54481/1-A	Lab Control Sample	Total Recoverable	Solid	6020B	54481
LCSD 670-54481/2-A	Lab Control Sample Dup	Total Recoverable	Solid	6020B	54481

Eurofins Southeast Fort Lauderdale

QC Association Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

General Chemistry

PZ23-92000001

08/21/2024

Analysis Batch: 54172

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-9	PA-1B	Total/NA	Solid	Moisture	
185-453-20	PA-4C	Total/NA	Solid	Moisture	
185-453-21	PA-5C	Total/NA	Solid	Moisture	
185-453-22	PA-6C	Total/NA	Solid	Moisture	
185-453-23	PA-7C	Total/NA	Solid	Moisture	
185-453-24	PA-8C	Total/NA	Solid	Moisture	

Analysis Batch: 54173

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-1	PA-1A	Total/NA	Solid	Moisture	
185-453-2	PA-2A	Total/NA	Solid	Moisture	
185-453-3	PA-3A	Total/NA	Solid	Moisture	
185-453-4	PA-4A	Total/NA	Solid	Moisture	
185-453-5	PA-5A	Total/NA	Solid	Moisture	
185-453-6	PA-6A	Total/NA	Solid	Moisture	
185-453-7	PA-7A	Total/NA	Solid	Moisture	
185-453-8	PA-8A	Total/NA	Solid	Moisture	
185-453-10	PA-2B	Total/NA	Solid	Moisture	
185-453-11	PA-3B	Total/NA	Solid	Moisture	
185-453-12	PA-4B	Total/NA	Solid	Moisture	
185-453-13	PA-5B	Total/NA	Solid	Moisture	
185-453-14	PA-6B	Total/NA	Solid	Moisture	
185-453-15	PA-7B	Total/NA	Solid	Moisture	
185-453-16	PA-8B	Total/NA	Solid	Moisture	
185-453-1 DU	PA-1A	Total/NA	Solid	Moisture	

Analysis Batch: 54294

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
185-453-17	PA-1C	Total/NA	Solid	Moisture	
185-453-18	PA-2C	Total/NA	Solid	Moisture	
185-453-19	PA-3C	Total/NA	Solid	Moisture	

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job ID: 185-453-1

Client Sample ID: PA-1A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-1
08/21/2024
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:29
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-1A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-1
Matrix: Solid
Percent Solids: 99.6

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		1	53798	FC	EET ORL	09/18/23 18:43
Total/NA	Prep	3051A			54221	JR	EET ORL	09/20/23 09:32
Total/NA	Analysis	6020B		5	54421	EV	EET ORL	09/20/23 17:49

Client Sample ID: PA-2A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-2
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:32
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-2A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-2
Matrix: Solid
Percent Solids: 99.0

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 18:58
Total/NA	Prep	3051A			54221	JR	EET ORL	09/20/23 09:32
Total/NA	Analysis	6020B		5	54421	EV	EET ORL	09/20/23 17:51

Client Sample ID: PA-3A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-3
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:34
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job #: 185-453-

Client Sample ID: PA-3A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-3
08/21/2024
Matrix: Solid
Percent Solids: 93.3

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 19:13
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 19:53

Client Sample ID: PA-4A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-4
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:37
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-4A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-4
Matrix: Solid
Percent Solids: 99.4

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		1	53798	FC	EET ORL	09/18/23 19:28
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 19:58

Client Sample ID: PA-5A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-5
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:51
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-5A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-5
Matrix: Solid
Percent Solids: 98.3

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 19:43
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:01

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-6

Client Sample ID: PA-6A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-6
08/21/2024
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:54
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-6A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-6

Matrix: Solid

Percent Solids: 97.8

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 19:58
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:04

Client Sample ID: PA-7A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-7

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:57
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-7A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-7

Matrix: Solid

Percent Solids: 98.0

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 20:13
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:07

Client Sample ID: PA-8A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-8

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
SPLP East	Leach	1312			54328	ES	EET ORL	09/20/23 18:08 - 09/21/23 10:10 ¹
SPLP East	Prep	3005A			54481	JR	EET ORL	09/21/23 10:37
SPLP East	Analysis	6020B		1	54696	JA	EET ORL	09/21/23 20:59
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-9

Client Sample ID: PA-8A

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-8
08/21/2024
Matrix: Solid
Percent Solids: 97.5

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3546			53737	YM	EET ORL	09/18/23 08:20
Total/NA	Analysis	8081B		10	53798	FC	EET ORL	09/18/23 20:28
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:12

Client Sample ID: PA-1B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-9
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Client Sample ID: PA-1B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-9
Matrix: Solid
Percent Solids: 80.1

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:15

Client Sample ID: PA-2B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-10
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-2B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-10
Matrix: Solid
Percent Solids: 97.3

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:18

Client Sample ID: PA-3B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-11
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-3B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-11
08/21/2024
Matrix: Solid
Percent Solids: 97.3

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:21

Client Sample ID: PA-4B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-12
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-4B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-12
Matrix: Solid
Percent Solids: 97.7

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:23

Client Sample ID: PA-5B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-13
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-5B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-13
Matrix: Solid
Percent Solids: 99.3

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:37

Client Sample ID: PA-6B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-14
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-6B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-14
08/21/2024
Matrix: Solid
Percent Solids: 98.5

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:40

Client Sample ID: PA-7B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-15
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-7B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-15
Matrix: Solid
Percent Solids: 95.8

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:43

Client Sample ID: PA-8B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-16
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54173	RB	EET ORL	09/19/23 18:26

Client Sample ID: PA-8B

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-16
Matrix: Solid
Percent Solids: 95.4

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:46

Client Sample ID: PA-1C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-17
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54294	RB	EET ORL	09/20/23 10:54

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-1C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-17

P723-92000001
08/21/2024

Matrix: Solid

Percent Solids: 98.4

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54310	JR	EET ORL	09/20/23 14:19
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/21/23 00:17

Client Sample ID: PA-2C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-18

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54294	RB	EET ORL	09/20/23 10:54

Client Sample ID: PA-2C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-18

Matrix: Solid

Percent Solids: 92.8

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54310	JR	EET ORL	09/20/23 14:19
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/21/23 00:20

Client Sample ID: PA-3C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-19

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54294	RB	EET ORL	09/20/23 10:54

Client Sample ID: PA-3C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-19

Matrix: Solid

Percent Solids: 94.9

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54310	JR	EET ORL	09/20/23 14:19
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/21/23 00:23

Client Sample ID: PA-4C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-20

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Lab Chronicle

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Client Sample ID: PA-4C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-20

P723-92000001
08/21/2024

Matrix: Solid

Percent Solids: 98.7

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:49

Client Sample ID: PA-5C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-21

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Client Sample ID: PA-5C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-21

Matrix: Solid

Percent Solids: 97.6

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:54

Client Sample ID: PA-6C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-22

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Client Sample ID: PA-6C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-22

Matrix: Solid

Percent Solids: 97.6

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 20:57

Client Sample ID: PA-7C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-23

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Lab Chronicle

DRC

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

Job ID: 185-453-

Client Sample ID: PA-7C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

P723-92000001
Lab Sample ID: 185-453-23
08/21/2024
Matrix: Solid
Percent Solids: 96.7

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 21:00

Client Sample ID: PA-8C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-24
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	Moisture		1	54172	RB	EET ORL	09/19/23 17:51

Client Sample ID: PA-8C

Date Collected: 09/13/23 00:00

Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-24
Matrix: Solid
Percent Solids: 96.5

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	3051A			54248	EB	EET ORL	09/20/23 10:28
Total/NA	Analysis	6020B		5	54459	JA	EET ORL	09/20/23 21:03

¹ This procedure uses a method stipulated length of time for the process. Both start and end times are displayed.

Laboratory References:

EET ORL = Eurofins Orlando, 481 Newburyport Avenue, Altamonte Springs, FL 32701, TEL (407)339-5984

Accreditation/Certification Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

Laboratory: Eurofins Orlando

PZ23-92000001

08/21/2024

Unless otherwise noted, all analytes for this laboratory were covered under each accreditation/certification below.

Authority	Program	Identification Number	Expiration Date
Florida	NELAP	E83018	06-30-24

The following analytes are included in this report, but the laboratory is not certified by the governing authority. This list may include analytes for which the agency does not offer certification.

Analysis Method	Prep Method	Matrix	Analyte
8081B	3546	Solid	alpha-Chlordane
8081B	3546	Solid	gamma-Chlordane
Moisture		Solid	Percent Moisture
Moisture		Solid	Percent Solids

Method Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC
Job #: 185-453-

PZ23-92000001

08/21/2024

Method	Method Description	Protocol	Laboratory
8081B	Organochlorine Pesticides (GC)	SW846	EET ORL
6020B	Metals (ICP/MS)	SW846	EET ORL
Moisture	Percent Moisture	EPA	EET ORL
1312	SPLP Extraction	SW846	EET ORL
3005A	Preparation, Total Recoverable or Dissolved Metals	SW846	EET ORL
3051A	Preparation, Metals, Microwave Assisted	SW846	EET ORL
3546	Microwave Extraction	SW846	EET ORL

Protocol References:

EPA = US Environmental Protection Agency

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

EET ORL = Eurofins Orlando, 481 Newburyport Avenue, Altamonte Springs, FL 32701, TEL (407)339-5984

Sample Summary

Client: Ayden Environmental LLC
Project/Site: LAKES AT PALM AIRE

DRC

Job ID: 185-453-

PZ23-92000001

08/21/2024

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
185-453-1	PA-1A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-2	PA-2A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-3	PA-3A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-4	PA-4A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-5	PA-5A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-6	PA-6A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-7	PA-7A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-8	PA-8A	Solid	09/13/23 00:00	09/15/23 09:43
185-453-9	PA-1B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-10	PA-2B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-11	PA-3B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-12	PA-4B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-13	PA-5B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-14	PA-6B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-15	PA-7B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-16	PA-8B	Solid	09/13/23 00:00	09/15/23 09:43
185-453-17	PA-1C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-18	PA-2C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-19	PA-3C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-20	PA-4C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-21	PA-5C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-22	PA-6C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-23	PA-7C	Solid	09/13/23 00:00	09/15/23 09:43
185-453-24	PA-8C	Solid	09/13/23 00:00	09/15/23 09:43

Eurofins Fort Lauderdale
510 Hollywood Blvd Suite 3
Fort Lauderdale, FL 33021
Phone (844) 342-9006

Chain of Custody Record



Environment Testing

Client Information		Sample: Jeff Flairy		Lab PM: Anderson, Terrence		COC No:	
Client Contact: Jeff Flairy		Phone: 954-707-2724		E-Mail: Terrence.Anderson@eurofins.com		State of Origin: FL	
Company: Anderson Environmental LLC		PWSID:		Analysis Requested		Job #	
Address: 1210 NE 24th Street Suite 3417		Due Date Requested:		TAT Requested (days):		Preservation Codes:	
Wilton Manors		Compliance Project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Purchase Order not required		A - HCL B - NaOH C - Zn Acetate D - Nitric Acid E - NaHSO4 F - MeOH G - Anchor H - Ascorbic Acid I - Ice J - DI Water K - EDTA L - EDA Other:	
State, Zip: FL 33305		PO #:		Purchase Order not required		M - Hexane N - None O - AsNaO2 P - Na2O4S Q - Na2SO3 R - Na2S2O3 S - H2SO4 T - TSP Dodecylhydrate U - Acetone V - MCAA W - pH 4-5 Y - Trizma Z - other (specify)	
Phone: 954-707-2724(Tel)		MO #:		Project #:		Special Instructions/Note:	
Email: jeff@aydenenv.com		SSOW#:		Field Filtered Sample (Yes or No)		Total Number of containers	
Project Name: LAKES AT PALM AIRE		Sample Date		Sample Time		Sample Type (G=Comp, G=grab)	
Site:		Sample Date		Sample Time		Sample Type (G=Comp, G=grab)	
Sample Identification		Sample Date		Sample Time		Sample Type (G=Comp, G=grab)	
PA-1A		9/13/23				G S	
PA-2A		9/13/23				G S	
PA-3A		9/13/23				G S	
PA-4A		9/13/23				G S	
PA-5A		9/13/23				G S	
PA-6A		9/13/23				G S	
PA-7A		9/13/23				G S	
PA-8A		9/13/23				G S	
PA-1B		9/13/23				G S	
PA-2B		9/13/23				G S	
PA-3B		9/13/23				G S	
Possible Hazard Identification		<input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological		Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)		<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For Months	
Deliverable Requested: I, II, III, IV, Other (specify)		Special Instructions/QC Requirements:		Barcode: 185-453 Chain of Custody		Loc: 185 453	
Empty Kit Relinquished by:		Date:		Time:		Method of Shipment:	
Jeff Flairy		9/14/2023		1:00		Received by: Company	
Relinquished by:		Date/Time:		Company		Received by: Company	
Relinquished by:		Date/Time:		Company		Received by: Company	
Custody Seal Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Custody Seal No.:		Colder Temperature(s) °C and Other Remarks:		Company	

Eurofins Fort Lauderdale
5170 Hollywood Blvd Suite 3
Hollywood, FL 33021
Phone (844) 342-9006

Chain of Custody Record



Environment Testing

Client Information		Sampler: Jeff Flairty		Lab PM: Anderson, Terrence		Carrier Tracking No(s):		COC No:	
Client Contact: Jeff Flairty		Phone: 954-707-2724		E-Mail: Terrence.Anderson@eurofins.com		State of Origin: FL		Page: 2/3	
Company: Arden Environmental LLC		PMSID		Analysis Requested		Job #:			
Address: 120 NE 24th Street Suite 3417		Due Date Requested:		Field Filtered Sample (Yes or No)		Preservation Codes:			
City/State: Wilton Manors		TAT Requested (days):		OCPS (8081)		A - HCL		M - Hexane	
State Zip: FL 33305		Compliance Project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		TOTAL ARSENIC		B - NaOH		N - None	
Phone: 954-707-2724(Tel)		PO #:		SPLP ARSENIC		C - Zn Acetate		O - AsHAcO2	
Email: jeff@ardenenv.com		Purchase Order not required				D - Nitric Acid		P - Na2OAS	
Project Name: LAKES AT PALM AIRE		WO #:				E - NaHSO4		Q - Na2SO3	
Site:		Project #:				F - MeOH		R - Na2S2O3	
		SSOW#:				G - Anchor		S - H2SO4	
						H - Ascorbic Acid		T - TSP Dodecylpyrate	
						I - Ice		U - Acetone	
						J - DI Water		V - MeCAA	
						K - EDTA		W - pH 4-5	
						L - EDA		Y - Trizma	
						Other:		Z - other (specify)	
Sample Identification		Sample Date		Sample Time		Sample Type (C=Comp, G=grab)		Special Instructions/Note:	
PA-4B		9/13/23				G		X	
PA-5B		9/13/23				G		X	
PA-6B		9/13/23				G		X	
PA-7B		9/13/23				G		X	
PA-8B		9/13/23				G		X	
PA-1C		9/13/23				G		X	
PA-2C		9/13/23				G		X	
PA-3C		9/13/23				G		X	
PA-4C		9/13/23				G		X	
PA-5C		9/13/23				G		X	
PA-6C		9/13/23				G		X	
Possible Hazard Identification		<input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological		Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)		<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months			
Deliverable Requested: I, II, III, IV, Other (specify)				Special Instructions/QC Requirements:					
Empty Kit Relinquished by:		Date:		Time:		Method of Shipment:			
Relinquished by: Jeff Flairty		9/14/2023		1000		Received by:		Date/Time:	
Relinquished by:		Date/Time:		Company:		Received by:		Date/Time:	
Custody Seals Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Custody Seal No.:		Cooler Temperature(s) °C and Other Remarks:		Date/Time:		Company:	

Eurofins Fort Lauderdale

5100 Hollywood Blvd Suite 3
Hollywood, FL 33021
Phone: 954-342-9006 Fax: 954-342-9006

Chain of Custody Record



PZ23-92000001

Client Information (Sub Contract Lab)		Sampler:		Lab PM: Anderson, Terrence		Carrier Tracking No(s):		COC No: 185-34108/21/2024											
Client Contact: Shipping/Receiving		Phone:		E-Mail: Terrence.Anderson@et.eurofinsus.com		State of Origin: Florida		Page: Page 1 of 3											
Company: Eurofins Environment Testing Southeast,				Accreditations Required (See note): NELAP - Florida				Job #: 185-453-1											
Address: 481 Newburyport Avenue,		Due Date Requested: 9/21/2023		Analysis Requested						Preservation Codes: A - HCL M - Hexane B - NaOH N - None C - Zn Acetate O - AsNaO2 D - Nitric Acid P - Na2O4S E - NaHSO4 Q - Na2SO3 F - MeOH R - Na2S2O3 G - Amchlor S - H2SO4 H - Ascorbic Acid T - TSP Dodecahydrate I - Ice U - Acetone J - DI Water V - MCAA K - EDTA W - pH 4-5 L - EDA Y - Trizma Z - other (specify) Other:									
City: Altamonte Springs		TAT Requested (days):																	
State, Zip FL, 32701		PO #:		Field Filtered Sample (Yes or No)		Perform MS/MSD (Yes or No)		Total Number of containers											
Phone: 407-339-5984(Tel) 407-260-6110(Fax)		WO #:		6020B/1312 E_M (MOD) RCRA ICPMS Metals		8081B/3546 Pesticides		Moisture											
Email:		Project #: 18500027		6020B/0051A (MOD) RCRA ICPMS Metals															
Project Name: LAKES AT PALM AIRE		SSOW#:																	
Site:																			
Sample Identification - Client ID (Lab ID)		Sample Date	Sample Time	Sample Type (C=comp, G=grab)	Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)											Special Instructions/Note:			
PA-1A (185-453-1)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-2A (185-453-2)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-3A (185-453-3)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-4A (185-453-4)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-5A (185-453-5)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-6A (185-453-6)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-7A (185-453-7)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-8A (185-453-8)		9/13/23	Eastern		Solid		X	X	X	X							1		
PA-1B (185-453-9)		9/13/23	Eastern		Solid				X	X							1		
<p>Note: Since laboratory accreditations are subject to change, Eurofins Environment Testing Southeast, LLC places the ownership of method, analyte & accreditation compliance upon our subcontract laboratories. This sample shipment is forwarded under chain-of-custody. If the laboratory does not currently maintain accreditation in the State of Origin listed above for analysis/tests/matrix being analyzed, the samples must be shipped back to the Eurofins Environment Testing Southeast, LLC laboratory or other instructions will be provided. Any changes to accreditation status should be brought to Eurofins Environment Testing Southeast, LLC attention immediately. If all requested accreditations are current to date, return the signed Chain of Custody attesting to said compliance to Eurofins Environment Testing Southeast, LLC.</p>																			
Possible Hazard Identification										Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)									
Unconfirmed										<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months									
Deliverable Requested: I, II, III, IV, Other (specify)										Special Instructions/QC Requirements:									
Empty Kit Relinquished by:										Date:									
Relinquished by:										Date/Time:									
Relinquished by:										Date/Time:									
Relinquished by:										Date/Time:									
Custody Seals Intact:										Custody Seal No.:									
A Yes A No										Cooler Temperature(s) °C and Other Remarks:									

Eurofins Jacksonville

4810 Executive Park Court Suite 111

Jacksonville, FL 32216

Phone: 904-296-3007 Fax: 904-296-6210

Chain of Custody Record

DRC

PZ23-92000001

08/21/2024

Client Information (Sub Contract Lab)		Sampler:		Lab PM:		Carrier Tracking No(s):		COC No:			
Client Contact:		Phone:		E-Mail:		State of Origin:		Page:			
Shipping/Receiving				William.White@et.eurofins.com		Florida		Page 6 of 6			
Company:				Accreditations Required (See note):				Job #:			
Eurofins Environment Testing Southeast,				NELAP - Florida				762-2406-1			
Address:		Due Date Requested:		Analysis Requested						Preservation Codes: A - HCL M - Hexane B - NaOH N - None C - Zn Acetate O - AsNaO2 D - Nitric Acid P - Na2O4S E - NaHSO4 Q - Na2SO3 F - MeOH R - Na2S2O3 G - Amchlor S - H2SO4 H - Ascorbic Acid T - TSP Dodecahydrate I - Ice U - Acetone J - DI Water V - MCAA K - EDTA W - pH 4-5 L - EDA Y - Trizma Z - other (specify)	
481 Newburyport Avenue,		9/22/2023									
City:		TAT Requested (days):									
Altamonte Springs											
State, Zip:		PO #:									
FL, 32701				Field Filtered Sample (Yes or No)		Perform MS/MSD (Yes or No)		Total Number of containers			
Phone:		WO #:		8260D/1311_Z TCLP VOC 8260		8270E/1311_T TCLP SVOC 8270		8081B/1311_T TCLP Pesticides 8081			
407-339-5984(Tel) 407-260-6110(Fax)				8151A/1311_T TCLP Herbicides 8151		6020B/1311_T TCLP RCRA Metals		7470A/1311_T Hg TCLP Mercury			
Email:		SSOW#:		Moisture							
Project Name:		Project #:									
Ocala Waste Characterization		76200382									
Site:											
Sample Identification - Client ID (Lab ID)		Sample Date		Sample Time		Sample Type (C=comp, G=grab)		Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)			
						Preservation Code:		Special Instructions/Note:			
CS-9 (762-2406-46)		9/15/23		10:35 Eastern		Solid		1			
DS-35 0-6 (762-2406-47)		9/14/23		11:44 Eastern		Solid		1			
DS-36 0-6 (762-2406-48)		9/14/23		11:40 Eastern		Solid		1			
DS-37 0-6 (762-2406-49)		9/14/23		11:42 Eastern		Solid		1			
DS-38 0-6 (762-2406-50)		9/14/23		11:41 Eastern		Solid		1			
Note: Since laboratory accreditations are subject to change, Eurofins Environment Testing Southeast, LLC places the ownership of method, analyte & accreditation compliance upon our subcontract laboratories. This sample shipment is forwarded under chain-of-custody. If the laboratory does not currently maintain accreditation in the State of Origin listed above for analysis/tests/matrix being analyzed, the samples must be shipped back to the Eurofins Environment Testing Southeast, LLC laboratory or other instructions will be provided. Any changes to accreditation status should be brought to Eurofins Environment Testing Southeast, LLC attention immediately. If all requested accreditations are current to date, return the signed Chain of Custody attesting to said compliance to Eurofins Environment Testing Southeast, LLC.											
Possible Hazard Identification					Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)						
Unconfirmed					<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months						
Deliverable Requested: I, II, III, IV, Other (specify)					Special Instructions/QC Requirements:						
Primary Deliverable Rank: 2											
Empty Kit Relinquished by:					Method of Shipment:						
Date:					Time:						
Relinquished by:					Received by:						
Date/Time:					Date/Time:						
Relinquished by:					Received by:						
Date/Time:					Date/Time:						
Relinquished by:					Received by:						
Date/Time:					Date/Time:						
Custody Seals Intact:					Cooler Temperature(s) °C and Other Remarks:						
<input type="checkbox"/> Yes <input type="checkbox"/> No					1.7/1.2 596						

Ver: 06/08/2021



DRC

PZ23-92000001
08/21/2024

Phone: 504-290-3007 Fax: 504-290-0210		Sampler:		Lab PM: White, William B		Carrier Tracking No(s):		COC No: 762-758.5	
Client Information (Sub Contract Lab)		Phone:		E-Mail: William.White@et.eurofinsus.com		State of Origin: Florida		Page: Page 5 of 6	
Company: Eurofins Environment Testing Southeast,				Accreditations Required (See note): NELAP - Florida				Job #: 762-2406-1	
Address: 481 Newburyport Avenue,		Due Date Requested: 9/22/2023		Analysis Requested				Preservation Codes:	
City: Altamonte Springs		TAT Requested (days):						A - HCL M - Hexane	
State, Zip: FL, 32701		PO #:						B - NaOH N - None	
Phone: 407-339-5984(Tel) 407-260-6110(Fax)		WO #:						C - Zn Acetate O - NaNaO2	
Email:		Project #: 76200382						D - Nitric Acid P - Na2O4S	
Project Name: Ocala Waste Characterization		SSOW#:		Field Filtered Sample (Yes or No)				Q - Na2SO3	
Site:				Perform MS/MSD (Yes or No)				R - Na2S2O3	
Sample Identification - Client ID (Lab ID)		Sample Date		Sample Time		Sample Type (C=Comp, G=grab)		Matrix (W=water, S=solid, O=waste/oli, BT=Tissue, A=Air)	
								Total Number of containers	
								Special Instructions/Note:	
DS-31 0-6 (762-2406-37)		9/14/23		11:17 Eastern		Solid		1	
DS-32 0-6 (762-2406-38)		9/14/23		11:19 Eastern		Solid		1	
DS-33 0-6 (762-2406-39)		9/14/23		11:22 Eastern		Solid		1	
DS-34 0-6 (762-2406-40)		9/14/23		11:20 Eastern		Solid		1	
CS-10 (762-2406-41)		9/15/23		10:46 Eastern		Solid		1	
DS-29 0-6 (762-2406-42)		9/14/23		11:28 Eastern		Solid		1	
DS-4- 0-6 (762-2406-43)		9/14/23		11:30 Eastern		Solid		1	
DS-30 0-6 (762-2406-44)		9/14/23		11:31 Eastern		Solid		1	
DS-39 0-6 (762-2406-45)		9/14/23		11:33 Eastern		Solid		1	
Note: Since laboratory accreditations are subject to change, Eurofins Environment Testing Southeast, LLC places the ownership of method, analyte & accreditation compliance upon our subcontract laboratories. This sample shipment is forwarded under chain-of-custody. If the laboratory does not currently maintain accreditation in the State of Origin listed above for analysis/tests/matrix being analyzed, the samples must be shipped back to the Eurofins Environment Testing Southeast, LLC laboratory or other instructions will be provided. Any changes to accreditation status should be brought to Eurofins Environment Testing Southeast, LLC attention immediately. If all requested accreditations are current to date, return the signed Chain of Custody attesting to said compliance to Eurofins Environment Testing Southeast, LLC.									
Possible Hazard Identification					Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)				
Unconfirmed					<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For Months				
Deliverable Requested: I, II, III, IV, Other (specify)					Special Instructions/QC Requirements:				
Empty Kit Relinquished by:					Method of Shipment:				
Relinquished by: [Signature]					Received by: [Signature]				
Relinquished by:					Received by:				
Relinquished by:					Received by:				
Custody Seals Intact: <input type="checkbox"/> Yes <input type="checkbox"/> No					Cooler Temperature(s) °C and Other Remarks:				

Ver: 06/08/2021

Eurofins Jacksonville

4810 Executive Park Court Suite 111

Jacksonville, FL 32216

Phone: 904-296-3007 Fax: 904-296-6210

Chain of Custody Record



PZ23-92000001

Client Information (Sub Contract Lab)		Sampler:		Lab PM: White, William B		Carrier Tracking No(s):		COC No: 08/21/2024	
Client Contact: Shipping/Receiving		Phone:		E-Mail: William.White@et.eurofinsus.com		State of Origin: Florida		Page: Page 4 of 6	
Company: Eurofins Environment Testing Southeast,				Accreditations Required (See note): NELAP - Florida				Job #: 762-2406-1	
Address: 481 Newburyport Avenue,		Due Date Requested: 9/22/2023		Analysis Requested				Preservation Codes: A - HCL M - Hexane B - NaOH N - None C - Zn Acetate O - AsNaO2 D - Nitric Acid P - Na2O4S E - NaHSO4 Q - Na2SO3 F - MeOH R - Na2S2O3 G - Amchlor S - H2SO4 H - Ascorbic Acid T - TSP Dodecahydrate I - Ice U - Acetone J - DI Water V - MCAA K - EDTA W - pH 4-5 L - EDA Y - Trizma Z - other (specify)	
City: Altamonte Springs		TAT Requested (days):							
State, Zip: FL, 32701		PO #:		Field Filtered Sample (Yes or No)		Perform MS/MSD (Yes or No)		Total Number of containers	
Phone: 407-339-5984(Tel) 407-260-6110(Fax)		WO #:		8260D/1311_Z TCLP VOC 8260		8270E/1311_T TCLP SVOC 8270		8081B/1311_T TCLP Pesticides 8081	
Email:		Project #: 76200382		8151A/1311_T TCLP Herbicides 8151		6020B/1311_M TCLP RCRA Metals		7470A/1311_T_Hg TCLP Mercury	
Project Name: Ocala Waste Characterization		SSOW#:		Moisture					
Site:									
Sample Identification - Client ID (Lab ID)		Sample Date		Sample Time		Sample Type (C=Comp, G=grab)		Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)	
						Preservation Code:			
DS-22 0-6 (762-2406-28)		9/14/23		10:55 Eastern		Solid		1	
DS-23 0-6 (762-2406-29)		9/14/23		10:59 Eastern		Solid		1	
DS-24 0-6 (762-2406-30)		9/14/23		11:01 Eastern		Solid		1	
C-7 (762-2406-31)		9/15/23		09:15 Eastern		Solid		1	
DS-25 0-6 (762-2406-32)		9/14/23		11:10 Eastern		Solid		1	
DS-26 0-6 (762-2406-33)		9/14/23		11:08 Eastern		Solid		1	
DS-27 0-6 (762-2406-34)		9/14/23		11:07 Eastern		Solid		1	
DS-28 0-6 (762-2406-35)		9/14/23		11:12 Eastern		Solid		1	
C-8 (762-2406-36)		9/15/23		08:51 Eastern		Solid		1	
<p>Note: Since laboratory accreditations are subject to change, Eurofins Environment Testing Southeast, LLC places the ownership of method, analyte & accreditation compliance upon our subcontract laboratories. This sample shipment is forwarded under chain-of-custody. If the laboratory does not currently maintain accreditation in the State of Origin listed above for analysis/tests/matrix being analyzed, the samples must be shipped back to the Eurofins Environment Testing Southeast, LLC laboratory or other instructions will be provided. Any changes to accreditation status should be brought to Eurofins Environment Testing Southeast, LLC attention immediately. If all requested accreditations are current to date, return the signed Chain of Custody attesting to said compliance to Eurofins Environment Testing Southeast, LLC.</p>									
Possible Hazard Identification					Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)				
Unconfirmed					<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months				
Deliverable Requested: I, II, III, IV, Other (specify)					Special Instructions/QC Requirements:				
Empty Kit Relinquished by: _____					Method of Shipment:				
Relinquished by: _____					Received by: _____				
Relinquished by: _____					Received by: _____				
Relinquished by: _____					Received by: _____				
Custody Seals Intact: <input type="checkbox"/> Yes <input type="checkbox"/> No					Cooler Temperature(s) °C and Other Remarks: 1.7/1.2				

Ver: 06/08/2021

Login Sample Receipt Checklist

DRC

PZ23-92000001

08/21/2024 185-453-1

Client: Ayden Environmental LLC

Login Number: 453

List Number: 1

Creator: Moas, Andres

List Source: Eurofins Southeast Fort Lauderdale

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

Login Sample Receipt Checklist

DRC

PZ23-92000001

08/21/2024 185-453-1

Client: Ayden Environmental LLC

Login Number: 453

List Number: 2

Creator: Bittle, David W

List Source: Eurofins Orlando

List Creation: 09/16/23 10:02 AM

Question	Answer	Comment
Radioactivity wasn't checked or is <= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



Exhibit I

Mass Transit Service Letter



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

DRC

PZ23-92000001

08/21/2024

VIA EMAIL

December 13, 2023

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL, 33432

RE: Land Use Plan Amendment (LUPA) – Pompano Beach Townhouse - Transit Verification Letter

Dear Ms. Martinez,

Broward County Transit (BCT) has reviewed your correspondence dated November 28, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for N Course Dr, Pompano Beach, FL 33069 for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Routes 42 and 60. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 42	Weekday	5:13 A.M. - 11:03 P.M.	52 minutes
	Saturday	5:20 A.M. - 10:46 P.M.	46 minutes
	Sunday	8:38 A.M. – 8:38 P.M.	63 minutes
BCT Route 60	Weekday	5:15 A.M. - 11:29 P.M.	33 minutes
	Saturday	5:19 A.M. - 11:24 P.M.	40 minutes
	Sunday	9:00 A.M. – 9:39 P.M.	60 minutes

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

DRC

PZ23-92000001

08/21/2024

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

Exhibit J

SCAD Report

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

DRC

PZ23-92000001
08/21/2024

LAND USE
SBBC-3713-2023
County No: TBD
Folio #: 494204000062
Palm Aire Townhomes
December 20, 2023



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

DRC

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 20, 2023	Units Permitted 0 Units Proposed 214	Existing Land Use: Recreation & open
Name: Palm Aire Townhomes	NET CHANGE (UNITS): 214	Proposed Land Use: LM (Low-medium 5-10)
SBBC Project Number: SBBC-3713-2023	Students Permitted 0 Proposed 30 NET CHANGE 30	Current Zoning PR (Parks &
County Project Number: TBD	Mid 0 Proposed 12 NET CHANGE 12	Proposed Zoning: PDD (Planned
Municipality Project Number:	High 0 Proposed 22 NET CHANGE 22	Section: 04
Owner/Developer: LENR Development, LLC	Total 0 Proposed 64 NET CHANGE 64	Township: 49
Jurisdiction: Pompano Beach		Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Cypress Elementary	909	960	722	-238	-13	75.2%
Pompano Beach Middle	1,246	1,246	1,051	-195	-8	84.3%
Ely, Blanche High	2,784	3,062	1,941	-1,121	-44	63.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Cypress Elementary	758	-202	79.0%	708	694	710	718	731
Pompano Beach Middle	1,071	-61	86.0%	1,023	1,042	1,041	1,039	1,017
Ely, Blanche High	1,976	-1,089	64.5%	1,891	1,859	1,823	1,789	1,752

* See comments for additional Impacted Planning Area Information

LONG RANGE - TEN-YEAR IMPACT

DRC

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7* - Elementary	17,526	11,746	-5,780	10,994	10,884	10,773	10,660	10,549
Area 7* - Middle	7,931	5,747	-2,184	5,325	5,274	5,223	5,170	5,119
Area 7* - High	11,160	8,389	-2,771	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Suned High North Broward	550	308	-242	308	308	308

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

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

* See comments for additional Impacted Planning Area information

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 1 - 5)

DRC

PZ23-92000001
08/21/2024

School(s)	Description of Capacity Additions
Cypress Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Pompano Beach Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Ely, Blanche High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 6 - 10)

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

DRC

P223-92000001
08/21/2024

Information contained in the application indicates that the approximately 21.4-acre site is generally located north side of N Course Road between W Atlantic Blvd and W Cypress Creek Road in the City of Pompano Beach. The current land use designation for the site is Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Low-Medium (10) Residential to allow 214 (3 or more bedroom) townhouse residential units, which are anticipated to generate an additional 64 students (30 elementary, 12 middle, and 22 high) into Broward County Public Schools.

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

Schools served the amendment site in the 2023/24 school year were Cypress Elementary, Pompano Beach Middle, and Blanche Ely High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2022-23 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "3" for elementary school, and Planning Area "7" for middle and high schools. Middle and high schools currently serving Planning Area "7" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on elementary schools in Planning Area "3": aggregate school capacity (17,526), aggregate enrollment (11,746), and aggregate projected enrollment (2029/30 – 10,994; 2030/31 – 10,884; 2031/32 – 10,773; 2032/33 – 10,660; 2033/34 – 10,549).

Therefore, both Planning Area "3" and Planning Area "7" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3713-2023

DRC

PZ23-92000001
08/21/2024

Reviewed By:

12/20/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

Exhibit K

Division of Historical Resources Letter



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

DRC
PZ25-02800031
08/21/2024

November 30, 2023

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755

In response to your request on November 30, 2003, the Florida Master Site File lists no cultural resources recorded for the subject property located north of N. Course Dr. and south of Atlantic Blvd., in the City of Pompano Beach in Broward County, Florida.

This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.

- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**

#

- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com**

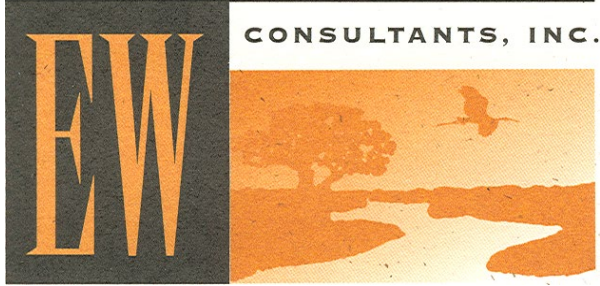
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

Exhibit L

Environmental Assessment



PALM AIRE

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Pulte Group
1475 Centrepark Blvd, Suite 140
West Palm Beach, FL 33401

Prepared by:

EW CONSULTANTS, INC.

December 2023

© 2023 EW Consultants, Inc.

INTRODUCTION

EW Consultants, Inc. (EW) conducted an environmental assessment of the Palm Aire property located in Broward County, Florida. The subject site covered by this environmental assessment consists of vacant land approximately 21.6 acres in size. The site is within Section 4, Township 49 south, and Range 42 east, in the City of Pompano Beach. The site is irregular/ rectangular in shape and is bordered on the north and west by the regional Pompano drainage canal; on the east by multi-family residential development; and on the south by multi-family residential development. Location maps and a 2023 aerial photograph are provided in the Appendix as Figures 1 through 3.

PROPERTY DESCRIPTION AND METHODS

The property is currently undeveloped but disturbed and previously utilized as a golf course. Chronological review of historical aerial imagery from c.1952 indicates that the site had previously been typical of the mixed agricultural and undeveloped land in the surrounding area at that time. By c.1957 the Turnpike had been extended south on the west nearby, and the Pompano regional drainage canal was in place along the north boundary and c. 1969 Atlantic Boulevard on the north and Pompano Road on the east were in place. The property remained undeveloped and crisscrossed by dirt trails until 1980 when a small golf course was constructed and the adjacent condominiums were under construction in various stages. Surface water management ponds were in place on adjacent properties at this time. The adjacent condominium development was re-configured with new storm water management system and new buildings (and a building removed) under a permit issued in 2000. The property remained in this state until c.2013 when the golf course appears to have been abandoned and replaced by ponds and landscaped open green space. Imagery from 2014 to present depict site conditions largely unchanged.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, "Fort Lauderdale North" Quadrangle, and the *Soils Survey of Broward County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2023 Palm Beach County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (COE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the COE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions”. Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Udorthents and Immokalee fine sand. A description of the soil types in their natural conditions is listed below. Water covers approximately six acres of the parcel. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of Broward County Area, Florida and are not necessarily indicative of the exact characteristics of the parcel. A soils map with the site boundary is included in the Appendix as an attachment.

Udorthents-shaped (38) – This complex consists of Udorthents, marly substratum, primarily lawns, vacant lots, parks, playgrounds, and idle areas, mixed with Urban land (comprising streets, sidewalks, parking lots, and buildings or other constructions where the soil is covered and cannot be readily observed.) The water table depends on the established drainage in the area, but in most areas it is at a depth of about 30 to 40 inches.

Immokalee Fine Sand, 0 to 2 percent slopes (15) – This complex consists of nearly level, poorly drained, deep, sandy soils. These soils formed in deep sandy marine sediment. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but is below 40 inches in dry periods. The typical natural vegetation is slash pine, saw-palmetto, inkberry, fetterbush, pineland three-awn, and many other grasses.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. The vegetative community descriptions include discussions of potential wildlife habitat in those communities. A land cover map of the observed community types with acreage is included as Figure 4 in the Appendix of this report.

182 Golf Course +/- 15.6 acres

The property was previously used as a golf course which is no longer active. The vegetation comprises a combination of mowed grasses and weeds as well as other native, exotic and landscape vegetative species. There are scattered clumps of trees and shrubs found throughout the property. Native species found throughout include sabal palm, slash pine, live oak, strangler fig, mahogany, and Carolina willow. Non-native landscape species include Ficus microcarpa (Chinese banyan), Brazilian pepper, and Java plum. The groundcover is dominated by bahia grass with other weeds and ruderal plant species.

534 Reservoirs Less Than 10 Acres +/- 6 acres

There are several bodies of water within the property boundaries comprising approximately 6 total acres. These water bodies contain steep side slopes and very minimal littoral areas were observed.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission, December 2022) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A preliminary series of pedestrian transects were conducted across the property to determine the presence of any listed species.

The site contains disturbed lands and man-made ponds in addition to larger waters off-site immediately adjacent. Consequently, the potential occurrence of listed species is evaluated based on these existing conditions, with particular attention paid to the potential presence of gopher tortoises and burrowing owls which are known to occur in similar disturbed habitats.

Gopher tortoises are listed as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). No gopher tortoises, gopher tortoise burrows, or indicators of the presence

of gopher tortoises were observed on the site. The field reconnaissance indicated that the site is regularly subjected to maintenance. The site is surrounded by significant residential and urban development and as a result, has been isolated from larger native habitat areas for decades. Based on these conditions, gopher tortoises are unlikely to be present on the property.

Burrowing owls are listed as a Threatened species by the FWC. Site reconnaissance indicated that the open, herbaceous portions of the site offers potential habitat for burrowing owls, both nesting and foraging. Two burrowing owl burrows and three burrowing owls were observed on the site during this assessment.

Other listed animal species that may potentially utilize the site include wading bird species due to the minimal foraging opportunities offered by the open water lakes. One white ibis was observed on the site within a lake shore area. Although no longer considered a listed species, the ibis was foraging, and no nesting or roosting areas were observed on the site.

Non-listed wildlife and wildlife signs observed include mourning dove, Muscovy ducks, Egyptian geese, boat tailed grackles, white ibis, and iguana burrows.

CONCLUSIONS AND RECOMMENDATIONS

Vegetation

The Broward County and City of Pompano Codes of Ordinances (Code) define vegetative communities and trees that require preservation, protection, or mitigation. Each requires review for a natural area preserve set-aside on sites that have significant areas of native upland vegetation. The subject property is disturbed in its entirety due to the history of major land alterations, development, adjacent development, and changes in regional hydrology. These factors have impacted the native habitat communities possible on the property. The property does not contain areas meeting the definition of native upland habitat. Therefore, no upland preservation areas should be required on the property.

However, both Broward County and the City of Pompano Beach require preservation or mitigation of trees with a diameter-at-breast-height (dbh) three inches and greater. The County and City codes require a tree inventory to measure and quantify *non-invasive* trees prior to site plan approval. It is recommended that, prior to the start of land planning, a tree survey be performed to determine the location, condition, quantity, and size of the existing trees that may be impacted. Trees that cannot be preserved or relocated will require replacement or mitigation in accordance with the County and City tree credits requirements found in their respective codes. Also, in accordance with the codes, all invasive exotic plant species must be eradicated during site development.

Listed Species

No gopher tortoises or burrows were observed on the site during the assessment. Prior to the commencement of construction activities, a full survey of the site is recommended to confirm the findings of this preliminary assessment. If any gopher tortoise burrows are found, permits for any proposed impacts will require a relocation permit from FWC.

Several burrowing owls were observed on site during the field reconnaissance. The site should be fully surveyed, the site plan should be evaluated for preservation opportunities, and then a permit application for any proposed impact to resident owl burrows should be prepared and submitted. An Incidental Take permit will be required from FWC for any proposed impacts to owl burrows and/or foraging habitat. The Incidental Take Permit will only authorize impacts to inactive burrows and will require mitigation in the form of habitat preservation, financial contribution or a combination thereof.

Wading birds may utilize small portions of the site for foraging. The birds are transient and no nesting or roosting areas were observed. The site should be re-evaluated for nesting listed species prior to commencement of construction activities during nesting season.

Wetlands

During this environmental assessment, potential jurisdictional surface waters were observed. The existing lakes were constructed as part of the surface water management system for the condominium resort community. The SFWMD will require an Environmental Resource Permit for any modifications to the surface water management system and new outfalls or bridges in or over the adjacent canals. Although mitigation will not be required, the lakes may be reviewed for potential wood stork foraging habitat.

The U.S. Army Corps of Engineers (COE) has jurisdiction over the Pompano Canal to the north and west of the property. The COE will not likely consider the connected lakes as "Waters of the US" since they are part of a permitted surface water management system, however a COE permit will be required for proposed outfalls in or bridges over the adjacent canals.

APPENDIX

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

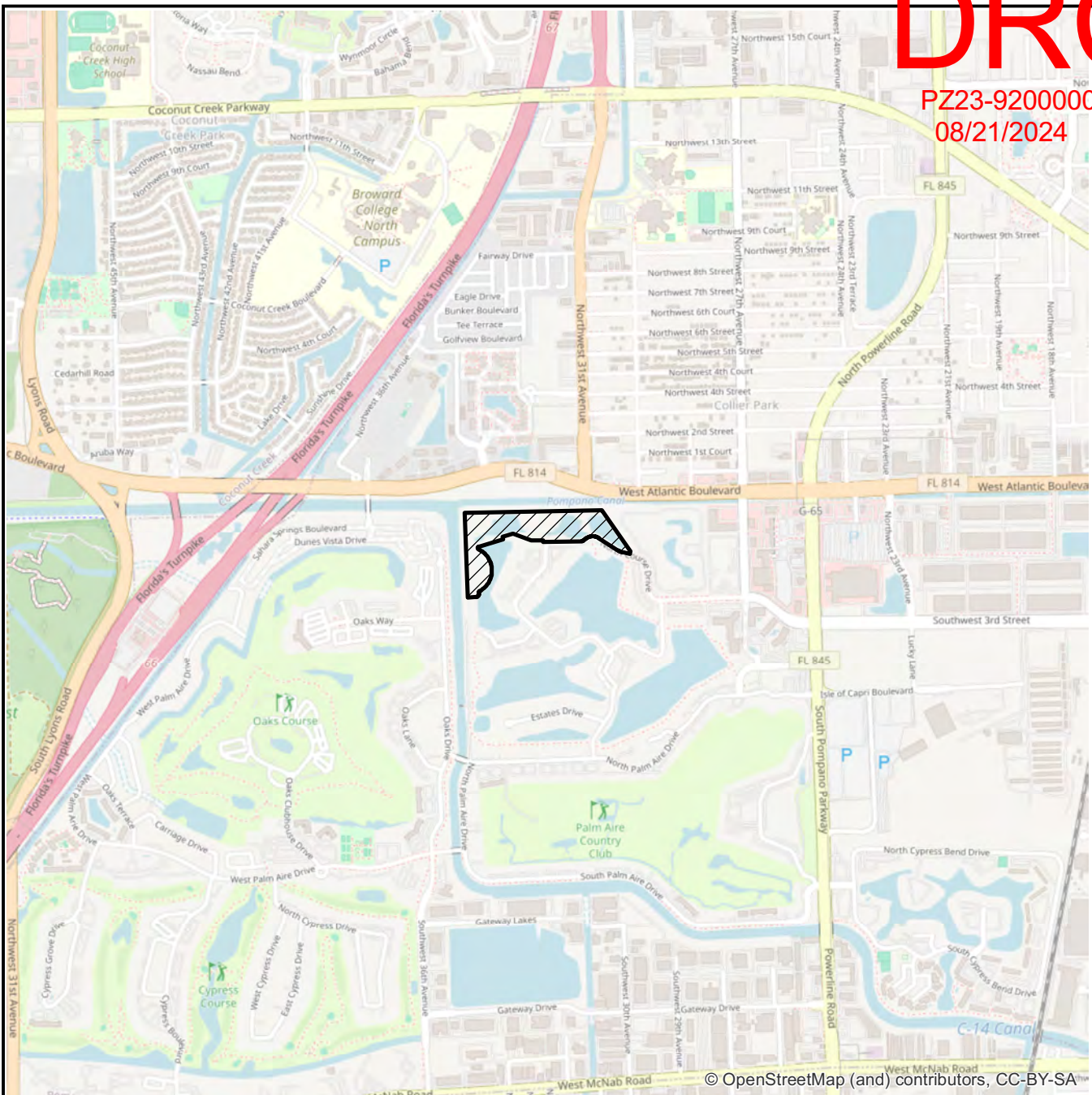
Attachment:

USDA Soils Report


DRC

PZ23-92000001

08/21/2024



LEGEND

 - SITE (21.6+/- AC)

0 2,000 Feet

N

PALM AIRE LOCATION MAP

EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

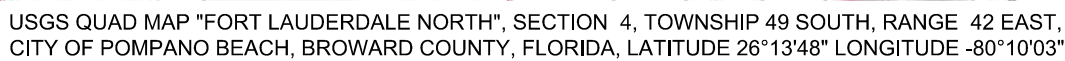
DEC 2023

FIGURE

1



08/21/2024

 - SITE (21.6± AC)

FIGURE

2

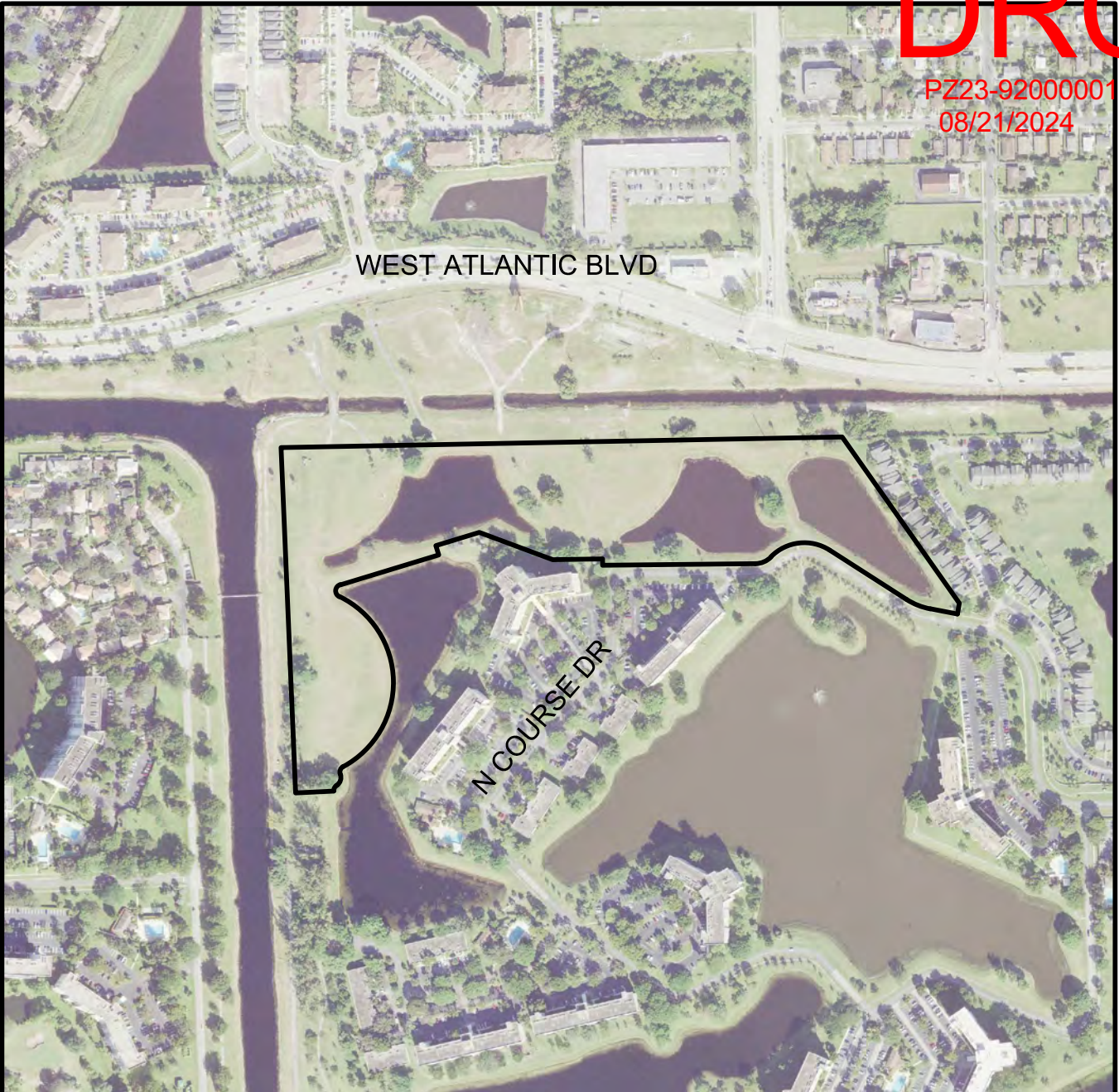


**2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM**

DRC

PZ23-92000001

08/21/2024



FDOT AERIALS DATED 2021

0 500
SCALE IN FEET



PALM AIRE AERIAL

Palm Aire.dwg AERIAL



EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

DEC 2023

FIGURE

3

DRC

PZ23-92000001

08/21/2024



FDOT AERIALS DATED 2021

LEGEND

182 - GOLF COURSE (15.6± AC)

534 - RESERVOIRS LESS THAN 10 ACS (6.0± AC)

TOTAL SITE (21.6± AC)

0 300
SCALE IN FEET



PALM AIRE FLUCFCS



EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
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561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

DEC 2023

FIGURE

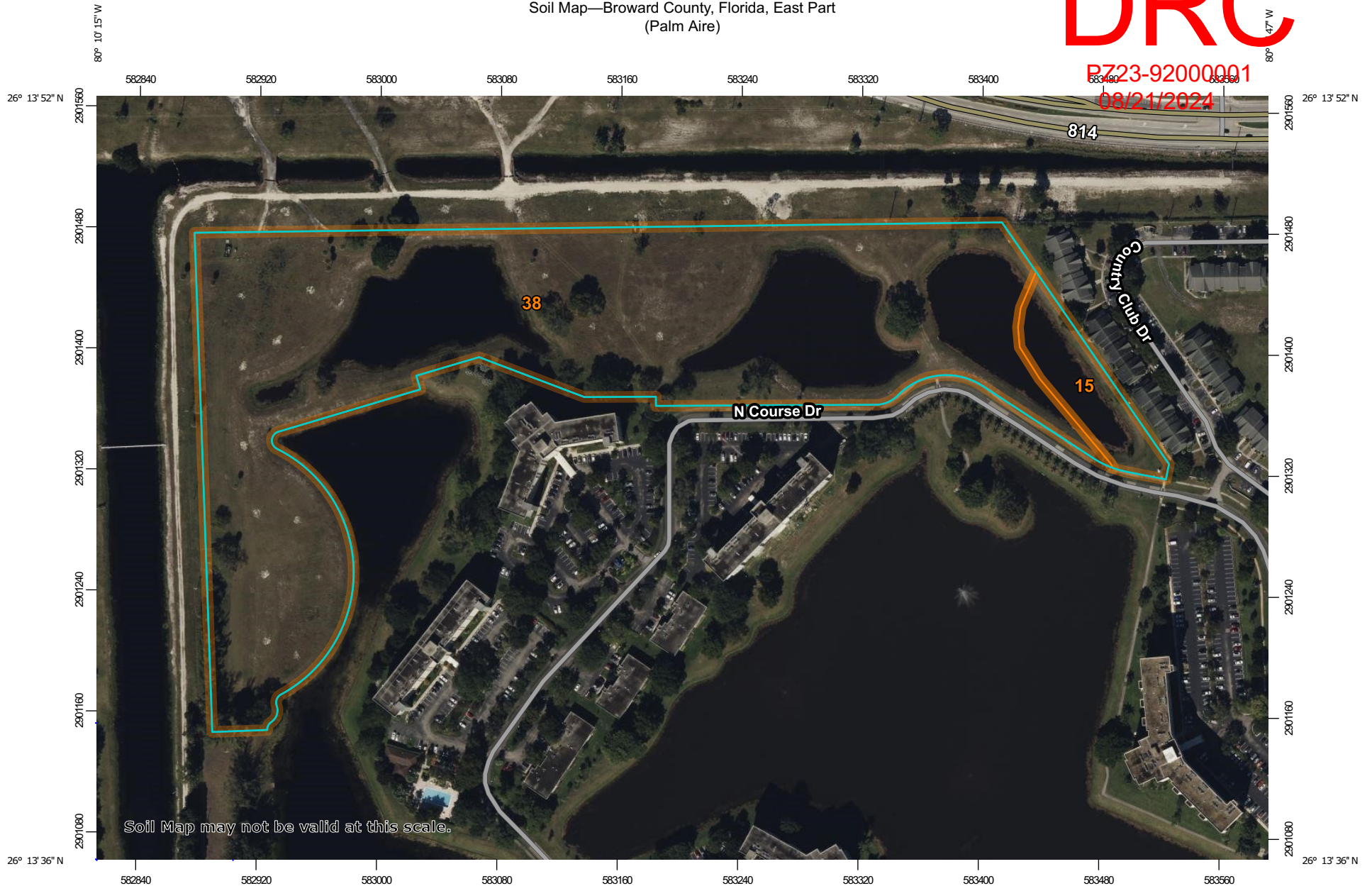
4

Soil Map—Broward County, Florida, East Part
(Palm Aire)

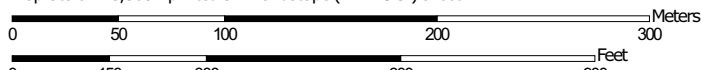
DRC

PZ23-92000001

08/21/2024



Map Scale: 1:3,560 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/6/2023
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part

Survey Area Data: Version 19, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Immokalee fine sand, 0 to 2 percent slopes	1.2	5.9%
38	Udorthents, shaped	19.4	94.1%
Totals for Area of Interest		20.6	100.0%

Exhibit M

Affordable Housing Study

An Affordable Housing Market Assessment in the City of Pompano Beach, Florida

December 9, 2023



Report Commission

This report was commissioned to satisfy BrowardNext County Land Use Plan Policy 2.16.2 for a project that is proposed in the City of Pompano Beach, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County, and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Pompano Beach has adopted a Comprehensive Plan pursuant to Florida Statutes §163.3177. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2023) demand and projects (to 2028) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

Report Summary

Using the Broward County Planning Council's required methodology, *A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities*, and the most recent *Broward County Affordable Housing Needs Assessment* prepared by Florida International University's Jorge M. Pérez Metropolitan Center (September 2022), the City of Pompano Beach has current deficits of affordable housing for all levels home ownership and the deficits will markedly grow by 2028.

The methodology also demonstrates that deficits currently exist in rental properties for all income bands except the moderate-income band and that this will continue into 2028 for the extremely low-, very low-, and low-income bands, but the moderate-income band will have a larger surplus by 2028, largely due to increased household income and increased supply.

Increasing the availability of housing supply will help to alleviate pricing pressure make all housing more affordable. The proposed project will add needed housing that will address the diminishing available supply in the City. Moderate- and high-income renters tend to convert to newer rentals due to aging and tenure thereby freeing up fractions of affordable housing that can be subsequently occupied by low- and moderate-income renters. Failure to build housing to meet the market's demands drives up pricing making affordable units less affordable.

Methodology

This study examines current housing conditions within the City of Pompano Beach, Florida (“the City”), which is generally stated for calendar years 2022 (the latest U.S. Census Bureau American Community Survey data available (2022) and the supplemental data source from Esri¹ (2023)) and projected to calendar year 2028 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Florida International University (FIU) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. FIU developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. To forecast out to the year 2028, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The FIU methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2020 Census.

¹ Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Pompano Beach that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2023/2028 Esri US Demographic Updates, An Esri® White Paper, June 2023*.

Estimates and Projections of Population, Median Household Income, And Housing Units

The 2022 ACS data for the City of Pompano Beach and the Esri estimates for 2023 and its forecasts for 2028 are summarized below:

	2022 ACS Estimates	2023 Esri Estimates	2028 Esri Forecasts
Population	111,790	115,767	119,568
Median Household Income	61,037	58,700	70,199
Housing Units, Total	61,553	60,951	62,662
Housing Units, Occupied	48,177	49,131	50,896

The 2023 Esri estimates of housing units are based upon the ACS 2022 survey, plus Esri's forecasting methodology². We have used the Esri estimates for the purposes of this report. The addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

² Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy." *Methodology Statement: 2023/2028 Esri US Demographic Updates*, June 2023.

Affordable Housing Criteria and Gap Analysis

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.*”

Using the ACS and Esri data and applying that data to the FIU supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2022 ACS’s Median Household Income Limits and 2022 Renters Median Household Income Limits of \$61,037 and \$44,948, respectively, and the percentage bands previously described:

(continued)

Gap Analysis, FIU Model Utilizing 2022 American Community Survey Data and 2028 Esri Forecast Home Ownership

The FIU model shows current deficits in each income bands for home ownership and renters who would own homes. By 2028, home ownership in each band will have larger deficits.

Total Owner-Occupied Units		26,103				
Median Household Income		61,037				
Median Owner Home Value		387,574				
Cost-Burdened Owner Units		9,610	37%			
"Severely" Cost-Burdened Owner Units		3,377	13%			
2023	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$31,129 - \$48,829	4,405	\$93,387	\$146,489	1,217	-3,188
Moderate Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$48,830 - \$73,244	6,080	\$146,490	\$219,733	3,479	-2,602
Moderate Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$48,830 - \$73,244	11,410	\$146,490	\$219,733	3,479	-7,931

Total Owner-Occupied Units		26,914				
Median Household Income		70,199				
Median Owner Home Value		424,345				
Cost-Burdened Owner Units		9,909	37%			
"Severely" Cost-Burdened Owner Units		3,482	13%			
2028	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$35,801 - \$56,159	7,637	\$107,404	\$168,478	1,081	-6,555
Moderate Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$56,160 - \$84,239	9,309	\$168,479	\$252,716	3,211	-6,098
Moderate Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$56,160 - \$84,239	16,946	\$168,479	\$252,716	3,211	-13,735

When using the FIU model for renters, we find the following:

Gap Analysis, FIU Model Utilizing 2022 American Community Survey Data and 2028 Esri Forecast Renters

Total Renter-Occupied Units		23,028				
Median Renter Household Income		44,948				
Median Gross Rent		1,476				
Cost-Burdened Renter Units		11,373	49%			
"Severely" Cost-Burdened Renter Units		8,910	39%			
2023	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low-Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$13,484	3,340	\$0	\$337	245	-3,095
Very Low-Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$13,485 - \$22,923	1,365	\$338	\$573	387	-978
Low-Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$22,924 - \$35,958	2,578	\$574	\$899	831	-1,747
Moderate-Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$35,959 - \$53,938	2,925	\$900	\$1,348	5,714	2,789

Total Renter-Occupied Units		23,982				
Median Renter Household Income		53,746				
Median Gross Rent		1,711				
Cost-Burdened Renter Units		16,308	49%			
"Severely" Cost-Burdened Renter Units		9,279	39%			
2028	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low-Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$16,124	4,966	\$0	\$403	386	-4,580
Very Low-Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$16,125 - \$27,411	1,422	\$404	\$685	348	-1,074
Low-Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$27,412 - \$42,997	3,271	\$686	\$1,075	3,025	-246
Moderate-Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$42,998 - 64,495	4,091	\$1,076	\$1,612	8,595	4,505

The City currently has deficits for all bands studied except for the moderate-income band and that continues through to 2028. The moderate-income band shows a growing surplus, owing to the increased supply of rental units and a growing median renter household income. Increasing median household income appears to positively impact this band with its existing and future housing supply. Renters are also more likely to be both cost-burdened and severely cost-

burdened without additional supply. Most of the rental properties being developed are marketed primarily to the moderate-income band and higher.

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08/21/2024

Addressing The Demand For Affordable Housing

The City of Pompano Beach provides for several affordable housing initiatives, either through the City proper, or through its Pompano Beach Housing Authority.

Pompano Beach Housing Authority Efforts

The City provides subsidized public housing at the following sites:

Golden Villas has 120 units and **Golden Square** has 182 units for a total of 302 homes ranging from one (1) bedroom to four (4) bedrooms. The overall site and unit amenities meet all expectations of an affordable upscale community with the convenience of Central Air Conditioning, Washer/Dryer, Dishwasher, Pool, Fitness Center, Playground, Volleyball Court, Business Center, 2 Clubhouses, Community / Social Service Center, On-Site Management and Maintenance Staff.

Ben Turner Ridge is a ten (10) unit mixed income site comprised of three and four bedrooms with 2 baths: five (5) units are public housing and five (5) affordable / market rate.

The Housing Choice Voucher Program is a federal government program for assisting very low- income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The participant is free to choose any housing that meets the Housing Quality Standards (HQS) rent reasonableness requirements of the program. This includes single-family homes, townhouses, apartments, and condos (association approval required) and is not limited to units located in Pompano Beach. The landlord retains private property rights, including management, tenant selection and maintenance. The U.S. Department of Housing and Urban Development (HUD) determines the rules and regulations for the Section 8 Program.

City of Pompano Beach Efforts

The **First Time Home Buyer** program provides funding to eligible first-time home buyers to purchase a home. Funding will be used to pay all or a portion of the costs and/or down payment required for the purchase.

The **Housing Rehabilitation and Emergency Repair Program** provides up to \$60,000 for home repairs for income eligible homeowners. These funds are utilized to make necessary improvements to ensure that the home is safe and meets current code requirements. Eligible repairs include correcting code violations, weatherization, roof, plumbing and electrical improvements, septic systems, etc.

The City provides certain **Development Incentives** to encourage builders and developers to provide affordable housing:

- Expedited approvals for development orders and permits.
- Impact fee waivers or paid by City.
- Flexible densities.
- Affordable accessory residential units
- Reduction of parking and setback requirements.
- Flexible lot configurations.
- Payment into the City's Affordable Housing Trust Fund or setting aside 15% of new residential construction as affordable units.

State Housing Initiatives Partnership (SHIP). The Florida Housing Finance Corporation provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to serve very low-, low- and moderate-income families. The City receives annual SHIP funding of approximately \$1.2 million annually, of which 90% must be spent on non-administrative costs. For FY2024, the City anticipates using \$300,000 on Owner-occupied home rehabilitation; \$420,000 on demolition or reconstruction; \$300,000 on purchase assistance; and \$60,000 on emergency repairs.