DUNAY
MISKEL
BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Christina Bilenki
David F. Milledge
Sara Thompson
Jeffrey Schneider

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

December 14, 2023

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmsblaw.com

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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 applicant will provide public notification of the proposed amendment to Pompano Beach City staff that is consistent with the City Code of Ordinances and Florida Statutes. Pompano Beach will then mail the notification documents in accordance with the City Code of Ordnance 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. 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.

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.)**

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Per Florida Statutes, this amendment is a small-scale development as it is less than 50 acres in size.

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@dmbblaw.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 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 at a density of 7 du/acre. The Palm Aire Dashed Line Area is built out, with no dwelling units available for project allocation. As such, the Applicant is proposing to remove the Property from the dashed line area boundaries and designate a future land use category of LM-Low-Medium 5-10 du/acre on the City's Future Land Use Map and Low-Medium (10) Residential 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

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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 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 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 is 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 land use designation on the Pompano Beach City Future Land Use Map is 21.4 gross acres of Recreation and Open Space within a Dashed Line Area and the land use designation on the Broward County Future Land Use Map is 21.4 gross acres 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 at a density of 7 du/acre. The Palm Aire Dashed Line Area is built out, with no dwelling units available for project allocation. The Applicant is proposing to amend the City of Pompano Beach Future Land Use Map to remove the 21.4 gross acre parcel from the dashed line area boundaries and designate a future land use category of LM-Low-Medium 5-10 du/acre on the City of Pompano Beach Future Land Use Map and a designation 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.

C. Existing use of amendment site and adjacent areas.

Subject Property: Golf Course

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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 280,457 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 pgcpd. 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.

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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.

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.

   <u>Calculations for Existing Land Use Designation</u>
   Golf course w/ Clubhouse: 280,457 SF @ 42 gpd/1000 SF* =11,779 gpd
   Assume a 75% reduction for typical facility size associated with this use: = 2,945 gpd

   <u>Calculations for Proposed Land Use Designation</u>
   214 Multi-family Dwelling Units: 214 units x 300 gpd / unit = 64,200 gpd

   Net Difference: 61,255 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.

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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 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: 280,457 SF @ 34 gpd/1000 SF* = 9,536 gpd
Assume a 75% reduction for typical facility size associated with this use: = 2,384 gpd

Calculations for Proposed Land Use Designation
214 Multi-family Dwelling Units: 214 units x 300 gpd / unit = 64,200 gpd

Net Difference: 61,816 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).

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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

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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 years, 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.

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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:		
Development Intensity	**Generation Rate**	**Demand**
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.

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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.

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

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submitted to the Environmental Engineering and Permitting Division of the Department of Environmental Protection and Growth Management.

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 N. Course Dr. This will allow residents access to have access to the existing sidewalk network within the Palm Aire community.

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.

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Figure 1 Site Location

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

i) Cypress Creek Road
ii) McNab Road
iii) Atlantic Boulevard
iv) Coconut Creek Parkway
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, Coconut Creek Parkway from I-95 to Dixie Highway, and SR 7 from Atlantic Boulevard to Margate Boulevard.

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Existing (2019) Daily Link Capacity Analysis

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
Coconut Creek Parkway	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

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Existing (2019) PM Peak Hour Link Capacity Analysis

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
Coconut Creek Parkway	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.

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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, Coconut Creek Parkway 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			
	FROM	TO			VOLUME[1]	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
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
Coconut Creek Parkway	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

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

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
	FROM	TO			VOLUME[1]	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
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
Coconut Creek Parkway	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, Cypress Creek Road 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

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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, 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; 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			
	FROM	TO			VOLUME[1]	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
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
Coconut Creek Parkway	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

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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			
	FROM	TO			VOLUME[1]	LOS	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LOS
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
Coconut Creek Parkway	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 rates and/or equations (whichever yields the highest trips) were utilized from the Institute of

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Transportation Engineers' (ITE), Trip Generation Manual, 11th Edition.

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

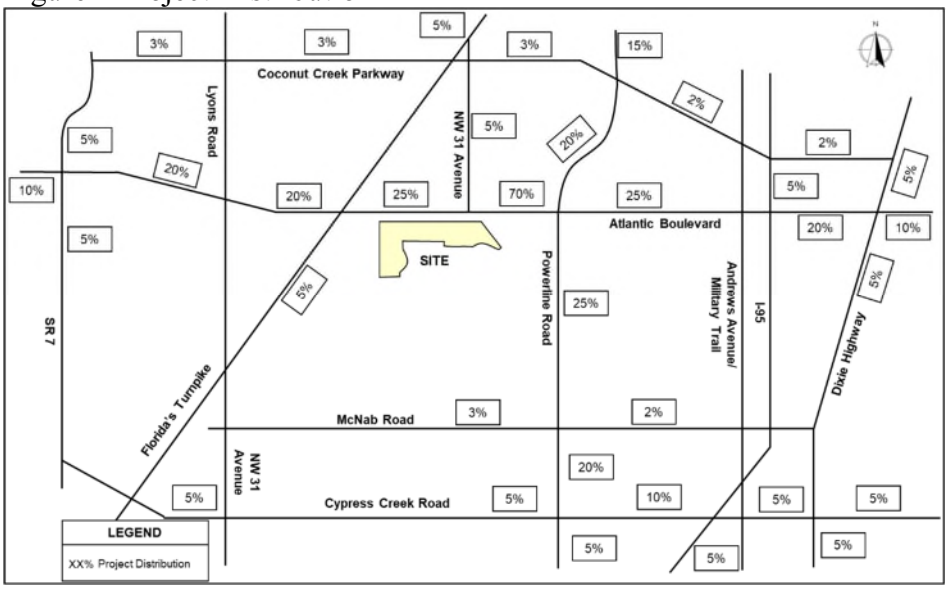
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE (1)	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Golf Course	430	21.4 AC	T= 0.28 (X)	34%	66%	2	4	6
PROPOSED USE								
Multifamily Housing (Low-Rise)	220	214 DU	T= 0.43 (X) + 20.55	63%	37%	71	42	113
NEW TRIPS						**69**	**38**	**107**

(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



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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			IN	OUT	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
Coconut Creek Parkway	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

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PM Peak Hour Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	LOS "D" THRESHOLD	PROJECT DIST.		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIG. > 3%
	FROM	TO			IN	OUT	107		
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
Coconut Creek Parkway	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:

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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 will be provided upon receipt 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 Regis

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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 Assesment).

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.

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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.

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.

Alteration of soil topography will be required as part of the site development. All natural feature identified during the construction process which require protection will be provided in accordance with local, county and state requirements.

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.

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

7. AFFORABLE 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)

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

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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. As shown in the attached conceptual plan (Exhibit N), 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. CONSISTENCY WITH POLICIES OF THE CITY OF POMPANO BEACH LAND USE PLAN & HIGHLIGHTED REGIATIONAL ISSUES & POLICIES OF THE BROWRD COUNTY LAND USE PLAN

<u>Pompano Beach Land Use Plan</u>

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.

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

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.

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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

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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.

13. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

This request is not applicable to the project as it is a local, small scale amendment.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

This request is not applicable to the project as it is a local, small scale amendment.

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Exhibits

A. **Survey & Legal Description**

B. **Maps of Proposed Land Use Designations**

C. **Potable Water Letter**

D. **Wasterwater Service 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**

N. **Conceptual Plan**

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Exhibit A

Survey & Legal Description

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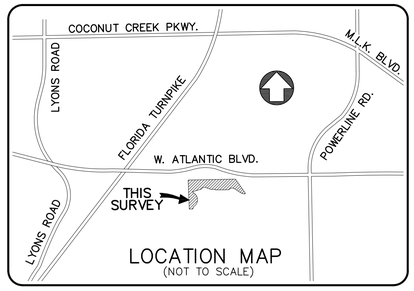
ALTA/NSPS LAND TITLE SURVEY



SCHEDULE B, PART II
EXCEPTIONS

9. EASEMENT GRANTED TO AMERICAN TELEPHONE & TELEGRAPH COMPANY BY INSTRUMENT RECORDED MARCH 3, 1941 IN DEED BOOK 377, PAGE 407. **[AFFECTS AS SHOWN – BLANKET IN NATURE]**

10. OIL, GAS AND MINERAL, CANAL AND RECLAMATION, STATE ROAD AND COUNTY ROAD RESERVATIONS AS CONTAINED IN DEED NO. 2234 BY THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED JANUARY 30, 1945 IN DEED BOOK 470, PAGE 352 **[SEE SURVEYOR'S NOTE #25]**; AS AFFECTED BY NON–USE COMMITMENT NO. 570 RECORDED MAY 20, 1986 IN OFFICIAL RECORDS BOOK 13410, PAGE 916 **[DOES NOT AFFECT PROPERTY]**; RELEASE OF RESERVATIONS NO. 14386 RECORDED MAY 20, 1986 IN OFFICIAL RECORDS BOOK 13410, PAGE 919 **[DOES NOT AFFECT PROPERTY]**; RELEASE OF RESERVATIONS NO. 14231 RECORDED MARCH 13, 1987 IN OFFICIAL RECORDS BOOK 14251, PAGE 236 **[DOES NOT AFFECT PROPERTY]**; NON–USE COMMITMENT NO. 545 RECORDED MARCH 13, 1987 IN OFFICIAL RECORDS BOOK 14251, PAGE 239. **[DOES NOT AFFECT PROPERTY]**

11. RESERVATIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK 493, PAGE 495, DEED BOOK 500, PAGE 453, AND DEED BOOK 470, PAGE 386. **[DOES NOT AFFECT]**

12. TERMS, PROVISIONS AND CONDITIONS OF THE SEWER SERVICE AGREEMENT BY AND BETWEEN THE CITY OF POMPANO BEACH AND FLORIDA PALM–AIRE CORPORATION RECORDED JULY 22, 1966 IN OFFICIAL RECORDS BOOK 3266, PAGE 20; AND ALL AMENDMENTS, ASSIGNMENTS AND AGREEMENTS PERTAINING THERETO INCLUDING BUT NOT LIMITED TO ADDENDUM TO SEWER SERVICE AGREEMENT RECORDED JULY 14, 1966 IN OFFICIAL RECORDS BOOK 3261, PAGE 277; AND RESOLUTION RECORDED FEBRUARY 13, 1967 IN OFFICIAL RECORDS BOOK 3372, PAGE 626. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**

13. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT BY AND BETWEEN THE CITY OF POMPANO BEACH AND FLORIDA PALM–AIRE CORPORATION AND ALL AMENDMENTS, ASSIGNMENTS AND AGREEMENTS PERTAINING THERETO INCLUDING BUT NOT LIMITED TO MODIFICATIONS TO AGREEMENT ATTACHED TO ORDINANCE NO. 67–17 RECORDED JANUARY 20, 1967 IN OFFICIAL RECORDS BOOK 3360, PAGE 17; RELEASE OF CERTAIN RIGHTS ATTACHED TO RESOLUTION NO. 70–83 RECORDED MARCH 10, 1970 IN OFFICIAL RECORDS BOOK 4159, PAGE 356; RELEASE OF INTEREST IN WELL FIELDS RECORDED SEPTEMBER 6, 1996 IN OFFICIAL RECORDS BOOK 25361, PAGE 179. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**

14. TERMS, PROVISIONS AND CONDITIONS OF THE WATER AGREEMENT BY AND BETWEEN CITY OF POMPANO BEACH AND FLORIDA PALM–AIRE CORPORATION, A FLORIDA CORPORATION RECORDED JULY 12, 1967 IN OFFICIAL RECORDS BOOK 3458, PAGE 37 AND ALL AMENDMENTS, ASSIGNMENTS AND AGREEMENTS PERTAINING THERETO.
[DOES NOT AFFECT]

15. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED SEPTEMBER 3, 1971 IN OFFICIAL RECORDS BOOK 4600, PAGE 596.
[AFFECT NOT DETERMINED – DESCRIPTION ILLEGIBLE]

16. RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED SEPTEMBER 21, 1973 IN OFFICIAL RECORDS BOOK 5454, PAGE 256. **[AFFECTS AS SHOWN]**

17. RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED OCTOBER 4, 1974 IN OFFICIAL RECORDS BOOK 5966, PAGE 543. **[AFFECTS AS SHOWN]**

18. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED SEPTEMBER 3, 1975 IN OFFICIAL RECORDS BOOK 6322, PAGE 538. **[AFFECTS AS SHOWN]**

19. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED JANUARY 27, 1982 IN OFFICIAL RECORDS BOOK 10002, PAGE 226. **[AFFECTS AS SHOWN]**

20. TERMS, PROVISIONS AND CONDITIONS OF THE MASTER PLAN AGREEMENT FOR PALM–AIRE BETWEEN THE CITY OF POMPANO BEACH AND FPA CORPORATION, A DELAWARE CORPORATION AS EVIDENCED BY STIPULATION, SETTLEMENT AND MASTER PLAN AGREEMENT FOR PALM–AIRE RECORDED JULY 26, 1985 IN OFFICIAL RECORDS BOOK 12707, PAGE 605; AS AMENDED BY AMENDMENT TO STIPULATION, SETTLEMENT AND MASTER PLAN AGREEMENT FOR PALM–AIRE BY AND BETWEEN CITY OF POMPANO BEACH, FLORIDA AND PALM AIRE ASSOCIATES LIMITED PARTNERSHIP RECORDED AUGUST 9, 2010 IN OFFICIAL RECORDS BOOK 47290, PAGE 1074.
[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]

21. TERMS, PROVISIONS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT BETWEEN FPA CORPORATION, A DELAWARE CORPORATION, AND JMB INSTITUTIONAL APARTMENT PARTNERSHIP – I, AN ILLINOIS LIMITED PARTNERSHIP RECORDED JUNE 25, 1987 IN OFFICIAL RECORDS BOOK 14565, PAGE 195. **[DOES NOT AFFECT]**

22. TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN FPA CORPORATION, A DELAWARE CORPORATION AND JMB INSTITUTIONAL APARTMENT PARTNERSHIP – I, AN ILLINOIS LIMITED PARTNERSHIP RECORDED JUNE 25, 1987 IN OFFICIAL RECORDS BOOK 14565, PAGE 216 **[AFFECTS – APPROXIMATE AREA SHOWN HEREON]**; AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 15430, PAGE 869. **[DOES NOT AFFECT]**

23. ORDINANCE NO. 87–53 BY THE CITY OF POMPANO BEACH AS RECORDED AUGUST 26, 1987 IN OFFICIAL RECORDS BOOK 14747, PAGE 157. **[AFFECTS – BLANKET IN NATURE]**

24. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF COVENANTS RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 15431, PAGE 89.
[AFFECTS – NOT PLOTTABLE]

25. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 15431, PAGE 92.
[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]

26. TERMS AND CONDITIONS OF THE WATER WELL FIELD RIGHTS AND EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF POMPANO BEACH AND KATZOFF DEVELOPMENT CORP., A FLORIDA CORPORATION RECORDED FEBRUARY 10, 1993 IN OFFICIAL RECORDS BOOK 20353, PAGE 167. **[INGRESS–EGRESS AND WELL HOUSE EASEMENTS DO NOT AFFECT]**

27. TERMS, PROVISIONS AND CONDITIONS OF THE ENVIRONMENTAL REMEDIATION AGREEMENT DATED OCTOBER 11, 1994 BY AND BETWEEN KATZOFF DEVELOPMENT CORP., A FLORIDA CORPORATION AND PALM AIRE SPA RESORT AND COUNTRY CLUB, INC., A FLORIDA CORPORATION AND PALM AIRE RESORTS MANAGEMENT CORP., A FLORIDA CORPORATION AND PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AS EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 14, 1994 IN OFFICIAL RECORDS BOOK 22722, PAGE 945; AS AFFECTED BY MEMORANDUM OF COMPLETION RECORDED JANUARY 22, 1996 IN OFFICIAL RECORDS BOOK 24403, PAGE 226.
[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]

28. ASSIGNMENT OF DEVELOPMENT RIGHTS BY AND BETWEEN PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PALM AIRE VENTURES, INC., A FLORIDA CORPORATION RECORDED FEBRUARY 7, 1995 IN OFFICIAL RECORDS BOOK 23116, PAGE 446.
[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]

29. TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RIGHTS AND OBLIGATIONS CONTAINED IN MAINTENANCE AND EASEMENT AGREEMENT BY AND BETWEEN PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PALM AIRE VENTURES, INC., A FLORIDA CORPORATION RECORDED FEBRUARY 7, 1995 IN OFFICIAL RECORDS BOOK 23116, PAGE 473; AS MODIFIED BY MODIFICATION OF MAINTENANCE AND EASEMENT AGREEMENT RECORDED OCTOBER 20, 2004 IN OFFICIAL RECORDS BOOK 38397, PAGE 1157.
[BOTH AFFECT – NOT PLOTTABLE – BLANKET IN NATURE]

30. TERMS, PROVISIONS AND CONDITIONS OF THAT USE AND ACCESS AGREEMENT DATED FEBRUARY 1, 1995 BY AND BETWEEN PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PALM AIRE VENTURES, INC., A FLORIDA CORPORATION AS EVIDENCED BY MEMORANDUM THEREOF RECORDED FEBRUARY 7, 1995 IN OFFICIAL RECORDS BOOK 23116, PAGE 524; AS MODIFIED INCLUDING BUT NOT LIMITED TO MODIFICATION OF AMENDED AND RESTATED USE AND ACCESS AGREEMENT RECORDED OCTOBER 20, 2004 IN OFFICIAL RECORDS BOOK 38397, PAGE 1151 **[PROPERTY IS NOT LOCATED IN THE *"LEASED PROPERTY"*]**.

31. INTENTIONALLY DELETED.

32. DECLARATION OF RESTRICTIVE COVENANTS RECORDED OCTOBER 6, 2010 IN OFFICIAL RECORDS BOOK 47427, PAGE 1280 **[DOES NOT AFFECT PROPERTY]**; AS AFFECTED BY AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUGUST 5, 2013 IN OFFICIAL RECORDS BOOK 50049, PAGE 1791 **[DOES NOT AFFECT PROPERTY]**; PARTIAL RELEASE RECORDED DECEMBER 31, 2014 IN OFFICIAL RECORDS BOOK 51354, PAGE 1787 **[DOES NOT AFFECT PROPERTY]**; OPEN SPACE RESTRICTION RECORDED JANUARY 30, 2015 IN INSTRUMENT NO. 112780361 AND CONFIRMATION OF EFFECTIVE DATE OF OPEN SPACE RESTRICTION RECORDED FEBRUARY 9, 2015 IN BOOK 112798671. **[DOES NOT AFFECT PROPERTY]**

33. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. **[INFORMATIONAL]**

34. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED). **[INFORMATIONAL]**

35. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **[INFORMATIONAL]**

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT WESTERLY MOST CORNER OF TRACT "A", PALM AIRE NORTH COURSE ESTATES 3RD SECTION, ACCORDING TO THE PLAT THEREOF AS SHOWN ON PLAT BOOK 114, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 35°09'40" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 639.51 FEET; THENCE SOUTH 10°50'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 34.17 FEET, TO THE NORTH LINE OF NORTH COURSE DRIVE; THENCE NORTH 79°21'20" WEST, 86.86 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF NORTH 68°21'20" WEST AND A CHORD DISTANCE OF 80.14 FEET, A CENTRAL ANGLE OF 22°00'00" FOR AN ARC LENGTH OF 80.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°21'21" WEST, 286.94 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 147.37 FEET, A CHORD BEARING OF SOUTH 83°29'33" WEST AND A CHORD DISTANCE OF 186.09 FEET, A CENTRAL ANGLE OF 78°18'14" FOR AN ARC LENGTH OF 201.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 66°50'26" WEST AND A CHORD DISTANCE OF 53.58 FEET, A CENTRAL ANGLE OF 45°00'00" FOR AN ARC LENGTH OF 54.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°20'26" WEST, 479.76 FEET, THE LAST SIX COURSES BEING COINCIDENT WITH SAID NORTH LINE OF NORTH COURSE DRIVE, TO THE EASTERLY LINE OF PALM AIRE COUNTRY CLUB APARTMENT NO. 50 AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 239, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (B.C.R.); THENCE NORTH 00°39'34" WEST, ALONG SAID EASTERLY LINE 20.00 FEET TO THE NORTHEAST CORNER OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50; THENCE SOUTH 89°20'26" WEST, ALONG THE NORTHERLY LINE OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 156.21 FEET; THENCE NORTH 69°43'39" WEST, ALONG THE NORTHERLY LINE IN PART OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 245.97 FEET; THENCE SOUTH 73°14'34" WEST, 143.01 FEET; THENCE SOUTH 16°45'26" EAST, 30.93 FEET; THENCE SOUTH 73°05'57" WEST, 322.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 05°17'44" WEST AND A CHORD DISTANCE OF 37.46 FEET, A CENTRAL ANGLE OF 138°56'48" FOR AN ARC LENGTH OF 48.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF SOUTH 01°18'19" EAST AND A CHORD DISTANCE OF 534.00 FEET, A CENTRAL ANGLE OF 125°44'41" FOR AN ARC LENGTH OF 658.40 TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 20°36'36" WEST AND A CHORD DISTANCE OF 26.22 FEET, A CENTRAL ANGLE OF 81°54'50" FOR AN ARC LENGTH OF 28.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 17°55'58" WEST AND A CHORD DISTANCE OF 37.17 FEET, A CENTRAL ANGLE OF 76°33'36" FOR AN ARC LENGTH OF 40.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 26°54'17" WEST AND A CHORD DISTANCE OF 19.58 FEET, A CENTRAL ANGLE OF 58°36'59" FOR AN ARC LENGTH OF 20.46 FEET TO A POINT OF TANGENCY; THENCE S 02°24'13" E, 0.13 FEET; THENCE S 87°35'53" W, 120.21 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR THE C–14 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 343, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°24'13" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE FOR 1085.81 FEET; THENCE NORTH 88°54'11" EAST, ALONG THE SOUTH RIGHT OF WAY LINE FOR THE C–14 CANAL, 1764.34 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAINING 898,948 SQUARE FEET (20.637 ACRES), MORE OR LESS.

WITH GROSS LANDS AS CROSS–HATCHED, LANDS CONTAIN 934,576 SQUARE FEET (21.455 ACRES), MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. TITLE MATTERS SHOWN HEREON PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110073681, COMMITMENT DATE: AUGUST 09, 2023 AT 8:00 A.M.
4. THE DESCRIPTION SHOWN HEREON WAS CONTAINED IN THE TITLE COMMITMENT REFERENCED IN NOTE 3 ABOVE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°54'11"W ALONG THE SOUTH RIGHT–OF–WAY LINE OF POMPANO CANAL
6. DISTANCES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT, UNLESS OTHERWISE NOTED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
8. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #004 WITH AN ELEVATION OF 13.632 FEET.
9. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.1' FOR SOFT SURFACE ELEVATIONS.
10. FLOOD ZONE: "X"&"X"(0.25%); FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 12011C0356H (MAP NOT PRINTED); EFFECTIVE DATE: AUGUST 18, 2014.
11. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.
12. THIS SURVEY IS CLASSIFIED AS SUBURBAN AND HAS A RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 7,500 FEET.
13. ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND FOUNDATIONS, ENCROACHMENTS OR UTILITIES WERE NOT LOCATED BY THE SURVEYOR. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON WERE PROVIDED BY OTHERS.
14. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
15. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES THAT HAVE BEEN PROVIDED TO THE SURVEYOR.
17. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELDWORK.
18. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED AT THE TIME OF THE FIELDWORK.
19. PROPERTY ADDRESS: NOT ASSIGNED PER BROWARD COUNTY PROPERTY APPRAISER (VACANT GOLF COURSE).
20. ADJACENT LAND OWNERS SHOWN HEREON WERE OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEB–SITE ON OCTOBER 6, 2023
21. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
22. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
23. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
24. AT THE TIME OF THIS SURVEY THERE WAS NO PARKING ON THE SUBJECT PROPERTY.
25. 20.68 ACRES OF THE SUBJECT SURVEY IS INCLUDED WITHIN THE LANDS DESCRIBED IN DEED BOOK 470, PAGE 352. NO PORTION OF THE PROPERTY LIES WITHIN 130' OF ANY CANAL. THERE WERE NO COUNTY OR STATE ROADS CONSTRUCTED IN 1945.

CERTIFICATE:
TO: PULTE HOME COMPANY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13 AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: SEPTEMBER 25, 2023
DATE OF PLAT OR MAP: OCTOBER 30, 2023

DRC
PZ23-92000001
02/07/2024

_____
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. LB 3591

CORRECTIONS TO B–II EXCEPTIONS PER ATTORNEY	10–30–2023	dr
REVISIONS	DATE	BY
FILE NAME: 10564 ALTA V2		

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.	ELECT.
SCALE	

JOB # 10564
SHT.NO. 1
OF 4 SHEETS

POINT OF BEGINNING
MOST WESTERLY CORNER TRACT A
FOUND 1/2" IRON PIPE & CAP LB3870

UNPLATTED ACERAGE
A PORTION OF SECTION 4-49-42
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FOLIO #494204000910
(O.R.B. 1448, PAGE 347)

TRACT A
"PALM AIRE NORTH COURSE ESTATES THIRD SECTION"
(PLAT BOOK 114, PAGE 39)
OWNER: BREEZES AT PALM AIRE CONDOMINIUM
(INDIVIDUAL CONDOMINIUM OWNERS NOT LISTED)
FOLIO #494204HE0010 THRU #494204HE2480
O.R.B. 4396, PAGE 1295

PARCEL 3

TRACT 52
"PALM AIRE NORTH COURSE ESTATES"
(PLAT BOOK 104, PAGE 8)
OWNER: BREEZES AT PALM AIRE CONDOMINIUM
(INDIVIDUAL CONDOMINIUM OWNERS NOT LISTED)
FOLIO #494204HE0010 THRU #494204HE2480
O.R.B. 4396, PAGE 1295

UNPLATTED ACERAGE
A PORTION OF SECTION 4-49-42
FOLIO #494204000062
INSTRUMENT DOCUMENT #115275923

UNPLATTED ACREAGE
LAKE AREA
A PORTION OF SECTION 4-49-42
OWNER: CITY OF POMPANO BEACH
FOLIO #494204000070
INSTRUMENT #115184898

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
OWNER: PALM AIRE COUNTRY CLUB CONDO ASSOCIATION #4 INC.
FOLIO #494204000063
O.R.B. 15430, PAGE 892

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
51 PALM-AIRE COUNTRY CLUB APTS CONDO
O.R.B. 5633, PAGE 193

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
7 PALM-AIRE COUNTRY CLUB FAIRWAY APTS CONDO
O.R.B. 5373, PAGE 141

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
OWNER: PALM AIRE COUNTRY CLUB CONDOMINIUM
(INDIVIDUAL CONDOMINIUM OWNERS NOT LISTED)
FOLIO #494204DK0010 THRU #494204DH0600
O.R.B. 5362, PAGE 1

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
NO. 52 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM
FOLIO #494204HB0010 THRU #494204HB1190
O.R.B. 9228, PAGE 136

UNPLATTED ACREAGE
A PORTION OF SECTION 4-49-42
NO. 40 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM
FOLIO #4942040J0010 THRU #4942040J1070
O.R.B. 5284, PAGE 850

LAKE AREA
A PORTION OF SECTION 4-49-42
FOLIO #494204000120
INSTRUMENT DOCUMENT# 115184898

GROSS AREA
LIMITS ARE HATCHED
0.818 ACRES
OWNER: CITY OF POMPANO BEACH
ROAD FOLIO #494204000460
O.R.B. 6319, PAGE 232

NORTH COURSE DRIVE
60' RIGHT-OF-WAY WIDTH
ROAD FOLIO#494204000450
(O.R.B. 6319, PAGE 229 (NOT AVAILABLE))

CANAL 14
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CANAL 14 RIGHT-OF-WAY
MAP NO. C-14-30, SHEET 9-10 OF 19, LAST REVISED 10-23-92

CANAL
A PORTION OF
SECTION 4-49-42
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 1448, PAGE 347
INSTRUMENT #115275923

EAST CANAL RIGHT-OF-WAY

S. R/W CANAL

NORTH COURSE SE DRIVE
60' RIGHT-OF-WAY WIDTH
ROAD FOLIO#494204000450
(O.R.B. 6319, PAGE 229)

NORTH COURSE LANE
(O.R.B. 6319, PAGE 229)

NORTH LINE TRACT A

WESTERLY LINE TRACT A

NORTHERLY LINE TRACT 52

EAST LINE OF AT&T EASEMENT
(DEED BOOK 377, PAGE 407)

NORTHERNMOST LINE OF AT&T EASEMENT
(DEED BOOK 377, PAGE 407)

SOUTHERLY LINE OF PARCEL AS DESCRIBED INSTRUMENT #115275923

SOUTHERN BELL 10' EASEMENT
(O.R.B. 5966, PAGE 543)

SOUTHERLY LINE TRACT A

NORTHERLY R/W LINE

SOUTHERLY RIGHT-OF-WAY LINE

SOUTH LINE OF PARCEL AS DESCRIBED INSTRUMENT #115275923

N. LINE OF NO. 50 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM

EAST LINE OF NO. 50 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM

N.E. CORNER OF NO. 50 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM

OWNER: NO. 50 PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM
(INDIVIDUAL CONDOMINIUM OWNERS NOT LISTED)
FOLIO #494204GC0010 THRU #494204GC1070
O.R.B. 5642, PAGE 239

NORTHWESTERLY R/W LINE

SOUTHWESTERLY R/W LINE

WESTERLY LINE OF

EAST LINE OF PARCEL AS DESCRIBED INSTRUMENT #115560641

NORTHERLY LINE AS DESCRIBED INSTRUMENT #115560641

WESTERLY LINE AS DESCRIBED INSTRUMENT #115184898

NORTHERLY LINE OF PARCEL

PINES AND SABLE GOLF COURSES
PARCEL NO. 1
O.R.B. 20353, PAGE 167

PINES AND SABLE GOLF COURSES
PARCEL NO. 2
O.R.B. 20353, PAGE 167

PROTECTED AREA
O.R.B. 14565, PAGE 216
(NO LEGAL DESCRIPTION TO PLOT)

APARTMENT LAND
(O.R.B. 14565, PAGE 216)

10' UTILITY EASEMENT
(O.R.B. 14565, PAGE 195)

20' UTILITY EASEMENT
(PLAT BOOK 114, PAGE 39)

10' UTILITY EASEMENT
(PLAT BOOK 114, PAGE 39)

5' UTILITY EASEMENT
(O.R.B. 5454, PAGE 256)

GOLF COURSE EASEMENT
(O.R.B. 14565, PAGE 195)

10' FPL EASEMENT
(O.R.B. 6322, PAGE 538)

15' UTILITY EASEMENT
(PLAT BOOK 114, PAGE 39)

12' UTILITY EASEMENT
(PLAT BOOK 104, PAGE 8)

ROAD FOLIO #494204000460
O.R.B. 6319, PAGE 232

OWNER: CITY OF POMPANO BEACH
ROAD FOLIO #494204000450
O.R.B. 6319, PAGE 229

"PINES"

FOUND 4"X4" CONC. MONUMENT WITH DISC LB 0129

FOUND 1/2" I.R./CAP LB 6860

FOUND 1/2" IRON PIPE & CAP LB 3870

FOUND 1/2" IRON PIPE, NO ID.

FOUND NAIL & DISC NO ID

FOUND 1/2" IRON PIPE & CAP LB 1580

FOUND I.R./CAP LB6860

FOUND 1/2" IRON PIPE NO ID

FOUND 1/2" I.R./CAP LB 6860 "NE CORNER OF PARCEL (O.R.B. 51130, PAGE 745)"

S88°54'11"W 1764.34'

S35°09'40"E 639.51'

S10°50'27"W 34.17'

S79°21'20"E 86.86'

N57°21'21"W 286.94'

S73°14'34"W 143.01'

S69°43'39"E 245.97'

N89°20'26"E 156.21'

N89°20'26"E 479.76'

S00°39'34"E 20.00'

N16°45'26"W 30.93'

S73°05'57"W 322.82'

N00°24'13"W 1085.81'

S87°35'53"W 120.21'

S02°24'13"E 0.13'

N76°26'19"E 673.79'

N43°34'47"W 151.15'

S42°04'08"E 3.65'

N00°59'45"E 119.64'

S50°35'59"E 116.39'

S68°28'32"W 94.00'

S68°28'32"W 420.01'

N73°46'26"W 270.51'

N24°56'53"W 236.45'

N10°45'38"E 625.64'

S10°50'27"W 634.67'

N44°34'40"W 200.34'

S87°35'53"W 84.89'

S00°24'13"E 477.85'

R=20.00'
Δ=138°56'48"
L=48.50'

R=300.00'
Δ=125°44'41"
L=658.40'

R=20.00'
Δ=81°54'50"
L=28.59'

R=20.00'
Δ=58°36'59"
L=20.46'

R=30.00'
Δ=76°33'36"
L=40.09'

R=70.00'
Δ=45°00'06"
L=54.98'

R=147.37'
Δ=78°18'07"
L=201.40'

R=210.00'
Δ=21°59'56"
L=80.63'

S35°09'40"E 639.51'

179.27'

137.85'

299.78'

N4 2E.

58.42'
N51°47'03"W

417.00'
N41°55'26"W

30.00'

50.00'

NVAL

NORTH

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
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
ESMT. – 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)
FPL – RED FLAGGING (FPL)
CATV – ORANGE FLAGGING (FIBER OPTIC VAULT)
D – STORM DRAINAGE

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
U.H.H. – UTILITY HAND HOLE
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
100 – 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

0 10 80 160 320
(IN FEET)
1 INCH = 80 FT.

DRC
PZ23-92000001
02/07/2024

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR ELEVATIONS
SEE SHEET 4 FOR ELEV. ON NORTH COURSE DRIVE (SCALE 1"=40')

BY	DATE	REVISIONS
		FILE NAME 10564 SUR.dwg

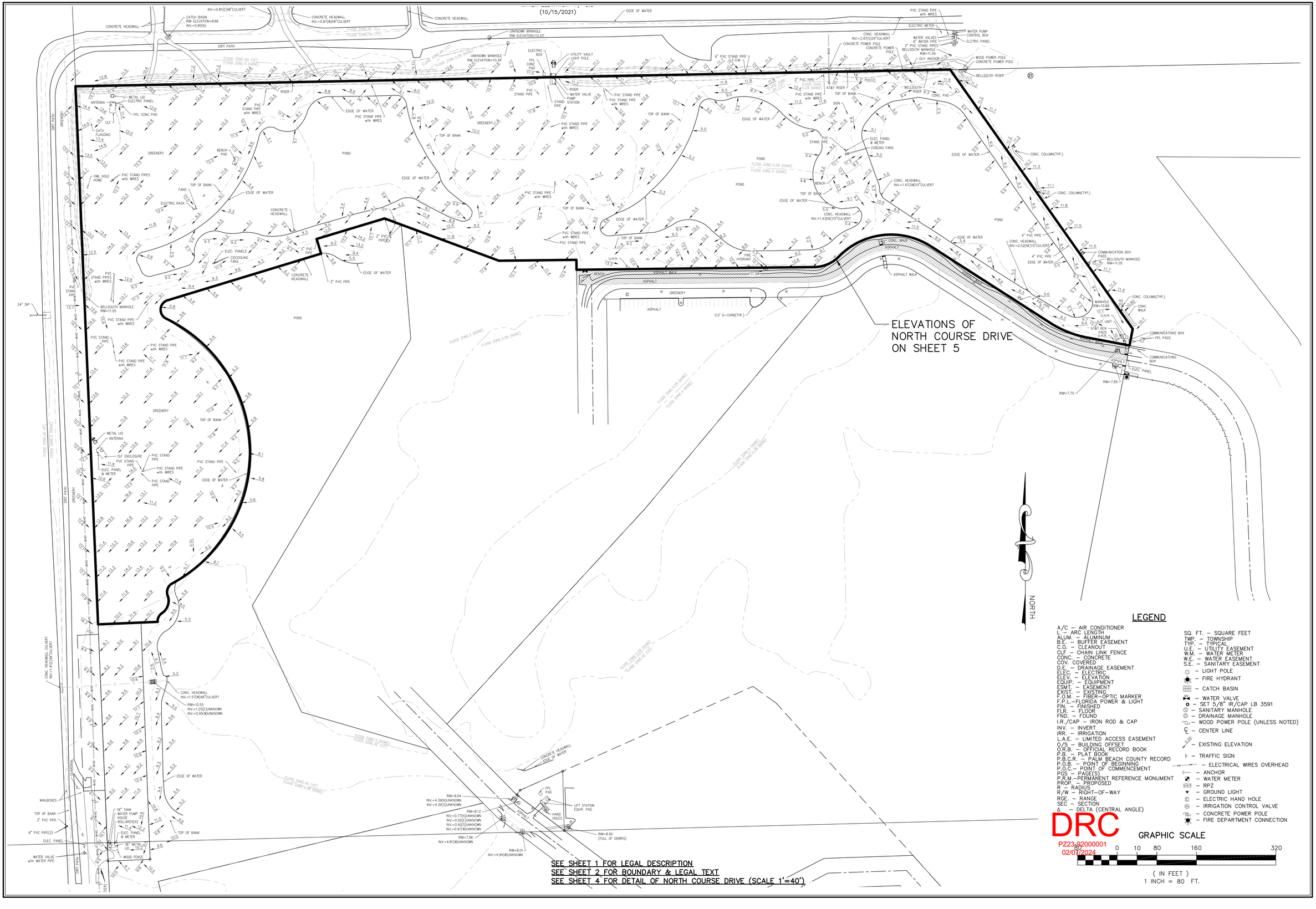
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PALM AIRE TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY

DATE 08/29/2023
DRAWN BY DR
F.B./ PG. HDS
SCALE 1"=80'

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

JOB # 10564
SHT.NO. 2
OF 4 SHEETS



BY	DATE	REVISIONS

FILE NAME: 10564 SUR.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 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

GROSS AREA
LIMITS ARE HATCHED
0.818 ACRES

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
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
ESMT. – 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
PCS – PAVER(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

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

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

PBRC
5223 Section1
02/07/2024

	DATE	BY
REVISIONS		
FILE NAME 10564 SUR.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

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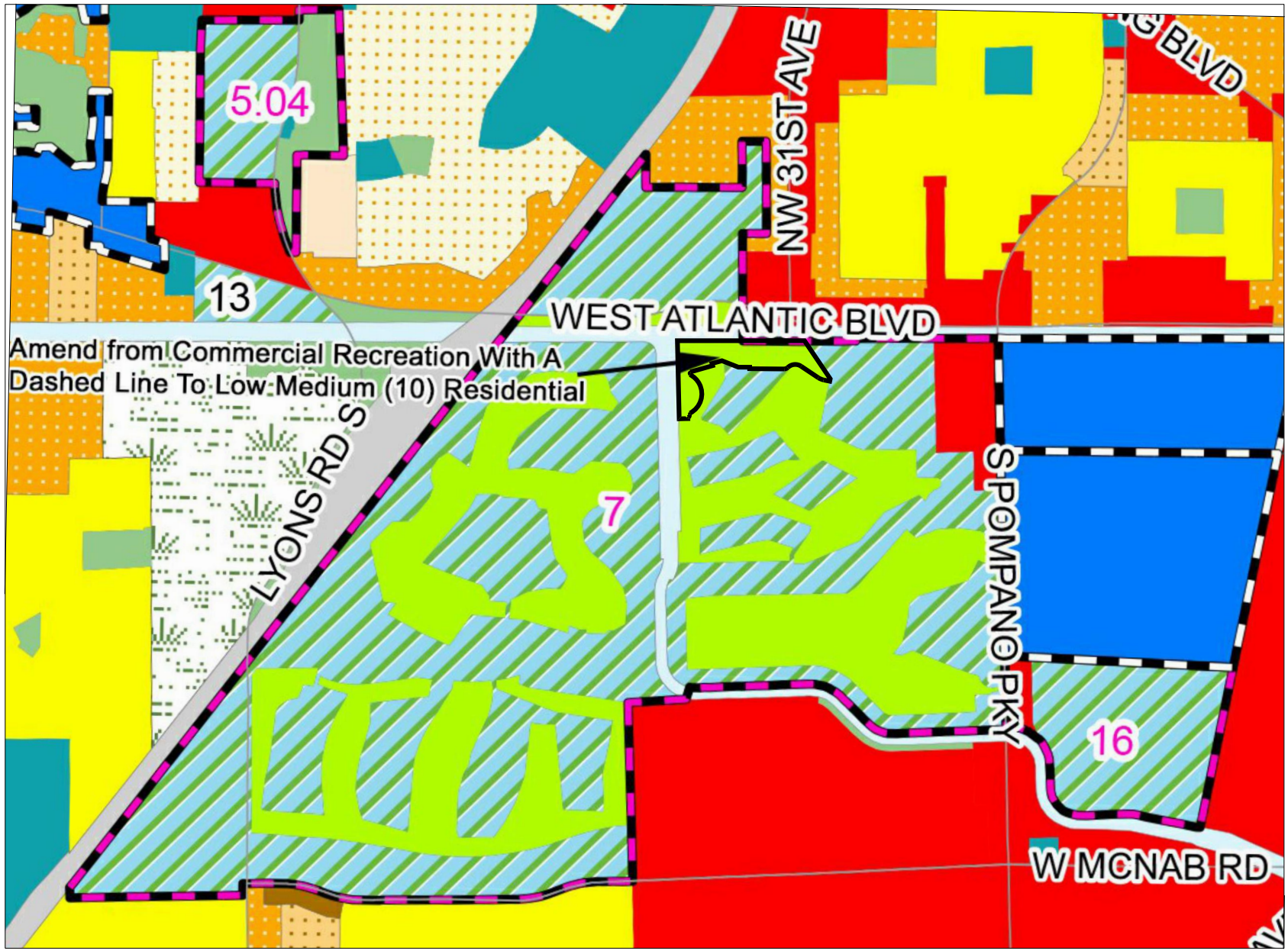
02/07/2024

Broward County Future Land Use Plan (Proposed)



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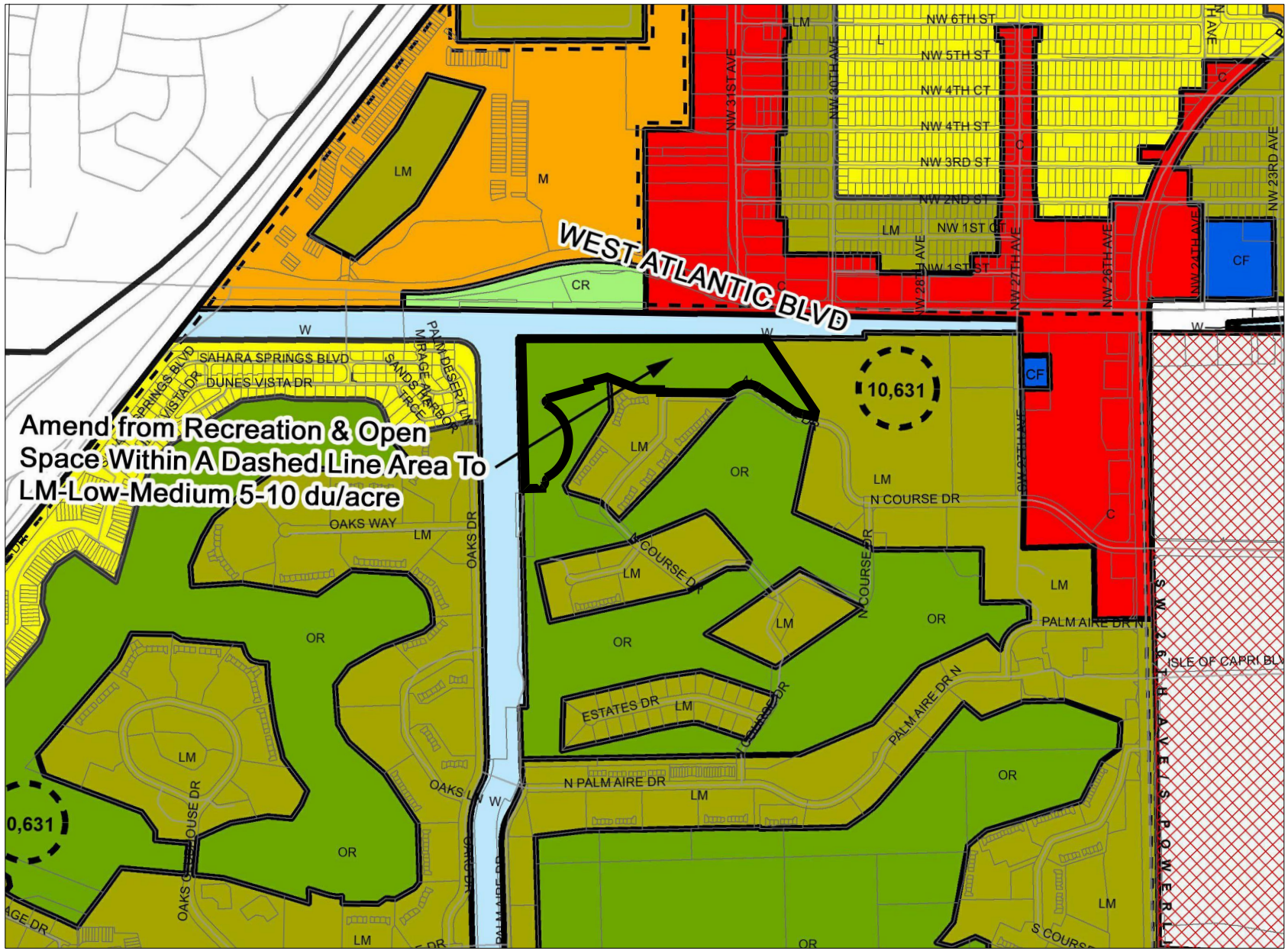
PZ23-92000001

City of Pompano Beach Future Land Use Map (Proposed)



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PZ23-92000001

Exhibit C

Potable Water Letter
To Be Provided

DRC
PZ23-92000001
02/07/2024

Exhibit D

Wastewater Service Letter To Be Provided

DRC
PZ23-92000001
02/07/2024

Exhibit E

Solid Waste Letter
To Be Provided

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02/07/2024

Exhibit F

Drainage Service Letter
To Be Provided

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02/07/2024

Exhibit G

Community Parks Inventory

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02/07/2024

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**

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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 5th	0.4
20. NE 16th 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**	6.2
Total acres	**60.4**

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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)	42.5
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*10% = 6.295 acres)*

Broward County Environmental Land Crystal Lake Sand Pine Scrub Natural Preserve 3110 block of NE 3rd Avenue	24.25
Broward County Environmental Land Pompano Highlands Natural Preserve 4200 Block east of FEC RR	38.70

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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 Leisurevile, 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 containing4.92 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.

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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 (3 acres per 1,000 population)	338.4 acres	406.7 acres	531 acres
Total Parks supplied	**636.9 acres**	**636.9 acres**	**636.9 acres**

(*If the City adds 10% of the County-owned lands to this total, it becomes 643.1 acres)*

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.

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02/07/2024

Exhibit H

Phase II Environmental Assessment

DRC

PZ23-92000001
02/07/2024

AYDEN Environmental

jeff@aydenenv.com
P: 954.707.2724

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 JAEE 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

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02/07/2024

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.

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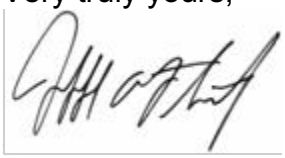
PZ23-92000001
02/07/2024

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

Very truly yours,



Jeffrey A. Flairty, P.E.

Attachments

DRC
PZ23-92000001
02/07/2024

SHEET	USGS LOCATION MAP	
1	PHASE II ESA 3202 SE DIXIE HWY STUART, FL	DRC

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02/07/2024

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

DRC

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02/07/2024

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P-22-32606604
02/07/2024

AYDEN Environmental

DATE: SEPTEMBER 2023

PROJECT NO: 23-036

SHEET 3 OF 5

SOIL BORING LOCATION MAP

LAKES AT PALM AIRE
POMPANO BEACH, FL

SHEET
3

DRC

F-225-926-0607

02/07/2024

AYDEN Environmental

DATE: SEPTEMBER 2023

PROJECT NO: 23-036

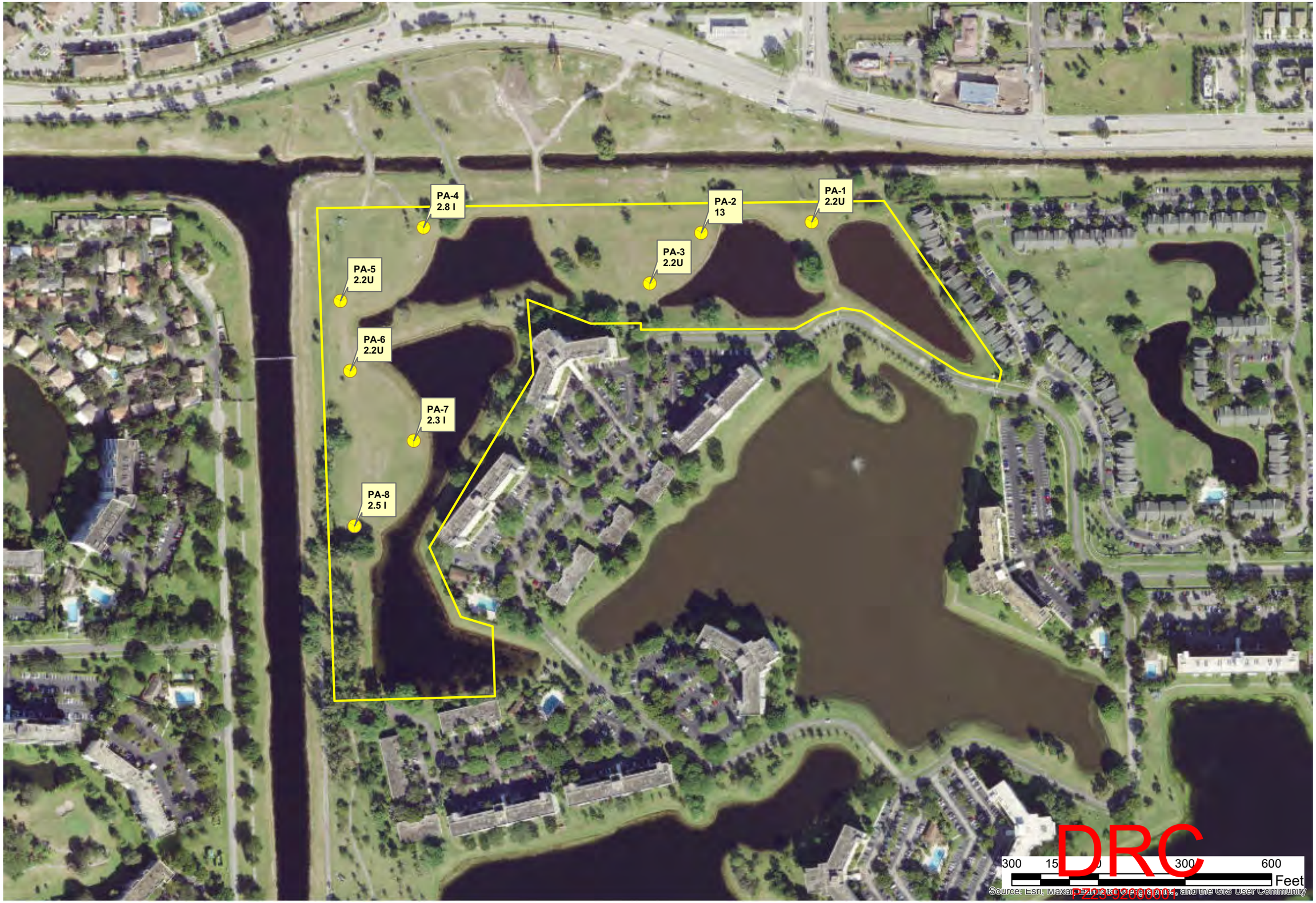
SHEET 4 OF 5

ARSENIC CONCENTRATION IN SOIL RESULTS (mg/kg)

LAKES AT PALM AIRE
POMPANO BEACH, FL

SHEET

4



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I-225-32606801
02/07/2024

AYDEN Environmental

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)

	Sample Depth (inches)		
Boring ID	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.

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02/07/2024

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.

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02/07/2024

ATTACHMENT A

SOIL ANALYTICAL REPORT

AYDEN Environmental

DRC

PZ23-92000001
02/07/2024

eurofins | Environment Testing

ANALYTICAL REPORT

PREPARED FOR

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

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JOB DESCRIPTION

LAKES AT PALM AIRE

JOB NUMBER

185-453-1

Eurofins Southeast Fort Lauderdale
5100 Hollywood Blvd Suite 3
Hollywood FL 33021

See page two for job notes and contact information.

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02/07/2024
my EOL

Job Notes

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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

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

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PZ23-92000001
02/07/2024

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DRC
Eurofins Southeast Fort Lauderdale
PZ23-9205098
9/25/2023
02/07/2024

Definitions/Glossary

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

Job ID: 185-453-1

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
MQL	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

DRC
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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.

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Eurofins Southeast Fort Lauderdale
9/25/2023
P223-320004.2
02/07/2024

Detection Summary

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

Job ID: 185-453-1

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.

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PZ23-92000001
02/07/2024

Detection Summary

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

Job ID: 185-453-1

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.

DRC
Eurofins Southeast Fort Lauderdale
PZ23-92000001
02/07/2024

Client Sample Results

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

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

Matrix: Solid
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

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

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 [illegible]	09/[illegible]/23 [illegible]:58	10
Endosulfan I	1.1	U	34	1.1	ug/Kg	☼	09/18/23 [illegible]:20	09/[illegible]/23 18:58	10

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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

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

Date Collected: 09/13/23 00:00
Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-3

Matrix: Solid
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 [illegible]	09/[illegible]13	[illegible]
Chlordane (technical)	38	U	110	38	ug/Kg	☼	09/18/23 [illegible]8:20	09/[illegible]3 19:13	10

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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
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

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

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

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02/07/2024

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

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

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

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

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

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

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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

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

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

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

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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

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

Date Collected: 09/13/23 00:00
Date Received: 09/15/23 09:43

Lab Sample ID: 185-453-8

Matrix: Solid
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 [illegible]	[illegible]	[illegible]
gamma-Chlordane	1.6	U	35	1.6	ug/Kg	☼	09/18/23 [illegible]	[illegible]	10

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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

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
Lab Sample ID: 185-453-9
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
Percent Solids: 80.1

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

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
Lab Sample ID: 185-453-10
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
Percent Solids: 97.3

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

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
Lab Sample ID: 185-453-11
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
Percent Solids: 97.3

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 20:21	5

Client Sample ID: PA-4B
Lab Sample ID: 185-453-12
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
Percent Solids: 97.7

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

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
Lab Sample ID: 185-453-13
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
Percent Solids: 99.3

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 20:37	5

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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

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Client Sample ID: PA-5C

Lab Sample ID: 185-453-21
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

Lab Sample ID: 185-453-22
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

Lab Sample ID: 185-453-23
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

Lab Sample ID: 185-453-24
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

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Surrogate Summary

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

Job ID: 185-453-1

Method: 8081B - Organochlorine Pesticides (GC)

Matrix: Solid

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)											
		DCBP1	TCX1										
Lab Sample ID	Client Sample ID	(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

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Method: 8081B - Organochlorine Pesticides (GC)

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

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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Method: 6020B - Metals (ICP/MS)

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

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QC Association Summary

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

Job ID: 185-453-1

GC Semi VOA

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	

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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

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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

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QC Association Summary

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

Job ID: 185-453-1

General Chemistry

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	

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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

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

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Lab Chronicle

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

Job ID: 185-453-1

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
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

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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

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

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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
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

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Lab Chronicle

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

Job ID: 185-453-1

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

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

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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

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
Lab Sample ID: 185-453-15
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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
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

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
Lab Sample ID: 185-453-16
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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
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

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
Lab Sample ID: 185-453-17
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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

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Lab Chronicle

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

Job ID: 185-453-1

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
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

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PZ23-92000001
02/07/2024

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

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
Lab Sample ID: 185-453-21
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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
Lab Sample ID: 185-453-21
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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
Lab Sample ID: 185-453-22
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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
Lab Sample ID: 185-453-22
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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
Lab Sample ID: 185-453-23
Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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

DRC
Eurofins Southeast Fort Lauderdale
PZ23-92000001
02/07/2024
9/25/2023

Lab Chronicle

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

Job ID: 185-453-1

Client Sample ID: PA-7C

Lab Sample ID: 185-453-23

Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

Lab Sample ID: 185-453-24

Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43

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

Lab Sample ID: 185-453-24

Date Collected: 09/13/23 00:00
Matrix: Solid
Date Received: 09/15/23 09:43
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

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PZ23-92000001
02/07/2024

Accreditation/Certification Summary

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

Job ID: 185-453-1

Laboratory: Eurofins Orlando

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

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Eurofins Southeast Fort Lauderdale
PZ23-92000001
02/07/2024
9/25/2023

Method Summary

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

Job ID: 185-453-1

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

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PZ23-92000001
02/07/2024

Sample Summary

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

Job ID: 185-453-1

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

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Eurofins Southeast Fort Lauderdale
P223-320004.1
02/07/2024
9/25/2023

Eurofins Fort Lauderdale
5100 Hollywood Blvd Suite 3
Hollywood, FL 33021
Phone (954) 342-9006

Chain of Custody Record

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PZ23-9200-001
9/25/2023
02/07/2024

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@et.eurofinsus.com	State of Origin: FL	Page: Page 1/3
Company: Ayden Environmental LLC	PWSID:			Job #:
Address: 1240 NE 24th Street Suite 3417	Due Date Requested:			
City: Wilton Manors	TAT Requested (days):			
State, Zip: FL, 33305	Compliance Project: Δ Yes Δ No			
Phone: 954-707-2724(Tel)	PO #: Purchase Order not required			
Email: jeff@aydenenv.com	WO #:			
Project Name: LAKES AT PALM AIRE	Project #:			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify)
Other:

Sample Identification	Sample Date	Sample Time	Sample Type (C=Comp, G=grab)	Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	OCPS (8081)	TOTAL ARSENIC	SPLP ARSENIC	Total Number of containers	Special Instructions/Note:
			Preservation Code								
PA-1A	9/13/23		G	S			X	X	X		
PA-2A	9/13/23		G	S			X	X	X		
PA-3A	9/13/23		G	S			X	X	X		
PA-4A	9/13/23		G	S			X	X	X		
PA-5A	9/13/23		G	S			X	X	X		
PA-6A	9/13/23		G	S			X	X	X		
PA-7A	9/13/23		G	S			X	X	X		
PA-8A	9/13/23		G	S			X	X	X		
PA-1B	9/13/23		G	S				X			
PA-2B	9/13/23		G	S				X			
PA-3B	9/13/23		G	S				X			

Loc: 185
453
185-453 Chain of Custody

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown ☐ Radiological

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
☐ Return To Client ☐ Disposal By Lab ☐ Archive For _____ Months

Deliverable Requested: I, II, III, IV, Other (specify)

Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:			
Jeff Flairty	9/14/2023 1000	Company Ayden Environmental	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company

Custody Seals Intact: Δ Yes Δ No | Custody Seal No.: | Cooler Temperature(s) °C and Other Remarks:

Ver: 01/16/2019

Eurofins Fort Lauderdale
5100 Hollywood Blvd Suite 3
Hollywood, FL 33021
Phone (954) 342-9006

Chain of Custody Record

eurofins | Environment Testing

DRC

PZ23-9200-001
9/25/2023
02/07/2024

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@et.eurofinsus.com	State of Origin: FL	Page: Page 2/3
Company: Ayden Environmental LLC	PWSID:			Job #:
Address: 1240 NE 24th Street Suite 3417	Due Date Requested:			
City: Wilton Manors	TAT Requested (days):			
State, Zip: FL, 33305	Compliance Project: Δ Yes Δ No			
Phone: 954-707-2724(Tel)	PO #: Purchase Order not required			
Email: jeff@aydenenv.com	WO #:			
Project Name: LAKES AT PALM AIRE	Project #:			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify)
Other:

Sample Identification	Sample Date	Sample Time	Sample Type (C=Comp, G=grab)	Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)	Field Filtered Sample (Yes or No)	OCPS (8081)	TOTAL ARSENIC	SPLP ARSENIC	Number of containers	Special Instructions/Note:
			Preservation Code:							
PA-4B	9/13/23		G	S			X			
PA-5B	9/13/23		G	S			X			
PA-6B	9/13/23		G	S			X			
PA-7B	9/13/23		G	S			X			
PA-8B	9/13/23		G	S			X			
PA-1C	9/13/23		G	S			X			
PA-2C	9/13/23		G	S			X			
PA-3C	9/13/23		G	S			X			
PA-4C	9/13/23		G	S			X			
PA-5C	9/13/23		G	S			X			
PA-6C	9/13/23		G	S			X			

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown ☐ Radiological

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
☐ Return To Client ☐ Disposal By Lab ☐ Archive For _____ Months

Deliverable Requested: I, II, III, IV, Other (specify)

Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:		
Jeff Flairty	9/14/2023 1000	Company Ayden Environmental	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company

Custody Seals Intact: Δ Yes Δ No	Custody Seal No.:	Cooler Temperature(s) °C and Other Remarks:

Ver: 01/16/2019

Eurofins Fort Lauderdale
5100 Hollywood Blvd Suite 3
Hollywood, FL 33021
Phone (954) 342-9006

Chain of Custody Record

eurofins | Environment Testing

DRC

PZ23-9200-001
9/25/2023
02/07/2024

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@et.eurofinsus.com	State of Origin: FL	Page: Page 3/3
Company: Ayden Environmental LLC	PWSID:			Job #:
Address: 1240 NE 24th Street Suite 3417	Due Date Requested:			
City: Wilton Manors	TAT Requested (days):			
State, Zip: FL, 33305	Compliance Project: Δ Yes Δ No			
Phone: 954-707-2724(Tel)	PO #: Purchase Order not required			
Email: jeff@aydenenv.com	WO #:			
Project Name: LAKES AT PALM AIRE	Project #:			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:

A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify), Other:

Sample Identification	Sample Date	Sample Time	Sample Type (C=Comp, G=grab)	Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air)	Perform MS/MSD (Yes or No)	OCPs (8081)	TOTAL ARSENIC	SPLP ARSENIC	Total Number of containers	Special Instructions/Note:
			Preservation Code:							
PA-7C	9/13/23		G	S			X			
PA-8C	9/13/23		G	S			X			

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown ☐ Radiological

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
☐ Return To Client ☐ Disposal By Lab ☐ Archive For _____ Months

Deliverable Requested: I, II, III, IV, Other (specify)

Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:			
Jeff Flairty	9/14/2023 1000	Company Ayden Environmental	Received by:	Date/Time:	Company	
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company	
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company	
Custody Seals Intact: Δ Yes Δ No	Custody Seal No.:		Cooler Temperature(s) °C and Other Remarks:			

Ver: 01/16/2019

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

Chain of Custody Record

eurofins | Environment Testing

Client Information (Sub Contract Lab)	Sampler:	Lab PM: Anderson, Terrence	Carrier Tracking No(s):	COC No: 185-341.1
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			
City: Altamonte Springs	TAT Requested (days):			
State, Zip: FL, 32701				
Phone: 407-339-5984(Tel) 407-260-6110(Fax)	PO #:			
Email:	WO #:			
Project Name: LAKES AT PALM AIRE	Project #: 18500027			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify)
Other:

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)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	6020B/1312_E_M (MOD) RCRA ICPMS Metals	8081B/3546 Pesticides	Moisture	6020B/3051A (MOD) RCRA ICPMS Metals	Total Number of containers	Special Instructions/Note:
			Preservation Code:									
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	

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	☐ *Return To Client* ☐ *Disposal By Lab* ☐ *Archive For* _____ *Months*
Deliverable Requested: I, II, III, IV, Other (specify) Primary Deliverable Rank: 2	Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:

Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by: AMX	Date/Time: 9/16/23	Company

Custody Seals Intact: ∧ Yes ∧ No | Custody Seal No.: | Cooler Temperature(s) °C and Other Remarks: 1.7/1.2

DRC 9/25/2023

PZ23-92000001

Eurofins Jacksonville
4810 Executive Park Court Suite 111
Jacksonville, FL 32216
Phone: 904-296-3007 Fax: 904-296-6210

Chain of Custody Record

eurofins

Client Information (Sub Contract Lab)	Sampler:	Lab PM: White, William B	Carrier Tracking No(s):	COC No: 762-758.6
Client Contact: Shipping/Receiving	Phone:	E-Mail: William.White@et.eurofinsus.com	State of Origin: Florida	Page: Page 6 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			
City: Altamonte Springs	TAT Requested (days):			
State, Zip: FL, 32701				
Phone: 407-339-5984(Tel) 407-260-6110(Fax)	PO #:			
Email:	WO #:			
Project Name: Ocala Waste Characterization	Project #: 76200382			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify)
Other:

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)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	8260D/1311_Z TCLP VOC 8260	8270E/1311_T TCLP SVOC 8270	8081B/1311_T TCLP Pesticides 8081	8151A/1311_T TCLP Herbicides 8151	6020B/1311T_M TCLP RCRA Metals	7470A/1311T_Hg TCLP Mercury	Moisture	Total Number of containers	Special Instructions/Note:
			Preservation Code:												
CS-9 (762-2406-46)	9/15/23	10:35 Eastern		Solid			X	X	X	X	X	X		1	
DS-35 0-6 (762-2406-47)	9/14/23	11:44 Eastern		Solid									X	1	
DS-36 0-6 (762-2406-48)	9/14/23	11:40 Eastern		Solid									X	1	
DS-37 0-6 (762-2406-49)	9/14/23	11:42 Eastern		Solid									X	1	
DS-38 0-6 (762-2406-50)	9/14/23	11:41 Eastern		Solid									X	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	☐ Return To Client ☐ Disposal By Lab ☐ Archive For _____ Months
Deliverable Requested: I, II, III, IV, Other (specify) Primary Deliverable Rank: 2	Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:

Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time: 9/16/23 800	Company

Custody Seals Intact: Δ Yes Δ No	Custody Seal No.:	Cooler Temperature(s) °C and Other Remarks: 1.7/1.2

DRC 9/25/2023
PZ23-92000001

Eurofins Jacksonville
4810 Executive Park Court Suite 111
Jacksonville, FL 32216
Phone: 904-296-3007 Fax: 904-296-6210

Chain of Custody Record

eurofins

Client Information (Sub Contract Lab)	Sampler:	Lab PM: White, William B	Carrier Tracking No(s):	COC No: 762-758.5
Client Contact: Shipping/Receiving	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			
City: Altamonte Springs	TAT Requested (days):			
State, Zip: FL, 32701				
Phone: 407-339-5984(Tel) 407-260-6110(Fax)	PO #:			
Email:	WO #:			
Project Name: Ocala Waste Characterization	Project #: 76200382			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCL, B - NaOH, C - Zn Acetate, D - Nitric Acid, E - NaHSO4, F - MeOH, G - Amchlor, H - Ascorbic Acid, I - Ice, J - DI Water, K - EDTA, L - EDA, M - Hexane, N - None, O - AsNaO2, P - Na2O4S, Q - Na2SO3, R - Na2S2O3, S - H2SO4, T - TSP Dodecahydrate, U - Acetone, V - MCAA, W - pH 4-5, Y - Trizma, Z - other (specify)
Other:

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)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	8260D/1311_Z TCLP VOC 8260	8270E/1311_T TCLP SVOC 8270	8081B/1311_T TCLP Pesticides 8081	8151A/1311_T TCLP Herbicides 8151	6020B/1311T_M TCLP RCRA Metals	7470A/1311T_Hg TCLP Mercury	Moisture							Total Number of containers	Special Instructions/Note:
			Preservation Code:																		
DS-31 0-6 (762-2406-37)	9/14/23	11:17 Eastern		Solid									X							1	
DS-32 0-6 (762-2406-38)	9/14/23	11:19 Eastern		Solid									X							1	
DS-33 0-6 (762-2406-39)	9/14/23	11:22 Eastern		Solid									X							1	
DS-34 0-6 (762-2406-40)	9/14/23	11:20 Eastern		Solid									X							1	
CS-10 (762-2406-41)	9/15/23	10:46 Eastern		Solid			X	X	X	X	X	X								1	
DS-29 0-6 (762-2406-42)	9/14/23	11:28 Eastern		Solid									X							1	
DS-4- 0-6 (762-2406-43)	9/14/23	11:30 Eastern		Solid									X							1	
DS-30 0-6 (762-2406-44)	9/14/23	11:31 Eastern		Solid									X							1	
DS-39 0-6 (762-2406-45)	9/14/23	11:33 Eastern		Solid									X							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	☐ *Return To Client* ☐ *Disposal By Lab* ☐ *Archive For* _____ *Months*
Deliverable Requested: I, II, III, IV, Other (specify) Primary Deliverable Rank: 2	Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:

Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
	9/15/23 1700	Eurofins			
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by: Amo	Date/Time: 9/16/23 800	Company

Custody Seals Intact: Δ Yes Δ No	Custody Seal No.:	Cooler Temperature(s) °C and Other Remarks: 1.7/1.2 506

Ver: 06/08/2023

DRC 9/25/2023
PZ23-92000001

Eurofins Jacksonville
4810 Executive Park Court Suite 111
Jacksonville, FL 32216
Phone: 904-296-3007 Fax: 904-296-6210

Chain of Custody Record

eurofins

Client Information (Sub Contract Lab)	Sampler:	Lab PM: White, William B	Carrier Tracking No(s):	COC No: 762-758.4
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			
City: Altamonte Springs	TAT Requested (days):			
State, Zip: FL, 32701				
Phone: 407-339-5984(Tel) 407-260-6110(Fax)	PO #:			
Email:	WO #:			
Project Name: Ocala Waste Characterization	Project #: 76200382			
Site:	SSOW#:			

Analysis Requested

Preservation Codes:
A - HCl; B - NaOH; C - Zn Acetate; D - Nitric Acid; E - NaHSO4; F - MeOH; G - Amchlor; H - Ascorbic Acid; I - Ice; J - DI Water; K - EDTA; L - EDA; M - Hexane; N - None; O - AsNaO2; P - Na2O4S; Q - Na2SO3; R - Na2S2O3; S - H2SO4; T - TSP Dodecahydrate; U - Acetone; V - MCAA; W - pH 4-5; Y - Trizma; Z - other (specify)
Other:

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)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	8260D/1311_Z TCLP VOC 8260	8270E/1311_T TCLP SVOC 8270	8081B/1311_T TCLP Pesticides 8081	8151A/1311_T TCLP Herbicides 8151	6020B/1311T_M TCLP RCRA Metals	7470A/1311T_Hg TCLP Mercury	Moisture	Total Number of containers	Special Instructions/Note:
			Preservation Code:												
DS-22 0-6 (762-2406-28)	9/14/23	10:55 Eastern		Solid									X	1	
DS-23 0-6 (762-2406-29)	9/14/23	10:59 Eastern		Solid									X	1	
DS-24 0-6 (762-2406-30)	9/14/23	11:01 Eastern		Solid									X	1	
C-7 (762-2406-31)	9/15/23	09:15 Eastern		Solid			X	X	X	X	X	X		1	
DS-25 0-6 (762-2406-32)	9/14/23	11:10 Eastern		Solid									X	1	
DS-26 0-6 (762-2406-33)	9/14/23	11:08 Eastern		Solid									X	1	
DS-27 0-6 (762-2406-34)	9/14/23	11:07 Eastern		Solid									X	1	
DS-28 0-6 (762-2406-35)	9/14/23	11:12 Eastern		Solid									X	1	
C-8 (762-2406-36)	9/15/23	08:51 Eastern		Solid			X	X	X	X	X	X		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	☐ *Return To Client* ☐ *Disposal By Lab* ☐ *Archive For* _____ *Months*
Deliverable Requested: I, II, III, IV, Other (specify) Primary Deliverable Rank: 2	Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:

Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
	9/15/23 1700	Eurofins			
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time: 9/16/23 8am	Company

Custody Seals Intact: Δ Yes Δ No	Custody Seal No.:	Cooler Temperature(s) °C and Other Remarks: 1.7/1.2

DRC 9/25/2023
PZ23-92000001

Login Sample Receipt Checklist

Client: Ayden Environmental LLC

Job Number: 185-453-1

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	

DRC

PZ23-92000001

02/07/2024

9/25/2023

Login Sample Receipt Checklist

Client: Ayden Environmental LLC

Job Number: 185-453-1

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	

DRC
PZ23-92000001
02/07/2024
9/25/2023

Exhibit I

Mass Transit Service Letter

DRC
PZ23-92000001
02/07/2024

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

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

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

DRC
PZ23-92000001
02/07/2024

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

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

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Exhibit J

SCAD Report
To Be Provided

DRC
PZ23-92000001
02/07/2024

Exhibit K

Division of Historical Resources Letter

DRC
PZ23-92000001
02/07/2024

STOP **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.**

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.

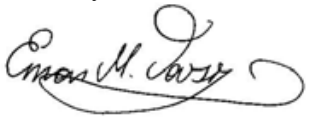
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not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

DRC
PZ23-92000001
02/07/2024

Exhibit L

Environmental Assessment

DRC
PZ23-92000001
02/07/2024

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

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.

2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

DRC
PZ23-92000001
02/07/2024

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.

DRC
PZ23-92000001
02/07/2024

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.

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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

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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.

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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.

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APPENDIX

Maps and Figures:

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

Attachment:

USDA Soils Report

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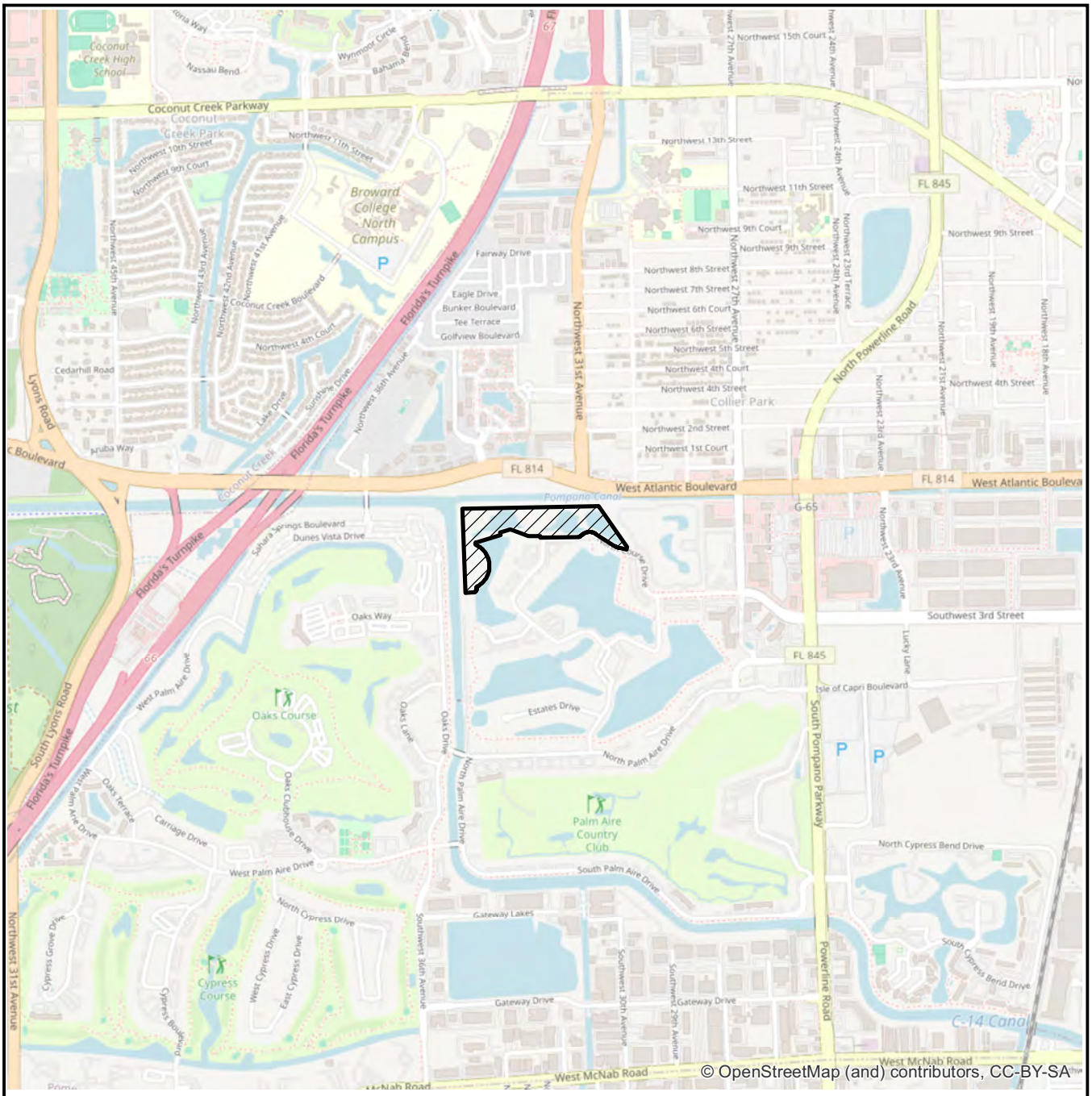

LEGEND

- 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

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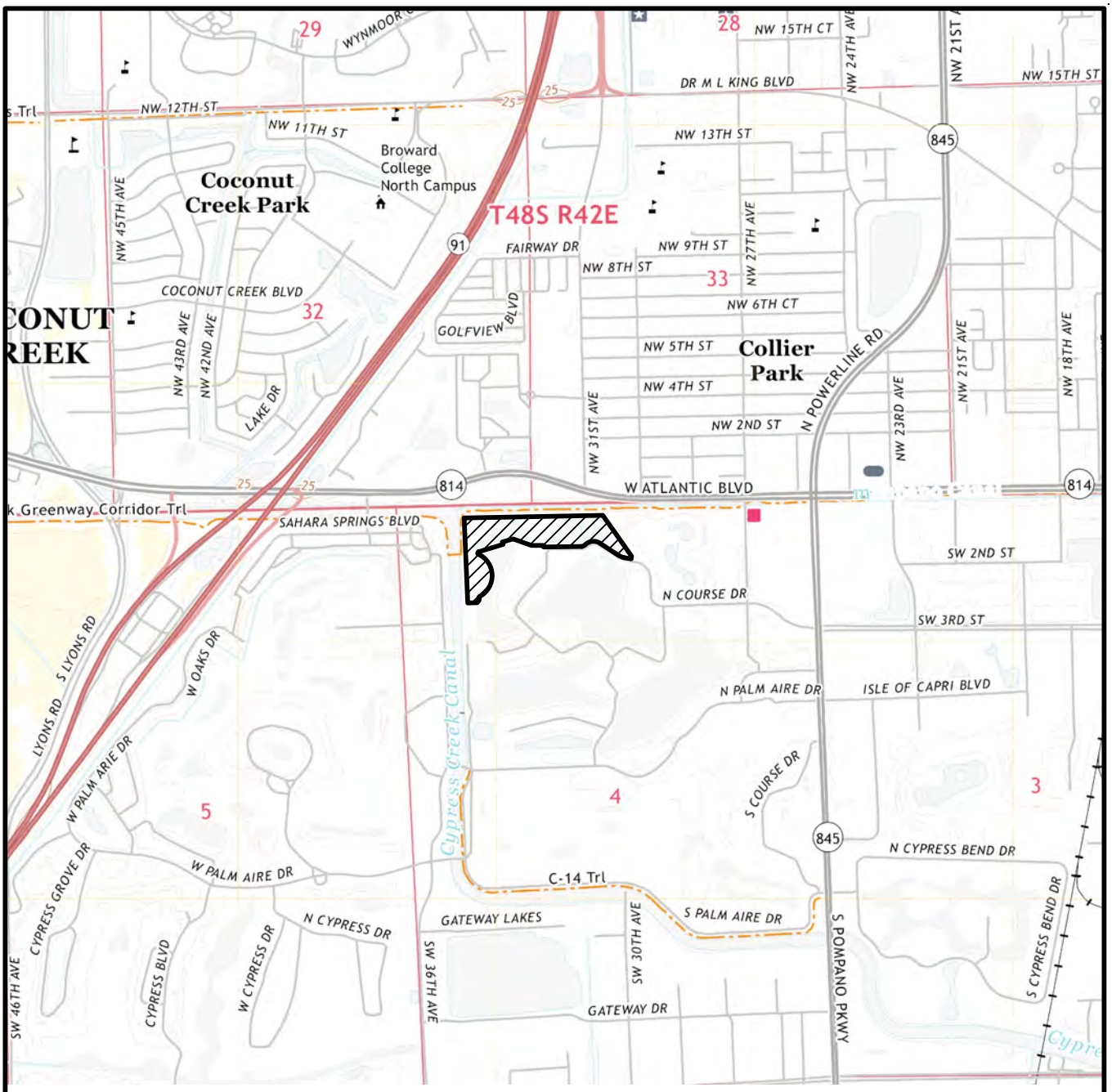

USGS QUAD MAP "FORT LAUDERDALE NORTH", SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, LATITUDE 26°13'48" LONGITUDE -80°10'03"

LEGEND

▨ - SITE (21.6± AC)

0 2000

SCALE IN FEET

PALM AIRE QUAD

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 2

Palm Aire.dwg QUAD

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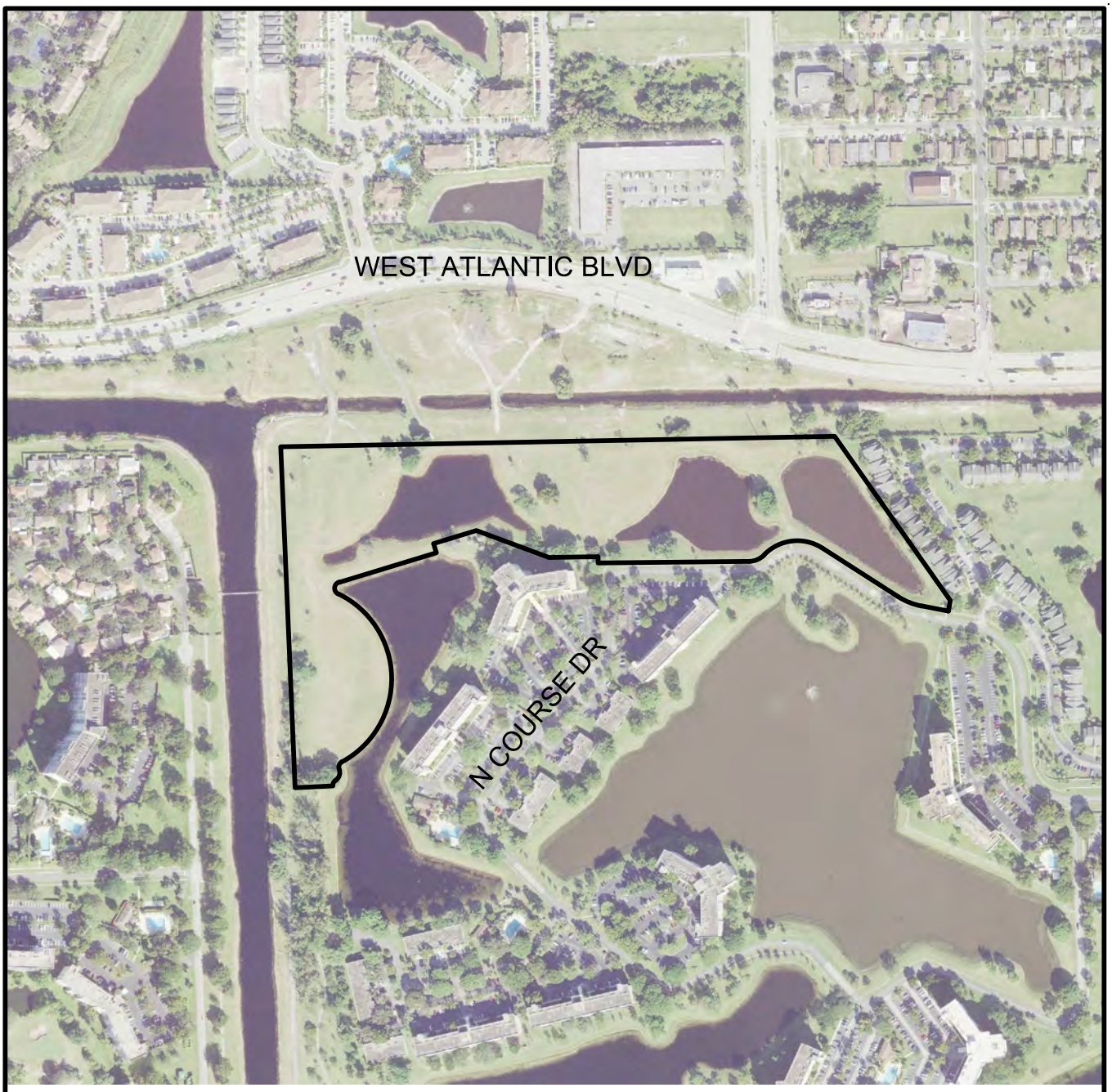

FDOT AERIALS DATED 2021

0 500
SCALE IN FEET

PALM AIRE
AERIAL

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 3

Palm Aire.dwg AERIAL

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FDOT AERIALS DATED 2021

0 300
SCALE IN FEET

LEGEND
182 - GOLF COURSE (15.6± AC)
534 - RESERVOIRS LESS THAN 10 ACS (6.0± AC)
TOTAL SITE (21.6± AC)

PALM AIRE FLUCFCS

EW CONSULTANTS, INC.
[illegible] BLVD, SUITE 1
[illegible], FL [illegible]
561-[illegible] Phone 561-5[illegible]4908 Fax
[illegible].EWCONSULTANTS.COM

DEC 2023
FIGURE 4

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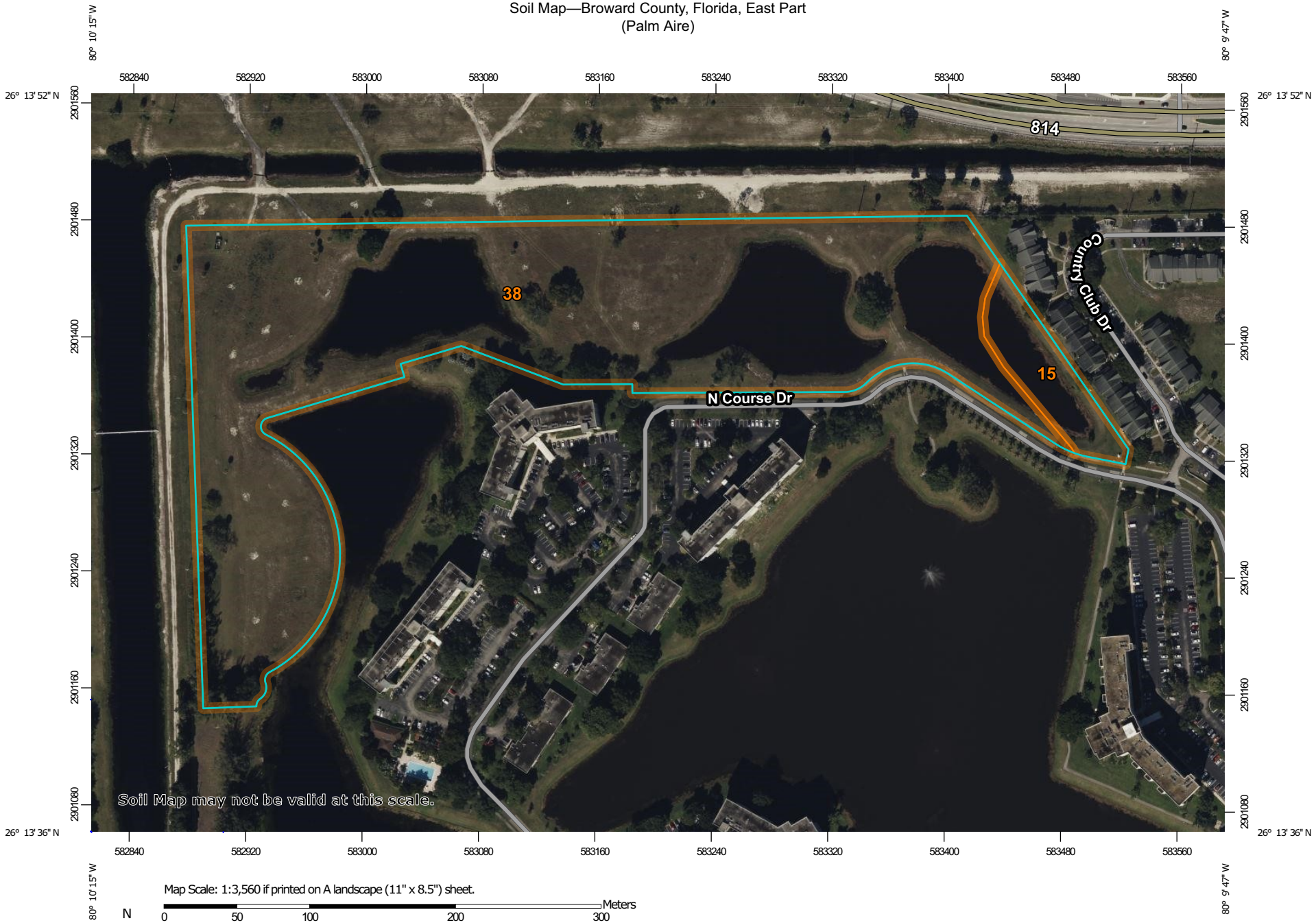
Palm Aire FLUCFCS.dwg

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



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

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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

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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.

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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%**

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Exhibit M

Affordable Housing Study

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

December 9, 2023

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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.

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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.

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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 Esri[1] (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.*

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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 methodology[2]. 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.

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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)

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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

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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-

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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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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.

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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.

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Exhibit N

Conceptual Plan

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SITE DATA

Total Site Area - Gross Acreage	+/- 21.40 AC. (932,184 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space Within An Irregular Dashed Line (10,631 Total D.U.)
Proposed Land Use Designation	Low - Medium (10) Residential
Total Dwelling Units	186 D.U.
Townhome (20' x 50')	126 D.U. (68%)
Townhome (24' x 54')	60 D.U. (32%)
Density	8.69 D.U./Ac.
Total Lake Surface Drainage Area	8.07 Ac. (351,529.2 S.F.)
Onsite Lake Surface Area	0.84 Ac. (36,590.4 S.F.)
Offsite Lake Surface Area (To Be Expanded Onsite)	6.28 Ac. (273,556.8 S.F.)
Dry Detention Areas	0.95 Ac. (41,382 S.F.)
Total Recreation Area	0.87 Ac. (37,897.2 S.F.)
Primary Recreation Area	0.60 Ac. (26,136 S.F.)
Park Areas	0.27 Ac. (11,761.2 S.F.)

Atlantic Boulevard

Pompano Canal

Existing FPL Infrastructure To Be Abandoned & Relocated

15' Minimum

15' Minimum

10' Buffer With 4' Overlap Into Existing U.E.

10' Buffer With 4' Overlap Into Existing U.E.

4'

7.5'

Dry Detention 0.10 Ac.

16'

18'

20'

21'

Primary Rec Area 0.60 Ac.

85' Minimum

16.6'

100'

20' Minimum

10' Buffer With 4' Overlap Into Existing U.E.

4'

22.5'

12' D.E.

12' D.E.

15' Min.

20' Min.

15'

Proposed Lake To Be Dug & Transitioned into Existing Lake 0.84 Acres

25.9'

15.5'

Dry Detention 0.81 Ac.

Dry Detention 0.81 Ac.

16.1'

23.9'

10' F.P.L. Easement O.R.B. 6322, Pg. 538

10' Buffer

40' R.O.W.

15'

Dry Detention 0.04 Ac.

10' Buffer

110'

N. Course Drive

10' Buffer

10' Buffer

15'

Park Area 0.14 Ac.

23'

47'

Existing Lake 6.28 Total Acres

Park Area 0.13 Ac.

20'

15.4'

23'

10.6'

7.5'

20' D.E.

10' Buffer

11.4'

15'

8.5'

10' Buffer

Existing Lake 6.28 Total Acres

DRC

PZ23-92000001

02/07/2024

0' 80' 160' 320'

Scale : 1" = 80'

NORTH

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BY	REVISIONS	DATE

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Palm Aire Property

Pulte Home Company, LLC.
West Atlantic Boulevard
Pompano, Fl. 33069

Conceptual Site Plan

SCALE:	1"=80'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.14.23
FILE: SP.1	

SHEET
CSP.1
1 OF 1 SHEETS