



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

Local Planning Agency

June 11, 2025

2:00pm

Government Center West – 2nd Floor Hearing Room
1 North University Drive
Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: February 12, 2025

3. 25-M1: Broadview Gardens

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. Public Comments: Non-agenda Items

5. Adjourn

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

Local Planning Agency Minutes: 2/12/25



SUMMARY MINUTES
(DRAFT)

Resilient Environment Department Local Planning Agency

Public Hearing

Government Center West – 2nd Floor Hearing Room

1 North University Drive, Plantation, FL 33324

February 12, 2025 – 2:00pm

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Christian Dumay
- d. Michael Huneke
- e. Lisa Wight

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

- a. Josie Sesodia, AICP, Director
- b. Heather Cunniff, AICP, Planning Section Supervisor
- c. Keith Darby, Program/Project Coordinator
- d. Darby Delsalle, AICP, Assistant Director
- e. Thamara Jean, Intern
- f. Andy Joseph, Planner

County Attorney's Office

- a. Alexis Marrero-Koratich, Assistant County Attorney

Other present

- a. None

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:02 pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The LPA members introduced themselves.

2. Approval of Minutes: August 14, 2024

Upon a motion made by Lisa Wight, seconded by Michael Huneke, the August 14, 2024 Local Planning Agency minutes were unanimously approved.

3. 25-Z1: Miscellaneous Updates

Mr. Saiphoo introduced the item and requested a staff presentation. Heather Cunniff introduced herself and stated that notice of the public hearing was published in the Sun-Sentinel.



SUMMARY MINUTES
(DRAFT)

Ms. Cuniff entered the Staff Report into the record and stated that it includes full background and details. She referenced the additional information submitted to the LPA earlier in the day and entered it into the record as part of the public hearing. Ms. Cuniff presented a brief summary of the zoning code amendment and noted changes are proposed to accomplish the following:

- Add, revise, and delete certain definitions for certain residential uses, such as single-family and duplex dwellings, as well as various group living residential uses.
- Provide for digital zoning maps.
- Allow for the Director to waive setback distances up to 10%, but not to exceed one (1) foot.
- Entitle nonconforming lots in duplex and multi-family dwelling districts to at least one duplex dwelling unit.
- Allow various types of group living residential uses in the various Agricultural Estate, General Agricultural, Rural, Estate, Residential, Commercial, and Community Facilities zoning districts.
- Clarify the courtesy conceptual site plan review process, including providing for an applicant to request a courtesy conceptual site plan review meeting, rather than filing a courtesy conceptual review application.
- Require an applicant to post a site plan notification sign within 21 days after Notice of Complete Application is issued.
- Reduce certain review timeframes.
- Allow the applicant to request a site plan review extension to address staff comments of up to 180 days.
- Allow the Urban Planning Division Director to present a site plan to the County Commission for consideration at a quasi-judicial public hearing when an application generates significant public interest or there is a substantive question regarding how the site plan review procedures and requirements are being applied.
- Provide for approved site plans to expire when building permits are not issued within 18 months and up to two (2) extensions of the expiration if the applicant demonstrates progress toward obtaining building permits.
- Require setbacks when buildings are greater than 35' or 3 stories in height in the Garden Park Districts when contiguous to RD-5 to RD-10 and RM-5 to RM-6 zoning districts.
- Requires building entrance in the Garden Park districts to be recessed at least 5' from the building line when facing arterial or collector roads.
- Creates a new Article XLI to address Community Residential Homes and Assisted Living Facilities to implement Chapter 419 and 429, Florida Statutes as they relate to Community residential Homes licensed by the State of Florida. To that end, the new Article establishes three use categories, including Community Residential One-Family Dwelling serving one to six (1-6) residents, Community Residential Home serving seven to fourteen (7-14) residents, and Assisted Living Facility serving fifteen (15) or



SUMMARY MINUTES
(DRAFT)

more residents. It also provides requirements for applications, such as the number of residents, locations of other community residential homes and assisted living facilities, licensing status, compliance with requirements of the zoning district in which they are located, distance separation requirements, and density.

Ms. Cunniff stated that zoning code amendments may be processed whenever the public necessity, convenience, general welfare, or good planning and zoning practice requires. In terms of public necessity, the amendments align site plan review time frames in keeping with the requirement of Section 125.022, Florida Statutes and implement Chapters 419 and 429, Florida Statutes as such relate to Community Residential Homes and Assisted Living Facilities. In keeping with convenience, the amendments provide for digital zoning maps and add an administrative adjustment procedure. The general welfare is promoted by providing for Assisted Living Facilities and Community Residential Homes. Good planning and zoning practice is furthered by providing for zoning verification letters, as well as entitlements for residential nonconforming plots.

Ms. Cunniff also stated that while the proposed amendment is consistent with state statute, it is not consistent with the Broward County Comprehensive Plan's Broward Municipal Services District Element Policy BMSD 1.1.1 that allows Special Residential Facilities in Residential, Commercial, and Community future land use designations. It also is not consistent with various portions of the Broward County Land Use Plan that address Special Residential Facilities, including Section 2: Permitted Uses. Ms. Cunniff advised that the provisions in state statute prevail and the inconsistency will be corrected as part of updates to both the Broward County Land Use Plan and the Broward Municipal Services District Element.

The Urban Planning Division recommends that the Local Planning Agency find the proposed zoning code amendment consistent with the Broward County Comprehensive Plan and forward the proposed amendment to the Board of County Commissioners for consideration.

Upon a motion by Christian Dumay, seconded by Michael Huneke and unanimously approved, the Local Planning Agency found the proposed zoning code amendment consistent with the Broward County Comprehensive Plan and forwarded the proposed amendment to the Board of County Commissioners for consideration.

4. Public Comments: Non-Agenda Items
None.

5. Adjourn

Upon a motion made by Lisa Wight, seconded by Christian Dumay, and unanimously approved, the meeting adjourned at 2:13pm.

25-M1: Broadview Gardens

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION**

STAFF REPORT

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

I. Summary

The Housing Authority of Fort Lauderdale (Applicant) proposes to amend the Broward Municipal Services District Future Land Use Map Series (BMSD FLUMS) from Utilities to Medium (16) Residential. The purpose is to provide a mix of affordable and workforce housing for low to moderate income households. Figure 1 provides proposed amendment details and Figure 2 provides a general location map. Attachment A includes a site location map. Attachment B shows the proposed BMSD FLUM.

Figure 1: Proposed Amendment Details

Site Location Map (Attachment A)	Broadview Park: south side of Peters Road, east side of NW 46 th Avenue.
Size	39.4 gross acres.
Effect of Proposed Change	Addition of 630 dwelling units. Reduction of 39.4 acres of Utilities future land use.
Proposed Future Land Use Map Designation (Attachment B)	Medium (16) Residential.
Current Future Land Use Map Designation (Attachment C)	Utilities.
Aerial - Existing Land Use Map (Attachment D)	Wellfield, archery.
Current Dwelling Units Allowed	Zero.
Existing Dwelling Units	Zero.
Proposed Dwelling Units	630 per proposed FLUMS; application indicates 547.
Current Zoning District Map (Attachment E)	A-3: Agricultural and Utilities District
Commission District	5 – Steve Geller
Applicant/Agent	Housing Authority of Fort Lauderdale / Lochrie & Chakas, P.A.
Property Owner	City of Fort Lauderdale
Folio Number	504137011280

II. Staff Recommendation – Summary of Findings.

The Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed amendment generally:

- *Inconsistent with Broward County Comprehensive Plan and Broward County Land Use Plan policies that address compatibility;*
- *Consistent with the Broward County Comprehensive Plan goals, objectives, and policies that address population and housing;*

- *Inconsistent with certain Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies that address historic and natural resources. However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.*

Staff notes the following:

- *Public transit is available to serve the proposed amendment site; however, if approved, Staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.*
- *A Low-Medium (10) Residential designation is available that would better align with Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies by:*
 - *Providing a more compatible transition between properties to the east and west of the site and the established character of existing development. **However, a compatible transition may also be achieved through execution of the applicant's voluntary commitments regarding building height restriction, unit mix, access and traffic circulation, amenities, and site layout.***
 - *Better coordinating land use and transportation consistent with the Comprehensive Plan's Transportation Element Policy T2.2.4 that recommends residential densities more intense than Low-Medium (10) Residential be located with adequate access to public transit routes.*
- *A Broward County Land Use Plan amendment and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.*

Staff reviewed the applicant's request for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP) and Broward County Land Use Plan (BCLUP). Figure 2 includes a summary of staff findings. Section V – Planning Data and Analysis provides details. Staff findings and recommendations are identified in *italics*.

Figure 2: Summary of Comprehensive Plan Consistency.

Subject	Consistent	Not Consistent
Compatibility		Policy BMSD 1.1.7 Objective BMSD 1.2 ^a Policy BMSD 1.2.1 ^b BCLUP Policy 2.10.2 BCLUP 2.10.3
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 Infrastructure and Facilities	Policy BMSD 1.1.3 ^d Policy BMSD 1.1.5 ^c Policy BMSD 1.2.1 ^c Policy BMSD 1.2.2 ^c Policy BMSD 1.2.3 Policy H 1.5 Objective PSF 2 Policy PSF 2.1 Objective R 3 Policy R 3.2 Objective 6.3 (Solid Waste Element) Policy 6.3.1 (Solid Waste Element) Goal T 1 ^f Objective T 1.1 ^f Objective T 1.2 Goal T 2 ^f Objective T 2.2 Policy T 2.2.4 ^f Objective T 2.3.3 Objective T 2.4 BCLUP Policy 2.19.1 BCLUP Policy 2.19.2 BCLUP Policy 2.19.3 BCLUP Policy 2.19.4 BCLUP Policy 2.29.2 <i>Recommended Practices</i> <i>Consistency:</i> BCLUP Policy 3.5.4 BCLUP Policy 3.6.2 BCLUP Policy 3.6.5 BCLUP Policy 3.6.6	
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 2.21.6 BCLUP Policy 2.23.1	BCLUP Policy 2.23.1 ^e BCLUP Policy 2.23.2 ^e
<p>^a Inconsistent with the portion related to compatibility.</p> <p>^b Inconsistent with subsection 6 addressing compatibility and surrounding uses.</p> <p>^c Consistent provided any negative impacts upon aquifer recharge can be mitigated.</p> <p>^d Consistent provided any negative impacts associated with flooding can be mitigated.</p> <p>^e Inconsistent due to identification as a Local Area of Particular Concern. <i>However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.</i></p>		

^f Consistent, but staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.

III. Background.

Primary uses of the property are for City of Fort Lauderdale wellfields and the Fort Lauderdale Archers, a private archery club. On October 5, 2021, the City agreed to transfer ownership of the property to the Applicant, provided the land be developed for Affordable Housing. In 2021, the Applicant filed BMSD FLUMS application 21-M1, that requested the same amendment. Staff found FLUMS 21-M1 consistent with certain comprehensive plan policies, but inconsistent with others. At its meeting on January 27, 2022, the Local Planning Agency deferred consideration of the item to a future date at the applicant's request. The applicant did not request an LPA date. The applicant submitted a new BMSD FLUMS application for the same future land use change.

The applicant intends to build 547 affordable dwelling units, including 513 multi-family and 34 single-family. Staff analysis is based upon the 630 dwelling units that would be allowed by the proposed Medium (16) Residential FLUMS designation.

IV. Public Outreach and Comments

The application states several meetings were held with the Broadview Park Civic Association to present the proposed project, gather feedback, and address community concerns. See Figure 3.

Figure 3: Broadview Park Civic Association Meetings

Date	Purpose
November 30, 2021	Present the project and gather feedback.
January 25, 2022	Present the updated site plan and address feedback from the initial meeting.
February 1, 2022	A discussion meeting to respond to community questions.
July 5, 2022	Provide updates and respond to concerns.
March 5, 2024	Provide updates and respond to concerns.
May 6, 2025	Provide updates and respond to concerns.

May 6, 2025, Broadview Park Civic Association meeting.

Applicant comments made at the May 6, 2025 Broadview Park meeting are provided here and referenced elsewhere throughout the report.

- Atlantic Pacific Companies will be partnering with the City of Fort Lauderdale on the project.
- The current A-3 zoning district and Utilities future land use designation does not allow residential uses (See Figure 4).
- The plan will include multifamily on the center-east side of the site with 34 single-family, market rate, owner-occupied units located on SW 46th Avenue.
- Although the contract with the City of Fort Lauderdale allows up to 1,000 units, the number of multi-family units will be less than 500.

- Access to the multi-family units will be from SW 21st Street, through the Fort Lauderdale Archers, and one other site to the east.
- Height of the multi-family apartment buildings will be limited to three (3) stories.

Figure 4: Land Uses Allowed by Current Future Land Use and Zoning

A-3 Zoning Permitted Uses	Utilities Future Land Use Permitted Uses
Electrical power plants and substations	(1) Utilities such as water and wastewater treatment plants; pumping stations; electrical substations; and solid waste disposal and transfer stations, including landfills but excluding electrical power plants.
Essential services	(2) Other uses determined to be ancillary to the primary uses described in (1).
Landfills or other solid waste disposal facilities ¹	(3) Recreation and open space, non-residential agricultural uses, and communication facilities uses may also be permitted in the areas designated Utilities as long as such uses do not preclude or adversely affect the future use of the surrounding areas for utility facilities by creating land uses that are incompatible with negative impacts commonly associated with utility facilities uses such as light, noise, and visual impacts.
Trash transfer stations ²	
Water and wastewater treatment plants and pumping stations	
Wireless communication facilities ³	
¹ Subject to zoning provisions in Section 39-368(i) ² Subject to zoning provisions in Section 39-368(k) ³ Subject to zoning provisions in Section 39-102	

V. Voluntary Commitments.

Below are voluntary commitments proffered by the Fort Lauderdale Housing Authority. These commitments were also shared by the Applicant at the May 6, 2025, Broadview Park meeting.

1. Building Height Restriction.

The multifamily portion of the Project shall not exceed a maximum height of three (3) stories or thirty-five (35) feet.

2. Unit mix.

The Project shall include thirty-four (34) single-family homes. The multifamily component will have less than 500 units. The single-family homes will be for sale at market rate, while the multifamily will be developed as an affordable and/or workforce housing community.

3. Access and Traffic Circulation.

The Project includes multiple access points that provide vehicular circulation and disperse and minimize impacts on the surrounding community. The following are the proposed access points:

- a. Multifamily access will take place from two access points on the east side of the Property. The Applicant is also working on securing access at the north end of the site onto Peters Road.
- b. Access for the single-family homes will be along SW 46th Avenue.

4. Amenities.

The project shall include a robust suite of amenities for residents, which include:

- a. Club room,
- b. Catering kitchen,
- c. Business center,
- d. Bike storage,
- e. Dog park,
- f. Walking trails.

5. Site Layout.

The single-family homes will be situated on the west side of the property along SW 46th Avenue. The multifamily units will be situated along the center to east side of the property in various buildings providing adequate building separation.

The voluntary commitments identified in this section are reviewed as part of the site plan review process. They are not generally regulated by the Comprehensive Plan. They may be considered mitigating factors provided the Fort Lauderdale Housing Authority is willing to record a voluntary Declaration of Restrictions, enforceable by Broward County, that will run with the land.

VI. Planning Data and Analysis.

The proposed BMSD FLUMS is evaluated based upon the various goals, objectives, and policies set forth in the Broward County Comprehensive Plan (BCCP) and the Broward County Land Use Plan (BCLUP). The analysis includes the following parts:

- A. Land Use Compatibility,
- B. Affordable Housing,
- C. Public Infrastructure and Facilities,
- D. Historic and Natural Resources,
- E. Goals, Objectives, and Policies in other Elements of the BCLUP and BCCP.

A. Compatibility.

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.

The following GOPs apply when considering the compatibility impacts:

- **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.*
- **BCLUP 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.*

Figure 4: Site and Surrounding Land Uses

Location	Existing Land Use	Current Zoning	Current Local Future Land Use	Current BCLUP Future Land Use
Subject Site	Commercial (Fort Lauderdale Archers) Vacant	A-3, Agricultural and Utilities	Utilities	Community
North	Peters Road then Single-Family Residential	RS-4K, Residential Single Family	Low (5) Residential	Low (5) Residential/
East	Single-family Residential	RM-15, Multiple Family, 15 units per acre	Medium (16) Residential	Medium (16) Residential
	Fort Lauderdale Police Officer's Association	S-1, Open Space and Recreation	Recreation and Open Space	Recreation and Open Space
South	Broward County Sheriff Fire Rescue	CF, Community Facilities	Community Facilities	Community

	Meadowbrook Elementary School	I-1, Institutional and Educational	Community Facilities	Community
West	Single-Family	RS-5, Residential One Family Detached, 5 units per acre	Low (5) Residential	Low (5) Residential

On the north, the site abuts Davie Boulevard, an approximately 75 feet wide roadway. It includes five lanes, four travel lanes and a middle turning lane. The single-family homes located on the north side of Davie Boulevard are not expected to be impacted by the proposed amendment as they are separated by Davie Boulevard.

On the east, the site abuts existing low density single-family and duplex residential development that are located on land that permits medium density residential up to sixteen (16) residential units per acre. Staff reviewed aerial photography on the Broward County Property Appraisers website dated December 21, 2024, and a boundary survey submitted by the applicant. Figures 5 and 6 show the above ground utilities lines and location of the chain link fence along the eastern boundary. *Although not required, it is recommended that the utilities be placed underground and the chain link fence replaced with a wall through the site plan review process.*

On the south, the site abuts utility lines, then Meadowbrook Elementary School. The school is a sprawling campus that includes multiple single-story buildings. The school fronts SW 21st Manor, with the rear of the buildings and a limited use service road located adjacent to the proposed amendment site. It is expected that the proposed multi-family residential use will not generate harmful impacts to the school related to noise, odors, aesthetics, emissions, and other negative impacts. Due to the layout and arrangement of buildings and uses on the school site, the school is not expected to generate negative impacts related to noise, odors, aesthetics, emissions, and other negative impacts to the proposed residential use.

On the west, the site abuts NW 46th Avenue, an approximately 50 feet wide local road. It includes a sidewalk on each side and two lanes. On the west side of NW 46th Avenue, existing uses include low density single family residential houses.

Figure 5: View of Existing Utilities from the East



Figure 6: Location of Above Ground Utilities to the East



The site is located between lands designated medium density residential on the east and low density residential on the west. Land use plans typically provide for a gradual transition of density from lower categories to higher categories. While the request is consistent with the Medium (16) Residential future land use designation to the east, the transition from Medium (16) Residential to Low (5) Residential to the west is generally considered incompatible.

The applicant addresses this condition in the application by stating that:

“The proposed development aims to create a smooth transition between the existing neighborhoods and the new project. It is proposed not to exceed 3 stories/35’, which is an appropriate transition from the adjacent residential uses, as well as the fire station and elementary school to the south. The west portion of the site will consist of single-family homes, designed to be compatible with the adjacent single-family neighborhood. The east portion, with its multifamily units, will complement the nearby residential developments of a

similar density. The overall development is also compatible with existing and future land uses in the general vicinity, which largely consists of residential uses. Development of the site will comply with Broward County’s Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.”

While the applicant states that compatibility will be achieved because development will not exceed three stories or 35 feet, the RM-16 zoning district, which would be consistent with the Medium (16) Residential land use designation, permits a height of six (6) stories, not to exceed seventy-five (75) feet. The applicant also made statements on May 6, 2025, at the Broadview Park Civic Association meeting, that the development would be limited to 547 units. That would result in a gross density of 13.88 dwelling units per acre. Absent a voluntary declaration of restrictive covenant, limiting development as described by the applicant, compatibility is being considered based upon the maximum development potential of the site under the proposed Medium (16) Residential future land use designation.

Staff Finds: *Inconsistent with Policy BMSD 1.1.7, Objective BMSD 1.2, Policy BMSD 1.2.1, BCLUP Policy 2.10.2, BCLUP 2.10.3*

Staff notes a Low-Medium (10) Residential designation is available that would provide a more compatible transition between the properties to the east and west of the site and the established character of existing development. A compatible transition may be achievable through the execution of the applicant's voluntary commitments regarding building height restriction, unit mix, access, traffic circulation, amenities, and site layout.

B. Affordable Housing

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 “Ensuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels, including integrated, permanent supportive housing and zoning that helps residents build equity” within one of its five core goals.

The following GOPs apply when considering affordable housing impacts:

- ***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.*
- ***POLICY BMSD 3.5.2*** *Broward County will continue to assist Broadview Park residents with securing affordable housing and offsetting housing costs through housing programs and initiatives, such as the following:*
 1. *State Housing Initiative Partnership*
 2. *Community Development Block Grant/HOME Investment Partnership/Emergency Solutions Grant programs*
 3. *Mortgage Credit Certificate Program*
 4. *Purchase Assistance Program*
 5. *Home Repair Assistance Program*
 6. *Water/Sewer Connection Program*
 7. *Barrier Free/Special Needs Housing Program*
 8. *Multi-family Affordable Rental Locator Service*
 9. *Subsidized Rental Housing.**Broward County will also explore new programs to assist with home improvements and free paint.*

- **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 2.16.2** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, 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. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:
 - a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
 - b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
 - c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
 - d. property tax abatement programs aimed at preserving or creating affordable housing;
 - e. streamlined and reduced-cost permitting procedures for affordable housing;
 - f. specific minimum set-aside requirements for new affordable housing construction;
 - g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
 - h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
 - i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
 - j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International

University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

- **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 Broadview Park neighborhood maintains a slight surplus of low income and moderate income rental units and a shortage of very low income rental units (See Figure 7 and Attachment F).

Figure 7: Affordable Housing Needs

Income	Rental	Owner
Very Low	-113	NA
Low	+39	-144
Moderate	+163	-108

Source: Broward County Affordable Needs Assessment 2022

The applicant states the purpose of the amendment is to provide a mix of affordable and workforce housing for low to moderate income households.

Staff finds: *The proposed amendment is consistent with Policy BMSD 2.1.10, Policy BMSD 3.5.2, BCLUP Policy 2.16.1, 2.16.2 and 2.20.2.*

C. Public Infrastructure and Facilities

The following GOPs apply when considering the public infrastructure and facilities impacts of a land use change:

- **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
 - **POLICY H 1.5** Broward County shall facilitate the development of very low, low, and moderate-income housing on sites within a ¼ mile walking distance to premium transit, employment, and educational opportunities through the County’s “Affordable Housing Density Bonus Program.”
 - **OBJECTIVE PSF 2 – Concurrency Management System** Broward County shall adopt a Countywide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted LOS standard concurrent with the impact of proposed residential development.
 - **POLICY PSF 2.1** Broward County and the municipalities, in collaboration with the School Board, shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures, and requirements included within the ILA, School Board Policy, and Broward County and municipal Land Development Code.
 - **OBJECTIVE R 3 – Level of Service Requirements** Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.
 - **POLICY R 3.2** 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.

Table R-1: Level of Service Standard for Local Parks in the BMSD and Regional Parks

Facility Type	Level-of-Service Standard
Local Parks in BMSD only	Three acres per 1,000 persons (minimum)
Regional Parks	Three acres per 1,000 persons (minimum)

- **Objective 6.3.** Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.
- **Policy 6.3.1.** Broward County shall use the waste generation rates identified in Table 6-A to assess the Adequacy of Solid Waste Disposal Facilities for proposed new development.

Table 6-A Solid Waste Generation Rates for Development Review	
Facility Type	Generation per Day
Residential	8.9 lbs. per unit
...	

- **GOAL T 1** Continue to implement an integrated network of Complete Streets, Greenways and Blueways, that provide safe, convenient, and comfortable travel for all users.
- **OBJECTIVE T 1.1** Implement complete streets concepts in a context sensitive approach, coordinated with land use and urban design, to facilitate the achievement of a fully connected transportation system providing safe, convenient, and comfortable travel, including access for users of all ages and abilities regardless of their mode of transportation.
- **OBJECTIVE T 1.2** Prioritize transit amenities and facilities along Complete Streets to facilitate an intermodal transportation system that provides safe, convenient, and comfortable travel, including access for users of all ages and abilities regardless of their mode of transportation.
- **GOAL T 2** Plan Broward County's mobility and built environment to foster (re)development that complement multimodal transportation investments.
- **OBJECTIVE T 2.2** Broward County shall emphasize mobility improvements and development patterns that foster continued economic prosperity and enhance Broward County's attractiveness for new investments.
- **POLICY T 2.2.4** Broward County shall coordinate land uses with the transportation system through implementation of the following programs and activities:

- ...
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;
- ...

- **POLICY T 2.3.3** 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:

TCMA	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
...	

- **OBJECTIVE T 2.4** Broward County shall adapt analysis of long range transportation impacts from land use changes from a traditional automobile-oriented methodology to a context-sensitive methodology that will result in the best possible outcomes for residents and businesses.
- **BCLUP Policy 2.19.1** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **BCLUP Policy 2.19.2** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **BCLUP Policy 2.19.3** To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- **BCLUP Policy 2.19.4** Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- **BCLUP Policy 2.29.2** Broward County’s greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

The following Broward County Land Use Plan recommended practices apply when considering the public infrastructure and facilities impacts of a land use change:

- **BCLUP Policy 3.5.4** The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- **BCLUP Policy 3.6.2** Ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- **BCLUP Policy 3.6.5** Development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **BCLUP Policy 3.6.6** Transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

1. Public Schools

The School Board of Broward County, Florida issued School Consistency Review Report. (Attachment G). The proposed amendment is expected to generate 111 students, including, 48 elementary, 24 middle, and 39 high school students. The site is served by Meadowbrook Elementary, New River Middle, and South Plantation High schools. The level-of-service standard for public schools 100% of gross capacity or 110% of permanent capacity.

Figure 8: Public Schools

School	5-Year Level-of-Service Capacity
Meadowbrook Elementary	87%
New River Middle	102.7%
South Plantation High	88.8%

The subject site is located with the School Board’s Planning Area 3 for elementary and middle schools and planning area 6 for high schools. Both planning areas are expected to have sufficient capacity to support the students

Staff finds: *The proposed amendment is consistent with Policy BMSD 1.2.2, Objective PSF2 – Concurrency Management System, and Policy PSF 2.1.*

2. Recreation and Open Space

The level-of-service standard is three (3) acres per thousand population for local (BMSD) parks and three (3) acres per thousand for regional parks

Figure 9: Local and Regional Park Level-of-Service.

Level-of-Service Standard	Three (3) acres per 1,000 population
Population (Broadview Park)	7,595

Households (Broadview Park)	2,270
Population per Household	3.35
Additional Dwelling Units	630
Additional Population	2,111
Additional Park Demand	6.33 acres

Broward County currently offers 7,478.65 acres of the regional parks and 77.27 acres of local parks. The proposed amendment will generate an additional demand of 6.33 acres each for local and regional parks. The Comprehensive Plan's Recreation and Open Space Element indicates there is a surplus of 1,007.64 acres of regional parks and 32.47 acres of local (BMSD) parks.

Staff Finds: *The proposed amendment is consistent with Recreation and Open Space Element Objective R3 and Policy R3.2.*

3. Mobility

Mobility addresses how well the site is served by transportation systems and how well those transportation systems provide access to community facilities, shopping, employment, and services (See Attachments H-Public Transit Comments, I-Complete Streets Comments, and J-Traffic Circulation Analysis).

- a. *Traffic.* The applicant submitted a traffic circulation analysis. It shows that the current Utilities future land generates 4,842 daily trips and the Medium (16) future land use will generate 4,114 daily trips, a decrease of 728 daily trips. However, the analysis is based on a standard trip generation rate for utility use. It does not consider the current use of the property for a wellfield that generates few daily trips. The actual increase in daily trips is likely 4,842.
- b. *Public Transit:* The site is located on the Central Transportation Concurrency Management Area, which is subject to Transportation Concurrency Assessments that are used to fund transit enhancements within the District. Broward County Transit Route #30 travels east-west along Davie Boulevard/Peters Road. It connects to the Broward Central and the West Broward regional bus terminals. The route has approximately 30-minute weekday and Saturday headways, with approximately 50 minutes weekend headways.

Broward County Transit can accommodate additional transit demand 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.

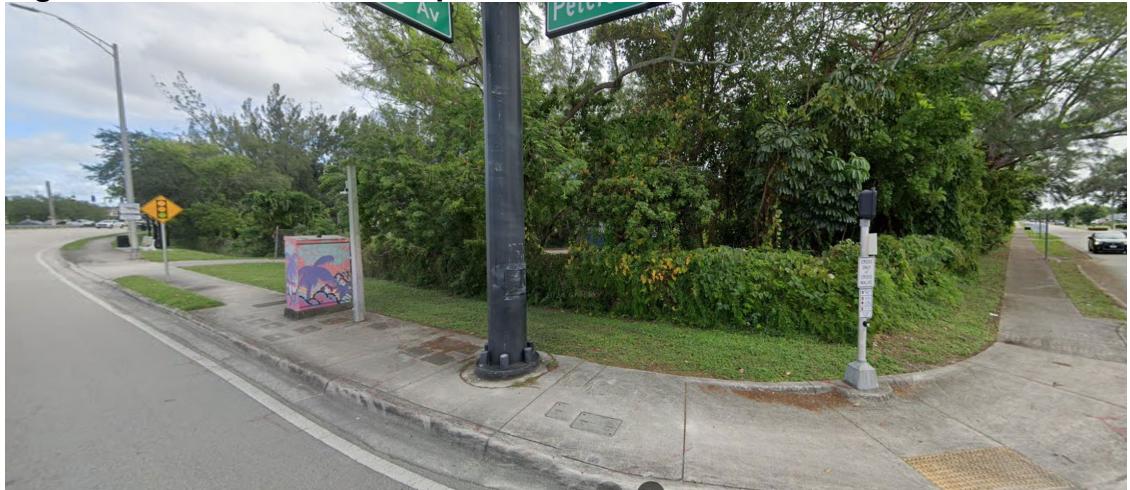
The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops. The applicant is 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.

- c. *Bicycle facilities:* The site is not directly served by any dedicated bicycle facilities.
- d. *Pedestrian facilities:* The site is directly served by sidewalks that are part of an interconnected sidewalk network. The Peters Road/Davie Boulevard roadway bridge over Florida's Turnpike provides safe access to South Plantation High School and Plantation Heritage Park. The bridge and bridge accessways includes a wall and fenced sidewalks.

On the north side of the site, the sidewalk has several utility poles and boxes that significantly narrow the sidewalk width and obstruct access to the bus stop on Peters Road/Davie Boulevard.

Figure 10: Sidewalk-Bus Stop Access Obstruction



- e. *Complete Streets Comments.* The proposed amendment is generally consistent with Broward County Complete Streets Policies. When developing the site, Broward County Staff offers the following suggestions:
 - Consider building safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
 - Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces.
 - Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
 - Consider providing EV charging for residents.

- Consider collaborating with Broward County and local schools to provide wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
- Within buildings, consider providing residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

Staff Finds:

The application is generally consistent with the following goals, objectives, and policies: BMSD 1.1.5, BMSD 1.2.1, BMSD 1.2.2, Goal T2, Policy T2.3.3, BCLUP 2.19.1, and BCLUP 2.19.2.

Staff finds the application is generally consistent with Goal T1, Goal T2, Objective T1.1, and Policy T2.2.4 that provides for Broward County to coordinate land uses with transportation systems through the location of residential densities more intense than Low-Medium (10) Residential with adequate access to major and minor arterials, roadways, expressways, and public transit routes.

Staff notes access to public transit is obstructed due to several utility poles and boxes located on the sidewalk that connects with the transit stop on Davie Boulevard.

Staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.

Staff notes a Low-Medium (10) Residential future land use designation is available that would better align with Broward County’s mobility goals, objectives, and policies.

4. Potable Water

The proposed amendment is expected to generate an additional potable water demand of 0.10 million gallons per day (MGD). The site served by the Broward County Water and Wastewater Services Division’s District 1 Water Treatment Plant (see Attachment K). The plant has a capacity of 16 MGD. The total daily flow and committed capacity total 9.27 MGD. The primary water source is the Biscayne aquifer, but the plant is also permitted to receive water from the Florida Aquifer and C-51 Reservoir. Potable water capacity is available, but a Utility Connection Permit is required.

Staff Finds: *Potable water supply facilities are expected to be adequate. The application is generally consistent with policies that address the adequacy of potable water services.*

5. Sanitary Sewer Analysis

The proposed amendment is expected to generate an additional sanitary sewer demand of 0.079 million gallons per day (see Attachment K). The site served by the Broward County Water and Wastewater Services Division North Regional Wastewater Treatment Plant. The plant has an average day flow of 77.91 million gallons per day

and a permitted capacity of 95 million gallons per day. Wastewater treatment capacity is available, but a Utility Connection Permit is required.

The Resilient Environment Department the amendment does not expect any impacts from the proposed amendment. However, if significant flow is generated in terms of the existing sanitary sewer infrastructure, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted (see Attachment L).

Staff finds: *Wastewater treatment plant capacity is expected to be adequate, but piping systems will be reviewed as part of the Utility Connection Permit application process.*

6. Solid Waste

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. The Broward County Solid Waste and Recycling Service Division stated it does not have concerns about the amendment. (see Attachment M).

Figure 11: Solid Waste Impacts

Type	Demand	Total
Current: 394,000 sq. ft. utilities	N/A	0
Proposed: 547 dwelling units	8.9 lbs. per unit per day	5,607 lbs. per day

Staff Finds: *Solid waste disposal facilities are expected to be adequate.*

7. Drainage and Aquifer Recharge

Impacts to drainage and aquifer recharge are expected to be minimal (See Attachment K). A Broward County Surface Water Management License and an Environmental Resource Permit must be obtained to meet requirements for parking lot and road protection, attenuation, finished floor elevations and other drainage and aquifer recharge requirements.

Staff Finds: *Compliance with permitting and licensing requirements will ensure that drainage and aquifer recharge facilities are adequate.*

D. Historic and Natural Resources

The following GOPs apply when considering the historic and natural resource impacts of a land use change:

- 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
 4. Presence of historic and archaeological 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.
- 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.
- BCLUP 2.21.6 Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners.
- 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.
- 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.

1. Historic Resources

The applicant provided a Phase 1 Cultural Resources Assessment Survey that was conducted in February 2022 (See Attachment N). The Survey concluded that no sites exist that are eligible for the National Register of Historic Places and that no further archaeological assessments are recommended.

In addition, the County's archaeological consultant reviewed available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF). The consultant confirmed that one historic resource was identified during the recent cultural resource survey, that the resource is not eligible for inclusion on the National Register of Historic Places, and that the resource is not identified as locally significant.

Staff Finds: *The proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.*

2. Natural Resources

Broward County staff conducted a review for compliance with policies and programs regarding natural resources (See Attachment O – Environmental Review Comments), including the following:

- air,
- wellfields,
- natural land,
- wetlands,
- upland resources,
- marine and riverine resources,
- proximity to solid waste facilities, contaminated sites, SARA Title III (Community Right to Know) Facilities, and hazardous materials facilities,
- NatureScape Program,
- Priority Planning Areas for Sea Level Rise.
- BCLUP Policy 2.21.6.

The applicant submitted an Environmental Assessment, including an ecological assessment, wetland determination, and environmental impact report with their FLUMS application. The applicant's environmental assessment states no listed Critical Habitat or critical type of habitat is present on the site or in directly adjacent parcels. (See Attachment P – Environmental Assessment).

a. Air Quality.

Minimal impacts to air quality are expected.

b. Wellfield Protection.

The proposed amendment site is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions.

c. Wetlands.

The applicant's Environmental Assessment states no wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. Broward County staff Environmental Review Comments did not identify any wetlands on the proposed amendment site; however, certain surface disturbing activities may require an Environmental resource License.

d. Upland Resources (Tree Preservation).

The applicant's Environmental Assessment states the site is an upland urban forested and rangeland parcel that has been altered by past and ongoing human uses. Dense areas of trees and shrubs are dominated by non-native and invasive plants. It further states a tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance, minimization and mitigation as required by the regulatory agency tree resources permitting requirements.

The Protected Natural Lands Inventory indicates the site is part of the Pine Ridge Nature Trail, managed by the City of Fort Lauderdale, that includes Forested Upland and Coniferous vegetative communities. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes.

https://hub.arcgis.com/datasets/e28cf2b483984692a748985a61f678b0_0/explore?location=26.100492%2C-80.192318%2C13.78

Portions of the subject property are designated as Local Area of Particular Concern (LAPC) Site #78. The property is subject to Section 5-182.8 of the Broward County Land Development Code. During the development review process, an Environmental Impact Report (EIR) will be prepared that identifies:

- Effects that the proposed development would have on the unique natural qualities and resources of the area,
- Strategies to protect the resource or mitigate unavoidable adverse impacts on the resource.

A Tree Removal License also is required.

e. Marine and Riverine Resources.

The proposed amendment is not expected to negatively impact marine or riverine resources.

f. Proximity to Solid Waste Facilities, Contaminate Sites, SARA Title III (Community Right to Know) Facilities, Hazardous Materials Facilities.

1. Solid Waste Facilities: Available records do not indicate that the site is a current or former landfill, dump, or other regulated waste facility,
2. SARA Title III Facilities: No known facilities are located on or within ¼-mile of the proposed amendment site.
3. Hazardous Materials Facilities: There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Five (5) facilities are hazardous material facilities and one (1) is both hazardous materials and storage tanks.
4. Contaminated Sites: Two (2) listed contaminated sites were found within one-quarter mile of the proposed amendment site. Prior to any dewatering, a Dewatering Plan must be approved by the Environmental Permitting Division.

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.

- 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.
- k. Broward County Land Use Plan Policy 2.21.6.
The Resilient Environment Department's Resilience Unit requests the applicant to strongly consider the Broward County Climate Change Action Plan's recommended Healthy Community Actions that address heat and stormwater.

Staff Finds: *Inconsistent due to identification as a Local Area of Particular Concern. However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.*

E. Hurricane Evacuation.

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

F. Redevelopment.

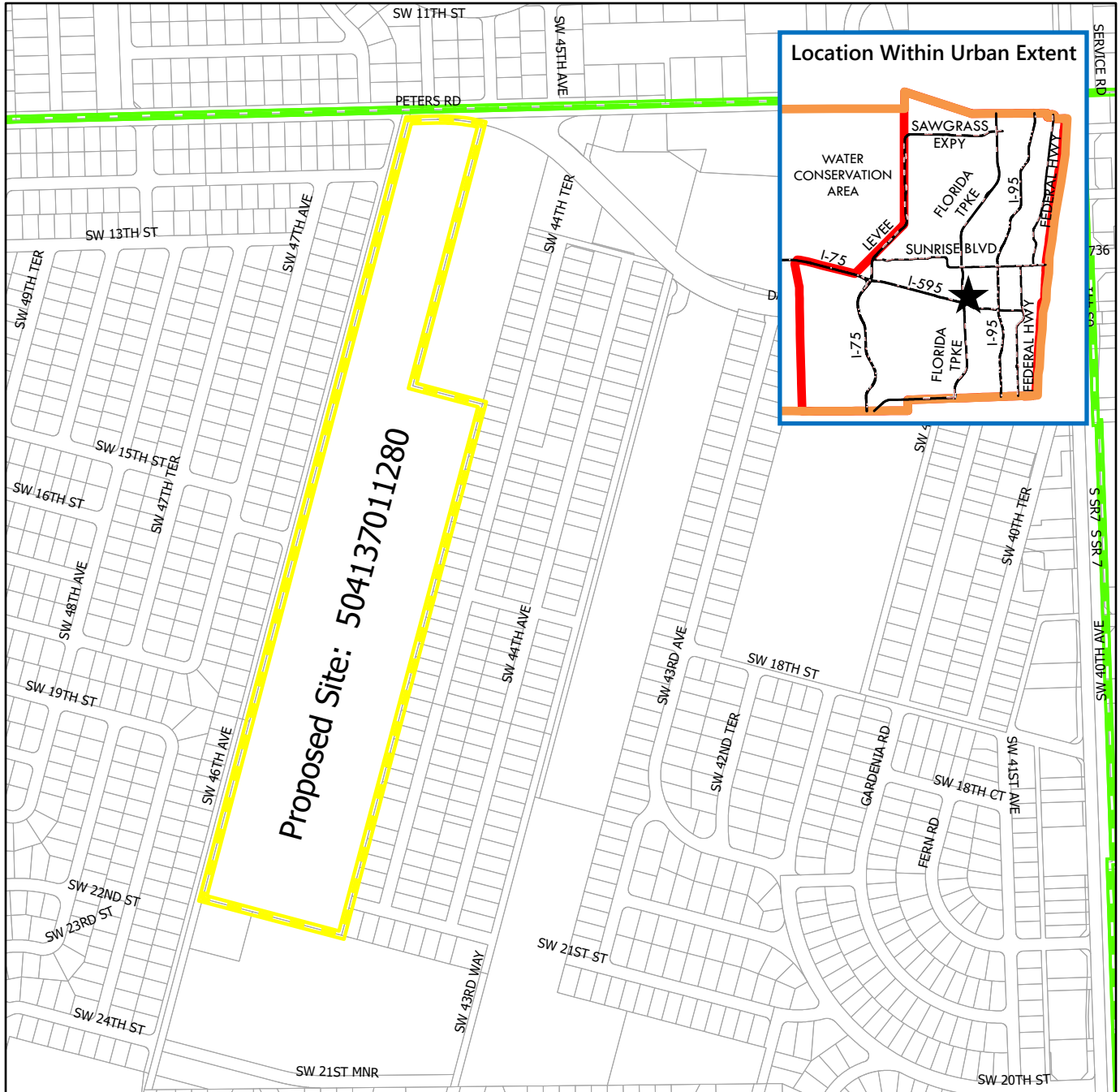
The proposed amendment redeveloped a wellfield for residential use.






G. Intergovernmental Coordination.

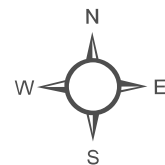
Staff solicited comments from the City of Plantation. None have been received.



Future Land Use Amendment 25-M1 Site Location Map



-  Broward County Boundary
-  Broward County Urban Extent Boundary
-  Municipal Boundary
-  Site: 4590 Peter Road
-  Site Location Within Urban Extent

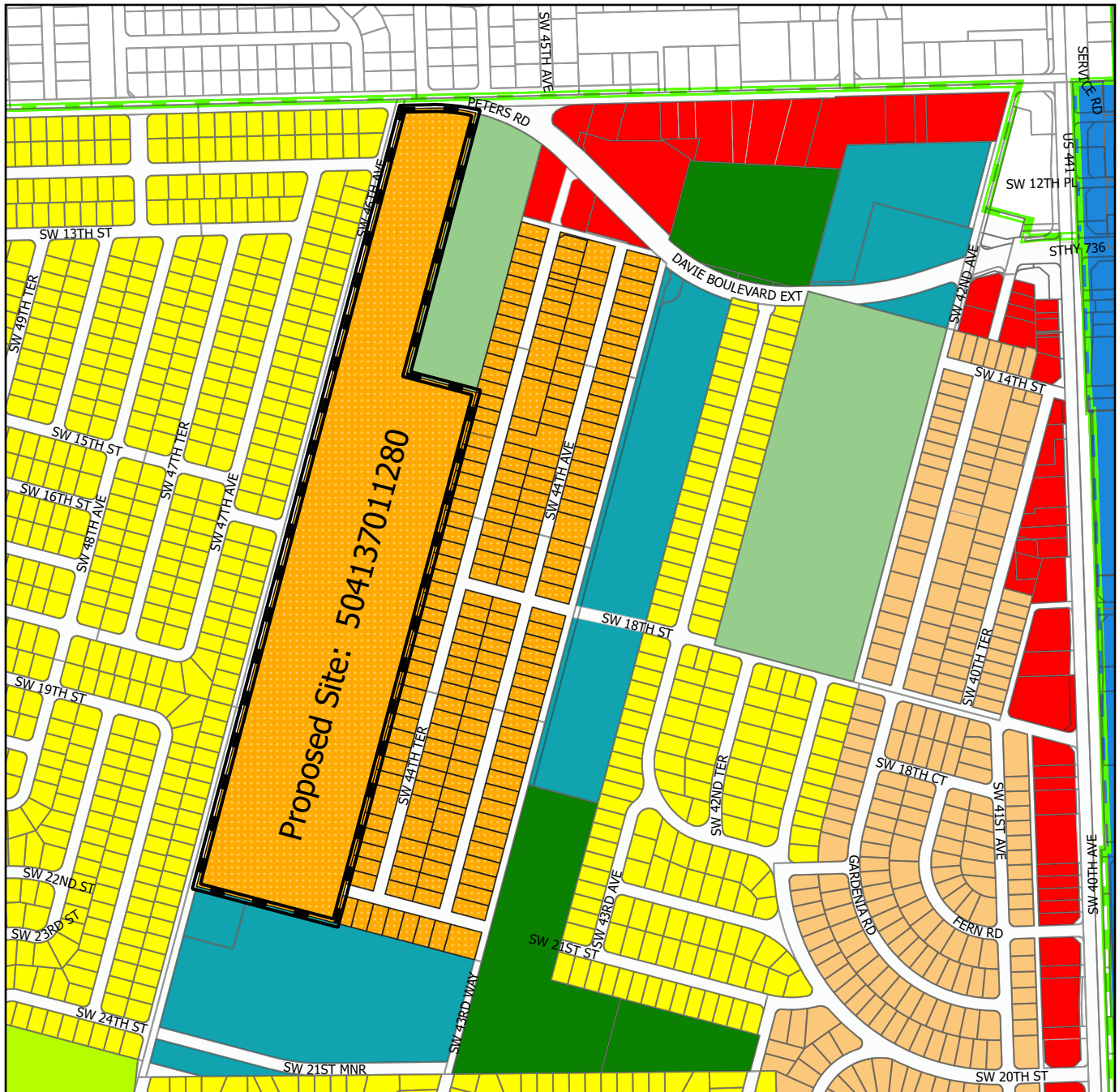


Prepared by: Urban Planning Division
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.



Future Land Use Amendment 25-M1 Proposed Future Land Use



Site: 4590 Peter Road



Municipal Boundary



Low (5) Residential



Low-Medium (10)
Residential



Medium (16) Residential



Commercial



Commercial Recreation



Community Facilities



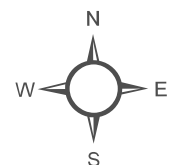
Recreation & Open Space



Utilities

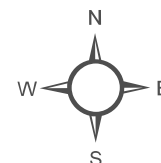
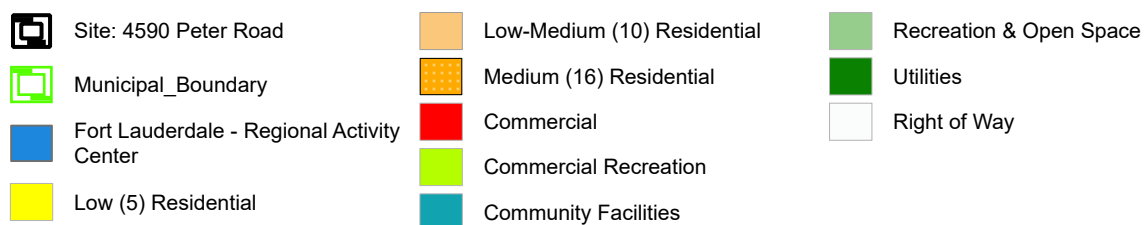


Right of Way



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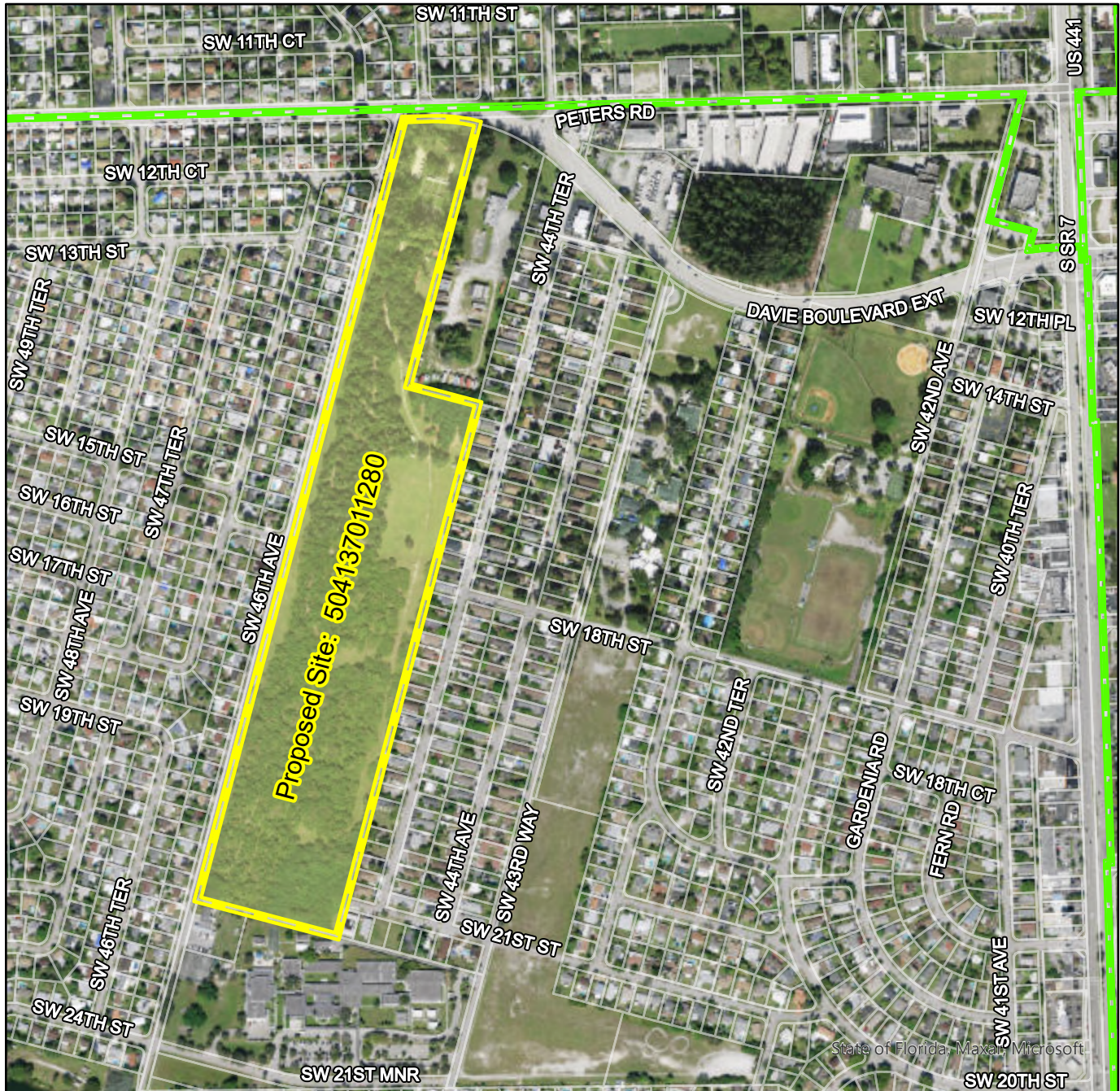




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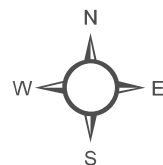
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Future Land Use Amendment 25-M1 Aerial - Existing Land Use Map



-  Municipal_Boundary
-  Site: 4590 Peter Road



0 125 250 500 Feet

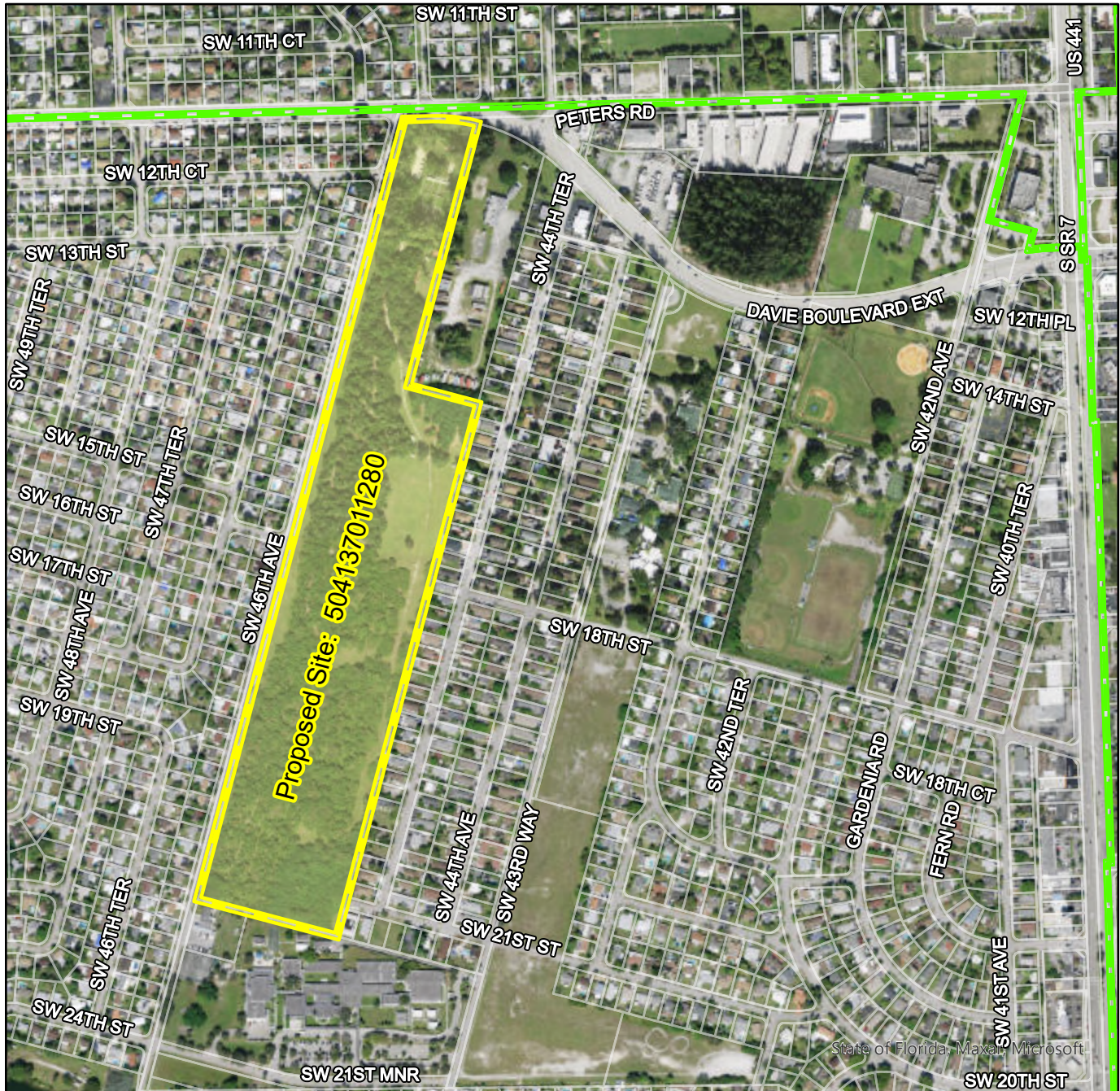
Prepared by: Urban Planning Division
Resilient Environment Department



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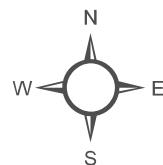


Future Land Use Amendment 25-M1

Aerial - Existing Land Use Map



-  Municipal_Boundary
-  Site: 4590 Peter Road



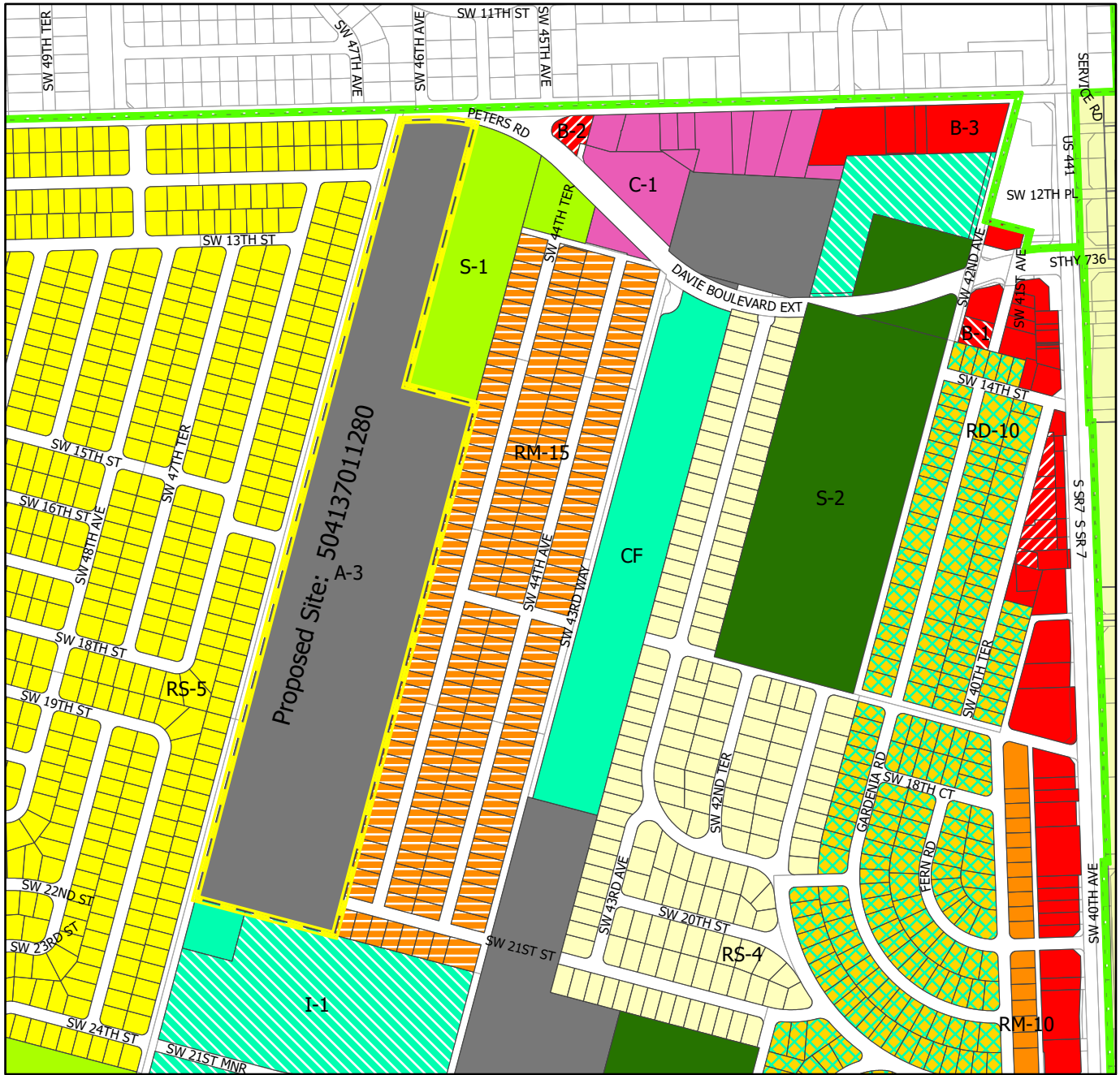
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Prepared by: Urban Planning Division
Resilient Environment Department

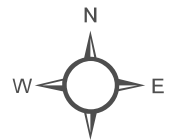
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Future Land Use Amendment 25-M1 Zoning Map



- | | | |
|--|---|---------------------------------------|
| Site: 4590 Peter Road | B-3: Intense Commercial Business | RM-15: Multiple Family, 15 DU/Acre |
| Municipal_Boundary | C-1: Commercial Warehouse | RS-4: One Family Detached, 4 DU/Acre |
| Fort Lauderdale Zoning - North West Regional Activity Center | CF: Community Facilities | RS-5: One Family Detached, 5 DU/Acre |
| A-3: Agricultural and Utilities | I-1: Institutional and Educational | S-1: Open Space and Recreation |
| B-1: Limited Commercial Business | RD-10: Duplex/Attached One-Family, 10 DU/Acre | S-2: Open Space and Public Recreation |
| B-2: General Commercial Business | RM-10: Multiple Family, 10 DU/Acre | |



0 125 250 500 Feet

Attachment F

UPD Affordable Housing Comments: FLUM 25-M1 Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed map amendment FLUM 25-M1. The subject site is in the BMSD on approximately 39.4 acres. The amendment proposes:

Current Designations:	Utilities
Proposed Designation:	Medium (16) Residential
Estimated Net Effect:	Addition of 630 dwelling units [Zero (0) dwelling units currently permitted by the BCLUP] Reduction of 39.4 acres of Utilities use

Affordable Housing

The Broward County Urban Planning Division (UPD) staff has reviewed this application and has determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. However, this determination is based upon the recordation of a legally enforceable document limiting development to 547 low and moderate income affordable housing units, and further restricting them as affordable for 30 years.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request allows an increase of 630 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant, the Housing Authority of the City of Fort Lauderdale, proposes to limit development to 547 affordable dwelling units on the site, consisting of a mix of low to moderate income multifamily (513 units) and single family (34) units. The site is located within the Broadview Park neighborhood of the Broward Municipal Services District (BMSD), and 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.

According to data included the Broward County Affordable Needs Assessment 2022 update, the Broadview Park neighborhood has a deficit of low-income (-144) and moderate income (-108) owner units and a shortage of very low income rental units (-113). There is a slight surplus of low income and moderate income rental units.

Based upon the City's voluntary commitment to develop the proposed 547 units as low to moderate income affordable housing, the UPD staff finds this application to be consistent with Broward County Land Use Plan Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Staff recommends that approval of this application be subject to the execution and recordation of a legally enforceable document, acceptable to the Broward County Attorney's Office, restricting the development to no more than 547 dwelling units at the specified income levels for a period of at least 30 years.

HEC/smc
03/20/25

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

LAND USE
SBBC-3969-2025
County No: N/A
Folio #: 504137011280
Broadview Gardens
February 27, 2025
2:40:33 PM

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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION	
Date:	February 27, 2025	Units Permitted	0	Units Proposed	547	Existing Land Use: Utilities
Name:	2:40:33 PM Browardview Gardens	NET CHANGE (UNITS):			547	Proposed Land Use: Medium (16) Residential
SBBC Project Number:	SBBC-3969-2025	Students	Permitted	Proposed	NET CHANGE	Current Zoning: A-3
County Project Number:	N/A	Elem	0	48	48	Proposed Zoning: RM-16
Municipality Project Number:	N/A	Mid	0	24	24	Section: 13
Owner/Developer:	City of Fort Lauderdale	High	0	39	39	Township: 50
Jurisdiction:	Unincorporated Broward County	Total	0	111	111	Range: 41 E

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Meadowbrook Elementary	809	809	704	-105	-5	87.0%
New River Middle	1,416	1,536	1,577	41	2	102.7%
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment			
				25/26	26/27	27/28	28/29
Meadowbrook Elementary	704	-105	87.0%	694	681	667	658
New River Middle	1,577	41	102.7%	1,577	1,570	1,562	1,559
South Plantation High	2,321	-294	88.8%	2,362	2,343	2,342	2,345

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data					Aggregate Projected Enrollment			
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34	
Area 3* - Elementary	12,118	8,993	-3,125	8,137	7,982	7,831	7,678	7,522	
Area 3* - Middle	4,643	3,490	-1,153	3,539	3,529	3,521	3,512	3,504	
Area 3* - High	6,903	5,313	-1,590	4,458	4,352	4,248	4,144	4,040	

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
New Life Charter Academy	300	113	-187	113	113	113
Suned High School Of South Broward	400	272	-128	272	272	272

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

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

* See comments for additional Impacted Planning Area information

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

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Meadowbrook Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
New River Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
South Plantation High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 3	
School Level	Comments
Elementary	None
Middle	None
High	None

Information contained in the application indicates that the approximately 39.4-acre site is generally located South of Peters Road between SW 46th Avenue and SW 44th Terrace in the Broward Municipal Services District. The current land use designation for the site is Community. The applicant proposes to change the land use designation to Medium (16) Residential to allow a total of 547 residential units including 34 (all three-bedroom or less) single-family units and 513 (103 one-bedroom or less, 266 two-bedroom and 144 three-bedroom or more) garden apartment units, which are anticipated to generate 111 additional (48 elementary, 24 middle, and 39 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Meadowbrook Elementary, New River Middle, and South Plantation High High Schools. Based on the District's Public School Concurrency Planning Document, Meadowbrook Elementary and South Plantation High Schools are currently operating below the Level of Service Standard (LOS). This standard is defined as either 100% of gross capacity or 110% of permanent capacity. In contrast, New River Middle School is operating above this standard. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), Meadowbrook Elementary and South Plantation High Schools are expected to maintain their current status through the 2026/27 school year. In contrast, New River Middle School will continue to exceed this standard until the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "3" for elementary and middle schools, and Planning Area "6" for high school. The high school currently serving Planning Area "6" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "6": aggregate school capacity (13,956), aggregate enrollment (12,883), and aggregate projected enrollment (2029/30 – 12,662; 2030/31 – 12,630; 2031/32 – 12,600; 2032/33 – 12,568; 2033/34 – 12,536).

Therefore, both Planning Area "3" and Planning Area "6" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3969-2025

Exhibit 2
Page 13 of 78

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

2/28/2025

Date

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

VIA EMAIL

November 22, 2024

Robert J. Hely, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304

RE: Land Use Plan Amendment (LUPA) – Broadview Park, unincorporated Broward County - Transit Verification Letter

Dear Mr. Hely,

Broward County Transit (BCT) has reviewed your correspondence dated November 13, 2024, regarding the proposed LUPA for Broadview Park, folio ID 504137011280 in unincorporated Broward County, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 30. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 30	WEEKDAY	5:59 A.M. – 10:36 P.M.	29 Minutes
	SATURDAY	6:00 A.M. – 10:51 P.M.	32 Minutes
	SUNDAY	9:30 A.M. – 7:36 P.M.	47 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.

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

Attachment I

UPD Intergovernmental and Complete Streets Comments:

FLUM 25-M1 – Broadview Gardens at Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed amendment FLUM 25-2 for a 39.4-acre site in the Broadview Park neighborhood of the Broward Municipal Services District (BMSD) (unincorporated). The subject site is bordered on the north side by Peters Road/Davie Boulevard and on the east side by SW 46th Avenue, a major access road to the neighborhood. The subject site's future land use is currently Utilities.

Proposed Designation: Medium (16) Residential
Proposed Uses: Addition of up to 630 dwelling units of which approximately 513 would be multifamily units and 34 single family units. The development is expected to generate approximately 4,114 daily trips.

Intergovernmental Coordination

The project site is contained entirely within the BMSD and is across from the City of Plantation on the north side. The Application does indicate if there have been any communications with Plantation regarding the proposed amendment.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- Policy 2.19.1 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

- Policy 2.19.2 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- Policy 2.19.3 To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- Policy 2.19.4 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- Policy 2.29.2 Broward County’s greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 3.5.4 The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

The following Broward County Comprehensive Plan – BrowardNEXT2.0 complete streets policies apply to this amendment:

- POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: [...] 3. Mobility options of the site are suitable

for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element.

- POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: [...] 4. Roads, sidewalks, and bicycle facilities.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The subject site consists of land that is currently designated as Utilities and is mostly forested with a few uninhabited structures. The proposed development would add residential structures, thus increasing trips generated as well as school age children.

Public Schools: Generally, no bus service is provided to transport students residing within two (2) miles of a public schools. The attendance zone for Meadowbrook Elementary School coincides with the boundaries of the Broadview Park neighborhood where the subject site is located. Most of the subject property is within a very short walk from the elementary school. New River Middle School is just approximately two (2) miles east of Broadview Park and currently no bus service is provided. Local high schools include South Plantation HS, less than one (1) mile west of the property and Sheridan Technical Center less than one (1) mile to the east. The proximity to all local public schools indicates a high probability that future residents would require safe routes to school options.

Commercial Uses in Proximity: Several convenience service and food establishments are found within 0.5 – 1.25 miles from the northern border of the subject site, including two pharmacies, a Publix Supermarket, hair salons, restaurants and childcare services. Most of these services are located east, north and south of the Davie Boulevard/US 441 intersection.

Transit service: Route # 30 runs east west along Davie Boulevard/Peters Road connecting the Broward Central Terminal and the West Broward Regional Terminal, which is within walking distance of the West Regional Library and the Broward Regional Hospital. This route has with 30-minute weekday headways.

Parks: Within the Broadview Park neighborhood are two parks: Sunview Park, a county-managed recreational facility with sports fields and a community center, and Washburn Park, a passive park. Both are within a comfortable walking distance of the subject site. Located 1.5 miles west of the site is Plantation Heritage Park, which offers frisbee golf, picnic shelters, and other activities, and is also managed by the county.

Bicycle facilities, sidewalks, and crosswalks: There are no bike lanes along Peters Road/Davie Boulevard, which is the only access road between the subject site and South Plantation Highschool, located west of the Florida Turnpike (FTP). The bridge over the FTP has protected and caged sidewalks, and protective walls continue beyond the bridge. However, the 4-5 foot sidewalk section along the northern edge of the site has several utility poles and boxes that significantly narrow the sidewalk width. The New River Greenway is within 0.6 miles of the subject site but lacks direct connectivity to

Broadview Park. The closest trailhead is several miles west at University Drive and SR 84.

Peters Road/Davie Boulevard has two signalized crosswalks within close proximity of the subject site at SW 46th Avenue and at SW 12th Street. These crosswalks help provide safer crossings to opposite side bus stops, however, data show that there have been a few crashes involving severe injuries or deaths in this section of the road. A signalized intersection at US 441 and Davie Boulevard has crosswalks, but crash data shows a significant number of injuries and one death at this intersection, which connects walkers and bicycle riders to the nearest supermarket and pharmacies.

Onsite Pedestrian and Bicycling Features: Currently, a sidewalk borders the north and west side of the subject site. Also, SW 46th Avenue the main path to the elementary school has sidewalks on both sides of the road. No concept plan was provided showing internal site circulation.

Broward County Staff Complete Streets Comments

The proposed amendment is generally consistent with Broward County Complete Streets Policies. To further enhance mobility opportunities related to future development on the property, Broward County Staff offers the following suggestions:

- Consider building a safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
- Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces
- Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing EV charging for project residents.
- Consider collaborating with Broward County and local schools on providing wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
- Within buildings, consider providing residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

Comments provided by S. Forelle, AICP, Senior Planner, UPD.

ATTACHMENT VII
TRAFFIC CIRCULATION ANALYSIS

MEMORANDUM

To: Michelle Feigenbaum

From: Karl Peterson, P.E.

Date: November 21, 2024

Subject: Broadview Gardens – Broward County, Florida
Land Use Plan Amendment – Traffic Analysis

KBP Consulting, Inc. has prepared the following traffic analysis associated with the proposed land use plan amendment for the Broadview Gardens residential development in Broward County, Florida.

F. TRAFFIC CIRCULATION ANALYSIS

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

The roadway network that will be most impacted by the proposed land use plan amendment includes four (4) primary east-west roadways and four (4) primary north-south roadways. These eight (8) roadways include Broward Boulevard (State Road 842), Davie Boulevard (State Road 736), Peters Road, State Road 84, I-595, SW 31st Avenue, State Road 7, Florida's Turnpike, and University Drive (State Road 817). The project study area is presented graphically in Figure F.1 on the following page.

The number of lanes, current (2020) traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2.¹ Table F.1.1 documents the existing conditions on all study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the critical PM peak hour. As shown in these two tables, roadway segments on I-595, University Drive and Florida's Turnpike are operating at level of service (LOS) "F" on a daily basis. Roadway segments on State Road 84, I-595, University Drive and Florida's Turnpike are operating at LOS "F" during the PM peak hour. All other study roadway segments are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.

¹ The current traffic volumes utilized for this analysis are for the year 2020 as documented by the Broward Metropolitan Planning Organization (MPO).

Exhibit 2

Page 22 of 78

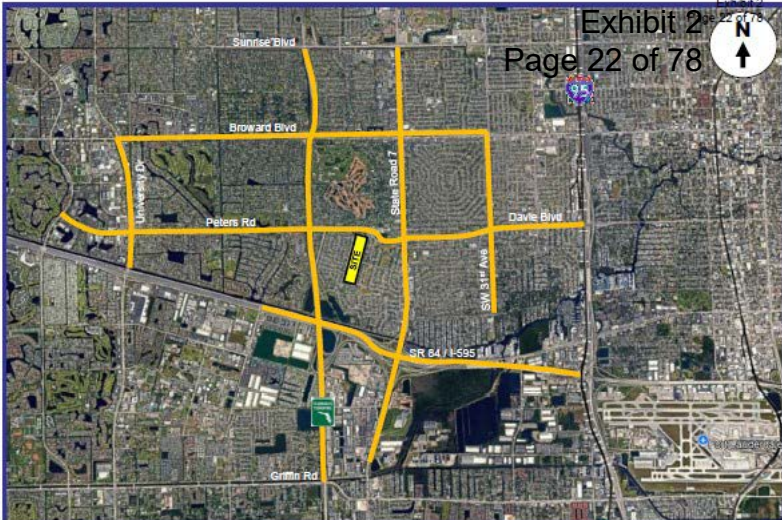


TABLE F.1.1 Broadview Gardens - Broward County, Florida Existing Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) Daily		
						Volume ¹	v/c Ratio	LOS
Sunrise Boulevard	NW 65th Ave FL Turnpike	FL Turnpike State Road 7	6	D	59,900	41,500	0.69	C
			6	D	59,900	53,500	0.89	C
Broward Boulevard	University Dr State Road 7	State Road 7 NW/SW 31st Ave	6	D	59,900	42,500	0.71	C
			6	D	59,900	45,000	0.75	C
Peters Road	Pine Island Rd University Dr SW 46th Ave	University Dr SW 46th Ave Project Driveway	4	D	35,820	9,300	0.26	C
			4	D	35,820	14,700	0.41	C
			4	D	35,820	14,700	0.41	C
Davie Boulevard	Project Driveway State Road 7 SW 31st Ave	State Road 7 SW 31st Ave I-95	4	D	35,820	14,700	0.41	C
			4	D	39,800	27,000	0.68	C
			4	D	39,800	25,000	0.63	C
State Road 84	Davie Road State Road 7	State Road 7 SW 26th Terrace	5	D	59,700	59,300	0.99	D
			4	D	39,800	38,500	0.97	D
I-595	Davie Road FL Turnpike State Road 7	FL Turnpike State Road 7 I-95	8	D	164,200	194,500	1.18	F
			8	D	164,200	194,500	1.18	F
			8	D	164,200	194,500	1.18	F
University Drive	State Road 84 Peters Rd	Peters Rd Broward Blvd	6	D	59,900	69,000	1.15	F
			6	D	59,900	50,000	0.83	C
Florida's Turnpike	Griffin Road SR 84 / I-595	SR 84 / I-595 Sunrise Blvd	6	D	123,600	130,100	1.05	F
			6	D	123,600	128,700	1.04	F
State Road 7	State Road 84 Riverland Rd Davie Blvd	Riverland Rd Davie Blvd Broward Blvd	6	D	59,900	56,000	0.93	C
			6	D	59,900	56,000	0.93	C
			6	D	59,900	44,000	0.73	C
SW 31st Avenue	Riverland Rd Davie Blvd	Davie Blvd Broward Blvd	2	D	13,320	3,100	0.23	C
			2	D	13,320	8,400	0.63	D

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

TABLE F.1.2 Broadview Gardens - Broward County, Florida Existing Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Sunrise Boulevard	NW 65th Ave FL Turnpike	FL Turnpike State Road 7	6	D	5,390	3,943	0.73	C
			6	D	5,390	5,083	0.94	C
Broward Boulevard	University Dr State Road 7	State Road 7 SW 31st Ave	6	D	5,390	4,038	0.75	C
			6	D	5,390	4,275	0.79	C
Peters Road	Pine Island Rd University Dr SW 46th Ave	University Dr SW 46th Ave Project Driveway	4	D	3,222	884	0.27	C
			4	D	3,222	1,397	0.43	C
			4	D	3,222	1,397	0.43	C
Davie Boulevard	Project Driveway State Road 7 SW 31st Ave	State Road 7 SW 31st Ave I-95	4	D	3,222	1,397	0.43	C
			4	D	3,580	2,565	0.72	C
			4	D	3,580	2,375	0.66	C
State Road 84	Davie Road State Road 7	State Road 7 SW 26th Terrace	5	D	5,370	5,634	1.05	F
			4	D	3,580	3,658	1.02	F
I-595	Davie Road FL Turnpike State Road 7	FL Turnpike State Road 7 I-95	8	D	13,620	18,478	1.36	F
			8	D	13,620	18,478	1.36	F
			8	D	13,620	18,478	1.36	F
University Drive	State Road 84 Peters Rd	Peters Rd Broward Blvd	6	D	5,390	6,555	1.22	F
			6	D	5,390	4,750	0.88	C
Florida's Turnpike	Griffin Road SR 84 / I-595	SR 84 / I-595 Sunrise Blvd	6	D	10,220	12,360	1.21	F
			6	D	10,220	12,227	1.20	F
State Road 7	State Road 84 Riverland Rd Davie Blvd	Riverland Rd Davie Blvd Broward Blvd	6	D	5,390	5,320	0.99	D
			6	D	5,390	5,320	0.99	D
			6	D	5,390	4,180	0.78	C
SW 31st Avenue	Riverland Rd Davie Blvd	Davie Blvd Broward Blvd	2	D	1,197	295	0.25	C
			2	D	1,197	798	0.67	D

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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 Metropolitan Planning Organization (MPO) plans and projections.

Tables F.2.1 and F.2.2 document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045).

TABLE F.2.1 Broadview Gardens - Broward County, Florida Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) Daily		
						Volume ¹	v/c Ratio	LOS
Sunrise Boulevard	NW 65th Ave FL Turnpike	FL Turnpike State Road 7	6	D	59,900	74,400	1.24	F
			6	D	59,900	77,700	1.30	F
Broward Boulevard	University Dr State Road 7	State Road 7 NW/SW 31st Ave	6	D	59,900	52,300	0.87	C
			6	D	59,900	61,600	1.03	F
Peters Road	Pine Island Rd University Dr SW 46th Ave	University Dr SW 46th Ave Project Driveway	4	D	35,820	21,200	0.59	C
			4	D	35,820	32,500	0.91	C
			4	D	35,820	32,500	0.91	C
Davie Boulevard	Project Driveway State Road 7 SW 31st Ave	State Road 7 SW 31st Ave I-95	4	D	35,820	32,500	0.91	C
			4	D	39,800	47,000	1.18	F
			4	D	39,800	44,200	1.11	F
State Road 84	Davie Road State Road 7	State Road 7 SW 26th Terrace	5	D	47,760	45,200	0.95	C
			4	D	39,800	49,500	1.24	F
I-595	Davie Road FL Turnpike State Road 7	FL Turnpike State Road 7 I-95	12	D	246,200	201,800	0.82	D
			12	D	246,200	171,100	0.69	C
			10	D	203,600	205,400	1.01	F
University Drive	State Road 84 Peters Rd	Peters Rd Broward Blvd	6	D	59,900	76,000	1.27	F
			6	D	59,900	79,500	1.33	F
Florida's Turnpike	Griffin Road SR 84 / I-595	SR 84 / I-595 Sunrise Blvd	8	D	164,200	176,300	1.07	F
			10	D	203,600	169,000	0.83	D
State Road 7	State Road 84 Riverland Rd Davie Blvd	Riverland Rd Davie Blvd Broward Blvd	6	D	59,900	72,100	1.20	F
			6	D	59,900	81,600	1.36	F
			6	D	59,900	66,900	1.12	F
SW 31st Avenue	Riverland Rd Davie Blvd	Davie Blvd Broward Blvd	2	D	13,320	10,200	0.77	D
			2	D	13,320	17,200	1.29	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

TABLE F.2.2 Broadview Gardens - Broward County, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Sunrise Boulevard	NW 65th Ave FL Turnpike	FL Turnpike State Road 7	6	D	5,390	7,068	1.31	F
			6	D	5,390	7,382	1.37	F
Broward Boulevard	University Dr State Road 7	State Road 7 SW 31st Ave	6	D	5,390	4,969	0.92	C
			6	D	5,390	5,852	1.09	F
Peters Road	Pine Island Rd University Dr SW 46th Ave	University Dr SW 46th Ave Project Driveway	4	D	3,222	2,014	0.63	C
			4	D	3,222	3,088	0.96	D
			4	D	3,222	3,088	0.96	D
Davie Boulevard	Project Driveway State Road 7 SW 31st Ave	State Road 7 SW 31st Ave I-95	4	D	3,222	3,088	0.96	D
			4	D	3,580	4,465	1.25	F
			4	D	3,580	4,199	1.17	F
State Road 84	Davie Road State Road 7	State Road 7 SW 26th Terrace	5	D	4,296	4,294	1.00	D
			4	D	3,580	4,703	1.31	F
I-595	Davie Road FL Turnpike State Road 7	FL Turnpike State Road 7 I-95	12	D	20,930	19,171	0.92	D
			12	D	20,930	16,255	0.78	C
			10	D	17,040	19,513	1.15	F
University Drive	State Road 84 Peters Rd	Peters Rd Broward Blvd	6	D	5,390	7,220	1.34	F
			6	D	5,390	7,553	1.40	F
Florida's Turnpike	Griffin Road SR 84 / I-595	SR 84 / I-595 Sunrise Blvd	8	D	13,620	16,749	1.23	F
			10	D	17,040	16,055	0.94	D
State Road 7	State Road 84 Riverland Rd Davie Blvd	Riverland Rd Davie Blvd Broward Blvd	6	D	5,390	6,850	1.27	F
			6	D	5,390	7,752	1.44	F
			6	D	5,390	6,356	1.18	F
SW 31st Avenue	Riverland Rd Davie Blvd	Davie Blvd Broward Blvd	2	D	1,197	969	0.81	D
			2	D	1,197	1,634	1.37	F

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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 horizon.

A trip generation comparison analysis has been performed for the existing (approved) land use designation (Utilities) and intensity and for the proposed land use designation (Medium (16) Residential). The trip generation comparison analysis was based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- *Utilities: 39.4 acres (currently vacant)*
 - *Utilizing the Broward County Planning Council (BCPC) standard of 10,000 square feet per acre for non-residential uses, the current maximum allowable development on the site is 394,000 square feet of utilities.*

PROPOSED LAND USE AND INTENSITY

- *Medium (16) Residential*
 - *The proposed Medium (16) Residential land use would permit a maximum of 630 dwelling units (39.4 acres x 16 DUs / acre).*

The trip generation analysis was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #170 – Utility. The most appropriate land use category for the proposed land use designation is Land Use #220 – Multifamily Housing (Low-Rise). The trip generation equations / rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #170 – Utility

- Weekday: $T = 12.29 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 2.33 (X)$ (87% in / 13% out)
- PM Peak Hour: $T = 2.16 (X)$ (18% in / 82% out)

ITE Land Use #220 – Multifamily Housing (Low-Rise)

- Weekday: $T = 6.41 (X) + 75.31$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.31 (X) + 22.85$ (24% in / 76% out)
- PM Peak Hour: $T = 0.43 (X) + 20.55$ (63% in / 37% out)

Table F.3.1 below presents the results of the trip generation comparison analysis.

TABLE F.3.1 Broadview Gardens - Broward County, Florida Trip Generation Comparison Analysis								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Future Land Use								
Utilities Utility (ITE LU#170)	394,000 SF	4,842	799	119	918	153	698	851
Proposed Future Land Use								
Residential Multifamily Housing (ITE LU#220)	630 DU	4,114	52	166	218	183	108	291
Difference (Proposed - Existing)		(728)	(747)	47	(700)	30	(590)	(560)

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

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 728 fewer daily vehicle trips, 700 fewer AM peak hour vehicle trips, and 560 fewer PM peak hour vehicle trips. Since the proposed change in the land use designation results in a decrease in daily, AM peak hour, and PM peak hour trips, the proposed land use designation is projected to have a positive impact on traffic conditions at and near the amendment area. Specifically, the Levels of Service (LOS) on the impacted roadways will not degrade as a result of this amendment and the project impact will be less than 1% of the LOS "D" capacity on all roadway segments.

Questions regarding the information presented in this portion of the application may be directed to Karl Peterson via phone at (954) 560-7103 and via e-mail at karl@traftech.biz.

November 4, 2024

Robert J. Hely, Esq.
Lochrie & Chakas, P.A.
699 N Federal Highway, Suite 400
Fort Lauderdale, FL 33301

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:
PROPOSED LAND USE PLAN AMENDMENT
4590 PETERS ROAD, UNINCORPORATED, FL 33317
PROPERTY ID# 504137011280**

Dear Mr. Hely,

We reference your request dated October 18, 2024, regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the referenced Land Use Plan Amendment located within the Unincorporated Neighborhood.

This letter is for informational purposes only. WWS neither reserves capacity for future development nor authorizes any construction. A WWS Utility Connection Permit (UCP) is required to alter or connect to any WWS facility. You can find information about the [UCP](#) process, [developer coordination](#), and [minimum design and construction standards](#) at Broward.org. The developer(s) shall be responsible for the expense and construction of all necessary improvements to provide the required level of service to the project.

POTABLE WATER SOURCE OF SUPPLY AND TREATMENT

District 1 Water Treatment Plant (1AWTP) will supply treated potable water to the referenced Land Use Plan Amendment.

This Land Use Plan Amendment is expected to increase an average day potable water demand by 0.079 million gallons per day (MGD) from its current land use potential. The standard level of service for potable water sources of supply (wellfields) and treatment plants is maximum day flow. The average day-to-maximum-day conversion factor for the 1AWTP is 1.28. Therefore, the proposed developments will increase finished potable water maximum day demand by 0.10 MGD (0.079 multiplied by 1.28).

The 1AWTP has a rated capacity of 16 MGD and utilizes a conventional lime softening process to treat a raw water supply from the Biscayne aquifer. The plant is also permitted to receive raw water from the upper Floridan aquifer and C-51 Reservoir. As per the South Florida Water Management District, the permitted groundwater allocations limits water allocation are as follows:

Biscayne Aquifer	C-51 Reservoir	Upper Floridan Aquifer
Annual Average (MGD)	Annual Average (MGD)	Annual Average (MGD)
10	1	2.9

As of October 2024, the one-year daily treated flow average was 7.16 MGD with a committed capacity of 2.11 MGD for a total of 9.27 MGD.

WASTEWATER TREATMENT

The North Regional Wastewater Treatment Plant (NRWWTP) will treat wastewater from the referenced Land Use Plan Amendment.

Land Use Plan Amendment is expected to increase the average day wastewater demand by 0.079 MGD. The standard level of service for wastewater treatment plants is average day flow.

As of October 2024, the one-year average day flow for the NRWWTP was 72.9 MGD, and the committed capacity was 5.01 MGD average day flow, for a total of 77.91 MGD. NRWWTP's permitted capacity is 95.00 MGD.

The NRWWTP has sufficient capacity to treat the Land Use Plan Amendment wastewater demand.

POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING

The standard level of service for potable water distribution systems is maximum day plus fire flow or peak hour, whichever is most stringent. The standard level of service for wastewater collection systems is peak flow. In addition, WWS analyzes piping systems in existing and future demand configurations to determine which is most stringent. WWS does not analyze piping systems at this stage in the land development process. Developers are encouraged to contact the WWS Engineering Division Planning and Development Section when their site plans and conceptual designs are available. Since piping systems change over time, WWS reviews engineering issues with the developer as part of the UCP process.

Please contact me at (954) 831-0728 or nberrios@broward.org if you have any questions.

Sincerely,

Nestor M. Berrios, PE, MECE, PMP
Expansion Project Administrator

Alicia Dunne, PE, PMP
Planning, Development, & GIS Section Manager

cc: Mario Manrique, WWED
Margarita Jaramillo, WWED
Luis Gaslonde, WWED
District 1 Service Availability Letter

From: Rocher, Yvel
To: Cuniff, Heather
Cc: Adoriso, Carlos; Burke, Peter; Sunderland, Linda; Vanlandingham, David
Subject: RE: Comment Request - Future Land Use Application 25-M1
Date: Friday, March 14, 2025 10:15:30 AM
Attachments: image002.png, image004.png, image005.png, image006.png

Hello Heather,

I do not foresee any impact from the amendment to the Broward Municipal Services District Future Land Use Map. Should there be a significant flow generation from the site in terms of the capacity of the existing sewer infrastructure, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted.

Have a great day!

Thank you,



YVEL ROCHER, P.E., MSCV, ENVIRONMENTAL PROGRAM MANAGER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519-1234

[Broward.org/Environment](https://www.broward.org/Environment) | [ePermits](#)

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Adoriso, Carlos <CADORISIO@broward.org>
Sent: Thursday, March 13, 2025 2:50 PM
To: Burke, Peter <PBURKE@broward.org>; Sunderland, Linda <LSUNDERLAND@broward.org>; Rocher, Yvel <YROCHER@broward.org>
Cc: Cuniff, Heather <HCUNNIFF@broward.org>; Vanlandingham, David <DVANLANDINGHAM@broward.org>
Subject: FW: Comment Request - Future Land Use Application 25-M1
Importance: High

Peter, Linda, Yvel

From: [Conde, Andres](#)
To: [Cunniff, Heather](#)
Cc: [Austin, Notosha](#); [Kasselakis, Steve](#)
Subject: Comment Request - Future Land Use Application 25-M1
Date: Thursday, March 13, 2025 1:55:09 PM
Attachments: image003.png, image004.png, image005.png

Good afternoon,

On behalf of Solid Waste and Recycling Services, there are no concerns regarding the land use change mentioned below. Thank you

From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Thursday, March 13, 2025 10:55 AM
To: Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; MATTHEW DEFELICE <MADEFELICE@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Carrano, Susanne <SCARRANO@broward.org>
Cc: Sesodia, Josie <JSESODIA@broward.org>; Delsalle, Darby <DDELSALLE@broward.org>
Subject: Comment Request - Future Land Use Application 25-M1

Good morning,

The Urban Planning Division received an application to amend the Broward Municipal Services District Future Land Use Map. It is being referenced as FLUMS 25-M1. The proposed amendment would change the future land use designation of an approximately 39.4 gross acre site, located in the Broadview Park neighborhood, from Utilities to Medium (16) Residential.



Attachment N

Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Thursday, April 6, 2025

Heather Cunniff, AICP, Planning Section Supervisor
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
954-357-5657
HCUNNIFF@broward.org

Re: Historic Resource Review
Future Land Use: 25-M1 /Broadview Gardens, Unincorporated Broward County.

Dear Heather,

In my capacity as the County's archaeological consultant, I have reviewed the proposed Future Land Use Plan 25-1M. The subject site is in the Broadview Gardens neighborhood of Unincorporated Broward County, involving approximately 39.4 acres. The amendment proposes:

Current Designation: Utilities

Proposed Designation: Medium (16) Residential

Estimated Net Effect: Reduction of 39.4 acres of Utilities uses
Addition of 39.4 acres of Medium (16) Residential uses

Item 7 – Historical /Archaeological Resources

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

One historic resource was identified during a recent cultural resource survey of the subject property however the resource was determined ineligible for inclusion on the National Register of Historic Places. Based in this recent survey, it is my opinion that the proposed development will result in loss of one identified resource, however, the resource has been identified as ineligible for inclusion on the National Register of Historic Places (NRHP) and the resource has not been identified as locally significant. It is my opinion that the proposed amendment will not have any adverse effects on significant historical resources.

1

FMSF Resource	Name	Type of Resource	Determination
8BD8251	Peters Road Range Storage	Structure	NRHP Ineligible

¹ 2022 Mankowski, Joseph F., *A Phase 1 Cultural Resources Assessment Survey of Broadview Gardens Project Parcel, Broward County, Florida*. Prepared by Advanced Archaeology, Inc. for J.J. Goldasich and Assoc., Inc. (March 2022).

Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the Broadview Gardens neighborhood of Unincorporated Broward County, within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

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

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

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: mdefelice@broward.org

Cc: Thamara Jean, Intern
 Broward County, Resilient Environment Department
 Urban Planning Division

 Rick Ferrer, Historic Preservation Officer
 Broward County, Resilient Environment Department
 Urban Planning Division, Historic Preservation Program

RESILIENT ENVIRONMENT DEPARTMENT (RED)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT

For: Broward County Urban Planning Division

Applicant: City of Fort Lauderdale

Amendment No.: FLUMS 25-M1

Jurisdiction: Broward Municipal Services District

Size: Approximately 39.4 acres

Existing Use: Vacant

Current Land Use Designation: Utilities

Proposed Land Use Designation: Residential

Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use

Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The subject site is within one-quarter mile of two (2) known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:

- a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)
2. Finished Floor Elevation requirements: The highest of the following:
- a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements: The highest of the following:
- a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
4. Additional ERP requirements as of June 28, 2024:
- a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Portions of the subject property have been designated as a Local Area of Particular Concern (LAPC) # 78. The property is subject to Section 5-182.8 of the Broward County Land Development Code. An Environmental Impact Report (EIR) will be required to be completed for the proposed development. In addition, A Broward County Tree Removal License is required for any proposed development of the property. The LAPC portion of the property is also a designated Natural Forest Community and is subject to Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. Both sections of the code require the preservation and enhancement of a conservation area and a conservation easement. The size and configuration of the conservation area is determined by the EIR and Tree Removal License application review process.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, five (5) are hazardous material facilities and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 03/25/2025)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence, however there are four (4) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 03/25/2025)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 03/25/2025)*

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis **provided by the applicant** indicates that the proposed amendment would result in a **decrease of 560 PM peak hour trips** per day compared to trips associated with the current designation. Based upon our Land Use Amendment SOP, an amendment to the proposed land use designation can be assumed to have a **minimal impact** on air quality **based on all current information provided at this stage** in the process. However, there is a **potential for future air quality degradation** based on the proposed increase in residential occupancy.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **is one (1)** air permitted facility located within half a mile of the proposed amendment site, which has not had any air quality-related complaints in the last 10 years. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 3/28/25)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern]

This site contains a specifically designated land area, which is listed as Local Area of Particular Concern (LAPC), Natural Resources Area (NRA), Urban Wilderness Inventory: City Preserve which is title Site 78.

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

Protected Natural Lands –

Project site contains Pine Ridge Nature Trail which is a 34.17 acres forested upland included in the Protected Natural Lands Inventory.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See attached memorandum.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

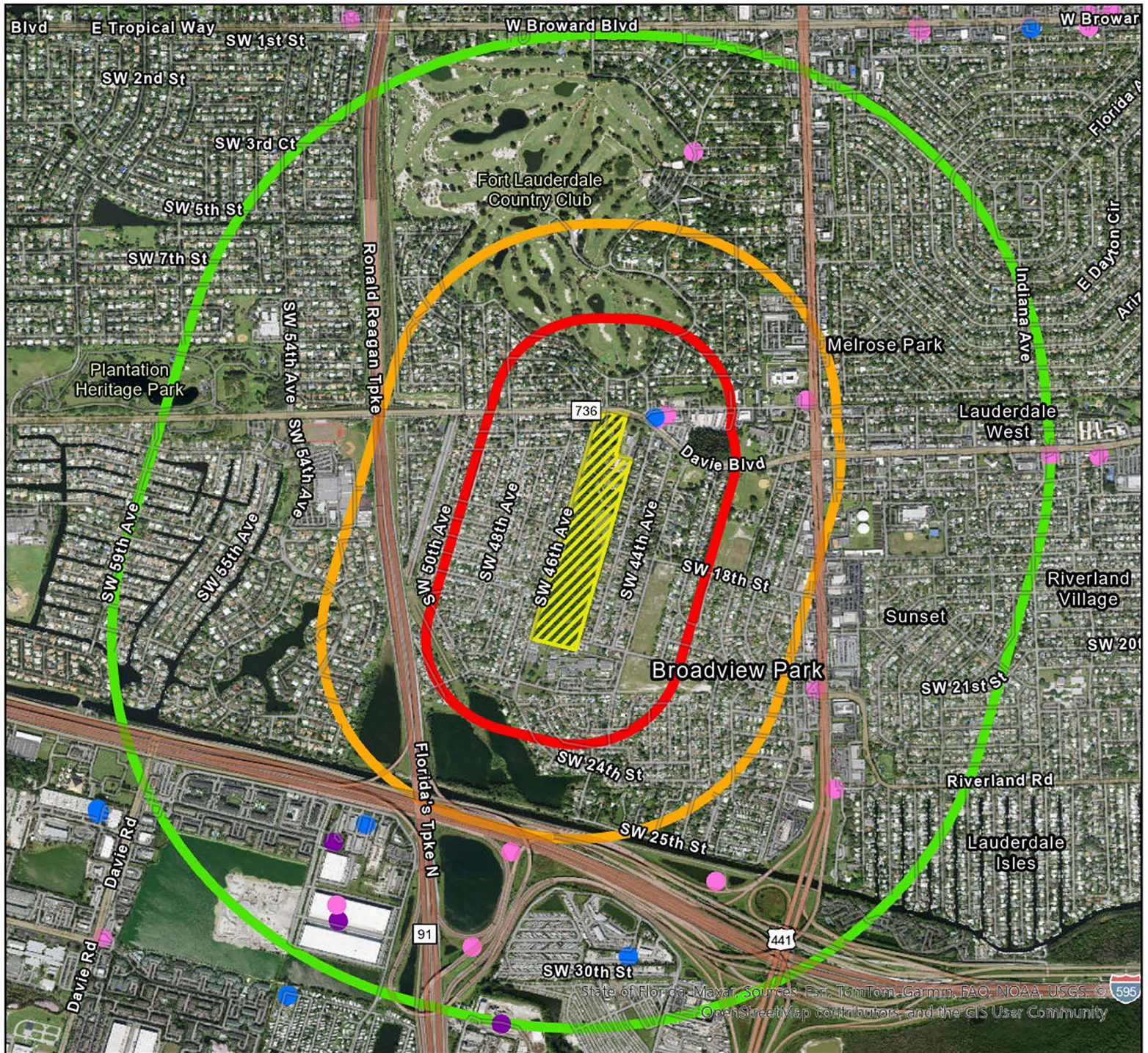
The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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.

Staff 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. (MP 4/1/2025)

Broward County Future Land Use

Map Proposed Amendment 25-1 M1



Legend

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

0 0.25 0.5 1 Miles



Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 3/26/25
Natural Resources Division

FLUMS 25-M1



0 0.1 0.2 Miles

Prepared on: 3/25/2025 2:52 PM

Prepared by: PDURIUS

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Boundary

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
All American Pest Control of Florida, Inc.	4409 PETERS RD, Plantation, FL 33317	7342 - Disinfecting and Pest Control Services	Hazardous Material Facility
New Cingular Wireless XYZE; USID57033	4340 PETERS RD, Fort Lauderdale, FL 33317	4812 - Radiotelephone Communications	Hazardous Material Facility
7-Eleven Store #23498	4451 DAVIE BLVD, Plantation, FL 33317	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Rogers Repair Center	4215 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
MTM Bavaria Inc.	4400 DAVIE BLVD, Fort Lauderdale, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
STP Motorsport	4400 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Urban Planning Division
Applicant: City of Fort Lauderdale
Amendment No.: FLUMS 21-M1
Jurisdiction: Broward Municipal Services District
Size: Approximately 39.4 acres
Existing Use: Vacant
Current Land Use Designation: Utilities
Proposed Land Use Designation: Residential
Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use

Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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

II. Wetland Review

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

III. Comments:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions

within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Heather Cunniff, Planning Section Supervisor, Urban Planning Division

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Resilient Environment Department *J.J.*

Date: 3/31/2025

Re: Initial Resilience Review of 25-M1, Broadview Park

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas
[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

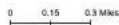
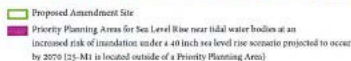
The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green

The Applicant should be aware that the groundwater maps were updated in 2024 to include the Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation, which will need to be considered for the development of the stormwater management system. In accordance with the County's existing future conditions planning requirements, consistent with Policy CC 3.10, the applicant is urged to work with the County to consider opportunities to enhance water storage and drainage, as part of site development to provide a community-based solution given the site's location within an area challenged by flooding.



**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Urban Planning Division
Applicant: City of Fort Lauderdale
Amendment No.: FLUMS 21-M1
Jurisdiction: Broward Municipal Services District
Size: Approximately 39.4 acres
Existing Use: Vacant
Current Land Use Designation: Utilities
Proposed Land Use Designation: Residential
Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use
Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 20 percent or equal to 7.88 acres.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 75 percent or equal to 29.55 acres

C. General impacts of the proposed land use change on water recharge:

The change in land use could potentially result in an increase of 55 percent impervious surface on the property, which is the equivalent of an increase of 21.67 acres of impervious area and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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.

IV. Comments

Staff 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.

Prepared by: MP (4/2/2025)

Environmental Assessment

**Ecological Assessment (EA), Wetland
Determination and Environmental Impact Report
(EIR)
Broadview Gardens Site
Broward County, Florida**

Prepared For:
Atlantic Pacific Communities
3 Miami Central
161 NW 6th Street, Suite 1020
Miami, FL 33136
Prepared By:

Jim Goldasich, SPWS

10/13/2021

J. J. Goldasich and Associates, Incorporated

Boca Raton, Ft. Lauderdale, North Palm Beach and Wellington, Florida



This report provides an Environmental Assessment (EA) of the ecological conditions on the Broadview Gardens site in unincorporated, Broward County, Florida. The subject site is designated on Broward County's Environmentally Sensitive Lands Map, Map label #80/Site Name #78 as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The site was evaluated for wetland characteristics, significant wildlife utilization including listed species site use and associated natural system conditions including important native habitat and listed Critical Habitat¹. The site is an upland urban forested and rangeland parcel that has been altered by past and ongoing human uses. Dense areas of trees and shrubs are dominated by non-native and invasive plants. No wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. No listed Critical Habitat or critical type of habitat is present on the site or in directly adjacent parcels. A tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance, minimization and mitigation as required by the regulatory agency tree resources permitting requirements. The results contained in this report are time sensitive and conditions may change with the passage of time.

¹ Land Use Plan Amendment; Leigh Robinson Kerr & Associates, Inc..

Contents

Executive Summary:.....	3
Figure 1: Aerial	4
Figure 2: LiDAR Map	5
Introduction:.....	6
Methods and Materials:.....	6
Current Land Uses and Native Habitat Suitability:	6
Site Photo #1: Site conditions showing poor natural system quality.	7
Site Photo #2: Kapok tree on the Broadview Gardens site.....	8
Figure 3: Vicinity FLUCCS Map	9
Figure 4: Site Specific FLUCCS/Natural Systems Map	10
Figure 5: Landscape Development Index (LDI) Map	11
Figure 6: Landscape Support Index (LSI) Map.....	12
Assessment Results:	13
Vegetation:.....	13
Site Photo #3: Typical understory in forested areas.	13
Soils:	14
Figure 7: Vicinity NWI Map.....	15
Figure 8: Soil Survey Map.....	16
Hydrology:	17
Wetlands and Wetland Characteristics:.....	17
Wildlife, Wetlands and Other Native Communities:.....	17
Conclusions:.....	17
Figure 9: Designated Critical Habitat, Listed Species Maps	19
Appendix: Gopher Tortoise (<i>Gopherus polyphemus</i>) Suitability	20

Executive Summary:

The Broadview Gardens parcel (Site) is located on the south side of Davie Boulevard (Peters Road) in Broward County, Florida. The subject site is designated on Broward County's Environmentally Sensitive Lands Map (Map label #80/Site Name #78) as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The site assessments were conducted according to the requirements and needs of the Broward County Environmental Impact Review (EIR) report. The Environmental Assessment (EA) of the Broadview Gardens Development parcel was conducted by review of recent and historic aerial photographs, NWI maps, soil maps, USGS Topographic data, and other existing data and information available during the scoping phase of the project site environmental review. The site was then reviewed in the field during September and October 2021. The site consists of an exotic forest community with areas of herbaceous dry prairie and cleared areas for active archery runways. While the vast majority of the trees currently growing onsite are non-native and invasive exotic trees, it is recommended that a tree survey be conducted so that tree resources may be plotted over any site plan. This could then be used to avoid direct development related impacts to the tree resources, if possible. The tree survey and site plan overlay is required by the tree protection regulations for the city and Broward County. The parcel is generally dry due to past drainage, filling, and site grading and slopes from the south to the north (see LiDAR Map). Based on the site conditions presented during the 2021 site assessments, wetland characteristics were not confirmed on the parcel. A deep swale that may serve to convey or store water is located in the north end of the parcel. This swale was dry during the site assessments. However, wetland associated site conditions are time sensitive and weather dependent so it is recommended that a wetland determination be conducted during favorable conditions to confirm the upland character of the site.

All site evaluations included methods and materials that are designed to establish if any listed flora or fauna are present on the site and to evaluate current ecological conditions on the parcel relative to the presence of important native habitat, including wetlands and native upland vegetative communities or tree resources. The site assessments were conducted pursuant to survey protocols recognized by the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Commission (FWC) as suitable to identify wildlife utilization of a site and were conducted by qualified biologists with extensive experience in listed species surveys.

No listed fauna were observed on the Site or in directly adjacent areas. Faunal sightings are typical for such open rangeland parcels in the urban environment and included several species of urban songbirds such as sparrows, grackles and northern mockingbirds, non-native reptiles, and various arthropods. There was no direct evidence of site use by large native mammals. The frequency of human site use and the urban location appeared to limit the attractiveness of the site for large mammal use. The site is expected to provide suitable habitat for small mammals such as rodents and raccoon and direct evidence of raccoon site use, such as tree scrapings and tracks, were observed in several areas of the site.



Initial: 07/26/2021

Revised: 09/02/2021

J. J. Goldasich and Associates, Incorporated

Atlantic Pacific

Broadview Gardens Survey
over Aerial with Parcels
Ft. Lauderdale, Florida



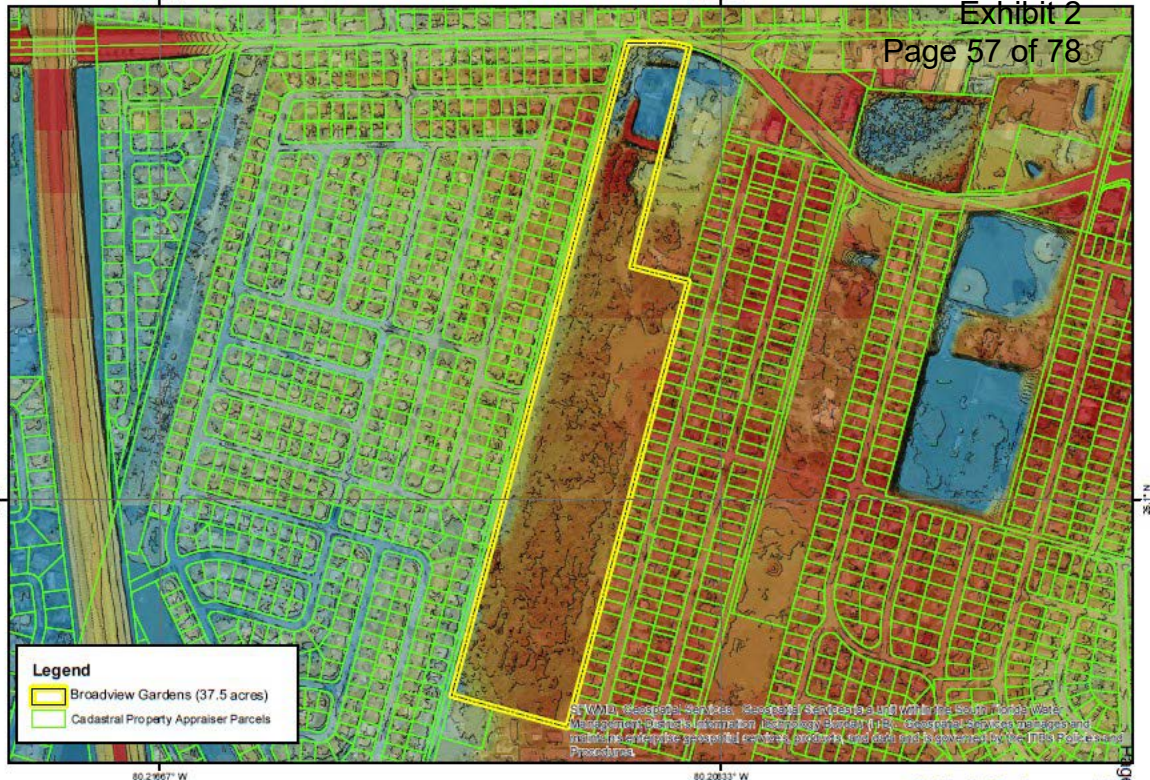
Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jjg@jgoldasich.com
Seagrass to Sawgrass

Survey
over
Aerial
Photograph

80.20833° W



St. William's Geospatial Services: Geospatial Services is a unit within the South Florida Water Management District's Information Technology Bureau (ITB). Geospatial Services manages and maintains enterprise geospatial services, products, and data and is governed by the ITB's Policy Governance.

www.GoldasichEnvironmental.com

09/22/2021 | Revised: 10/05/2021

J. J. Goldasich and Associates, Incorporated

Broadview Gardens

2021 Aerial Photograph
with Digital Elevation Map (LiDAR)
Broward County, Florida

LiDAR
DEM
over
2021 Aerial

#1
#2
#3
#4

Exhibit 2
Page 57 of 78



Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jlg@jlgoldasich.com
Seagrass to Sawgrass

Introduction:

The site is located at -80° 12' 37.595" (-80.210443°) West Longitude and 26° 06' 03.611" (26.101003°) North Latitude (approximate central coordinates). It is located in the northwest quarter of Section 13, Township 50 South, Range 42 East, Unincorporated, Broward County, Florida. The 2021 aerial (Figure 1) shows the current and adjacent site conditions. This environmental report (Ecological Assessment and Wetland Assessment) is prepared in accordance with the requirements of the Broward County Land Development Code, State of Florida and US Army Corps of Engineers wetland determination criteria and US Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FFWCC) survey protocol.

Methods and Materials:

The field assessments were carried out based on, and supported by, information generated during the comprehensive office scoping analysis. The office scoping analysis was completed using current and past aerial photographs, Land Use maps, National Wetland Inventory (NWI) maps, Soil Survey maps, USFWS and FWC listed species accounts and a series of historic aerial photographs dating to 1998. All areas of the Site were evaluated in the field by biologists during daylight hours in September and October 2021. The field work was designed to refine, confirm, and augment the site data generated during the scoping analysis and provided on historic documents. Specific field data were collected in the direct wildlife, direct listed species, soils, vegetation, and hydrology parameters. In addition, the site assessments were designed to identify indirect or potential site use by any important fauna, listed wildlife, as well as wetland and aquatic dependent biota.

The field assessments included pedestrian transects through the Site with particular attention given to the biological attributes and ecological condition of the soils, vegetation and hydrology presented during the assessment of the Site. The assessments were conducted with sufficient coverage to provide a thorough inspection of the existing natural system quality and condition. Key site features were specifically targeted for evaluation, including the potential wildlife draws on the site that may provide perching, nesting, feeding, roosting, and denning areas as well as for the presence of significant rookery or nursery areas for native wildlife. Features within the site that could provide niche space for fauna were carefully evaluated to determine actual or potential site use by listed or non-listed fauna. Important ecotones were also carefully reviewed for evidence of site use by wildlife by searching for burrows, nests, scat, tracks, refugia, trails, and drags.

Current Land Uses and Native Habitat Suitability:

The mixture of dense exotic forest and open rangeland vegetative communities provides niche space for small animals but direct evidence of significant site use by native wildlife was not confirmed during any of the site assessments. The vegetative character is that of an upland exotic forest community with upland dry prairie and upland herbaceous rangeland, and the dense canopy of primarily non-native trees found in most areas of the site limits wildlife utilization. The dominant trees include Bishop's wood (*Bischofia japonica*), fig tree (*Ficus benjamina*), Australian pine (*Casuarina Equisetifolia*) and Brazilian

pepper (*Schinus terebinthifolius*) all of which are non-native trees. The site and vicinity Florida Land Use Cover and Forms Classification System (FLUCCS) designations for the subject parcel are "Upland



Hardwood Forest " (FLUCCS 4200) and "Commercial and Services" (FLUCCS 1400). Adjacent parcels are shown as "Multiple Dwelling Unity-Low Rise: (FLUCCS 1330), "Fixed Single Family Units" (FLUCCS 1210), "Educational Facilities" (FLUCCS 1710), "Transportation-Roads and Highways" (FLUCCS 8140) and "Commercial and Services", (see Figure 3 – FLUCCS Map). A site specific FLUCCS/Natural Systems map was generated following the site inspections and this map (Figure 4) shows the site more specifically as a mix of "Upland Prairie/Rangeland" (FLUCCS 3100), "Exotic Forest" FLUCCS 4380) "Roads and Highways" (FLUCCS 8140), "Urban Uses" (FLUCCS 1400), and "Drainage Ditch/Swale (FLUCCS 5400). The swale areas transport or convey stormwater within and off of the site and were dry during all of the site visits in the fall of 2021.

Site Photo #1: Site conditions showing poor natural system quality.

A Landscape Development Index (LDI) analysis for the project site yields a score of 1 for the exotic forest and upland prairie areas and an 8 for the urban use areas. The landscape development intensity (LDI) map (Figure 5) shows the generalized natural system support and quality on 1 to 10 point scale, with 1 representing natural undeveloped lands and a 10 representing developed areas. The LDI is meant to be a measure of existing anthropogenic disturbance on a particular site or area and as a result, as the LDI score increases proportionally as the quality of the natural system at that location decreases. The site conditions represented by the LDI map suggest that the undeveloped areas of the site provide a good quality native habitat for natural system support. However, since this site is primarily vegetated with non-native and invasive plants, the actual value for native habitat is very poor. These designations will be an important factor in the development review process and in developing an appropriate plan of development for the site. Given the relatively low LDI on the site suggesting a good quality natural area, a Landscape

Support Index (LSI) assessment was also conducted and is included as Figure 6. The site generated a 10 and 2.2 landscape support index for the rangeland and previously developed areas, respectively. This value shows a range of high quality to low quality natural system conditions. However, given the past site clearing, human impact and use of the site, exotic vegetation, and urban character of the parcel, the actual native and landscape support would be classed in the fair to moderate range and more accurately represented by values between 4.0 to 6.0.

Site Photo #2: Kapok tree on the Broadview Gardens site.



80.2°06'7" W

80.2°06'33" W

Exhibit 2

Page 61 of 78

Exhibit 2
Page 61 of 78www.GoldasichEnvironmental.com

09/22/2021

Revised: 10/05/2021

J. J. Goldasich and Associates, IncorporatedEcological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN(561) 883-9655
jjg@jgoldasich.com
Seagrass to Sawgrass

Broadview Gardens
2021 Aerial Photograph
Site and Vicinity FLUCCS Map
Broward County, Florida

Site and
Vicinity
FLUCCS
Map

#1
#2
#3
#4

80.20833° W

80.21667° W

26.1° N

26.1° N

80.20833° W

80.21667° W

Legend

Broadview Gardens Site (~37.5 acres)

Exotic Forest (FLUCCS 4380) (~28.7 acres)

Dry Prairie (FLUCCS 3100) (~7.1 acres)

Urban Uses (FLUCCS 1400) (~1.5 acres)

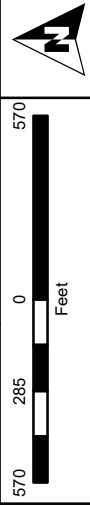
Drainage Ditch (FLUCCS 5400) (~0.2 acres)

Cadastral Property Appraiser Parcels

Document Name: Aerial-with-GIS_Covers

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09/22/2021	Revised: 10/05/2021	<div><div>Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN</div></div> <div>(561) 883-9555 jig@jgoldasich.com Seagrass to Sawgrass</div>		<div>Broadview Gardens 2021 Aerial Photograph Site Specific FLUCCS/Natural System Map Broward County, Florida</div>		<div>Aerial with FLUCCS Natural Areas</div>		#1	#2	#3	#4
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Legend

Broadview Gardens Site (~37.5 acres)

Cadastral Property Appraiser Parcels

09/22/2021

Revised: 10/05/2021

570 285 0 570

Feet

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Broadview Gardens

2021 Aerial Photograph
Landscape Development Intensity (LDI)
Broward County, Florida

**Current
LDI
Map**

#1	#2	#3	#4

Assessment Results:

Vegetation:

The dense vegetation on the site presents a formidable tree canopy with interspersed areas of upland open rangeland. These dense forested areas are primarily vegetated with exotic plants and non-native trees such as Australian pine (*Casuarina equisetifolia*), fig tree (*Ficus benjamina*), Brazilian Pepper (*Schinus terebinthifolius*), lead tree (*Leucaena leucocephala*) and coconut palm (*Cocos nucifera*),

Bishop's wood (*Bischofia japonica*), and umbrella tree (*Schefflera actinophylla*). The native trees and shrubs include Myrsine (*Myrsine floridana*), kapok tree, (*Ceiba pentandra*), (cabbage palm (*Sabal palmetto*), and salt bush (*Baccharis* spp.). The areas of herbaceous vegetation include St. Augustine grass (*Stenotaphrum secundatum*), Bermuda grass (*Cynodon dactylon*), Bahia (*Paspalum notatum*), dallis grass (*Paspalum dilatatum*), panic veldtgrass (*Ehrharta erecta*), poison ivy (*Toxicodendron radicans*), rosary pea (*Abrus precatorious*), smut grass (*Sporobolus indicus*), Johnson grass (*Sorghum halepense*), asparagus fern (*Asparagus aethiopicus*), southern bayberry (*Morella caroliniensis*), and Mexican clover (*Richardia scabra*).



Site Photo #3: Typical understory in forested areas.

Significant numbers of native trees do not appear to be present on the site and a tree survey should be conducted to confirm this and to

locate and define the tree resources on the parcel. The site plan and development review ordinances require that all applicants proposing development of a site must submit a tree survey consisting of a scaled drawing depicting the following:

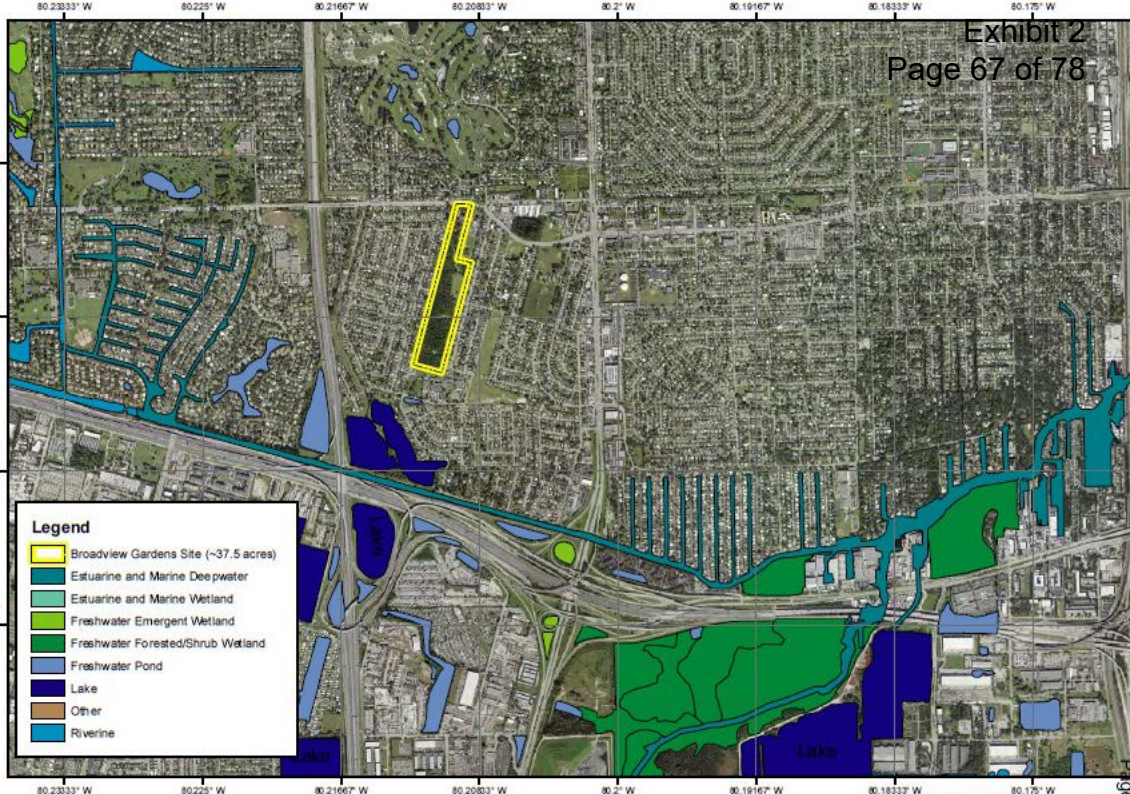
- Development Site Boundaries,
- Scientific and Common Name of the Surveyed Trees,
- Location of all trees (other than prohibited trees) with a caliper of ≥ 3 inches,
- Caliper (inches) and Canopy Spread (feet) for all Surveyed Trees,
- Scaled Site Plan with Tree Survey Superimposed
 - showing removed, relocated (if any) and preserved trees,

The site plan review will include a discussion of reasons for tree removal, relocation and replacement in order to address impact avoidance, minimization and mitigation for the site tree resources.

Soils:

The mapped soils for the site consist of “Dania-Urban Land Complex”, and “Udorthent-Urban Land Complex”(see Soil Map). The listed soil types are not subjected to frequent flooding or ponding in the undrained condition and is not listed as hydric (wetland) soil in Broward County. The urban soil complex soils are typically formed on rises on marine terraces and consisted of gravelly sand and sand. The soils found on the parcel are not listed as hydric soils in Broward County.

Urban soils are soils that are found in areas of high population density and in a largely built out environment. Such soils may contain human altered or transported materials with areas of pervious and impervious surfaces. These soil types found on the parcel do not have diagnostic soil horizons as they have been altered, plowed or otherwise altered by past and ongoing human activity. They are important soils in development, crop production, urban land, and pasture areas. These soils are typically somewhat poorly drained with no tendency for flooding or ponding of stormwater. This soil type has not been rated as “poor” or “less suited” for gopher tortoise suitability due to the prior filled condition, presence of rocks and rubble, and the relatively hard soil with coarse texture. All of these factors tend to limit the attractiveness of the soil for gopher tortoise burrowing. The landform for this soil type is rises on marine terraces and consist of altered deposits of soil, typically from offsite excavations. The properties of such soils include an approximate 0 to 5 percent slope consisting of cobbly sand and sand to depths of greater than 80 inches. The soil on this site contained large amounts of limestone fragments, both organic and inorganic debris and other evidence of past soil alteration related operations. The water table is between 60 to 72 inches during most of the year in the undrained condition. The water table was not found during the 2021 site assessments with soil pit excavations to approximately 20 inches. The soil was dry to the soil surface. Secondary indicators of wetland hydrology were not observed in the soil. The National Wetland Inventory (NWI) map further confirms that there are no mapped wetlands found on the project site or in directly adjacent properties.



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Exhibit 2
Page 67 of 78

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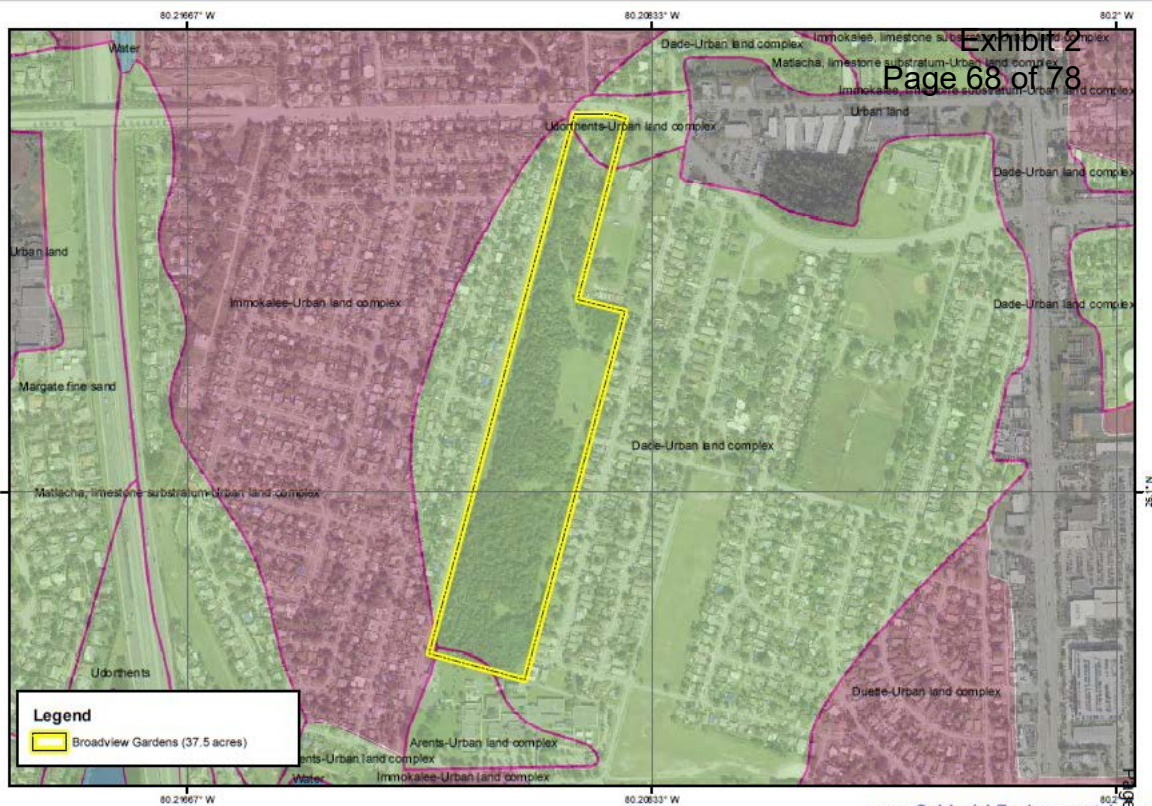


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Seagrass to Sawgrass

Broadview Gardens
2021 Aerial Photograph
National Wetland Inventory Map
Broward County, Florida

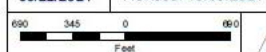
NW
Map

#1
#2
#3
#4



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Seagrass to Sawgrass

Broadview Gardens
2021 Aerial Photograph
Florida Soil Survey Database (SSURGO)
Broward County, Florida

Florida
Soil Survey
(SSURGO)

#1	
#2	
#3	
#4	

Hydrology:

The site is generally dry at the surface with a deep roadside drainage swale in the northern end of the site with no indications of recent flooding or ponding of stormwater. Water or saturated soil was not found in any of the soil pit excavations conducted during the 2021 site assessments, but it should be noted that the soil pits were relatively shallow due to the cobbly soil and shovel refusal. Review of national wetland inventory (NWI) Maps suggest that the site does not contain wetlands and this was confirmed by the conditions presented during the site assessments. The swale in the northern end of the site may contain water following significant storm events and water staining suggests that this water may remain for some time. However, wetland conditions were not identified in surface hydrology or soils during the onsite review.

Wetlands and Wetland Characteristics:

The project site did not contain any areas that demonstrated wetland characteristics during the September and October 2021 site assessments. Due to the relatively high elevations of the site and the sandy, cobbly soil conditions and the lack of wetland vegetation it is not expected that wetlands would form on the site even during heavy seasonal rain events.

Wildlife, Wetlands and Other Native Communities:

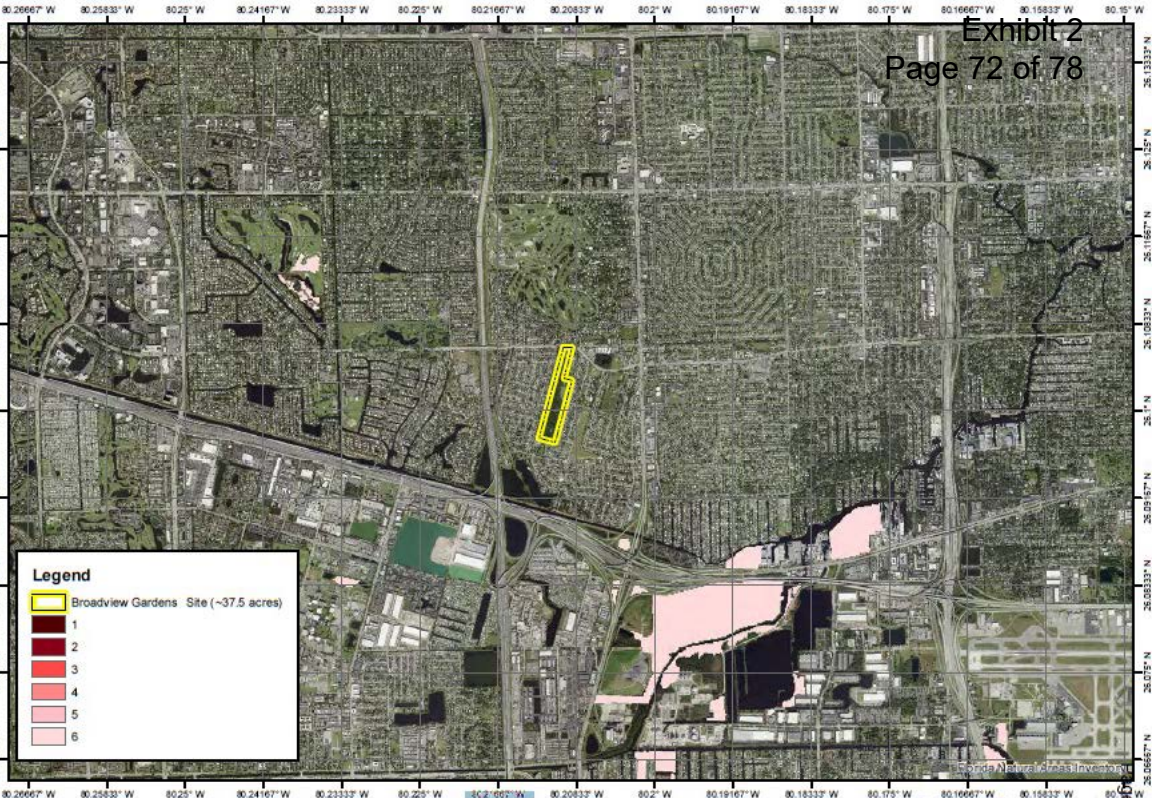
As previously stated, the Broadview Gardens site has been directly and indirectly affected by past site clearing, onsite and regional drainage, filling, other soil alterations, and the adjacent developments and roadways around the parcel. All of this activity has directly reduced the wildlife values on the Site.

No listed fauna were observed on the Site or in directly adjacent areas that could be evaluated by review from the Broadview Gardens Development parcel. The site assessments were conducted during a period of moderate temperatures and moderate rain events. Faunal observations included the Cuban anole (*Anolis sagrei*), spiny orb weaver spider (*Gasteracantha cancriformis*), urban songbirds such as northern mockingbirds (*Mimus polyglottos*), sparrows (Passeridae), and Formicidae (ants). While not directly observed on the site, indirect evidence and site conditions confirm site use by raccoon (*Procyon lotor*) and other urban small mammal taxa. No wading birds were observed during the site assessments and the site does not provide suitable wading habitat that would support feeding areas for such fauna. Critical Habitat for the snail kite (*Rostrhamus sociabilis*) is located approximately 10.2 miles to the west and important native habitat areas are located 9.1 miles to the west (wood stork nesting colonies). There is no critical habitat on the property or in directly adjacent parcels. (see Figure 9). No listed fauna were observed on the Site or in directly adjacent areas of the site during the field assessments. The site may contain or provide suitable feeding habitat for the federally listed Florida Bonneted Bat (FBB). As a result, a FBB Acoustic Survey may be required by the US Fish and Wildlife Service prior to development of the parcel.

Conclusions:

The subject site is a densely vegetated, upland forested and herbaceous parcel with open cleared areas dedicated to archery located in the unincorporated area of Broward County. No wetland areas were

identified on the site during the September and October 2021 site assessments. The site contains very dense areas of large trees and although the majority of the trees are non-native species, a tree survey should be conducted on the parcel. The tree survey should be overlaid on a plan of development for evaluation of tree impact, avoidance, and minimization possibilities. This will be required during the site plan review process. Tree mitigation will be required for all impacted trees, other than invasive exotic trees, prior to development of the site if regulated trees are removed, relocated, or damaged. None of the parcel contains high quality native south Florida habitat or ecosystems and wildlife utilization was poor during the daytime site assessments. The poor quality of the native habitat on site results in no direct impacts to high quality native habitat envisioned by the Local Area of Particular Concern (LAPC) requirements. Extensive areas of non-native and invasive trees and shrubs with very few native trees interspersed in the otherwise exotic forest does not provide good quality native habitat for wildlife and does not represent characteristic Florida natural areas that are important or targeted for preservation or protection.


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Broadview Gardens

2021 Aerial Photograph

Florida Natural Areas Conservation Priorities

Broward County, Florida

 FNAI
Habitat
Conservation
Priorities

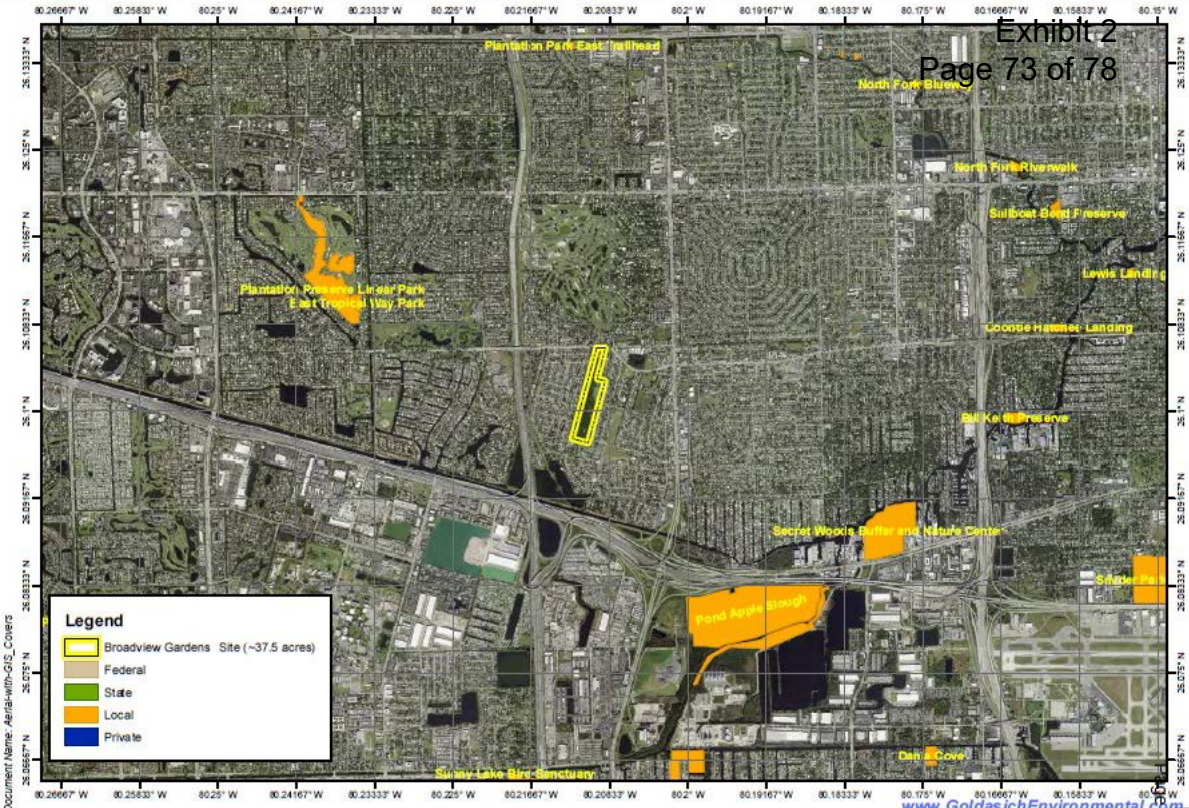
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 3,900 1,950 0 3,900
Feet

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 Exhibit 2
Page 72 of 78



Document Name: Aerial-with-GIS_Covers

09/22/2021		Revised: 10/05/2021		J. J. Goldasich and Associates, Incorporated		Broadview Gardens 2021 Aerial Photograph Established Conservation Lands Broward County, Florida		Vicinity Conservation Lands		<table border="1"> <tr><td>#1</td></tr> <tr><td>#2</td></tr> <tr><td>#3</td></tr> <tr><td>#4</td></tr> </table>		#1	#2	#3	#4
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						Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9656 jlg@goldasich.com Seagrass to Sawgrass				Exhibit 2 Page 73 of 78					



WLF - Gopher Tortoise Burrowing Suitability—Broward County, Florida, East Part
(Broadview Gardens)

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 US Routes
Soils	 Major Roads	 Local Roads
Soil Rating Polygons	Background	 Aerial Photography
 Unsuitable		
 Less suited		
 Moderately suited		
 Highly suited		
 Not rated or not available		
Soil Rating Lines		
 Unsuitable		
 Less suited		
 Moderately suited		
 Highly suited		
 Not rated or not available		
Soil Rating Points		
 Unsuitable		
 Less suited		
 Moderately suited		
 Highly suited		
 Not rated or not available		
Water Features		
 Streams and Canals		
Transportation		
 Rails		
 Interstate Highways		

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 Date: Version 17, Aug 25, 2021

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

Date(s) aerial images were photographed: Jan 2, 2019—Mar 26, 2019

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.

WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Arents-Urban land complex	Not rated	Arents (55%)		0.6	1.3%
			Urban land (40%)			
			Arents, organic substratum (3%)			
			Udorthents, marly substratum (2%)			
11	Dade-Urban land complex	Less suited	Dade (55%)	Soil depth (0.14)	41.7	93.7%
				Content of rock fragments (0.97)		
			Immokalee, limestone substratum (2%)	Water table (0.22)		
				Soil depth (0.75)		
17	Immokalee-Urban land complex	Less suited	Immokalee (46%)	Water table (0.22)	0.2	0.5%
39	Udorthents-Urban land complex	Not rated	Udorthents (55%)		2.0	4.5%
			Urban land (40%)			
			Arents (5%)			
Totals for Area of Interest					44.5	100.0%

Rating	Acres in AOI	Percent of AOI
Less suited	42.0	94.2%
Null or Not Rated	2.6	5.8%
Totals for Area of Interest	44.5	100.0%

Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher