

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION**

STAFF REPORT

**21-M1 – Future Land Use Map Amendment
Broadview Park**

I. Summary

The City of Fort Lauderdale (“City”) and Fort Lauderdale Housing Authority (“Housing Authority”) have applied to change the future land use designation of a 39.4-acre site, located south of Peters Road, east of SW 46th Avenue, from Utilities to Medium (16) Residential. The land use change is being sought to allow the development of up to 630 dwelling units, consisting of affordable and workforce housing. Figure 1 provides details about the proposed amendment. Attachment A includes a site location map. Attachment B shows the proposed Broward Municipal Services District (BMSD) Future Land Use Map (FLUM).

Figure 1: Proposed Amendment Details	
General Location	Broadview Park neighborhood South side of Peters Road, East side of SW 46 th Avenue
Size	39.4 gross acres 37.2 net acres
Effect of Proposed Change	Addition of up to 630 dwelling units
Existing Land Use	Wellfields, Fort Lauderdale Archers Club Vacant
Current Future Land Use Designation	Utilities
Proposed Future Land Use Designation	Medium (16) Residential
Current Zoning District	Agricultural A-3
Commission District	5
Applicant/Agent	Robert Lochrie III, Esq.
Property Owner	City of Fort Lauderdale/Housing Authority of the City of Fort Lauderdale
Folio Number	504137011280

II. Staff Recommendation – Summary of Findings.

Staff reviewed the applicant’s request for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan and the Broward County Land Use Plan (BCLUP). Figure 2 provides a summary of staff’s findings. Section V - Planning Data and Analysis provides details.

Throughout this report consistent policies are identified in *green*; inconsistent policies are identified in *red*; and Staff findings are identified in *italics*. Figure 2 is a summary listing of the findings of the relevant GOPs.

Figure 2: Summary of Comprehensive Plan Consistency		
Subject	Consistent	Not Consistent
Compatibility	BCLUP 2.10.3	Policy BMSD 1.1.7 Objective BMSD 1.2 ^a Policy BMSD 1.2.1 ^b BCLUP Policy 2.10.2
Population and Housing	Policy BMSD 2.1.10 Policy BMSD 3.5.2 Objective H2 Policy H2.1 Policy H2.6 BCLUP 2.16.1 BCLUP 2.16.2 BCLUP 2.20.2	
Public Facilities and Infrastructure	Policy BMSD 1.1.5 Policy BMSD 1.2.2 Objective R3 Policy R3.2 Goal T2 Policy T2.2.4 BCLUP Policy 2.20.6 Policy BMSD 1.2.1 ^c Policy BMSD 1.2.2 ^c Policy BMSD 1.1.5 ^c Policy BMSD 1.1.3 ^d	
Historic and Natural Resources	Policy BMSD 1.1.6 Policy BMSD 1.2.3 Policy C6.4 Policy C6.7 Policy C6.8 Policy HP 2.3 Policy HP 3.7	BCLUP Policy 2.23.1 ^e BCLUP Policy 2.23.2 ^e BCLUP Policy 2.23.3 ^e
^a Inconsistent with the portion of the policy related to compatibility ^b Inconsistent with subsection 6 addressing compatibility with surrounding uses. ^c Consistent provided any negative impacts upon aquifer recharge can be mitigated. ^d Consistent provided any negative impacts associated with flooding can be mitigated. ^e Inconsistent due to identification as a Local Area of Particular Concern.		

III. Background.

The property is currently owned by the City. The primary use of the property has been for City of Fort Lauderdale wellfields. The site is also used by the Fort Lauderdale Archers, a private archery club. On October 5, 2021, the City entered into an agreement with the Housing Authority, to transfer ownership provided they developed the land for Affordable Housing. This application is submitted by the Housing Authority consistent with the agreement. The Housing Authority intends to build 360 affordable housing units in multiple buildings not to exceed three (3) stories or thirty-five (35) feet in overall height (Attachment Q).

IV. Broadview Park Civic Association Outreach and Comments.

Staff has notified the Broadview Park Civic Association (BPCA) about the proposed project and facilitated a meeting with the applicant’s team on November 29, 2021, to discuss their concerns. To date there have been four (4) community meetings:

Date	Meeting Host	Attendance
November 2, 2021	BPCA	50
November 29, 2021	Urban Planning Division staff	Neighborhood leaders and the applicant
December 7, 2021	BPCA	100+ in -person, plus others online
January 25, 2022	BPCA and Applicant	

In addition, on November 24, 2021, the BCPA issued a public statement opposing the proposed application (Attachment C).

V. Planning Data and Analysis.

The following is an analysis of the request to the Broward County Land Use Plan (BCLUP), and the BMSD Comprehensive Plan, Goals, Objectives, and Policies (GOPs). The BCLUP requires “compatibility” to be the primary measure of consistency. The review includes other related GOPs that should also be considered.

A. Compatibility.

The following GOPs apply when considering the compatibility of a land use change:

- ***POLICY BMSD 1.1.7. Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.***
- ***OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments. Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.***
- ***POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:
6. The proposed use is compatible with surrounding uses.***
- ***BCLUP 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.***

- **BCULP 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.*

The BCLUP defines compatibility “as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding uses. Figure 4 shows the land use and zoning of the site and surrounding areas.

Figure 4: Site and Surrounding Land Uses				
Location	Existing Use	Current Zoning	Current BMSD Future Land Use Map (FLUM) Designation	Current Designation on BCLUP
Subject Site	Commercial Recreation (Fort Lauderdale Archers) and Vacant	A-3: Agricultural and Utilities	Utilities	Community
North (Plantation)	Single-family Residential	RS-4K	Low (5) Residential	Low (5) Residential
East	Fort Lauderdale Police Officer’s Association	S-1: Open Space and Recreation	Recreation and Open Space	Recreation and Open Space
	Single and Multi-family Residential	RM-15: Multiple Family, 15 du/acre	Medium (16) Residential	Medium (16) Residential
South	Peters Road Volunteer Fire Department	CF: Community Facilities	Community Facilities	Community
	Meadowbrook Elementary School	I-1: Institutional and Educational	Community Facilities	Community
West	Single family Residential	RS-5: One Family Detached, 5 du/acre	Low (5) Residential	Low (5) Residential

To the North, the site is separated from adjacent property by Davie Boulevard, an approximately 75 feet wide roadway. It includes five lanes, four travel lanes and a middle turning lane. Single family homes are located on the north side of Davie Boulevard.

To the East, abutting properties are planned for multi-family residential uses; but the existing land uses include single-family and low density multifamily residential uses.

To the South, a fire station and an elementary school abut the site.

To the West, low density residential uses, primarily single family homes, are separated from the site by NW 46th Avenue.

The applicant's land use designation request is the same as those lands immediately east of the property. However, the request reflects a density increase three (3) times higher the neighborhood to west. Land use planning typically contemplates providing for a gradual transition of density from lower categories to higher categories. While the request is consistent with the designation of Medium (16) Residential to the east, it does not provide for a step down in density to the Low (5) Residential along the west. The Future Land Use Plan includes a Low-Medium (10) Residential designation that would serve as a transition between the properties to the east and west of the site.

Figure 5: Housing Stock		
Structure Type	Broward County	Broadview Park
Single Unit	64.7%	49.9%
Multi-unit	24.4%	47.3%
Mobile home	10.9%	2.8%
Boat, RV, Van, etc.	0.0%	0.1%
Source: United States Census Bureau, 2013-2017 American Community Survey 5-Year Estimates		

Figure 6: Dwelling Units			
Housing			
Dwelling Units Allowed by Proposed Current Future Land Use	Existing Dwelling Units ²	Total Dwellings Units with Proposed Future Land Use	Percent Dwelling Unit Increase
630	2,376	3,006	26.5%
¹ American Community Survey 2019			
² American Community Survey 2013-2017, 5-Year Estimates			

The Broadview Park neighborhood is predominantly planned and used for single family houses and lower density multi-family dwellings; single-story development is the prevalent building typology. Given Figures 5 and 6 above, multi-family is consistent with the development pattern of the neighborhood. However, the number of potential units, if developed, will tip the neighborhood towards a more multi-family form of development. The proposed amendment could provide for a development pattern inconsistent with single family residential. Density and intensity increases may be appropriate when areas are planned for redevelopment through a comprehensive planning process. The adopted BMSD Comprehensive Plan for the Broadview Park neighborhood, adopted in 2019 after public outreach and input, did not consider implementation of higher density residential uses.

Staff finds:

The proposed amendment is consistent with BCLUP Policy 2.10.3 as multi-family residential is a predominant development pattern within the neighborhood.

The proposed amendment is not consistent with Objective BMSD 1.2, Policy BMSD 1.1.7 and 1.2.1, and BCLUP Policy 2.10.2 because:

- 1. The density and intensity permitted by the proposed amendment does not transition from the Medium (16) Residential designation on the east side to the Low (5) designation on the west side of the proposed amendment site.**
- 2. The proposed Medium (16) Residential future land use designation could result in development pattern that is inconsistent with the single-story building typology in the vicinity of the proposed amendment site.**

B. Affordable Housing.

The Board of County Commissioners identified Affordable Housing as one of the Highlighted Regional Issues in BrowardNEXT (Comprehensive Plan), noting the shortage of units for low- and moderate-income families. The Board has also identified “Offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supportive housing” as one of its six core values.

The following housing GOPs apply when considering a land use change to a residential category:

- **POLICY BMSD 2.1.10** *Broward County will continue to assist residents with securing affordable housing and offsetting housing costs through federal, State, and local housing programs and initiatives.*
- **OBJECTIVE H2 – Address Homelessness Through Affordable Housing** *Recognize and address the needs of its present and future homeless populations by implementing strategies set forth in the “A Way Home Plan” Broward County’s Ten-Year Plan to End Homelessness.”*
- **POLICY H2.1** *Broward County shall increase the number of permanent quality affordable and supported housing units targeted to and accessible by the homeless.*
- **POLICY H2.6** *Broward County shall encourage converting and/or developing vacant, underutilized, or surplus lands and properties into affordable housing, including single rooms intended for occupancy as separate living quarters, at appropriate locations.*
- **BCLUP POLICY 2.16.1** *Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County’s existing and future residential population and economic activities.*
- **BCLUP POLICY 2.20.2** *Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.*

The BCLUP 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 adjusted for family size for the households.”

According to data generated by Broward County Affordable Needs Assessment 2018 update (Attachment H), the Broadview Park neighborhood has a slight deficit of low-income owner units (-16) and a surplus of moderate-income owner units. However, a shortage of affordable rental units exists across all income groups (-304 total).

The applicant proposes to develop approximately 630 affordable multi-family units on the site, consisting of a mix of low to moderate income garden apartments and townhomes. The applicant states that the request is consistent with the County’s adopted policies in BrowardNEXT 2.0 regarding affordable housing in the BMSD as well as the BCLUP regional vision for affordable housing. Attachment H provides a detailed analysis with regard the BCLUP Policy 2.16.2. (This analysis will be included with staff review of future BCLUP map amendment.)

Staff finds:

The proposed amendment is consistent with Policy BMSD 2.1.10, Objective H2, Policy H2.1, Policy H2.6, and BLCUP Policies 2.16.1, and 2.20.2.

C. Public Infrastructure and Facilities.

The application was reviewed for consistency with the following Policies:

- ***POLICY BMSD 1.1.3 Future land uses shall be designated with consideration of appropriate topography, soil conditions, and floodplain elevation to avoid flooding, erosion, and repetitive property loss.***
- ***POLICY BMSD 1.1.5 Future land uses shall be coordinated with the availability of public facilities and services.***
- ***POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:***
 1. *Adequate facilities and services are available to support the uses*
 2. *The site is suitable for the proposed use*
 3. *Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element*
 4. *Urban Sprawl is discouraged*
 5. *Sufficient affordable housing is provided to meet the needs of the area*
- ***POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:***
 1. *Potable water*
 2. *Sanitary sewer*
 3. *Solid waste*
 4. *Roads, sidewalks, and bicycle facilities*
 5. *Public transit*
 6. *Drainage*

- 7. *Parks and recreation facilities*
- 8. *Hurricane shelters and evacuation routes*
- 9. *Public Schools*

- **POLICY BMSD 1.2.3** *The following site characteristics shall be considered to determine its suitability for the proposed use:*
 - 1. *Soils*
 - 2. *Topography and floodplain elevations*
 - 3. *Natural resources*
 - 4. *Presence of historic and archaeological resources.*

- **OBJECTIVE R3 – Level of Service Requirements** *Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.*
 - **POLICY R3.2** *Broward County shall continue to utilize the level of service (LOS) standard in Table R-1, which was adopted by the Board of County Commissioners to assess adequacy of service and concurrency, for the County's local and regional parks and recreation facilities.*

- **GOAL T2** *Plan Broward County's mobility and built environment to foster (re)development that complement multimodal transportation investments.*
 - **Policy T2.3.3** *The concurrency management system shall establish the following transportation level of service (LOS) standards:*
 - 1. *Within Transportation Concurrency Management Areas, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2023:*

TMCA	Concurrency LOS Standard
Overall	Increase transit ridership 10%
	Provide 1.4 million annual fixed-route revenue service hours
	Construct bus shelters at 1/3 of stop locations
	Maintain average fleet age of 6 years or less
	Expand network of Adaptive Traffic Signal Control technology
	Maximum vehicular traffic volume 75% above LOS standard*
	Ensure adequate transit maintenance infrastructure to accommodate fleet demand
	Study and develop two additional intermodal transit centers
	Increase fixed-route fleet by up to 15 vehicles to support new and expanded service
	Procure up to 40 vehicles to support Community shuttle operations
Central	30 minute peak hour headways on 60% of bus routes
	Maintain and enhance Lauderhill Transit Center and West Regional Terminal

*Peak Hour Two-Way Maximum Service Volumes		
	Eastern Core TCMA	All Other TCMA
Two-lane arterials	2,468	2,800
Four-lane arterials	5,320	6,265
Six-lane arterials	8,033	9,433
Eight-lane arterials	10,728	12,618

Note: The Maximum Service Volumes are calculated from "Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas", published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service E, for the Eastern Core District; and as 75% above the volumes for Class I State Two-Way Arterials, for Level of Service D, for all other Districts.

- **POLICY T2.2.4** *Broward County shall coordinate land uses with the transportation system through implementation of the following programs and activities:*
 1. *Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets;*
 2. *Residential densities more intense than Low-Medium (10 du/ac) should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes;*
 3. *Through the designation of sufficient acreage on the BMSD Comprehensive Plan Map Series, Broward County shall continue to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30- minute commute to employment;*
 4. *Industrial uses shall be located with access to major transportation facilities, including roads, airports, seaports, rail, and intermodal facilities; and*
 5. *Public facilities shall be located in areas of concentrated activity, such as downtowns and transit stations, to provide convenient access to public transit and to utilize shared parking areas.*

- **BCLUP POLICY 2.20.6** *Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, mixed land uses serviced by a variety of transportation modes within an integrated transportation network, and link intensive development to existing or planned pedestrian, bicycle and public transportation nodes or corridors.*

1. Public Schools.

Pursuant to the Third Amended and Restated Interlocal Agreement for Public School facility Planning, Broward County, Florida, public school concurrency review is conducted at the Plat and Site Plan phases of the development review process. At that time, if permanent student capacity is not available at public schools to serve the proposed amendment site, the developer is required to pay the cost to provide permanent capacity. Figure 7 shows the proposed amendment site is served by Meadowbrook Elementary, New River Middle, and South Plantation High schools.

Figure 7: Public School Impacts			
Type	School¹	Location	Meets LOS 25/26²
Elementary	Meadowbrook	2300 SW 46 th Avenue, Fort Lauderdale	Yes
Middle	New River	3100 Riverland Road, Fort Lauderdale	No
High	South Plantation	1300 Paladin Way, Plantation	Yes
<i>Source:</i>			
¹ Maps and Data / By School Level (browardschools.com)			
² Planning Tool for School Enrollment and Capacity (browardschools.com)			

Staff Finds:

The proposed amendment is consistent with those portions of policy BSMD 1.2.2 related to the public schools as any impacts are mitigated during platting and site planning processes.

2. Mobility.

- a. Bicycle, Pedestrian, Greenway:** Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks.
- b. Public Transit:** Transportation Element Map T-10, Transportation Concurrency Districts indicates the proposed amendment site is located within the Central Transportation Concurrency Management Area. The level of service standard for the purpose of issuing development permits is (See Attachment I):
 - Thirty (30) minute peak hour headways on sixty percent (60%) of bus routes.
 - Maintain and enhance Lauderhill Transit Center and West Regional Terminal.

Broward County Transit’s (BCT) fixed route 30 provides service along Peter’s Road within a quarter mile north of the proposed amendment site. (See Figure 8, Attachment I)

Figure 8: Public Transit Service			
Bus Route	Days of Service	Service Span	Service Frequency
BCT 30	Weekday	6:00am–10:54pm	30 minutes
	Saturday	6:00am–10:54pm	33 minutes
	Sunday	9:30am-7:23pm	46 minutes

Please be advised that capital improvements to existing or future bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.

Capacity of current and planned service is adequate to meet additional the service demand generated by the proposed amendment. Broward County Transit recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles including

transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops. (See Attachment I)

- c. **Roads.** The project is expected to have a significant impact on the signalized intersection of Peters Road and SW 46th Avenue. The Traffic Engineering Division provided comments on roadway impacts (See Attachment J).

The primary access to the proposed amendment site provided by NW 46th Avenue, a local that includes sidewalks on both sides, but not bike lanes. Peters Road provides access to SW 46th Avenue. It has a current and planned classification as a four-lane, county collector road. (Transportation Element maps T-1: Existing Roads and Parking Facilities and T-2: Future Roads Parking Facilities)

It is anticipated that an additional northbound approach lane to expand the existing northbound approach from two lanes (left and right) to three lanes (left, left and right) will be required to maintain adequate level-of-service. Modification to this signalized intersection should consider the relocation of the existing crosswalk on Peters Road from the west leg of the intersection to the east leg of the intersection. Additional right-of-way dedication should be sought from the project to ensure adequate widening for a third northbound lane can be accommodated, as well as additional width for potential future bike lanes. Modification of the existing traffic signal, including relocation or replacement of the southeast corner mast-arm assembly may also be required.

There is local concern regarding the propensity for speeding on SW 46th Avenue which could be partially mitigated by context sensitive, speed-reducing features on SW 46 Avenue being incorporated as part of the project. Some initial considerations would include a roundabout at the project's proposed access point at SW 15 Street and strategically placed bulb-out/raised crosswalks with raised shoulder and median refuge areas (some right-of-way dedication may be required of the project). Given nearby Broward County Sheriff Fire Rescue Station 23, all such features will need to accommodate a fire-rescue design vehicle. These issues are typically addressed during zoning and site plan review.

The Urban Planning Division conducted a trip generation analysis based upon trip generation rates at the weekday p.m. peak hour rates for the general urban/suburban setting (See Figure 9, Attachment K). This is the methodology used by Broward County to assess transportation impact fees.

The proposed amendment will generate approximately 299 more trips than the existing archery range if used for affordable housing, as opposed to 343 more trips than the existing archery range for market rate housing.

Figure 9: Trip Generation and Level of Service	
Trip Generation	
Current: Archery Range (Golf Drive Range – ITE 432 is closest category)	
Tee/Driving Positions	12
Trip Rate	13.65 per tee/driving position
Current Daily Trips	163.8
PM Peak Hour Rate	1.65
Current Peak Hour Trips	19.8
Proposed: Multi-family housing, low-rise, not close to rail transit (ITE Code 220)	
Dwelling Units	630.4
Weekday Average Rate	6.74 per dwelling unit
Additional Daily Trips	4,248.9
PM Peak Hour Rate	0.57
Additional Peak Hour Trips	359.3
Affordable Housing – Income Limits (ITE Code 223)	
Dwelling Units	630.4
Weekday Average Rate	4.81 per dwelling unit
Additional Daily Trips	3032.2
PM Peak Hour Rate	0.50
Additional Peak Hour Trips	315.2
Daily Level of Service	
Road Capacity, Peters Road, East of University Drive	
Design Code	474
AADT	14,700
Daily Capacity	35,820
V/C	0.41
LOS ¹	C-Stable Flow
Additional Trips	2,868
Adjusted AADT	17568
Adjusted V/C	0.48
Adjusted LOS ¹	C-Stable Flow
PM Peak Hour Level of Service	
Road Capacity, Peters Road, East of University Drive	
Design Code	474
AADT	1,397
Daily Capacity	3,222
V/C	0.43
LOS ¹	C-Stable Flow
Additional Trips	295
Adjusted AADT	1692
Adjusted V/C	0.52
Adjusted LOS ¹	C-Stable Flow
Source: Institute of Traffic Engineering Trip Generation Manual 11 th Edition (ITE).	
¹ Transportation Element Map T-8, Existing Roadway Level of Service.	

The proposed amendment would increase total daily trips by 2,868 and increase p.m. peak hour trips by 295. Although both daily and p.m. peak hours trips would increase, Peters Road maintains the Level of Service of C for a Major Rural/Urban Collector Road. Level of Service C satisfies Policy T2.3.3, Broward County Comprehensive Plan, Transportation Element.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1, Policy BMSD 1.2.2, Goal T2, Policy T.2.3.3, Policy T2.2.4, and BCLUP Policy 2.20.6 related to mobility, land use, and the transportation system.

3. **Potable Water.** The Broward County Water and Wastewater Services Division reviewed the application and submitted no comments (See Attachment L).

The Broward County Water Management Element provides for a planning level-of-service standard of 150 gallons per person per day. It is estimated that demand for potable facilities will increase by 261,750 gallons per day as a result of the proposed amendment.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1 and BMSD 1.2.2, BMSD 1.1.5 related to potable water and the availability of public potable water facilities.

4. **Sanitary Sewer.** The Broward County Water and Wastewater Services Division reviewed the application and submitted no comments (See Attachment L).

The Broward County Comprehensive Plan's Water Management Element provides for a planning level-of-service standard of 150 gallons per person per day. It is estimated that demand for sanitary sewer facilities will increase by 261,750 gallons per day as a result of the proposed amendment.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1 and BMSD 1.2.2, BMSD 1.1.5 related to sanitary sewer and the availability of sanitary sewer facilities.

5. **Solid Waste.** Broward County's Solid Waste and Recycling Services Division stated it is able to provide solid waste collection and disposal services. (See Attachment M).

The Broward County Comprehensive Plan's Solid Waste Element provides for a planning level-of-service standards of 8.9 pounds per dwelling unit per day. It is estimated the demand for solid waste disposal facilities will increase by 5,607 pounds per day.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1 and BMSD 1.2.2, BMSD 1.1.5 related to solid waste and the availability of solid waste facilities.

6. **Drainage and Aquifer Recharge.**

- a. **Drainage/Surface Water Management.**

The Environmental and Engineering Division offered comments on drainage and surface water management requirements (See Attachment N).

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County. Development within the site will be required to meet the drainage standards of

Broward County and the SFWMD. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

The Surface Water Management Program has jurisdiction on this site. The current 2014 FIRM shows the following FEMA flood zone:

- AE 10' NAVD at north end of property
- AH 11' NAVD near north end of property
- AH 12' NAVD near middle northeast corner of property
- AE 10' NAVD along most of west boundary of property
- AH 9' NAVD at southwest corner of property
- Zone X unshaded near southwest corner of property
- Zone X shaded (500-yr) on the remaining of property

The preliminary 12/31/20219 FIRM shows no changes from the 2014 FIRM.

- b. Aquifer Recharge.** The Natural Resources Division offered comments regarding impacts to aquifer recharge (Attachment N).

The proposed land use designation allows a significant percentage of impervious area on the property (up to 75%). Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 55% impervious surface on the property, causing a net increase in runoff from the impervious surfaces and a net decrease in recharge area. However, the change in recharge capacity resulting from development under the proposed designation is expected to be relatively minor in acreage.

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

The Natural Resource Division suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1 and BMSD 1.2.2, and BMSD 1.1.5 related to aquifer recharge provided any negative impacts can be mitigated.

The proposed amendment is consistent with Policy BMSD 1.1.3 regarding flooding provided any negative impacts can be mitigated.

7. Parks, Recreation, and Open Space.

The application was reviewed for compliance with the following:

a. Local Parks.

The level-of-service standard for local parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 5.2 acres of local parks. The supply of local parks is expected to be sufficient to meet the demand through at least 2045. (See Figure 10).

Figure 10: Local Parks Adequacy (Acres)				
Current Parks	Current Demand	Amendment Demand	Demand with Amendment	Surplus/Deficit
77.47	44.88	5.2	50	+27.47
Source: Broward County Comprehensive Plan Recreation and Open Space Element				

b. Regional Parks.

The level-of-service standards for regional parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 5.2 acres of regional parks. The supply of regional parks is expected to be sufficient to meet the demand through at least 2045. (See Figure 11).

Figure 11: Regional Parks Adequacy (Acres)				
Current Parks	Current Demand	Amendment Demand	Demand with Amendment	Surplus/Deficit
7,478.65	5,481.02	5.2	5,486.22	+1992.43
Source: Broward County Comprehensive Plan Recreation and Open Space Element				

At the time of platting, the Parks and Recreation Division will require regional park impact fees based on the number of units permitted on the site by the County Commission.

Staff Finds:

The proposed amendment is consistent with those portions of Policy BMSD 1.2.1, Policy BMSD 1.2.2, Policy BMSD 1.1.5, Objective R3, and Policy R3.2 related to local and regional parks.

D. Historic Resources

The application was reviewed for compliance with the following policies regarding historic preservation:

- ***POLICY BMSD 1.1.6 Future land uses shall be compatible with, and ensure the protection of, natural and historic resources.***
- ***POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use:***
 4. ***Presence of historic and archaeological resources.***

- **POLICY HP2.3** *Broward County shall consider the impacts of undertakings on properties listed in the FMSF, under County historic resource designation or listed on the National Register of Historic Places.*
- **POLICY HP3.7** *Broward County shall enforce the provisions of the Broward County Ordinance 2014-32 (Preservation of Historical Cultural Resource Sites) which created the BCHPB and protects archeological and historical resources.*

The site is located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Broward County's archaeological consultant reviewed the proposed amendment (See Attachment O).

- a. Based on the available information including archival documents, maps, the BCLUP, and the Florida Master Site File (FMSF), the archaeological consultant determined the proposed project may have an adverse effect on unrecorded historical or archaeological resources or areas of archaeological or paleontological sensitivity.
 - i. The proposed FLUM is located within Folio No. 504137011280. This folio consists of a largely undeveloped area. It is located just north of the North New River Canal, an extension of the South Fork of the New River which flows to the east. The folio is located on a 15-foot elevation ridge, one of the higher rises in the area. These environmental factors strongly suggest that this area is likely to contain cultural resources. The probability of encountering unrecorded cultural resources is moderate to high.
 - ii. This area was investigated during FMSF Survey No. 26259, by the previous Broward County archaeological consultant. This survey identifies Folio No. 504137011280 as part of an area of "potential archaeological sensitivity." The consultant concluded that while there is "insufficient information to recommend designating the area an archaeological zone pursuant to County Ordinance 2014-32...[it] is the consultant's recommendation that systematic phase I archaeological survey should be performed either prior or in conjunction with new and redevelopment in vacant and accessible parcels within the identified area of archaeological sensitivity."
 - iii. Near the northern end of Folio No. 504137011280, a geometric pattern of concrete sidewalks is visible in aerial imagery as early as 1952. This structure has not been previously recorded but is still partially visible within the current Fort Lauderdale Archers range.
- b. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
 - i. Folio No. 504137011280 should be subject to a professional Phase I cultural resource assessment survey prior to any proposed development. Attention should be paid to the concrete geometric pattern visible on historic aerials that is currently located within the Fort Lauderdale archery range to determine its significance.

- ii. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Staff Finds:

The proposed amendment is consistent with those portions of policies BMSD 1.1.6, HP 2.3 and HP 2.7 related to historic and archaeological preservation. The property will need to complete all required assessments prior to any rezoning or site plan approval.

E. Natural Resources.

The application was reviewed for the following policies regarding natural resources:

- ***POLICY BMSD 1.1.6 Future land uses shall be compatible with, and ensure the protection of, natural and historic resources.***
- ***POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use:***
 1. *Soils*
 2. *Topography and floodplain elevations*
 3. *Natural resources*
- ***POLICY C6.4 Broward County shall pursue opportunities for the conservation and/or preservation of native vegetative communities, including fee simple acquisition, dedication in lieu of park impact fees, and provision of greenspace at the time of site plan review.***
- ***POLICY C6.7 Broward County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.***
- ***POLICY C6.8 Broward County shall continue to implement land clearance regulations within the BMSD Area and jurisdictional municipalities consistent with the NatureScape Broward Program requiring the removal of invasive exotic plants and the preservation and re-establishment of native vegetative communities, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.***
- ***BCLUP POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the Future Broward County Land Use Map Series.***

- ***BCLUP POLICY 2.23.2 Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.***
- ***BCLUP POLICY 2.23.3 Broward County shall implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.***

a. Air Quality.

The Natural Resources Division will provide comments on air quality when the Broward County Planning Council conducts its review of the proposed amendment. (See Attachment N)

b. Wellfield Protection.

The proposed amendment is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions. (See Attachment N). However, the amendment application includes a well siting assessment prepared by Chen-Moore Associates for the City of Fort Lauderdale. It identifies the location for the wells within the proposed amendment site and the area required to be set aside for the development, operation, and maintenance of future wells. The study identifies three portions of the proposed amendment site that will need to be set aside for future wells.

c. Protected Natural Land.

The proposed amendment site is included in the Protected Natural Lands Inventory, a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. (See Attachment N)

The Protected Natural Lands Inventory indicates the site is part of the Pine Ridge Nature Trail that includes Forested Upland and Coniferous vegetative communities. The inventory indicated the site is managed by the City of Fort Lauderdale. (See Attachment N)

d. Environmentally Sensitive Lands.

Pursuant to Chapter 163.3202, Florida Statutes, land development regulations must ensure the protection of environmentally sensitive lands designated in the comprehensive plan. The Broward County Land Use Plan's Environmentally Sensitive Lands Map (ESL Map) classifies the site as a designated Local Area of Particular Concern and Natural Resource Area (Map label 80, Site 78). (See Attachment N).

e. Wetlands.

Broward County staff has not identified any wetlands on the proposed amendment site. The proposed amendment is not expected to negatively impact wetlands. (See Attachment N)

f. Upland Resources (Tree Preservation).

A Broward County Tree Removal License will be required. The Broward County Code of Ordinances, Section 27-411-Natural Forest Communities, includes preservation requirements and requires mitigation in the form of exotic species removal and replanting with native species based on an approved resource management plan. (See Attachment N)

g. Marine and Riverine Resources.

The proposed amendment is not expected to negatively impact marine or riverine resources. (See Attachment N)

h. Proximity to Solid Waste Facilities, Contaminated Sites, SARA Title III (Community Right to Know) Facilities, Hazardous Materials Facilities. (See Attachment N)

1. Solid Waste Facilities: There are two (2) active solid waste facilities located within one mile of the proposed amendment location. (See Attachment M)
2. SARA Title III Facilities: No known facilities are located on or within ¼-mile of the proposed amendment site.
3. Hazardous Materials Facilities: According to the Environmental Permitting Division's GIS Database of hazardous material facilities in Broward County, there are seven (7) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Six (6) are hazardous material facilities, one (1) is a storage tank facility, and none (0) are facilities that have both hazardous materials and storage tanks.
4. Contaminated Sites: The Database of Contaminated Locations in Broward County was reviewed. Two (2) listed contaminated sites were found within one-quarter mile of the proposed amendment site. Attachment M includes a map and table with further information.

An interactive map of contaminated sites in Broward County is available at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>

Due to the proximity of the contaminated sites, the Broward County Code of Ordinances, Section 27-353, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering. It can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>

i. NatureScape Program.

Development of the proposed amendment site should be coordinated with Broward County's NatureScape Program. The program addresses creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. (See Attachment N)

j. Priority Planning Areas for Sea Level Rise.

The site is not included in an area designated as a Priority Planning Area for sea level rise. (See Attachment N).

Staff Finds:

The proposed amendment is consistent with those portions of Policies BMSD 1.1.6, 1.2.3, C6.4, C6.7, and C6.8 related to natural resource protection.

The proposed amendment is not consistent with the BCLUP Policies 2.23.1, 2.23.2, and 2.23.3 regarding Local Areas of Particular Concern.

In order to address this, a separate application to amend the LAPC Map should be considered by the Board of County Commissioners prior to consideration of adoption of this Future Land Use Map amendment.

F. Hurricane Evacuation.

The proposed amendment site is not located within an evacuation zone.

G. Redevelopment

The proposed amendment site is a redevelopment of wellfield site for residential use.

H. Intergovernmental Coordination.

Staff solicited comments from the City of Plantation (See Attachment P), none have been received.

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VI. Attachments

Attachment A:	Site Location Map
Attachment B:	Proposed Broward Municipal Services District Future Land Use Map
Attachment C:	Broadview Park Civic Association Opposition Statement
Attachment D:	Site Location Aerial Map
Attachment E:	Current Broward Municipal Services District Zoning Map
Attachment F:	Current Broward Municipal Services District Future Land Use Map
Attachment G:	Current Broward County Land Use Plan Future Land Use Map
Attachment H:	Affordable Housing Comments
Attachment I:	Public Transit Comments
Attachment J:	Traffic Engineering Division Comments
Attachment K:	Trip Generation Comments
Attachment L:	Water and Wastewater Services Division Comments
Attachment M:	Solid Waste and Recycling Services Division Comments
Attachment N:	Environmental Resource Comments
Attachment O:	Historic Resource Comments
Attachment P:	Request for Comments from the City of Plantation
Attachment Q:	Applicant's Justification Statement