


**AMENDMENT TO THE  
UNINCORPORATED BROWARD  
COUNTY AND BROWARD COUNTY  
LAND USE PLANS**

**(FUTURE LAND USE MAP AMENDMENT)**

**Case No. TBD**

	<p><b>Owner:</b> City of Fort Lauderdale</p> <p><b>Agents:</b> Robert B. Lochrie III, Esq.   Nectaria M. Chakas, Esq. Lochrie &amp; Chakas, P.A. 699 N. Federal Highway Fort Lauderdale, Florida 33304 RLochrie@LochrieLaw.com or NChakas@LochrieLaw.com</p>
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## **I. Transmittal Information**

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

**Applicant's Response: To be provided.**

- B. Name, title, address, telephone number and e-mail address of the local government contact person.

**Applicant's Response:**

**Darby DelSalle, AICP, Director  
Urban Planning Division  
Broward County Resilient Environment Department  
1 N. University Drive, Box 102  
Plantation, Florida 33324  
Phone: 954-357-9792  
DDelsalle@broward.org**

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.

**Applicant's Response: To be provided.**

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

**Applicant's Response: Broward County Municipal Services District follows the procedures outlined in Broward County Administrative Code Section 27.13 and Section 163.3184, Florida Statutes, Section 163.3187, Florida Statutes and Section 125.66, Florida Statutes. In addition, the Applicant has attended several meetings with the Broadview Park Association over the past 3 years and will continue to do so.**

- E. Whether the amendment is one of the following:

- \*Development of Regional Impact
- \*Small-scale development (Per Chapter 163.3187 Florida Statutes)
- \*Emergency (Please describe on separate page)

**Applicant's Response: Small-scale development. The proposed amendment involves a use of 50 acres or fewer and does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan.**

## **II. Applicant Information**

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

**Applicant's Response:**

**Michael Tadros, Interim Executive Director  
Housing Authority of City of Fort Lauderdale  
437 SW 4<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33315  
T: 954-525-6444 ext. 2103  
MTadros@hacfl.com**

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

**Applicant's Response:**

**Robert B. Lochrie III, Esq. | Nectaria M. Chakas, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway  
Fort Lauderdale, Florida 33304  
T: 954-779-1119**

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

**Applicant's Response:**

**Rickelle Williams, City Manager  
City of Fort Lauderdale  
101 NE 3<sup>rd</sup> Avenue, Suite 2100  
Fort Lauderdale, Florida 33301  
T: 954-828-6174  
E-mail: city.manager@fortlauderdale.gov**

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

**Applicant's Response: The Applicant is requesting an amendment to the Broward County Land Use Plan and Future Land Use Map to change the land use designation of the subject property located at 4590 Peters Road, Unincorporated, Florida 33317 ("Property") from Community to Medium (16) Residential. On March 6, 2025, a similar application was accepted by the Broward County Urban Planning Division which requested an amendment to the Broward Municipal Services District ("BMSD") Land Use Map from Utilities to Medium (16) Residential. Because the Property is located within unincorporated Broward County, it is subject to the BMSD's jurisdiction and mapped designations, which serve a similar function to municipal-level land use plans.**

**The subject site encompasses approximately 39.4 gross acres and 37.18 net acres and is generally located south of Peters Road, east of SW 46<sup>th</sup> Avenue, west of SW 44<sup>th</sup> Terrace, and north of SW 21<sup>st</sup> Manor. The proposed amendment will support the development of both affordable multifamily housing and market-rate single-family housing on an underutilized, vacant site. The development is intentionally designed to be compatible with the surrounding neighborhoods, placing single-family units along the western portion of the site to complement the adjacent single-family community, and locating multifamily units to the east near existing duplexes. This transition in housing types reflects the surrounding land use**

pattern and advances the County’s goals for providing a mix of housing opportunities while preserving neighborhood compatibility.

The chart below outlines the adjacent land use designations under both the BMSD and Broward County future land use maps, illustrating the compatibility of the proposed amendment with its surroundings and reinforcing how the amendment supports a balanced and context-sensitive pattern of development.

Table 1 ADJACENT LAND USES		
	MUNICIPAL FLU	County FLU
North	Low (5) Residential (Plantation)	Low (5) Residential
South	Community Facilities (BMSD)	Community
East	R-OS; Medium (16) Residential (BMSD)	R-OS; Medium (16) Residential
West	Low (5) Residential (BMSD)	Low (5) Residential

Development of the site will comply with Broward County’s Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.

### III. Amendment Site Description

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

**Applicant’s Response:** The proposed amendment site contains approximately 39.4 gross acres and 37.18 net acres. The amendment site is generally located south of Peters Road, east of SW 46<sup>th</sup> Avenue, west of SW 44<sup>th</sup> Terrace, and north of SW 21<sup>st</sup> Manor in Unincorporated Broward County.

- B. Original sealed survey, including legal description. (Digital scans are not acceptable.)

**Applicant’s Response:** See Attachment I: Survey and Legal Description.

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

**Applicant’s Response:** See Attachment II: Location Map.

### IV. Existing and Proposed Uses

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

**Applicant’s Response:** See chart below and Attachment III: Current Future Land Use Map and Attachment IV: Proposed Future Land Use Map.

Table 2 CURRENT & PROPOSED LAND USE		
	Local (BMSD)	County
Current	Utilities	Community
Proposed	Medium (16) Residential	Medium (16) Residential

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

**Applicant's Response: The Applicant is not aware of any use of flexibility for adjacent areas.**

- C. Existing use of amendment site and adjacent areas.

**Applicant's Response: See chart below.**

Table 3 EXISTING USES	
Subject Site	Vacant with archery facility
North	ROW (Peters Rd); Single-Family
South	Fire Station, Elementary School
East	ROW (SW 46 <sup>th</sup> Avenue); Residential multifamily RM-16; Ft. Lauderdale Police Association Lodge
West	Single-Family

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

**Applicant's Response: The proposed Medium (16) Residential land use designation would permit a maximum of 630 dwelling units (39.4 gross acres x 16 DUs / acre) on the subject site. However, the applicant is agreeing to voluntarily restrict the number of units to 508 dwelling units (474 multifamily dwelling units and 34 single family units).**

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

**Applicant's Response: The Broward Municipal Services District (BMSD) Future Land Use Map designates the Property as Utilities, which does not establish specific maximum development thresholds for either residential or non-residential uses.**

## V. Analysis of Public Facilities and Services

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service.

If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

**Applicant's Response:** The following analyses were prepared based on a maximum of 547 residential units (513 multifamily and 34 single-family). Please note, however, the applicant is further agreeing to restrict the Property to 474 multifamily units and 34 single family units via a Declaration of Restrictions to be recorded in the Public Records of Broward County. For purposes of analysis, the Applicant is using a more conservative dwelling unit count.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

**Applicant's Response:** The subject site is within the Broward County Water & Wastewater Services service area, District 1. The level of service standard is 150 gpcd.

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

**Applicant's Response:** April 2020

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

**District 1 raw water is treated at the District 1 WTP located in the City of Lauderdale Lakes prior to distribution to retail customers.**

<b>Table 4 CURRENT PLANT CAPACITY &amp; DEMAND-POTABLE WATER Broward County District 1 Water Treatment Plant</b>	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	$7.16 + 2.11 = 9.27$ MGD
SFWMD Permitted Withdrawal	10 MGD
Expiration Date of SFWMD Permit	2028
Planned Expansions	None

**Wellfields:** The BCWWS – District 1 wellfield contains nine wells with a total design capacity of approximately 23.5 MGD. Pursuant to the SFWMD CUP No. 06-00146-W issued in April 2008 for a 20-year permit duration, the maximum month and average annual daily withdrawals allowed from the District 1 SAS wellfield are 280 MG per Month (MGM) and 9.2 MGD, respectively.

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

<b>Table 5</b>			
<b>POTABLE WATER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	= 0 GPD
<b>PROPOSED</b>	513 MF DUs	x 141 gpd/unit	= 72,333 GPD
	34 SF DUs	x 199 gpd/unit	= 6,766 GPD
		<b>Net Change</b>	<b>+79,099 GPD</b>

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response:** See Attachment V: Potable Water Correspondence and below.

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**

**B. Sanitary Sewer Analysis**

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

**Applicant's Response:** **Applicant's Response:** Per the Broward County Water Management Element, the LOS standard for the regional wastewater system is the obligation of the County as described in the contractual agreements with its customers. The Agreements specify that the Regional Wastewater System will treat and dispose of all wastewater delivered to it. System annual average flows and reserve capacities for Districts 1 & 2 are 14.01 MGD and 16.71 MGD, respectively.

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

<b>Table 6</b>	
<b>SANITARY SEWER DEMAND AND CAPACITY</b>	
<b>Broward County North Regional Wastewater Treatment Plant</b>	
Plant Capacity	95 MGD
Current + Committed Demand	72.9 + 5.01 = 77.91 MGD
Planned Plant Capacity	95 MGD
Planned Expansions	None. Projections indicate sufficient capacity.
Source: Broward County Wastewater Treatment Plant Flow Calculations through	

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

<b>Table 7 SANITARY SEWER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	= 0 GPD
<b>PROPOSED</b>	513 MF DUs 34 SF DUs	X 100 gpd/unit X 142 gpd/unit	= 51,300 GPD = 4,828 GPD
		<b>Net Change</b>	<b>+56,128 GPD</b>
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service			

- Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response:** See Attachment VI: Sanitary Sewer Correspondence and below.

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**

**C. Solid Waste Analysis**

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

**Applicant's Response:**

<b>Facility Type</b>	<b>Generation Per Day</b>
<b>Residential</b>	<b>8.9 lbs. per unit</b>
<b>Factory/Warehouse</b>	<b>2 lbs. per 100 square feet</b>
<b>Office buildings</b>	<b>1 lb. per 100 square feet</b>
<b>Retail/service</b>	<b>4 lbs. per 100 square feet</b>
<b>Supermarket</b>	<b>9 lbs. per 100 square feet</b>
<b>Grade School</b>	<b>10 lbs. per room &amp; ¼ per pupil</b>
<b>High School</b>	<b>8 lbs. per room &amp; ¼ per pupil</b>
<b>Hospital</b>	<b>8 lbs. per bed</b>
<b>Nursing Home</b>	<b>3 lbs. per person</b>
<b>Hotel/motel</b>	<b>3 lbs. per room</b>

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

**Applicant's Response:** The BMSD has contracted with Coastal Waste & Recycling.

<b>SOLID WASTE FACILITIES</b>	
<b>Facility name:</b>	<b>WIN/Wheelabrator</b>
<b>Capacity:</b>	<b>800,000 tons / yr.</b>
<b>Current + Committed Demand</b>	<b>750,000 tons / yr.</b>
<b>Planned Capacity:</b>	<b>800,000 tons / yr.</b>

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

**Applicant's Response: See chart below.**

<b>TABLE 8 SOLID WASTE IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq. ft. Utilities	N/A	= 0 lbs. / day
<b>PROPOSED</b>	547 DUs	X 8.9 lbs./unit/day	= 5,607 lbs. / day
		<b>Change</b>	<b>+5,607 lbs./day</b>

- Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response: See Attachment VII: Solid Waste Correspondence and below.**

Name:	John Casagrande	
Title:	Vice President, Business Development	
Agency:	Coastal Waste & Recycling, Inc.	
Phone:	954-947-4000	Email: jcasagrande@costalwasteinc.com

#### **D. Drainage Analysis**

- Provide the drainage level of service per the adopted and certified local land use plan.

<b>Subject Adopted Drainage Level of Service Standards</b>	
Road Protection	Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "FEMA Flood Map". Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "FEMA Flood Map".
Building Elevations	To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Elevation Map", the FEMA Base Flood Elevation for the area or the site-specific 100-yr, 3-day design storm stage, whichever is highest. Off Site Discharge Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.



<b>Subject Adopted Drainage Level of Service Standards</b>	
Storm Sewers	Design frequency minimum to be three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
Flood Plain Routing	Calculated flood elevations based on the ten-year and one hundred-year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "FEMA Flood Map" and the "100-Year Flood Elevation Map."
Antecedent Water Level	The elevation depicted on the map "Average Wet Season Water Levels".
On Site Storage	Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall, except for the 100-yr, 3-day design storm event, which is zero discharge.
Water Quality	Prior to discharge to surface or ground water, 80% or 95% reductions in pollutant load must be achieved based on the rebuttable presumptions of the water quality treatment criteria.

- a) Storm event analysis:
    - 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).
  - b) Finished Floor Elevation requirements (also check the Broward County Future Conditions 100-year Flood Map 2060).
  - c) 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
  - d) Check existing licenses SWM2007-153-0 and SWM 2007-153-2 for requirements and possible conflicts.
2. Identify the drainage district and drainage systems serving the amendment area.

**Applicant's Response:** The project is not within a drainage district. Drainage is accomplished through a series of runoff from streets, parking lots, driveways, lawns, and other saturated surfaces channeled via retention and detention ponds, ditches, culverts, and storm sewers into the primary drainage system, i.e. to the Atlantic Ocean, Intracoastal Waterway and Dade County water bodies, and in a limited number of cases to the Everglades.

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

**Applicant's Response:** The existing drainage system has sufficient capacity to provide stormwater management for the service area. There are no planned drainage improvements for this area. All improvements required to meet the adopted level of service will be installed in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**Applicant's Response: A Surface Water Management Permit has not been issued for the site but appropriate permits will be obtained.**

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

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Applicant's Response: Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response: See Attachment VIII: Drainage Correspondence and below.**

**Susan Juncosa  
Broward County Water and Wastewater Services  
Water Management Division  
2555 W. Copans Road  
Pompano Beach, FL 33069  
sjuncosa@broward.org**

E. Recreation and Open Space Analysis

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

**Applicant's Response: The adopted level of service for recreation and open space is 3 acres per 1,000 residents.**

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

**Applicant’s Response:** Below is an inventory of local parks in the BMSD which is also included in Attachment VI. Sunview Park and Washburn Park are in the vicinity of the subject site.

Name	Acres	Address
Boulevard Gardens Community Center	1.31	313 NW 28 <sup>th</sup> Terrace
Delevoe Park	28.14	2520 NW 6 <sup>th</sup> Street
Dillard Park Green Space	3.93	NW 27 <sup>th</sup> Avenue
Franklin Park	3.07	2501 Franklin Park Drive
Lafayette Hart Park	2.66	2851 NW 8 <sup>th</sup> Road
Lewis-Chisolm Park	0.44	2620 NW 8 <sup>th</sup> Street
Roosevelt Gardens Park	5.43	2841 NW 11 <sup>th</sup> Street
Sewell Lock	4.03	Davie Road
South Fork Canoe Launch	0.47	SR 7 and Dania Cutoff Canal
Sunview Park	21.27	1500 SW 42 <sup>nd</sup> Street
Washburn Park	0.64	1955 SW 50 <sup>th</sup> Avenue

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

<b>Table 9 PARK IMPACT</b>			
	USE	RATE/CALCULATION	TOTAL
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	=0 ac
<b>PROPOSED</b>	547 DUs	X 2.0 ppl per unit x .003	=3.28 ac
		<b>Net Change</b>	<b>+3.28 ac</b>

**Estimated Number per Gross Acre of Persons per  
Residential Land Area Dwelling Unit**

From 0 up to 1	3.3
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

(Source: Broward County Land Use Plan)

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

**Applicant’s Response:** Please see Attachment IX: Inventory of Local Parks, which states the current level of service is 4.8 acres per thousand and therefore exceeds the level of service for parks and recreation.

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

**Applicant's Response: Not applicable.**

**F. Traffic Circulation Analysis**

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

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

**Applicant's Response: See Attachment X: Traffic Analysis**

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.

**Applicant's Response: See Attachment X: Traffic Analysis**

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the 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.

**Applicant's Response: See Attachment X: Traffic Analysis**

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

**Applicant's Response: See Attachment X: Traffic Analysis**

**G. Mass Transit Analysis**

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

**Applicant's Response: Broward County Transit route 30 serves the amendment site along Peters Road and operates on +/- 30-minute headways Monday-Saturday and +/- 45-minute headways on Sunday.**

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

**Applicant's Response: The subject site supports the utilization of mass transit by developing along and near roadways which are located within ¼ mile of mass transit services.**

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

**Applicant's Response: See Attachment XI: Mass Transit Correspondence and below:**

**Daniel Cohen  
Broward County Transit Division  
dacohen@broward.org  
115 S. Andrews Avenue, Fort Lauderdale, FL 33301  
954-357-6605**

#### H. Public Education Analysis

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

1. Public School Impact Application.

**Applicant's Response: Please see Attachment XII: Public School Impact Application and Attachment XIII: School Capacity Availability Determination.**

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

**Applicant's Response: Provided upon submittal of School Capacity Availability Determination request.**

## VI. Analysis of Natural and Historic Resources

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

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

**Applicant's Response: A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission, and the local Comprehensive Plan indicates that no known historical resources are located on or adjacent to the site. In addition, an Archaeological Assessment of the site has revealed no historical resources on this site.**

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

**Applicant's Response: A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission, and the local**

**Comprehensive Plan indicates that no known archeological sites are located on the site. In addition, an Archaeological Assessment of the site has revealed no historical resources on this site.**

C. Wetlands.

**Applicant's Response: No known wetlands are located on or adjacent to the site.**

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

**Applicant's Response: The subject site is designated on Broward County's Environmental Sensitive Lands Map, Map label #80/Site Name #78 as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The proposed plan will preserve the areas that continue to provide suitable LAPC, NRA, UWI conditions.**

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

**Applicant's Response: A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area.**

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**Applicant's Response: There are no known endangered or threatened species or species of special concern known to inhabit the subject site. A companion Environmental Assessment, EIR, and Wetland Determination report is being submitted.**

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

**Applicant's Response: The Applicant is not aware of any listed species on the site. A companion Environmental Assessment, EIR, and Wetland Determination report is being submitted. Several assessments of the site have not identified any listed species on the site. A copy of the Environmental Assessment for this site is attached.**

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

**Applicant's Response: The subject site is located within a Wellfield Zone. A well sitting study for the site has been completed. The report identifies the location for the wells within the subject site and the area required to be set aside for the development, operation, and maintenance of future wells.**

**See Study included as Attachment XIV.**

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

**Applicant’s Response: Any site alterations that may be necessary will meet applicable government regulations.**

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

**Applicant’s Response: The subject site is not ocean front.**

## **VII. Affordable Housing**

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

**Applicant’s Response: In accordance with Broward County Land Use Plan Policy 2.16.2, which applies to amendments proposing 100 or more residential units, the proposed development being facilitated through this amendment will include affordable housing as a primary component. All of the multifamily units are expected to be designated as affordable. The Medium (16) Residential land use designation allows the residential density needed to accommodate this type of housing and ensures consistency with the County’s affordable housing strategies.**

## **VIII. Land Use Compatibility**

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

**Applicant’s Response: The proposed amendment is consistent with the existing and planned residential character of the surrounding area. To the west, the site is adjacent to single-family homes located within the unincorporated Broadview Park neighborhood, which are designated Low (5) Residential under both the BMSD and County land use maps. To the east, the site abuts duplex/multifamily properties designated Medium (16) Residential. The proposed Medium (16) Residential designation provides an appropriate designation that will accommodate both the proposed single-family homes on the west and the proposed multifamily homes on the east.**

**Compatibility with surrounding uses will be addressed through the application of Broward County’s land development regulations, which govern setbacks, buffers, building height, and overall site design. Compliance with these standards will ensure that the proposed development is integrated appropriately into the surrounding community in a manner that minimizes adverse impacts and considers the scale and character of the existing neighborhood.**

## **IX. Hurricane Evacuation Analysis**

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

**Applicant's Response: The amendment site is not located in a hurricane evacuation zone.**

## **X. Redevelopment Analysis**

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

**Applicant's Response: The subject site is not located within a CRA.**

## **XI. Intergovernmental Coordination**

Indicate whether the proposed amendment site is adjacent to other local governments.

**Applicant's Response: The subject site is within Broward Municipal Services District (Unincorporated Broward County). The City of Plantation is to the north and west. The City of Fort Lauderdale is to the east.**

## **XII. Public Outreach**

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

**Applicant's Response: The Applicant has hosted and attended several meetings with the Broadview Park Association over the past 3 years and will continue to do so.**

## **XIII. Describe Consistency with Highlighted Regional Issues and Policies of the Broward County Land Use Plan**

### **Highlighted Regional Issues – Affordable Housing Vision**

- STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

**Applicant's Response: The proposed development supports Strategy AH-2 by enabling the Housing Authority of the City of Fort Lauderdale to construct new affordable housing in compliance with all Florida Building Code requirements, including those related to hurricane resiliency. While specific construction methods will be finalized during site plan and building permit review, the intent is to deliver cost-effective, code-compliant housing**



on a site currently designated for primarily non-residential uses under its Community land use designation. The amendment advances the County's goal of encouraging the development of affordable housing through efficient and resilient construction practices.

**BrowardNEXT Policies:**

- **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.

**Applicant's Response:** The proposed amendment supports Policy 2.16.1 by enabling the development of affordable housing within unincorporated Broward County, consistent with the County's responsibility to provide, encourage, and enable housing for low- and moderate-income households. The proposed Medium (16) Residential designation creates the framework needed to accommodate this type of housing, which will help address both current and projected residential demand in the County.

- **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.

**Applicant's Response:** The proposed amendment supports Policy 2.20.2 by introducing a Medium (16) Residential designation that allows for a range of housing options at a moderate density. The proposed development includes both single-family homes and affordable multifamily units, offering housing choices for different household types and income levels. The site's layout, with single-family homes to the west and multifamily units to the east, is designated to be compatible with surrounding land uses while supporting a balanced mix of housing opportunities.

- **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.

**Applicant's Response:** The proposed amendment aligns with Policy 2.19.1 by facilitating the redevelopment of underutilized land in unincorporated Broward County for residential use. The proposed layout supports compact development through a mix of single-family and multifamily housing types, helping to preserve open space within the site. The project is located near existing transit services and will include internal circulation and access improvements consistent with the intent of the County's Complete Street Guidelines. These elements support walkability, connectivity, and a more efficient use of the land.

- **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.

**Applicant's Response:** The proposed development has been designed to be context sensitive by placing single-family homes along the western edge of the site to align with the adjacent single-family neighborhood, and multifamily units along the eastern side where the surrounding area includes existing duplexes. The site's internal layout is being planned to function as a connected network, with consideration for efficient access, circulation, and integration with surrounding streets. Future site design will incorporate pedestrian and bicycle features consistent with the County's Complete Street Guidelines or equivalent principles.

#### **XIV. Additional Support Documents**

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

**Applicant's Response:** Applicant obtained an affordable housing certification from Broward County Housing Finance which is attached as Attachment XV. In addition, the Broward County Administrator executed a letter requesting concurrent review of the BMSD Land Use Plan Amendment and Broward County Land Use Amendment see Attachment XVI.

- B. Any proposed voluntary mitigation draft agreements.

**Applicant's Response:** There will be two (2) Declaration of Restrictive Covenants to be recorded on the Property as follows:

1. A Declaration addressing the voluntary commitments related to maximum building height, provision of amenities, traffic circulation and access, and the general site layout; and
2. A Declaration restricting 474 dwelling units to affordable housing. The affordable housing units will be situated on a portion of the land use amendment area as described in the Declaration.

Copies of the draft Declarations are included as Attachments XVII and XVIII, respectively.

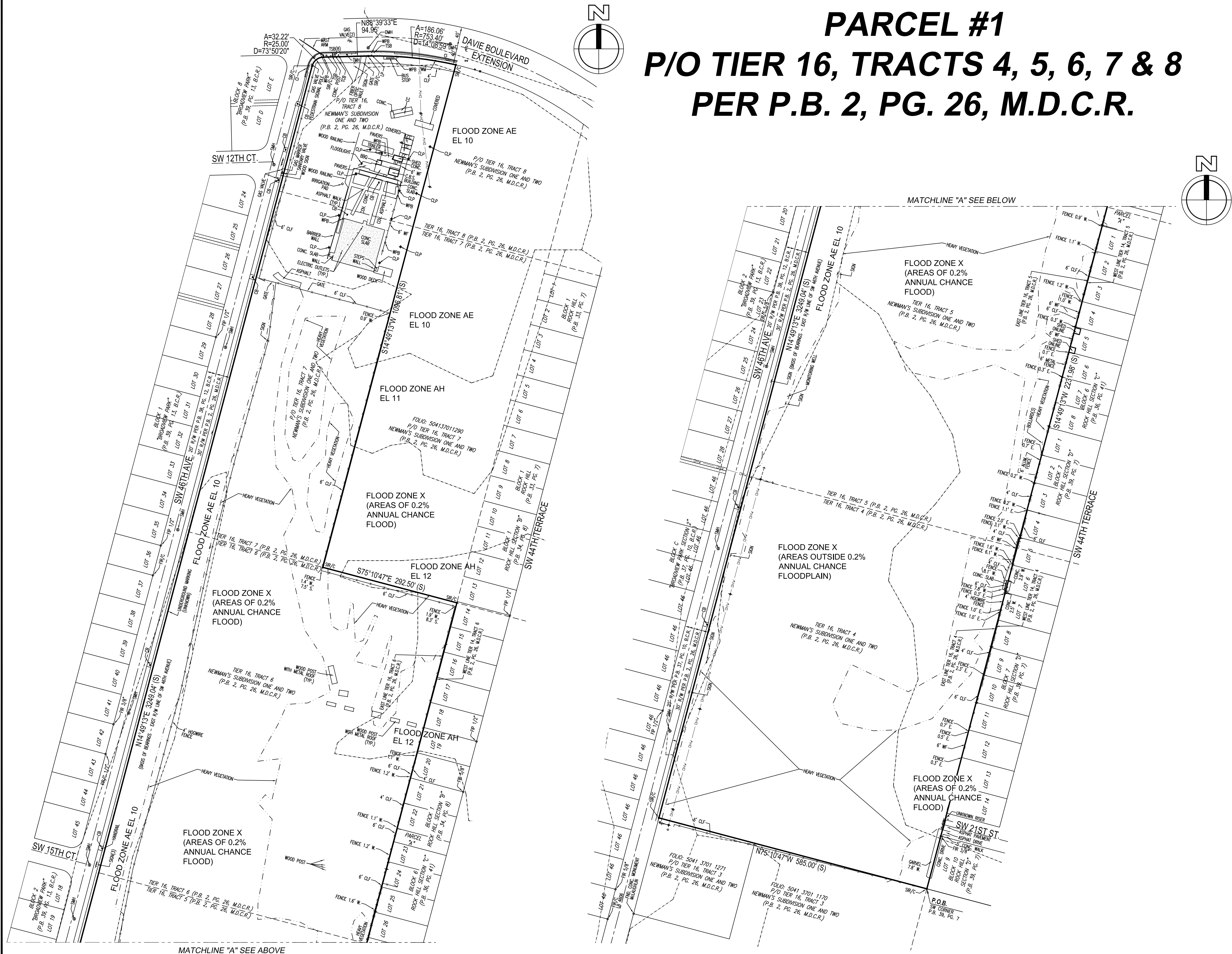
#### **XV. Plan Amendment Copies**

Provide 3 hard copies and 3 digital copies (6 copies total) of the amendment application.

**Applicant's Response:** To be provided with transmittal.

ATTACHMENT I  
SURVEY/LEGAL DESCRIPTION

PARCEL #1  
P/O TIER 16, TRACTS 4, 5, 6, 7 & 8  
PER P.B. 2, PG. 26, M.D.C.R.



LEGAL DESCRIPTION

ALL OF TRACTS 4, 5 & 6, TIER 16, AND PORTIONS OF TRACTS 7 & 8, TIER 16, NEWMAN'S SUBDIVISION ONE AND TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF ROCK HILL SECTION "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 75°10'47" WEST, A DISTANCE OF 585.00 FEET; THENCE NORTH 14°49'13" EAST, A DISTANCE OF 3,249.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 73°50'20", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°59'33" EAST, A DISTANCE OF 94.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 753.40 FEET AND A CENTRAL ANGLE OF 14°08'59", A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 1,096.81 FEET; THENCE SOUTH 75°10'47" EAST, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 2,231.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,619,552 SQUARE FEET (37.180 ACRES, MORE OR LESS).

ABBREVIATIONS:

A = ARC LENGTH  
A/C = AIR CONDITIONER  
ALUM. = ALUMINUM  
B.C.R. = BROWARD COUNTY RECORDS  
BOT = BOTTOM  
BRKN = BROKEN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CC = CARGO CONTAINER  
CI = CURB INLET  
CLF = CHAIN LINK FENCE  
CLP = CONCRETE LIGHT POLE  
CMP = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
COVERED = COVERED  
D = DELTA (CENTRAL ANGLE)  
D.E. = DRAINAGE EASEMENT  
DMH = DRAINAGE MANHOLE  
EL = ELEVATION  
F.F. = FINISHED FLOOR  
FIP = FOUND IRON PIPE  
FIR/C = FOUND IRON ROD W/CAP  
FIR = FOUND IRON ROD  
FND = FOUND  
ICV = IRRIGATION CONTROL VALVE  
INV = INVERT  
LB = LICENSED BUSINESS  
LP = LIGHTPOLE  
M.D.C.R. = MIAMI-DADE COUNTY RECORDS  
M.M.B. = MISCELLANEOUS MAP BOOK  
MON. = MONUMENT  
N/D = NAIL AND DISC  
(P) = PLAT  
P/O = PART OF  
P.B. = PLAT BOOK  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
PG. = PAGE  
R = RADIUS  
R/W = RIGHT-OF-WAY  
(S) = SURVEY  
SIR/C = SET 1/2" IRON ROD W/CAP LB7924  
SMH = SANITARY SEWER MANHOLE  
SN/D = SET NAIL & DISC LB7924  
SQ. = SQUARE  
STY. = STORY  
TCB = TRAFFIC CONTROL BOX  
TMH = TELEPHONE MANHOLE  
TSB = TRAFFIC SIGNAL BOX  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
WFB = WIRE PULL BOX  
WF = WOOD FENCE  
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER  
BOLLARD  
CABLE BOX  
CATCH BASIN  
CENTERLINE  
CLEANOUT  
ELEVATION  
FIRE HYDRANT  
GUYWIRE ANCHOR  
MANHOLE, DRAINAGE  
MANHOLE, SANITARY  
NON-VEHICULAR ACCESS LINE  
POLE, CONCRETE  
POLE, METAL  
POLE, WOOD  
SIGN  
TREE  
VALVE, WATER  
WATER METER  
WIRES, OVERHEAD  
FLOOD ZONE LIMIT  
WOODED AREA

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
				SEE SHEET #1	

SCALE: 1"=100' DATE: 01/30/20  
DRAWN BY: JDV FIELD BOOK: 61/58  
CHECKED BY: TAE SURVEY TYPE: BOUNDARY



**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 · 561.392.0221  
CA26258 · LB7924

**MAP OF BOUNDARY SURVEY  
BROADVIEW GARDENS**  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER  
191275  
SHEET NUMBER  
2 OF 7

ATTACHMENT II  
LOCATION MAP





### Parcel Information

Parcel Id: [504137011280](#)

Owner: CITY OF FORT LAUDERDALE

Situs Address: 4590 PETERS RD  
UNINCORPORATED FL 33317

Legal: NEWMANS SURVEY SUB NO 1 &  
2-26 D 13-50-41 TR 4 THRU 6,7  
W1/2 LESS PT DESC AS COMM  
AT NW COR OF NE1/4 OF SEC  
13,ELY 50.35, S 40 TO POB,SELY  
188.28 TO PT ON

Millage Code: 0012

Use Code: 77

Land Value: \$ 8,103,200

Building Value: \$ 68,500

Other Value: 0

Total Value: \$ 8,171,700

SOH Capped Value: \$ 7,213,710

Homestead Exempt:  
Amt: \$ 0

VVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 7,213,710

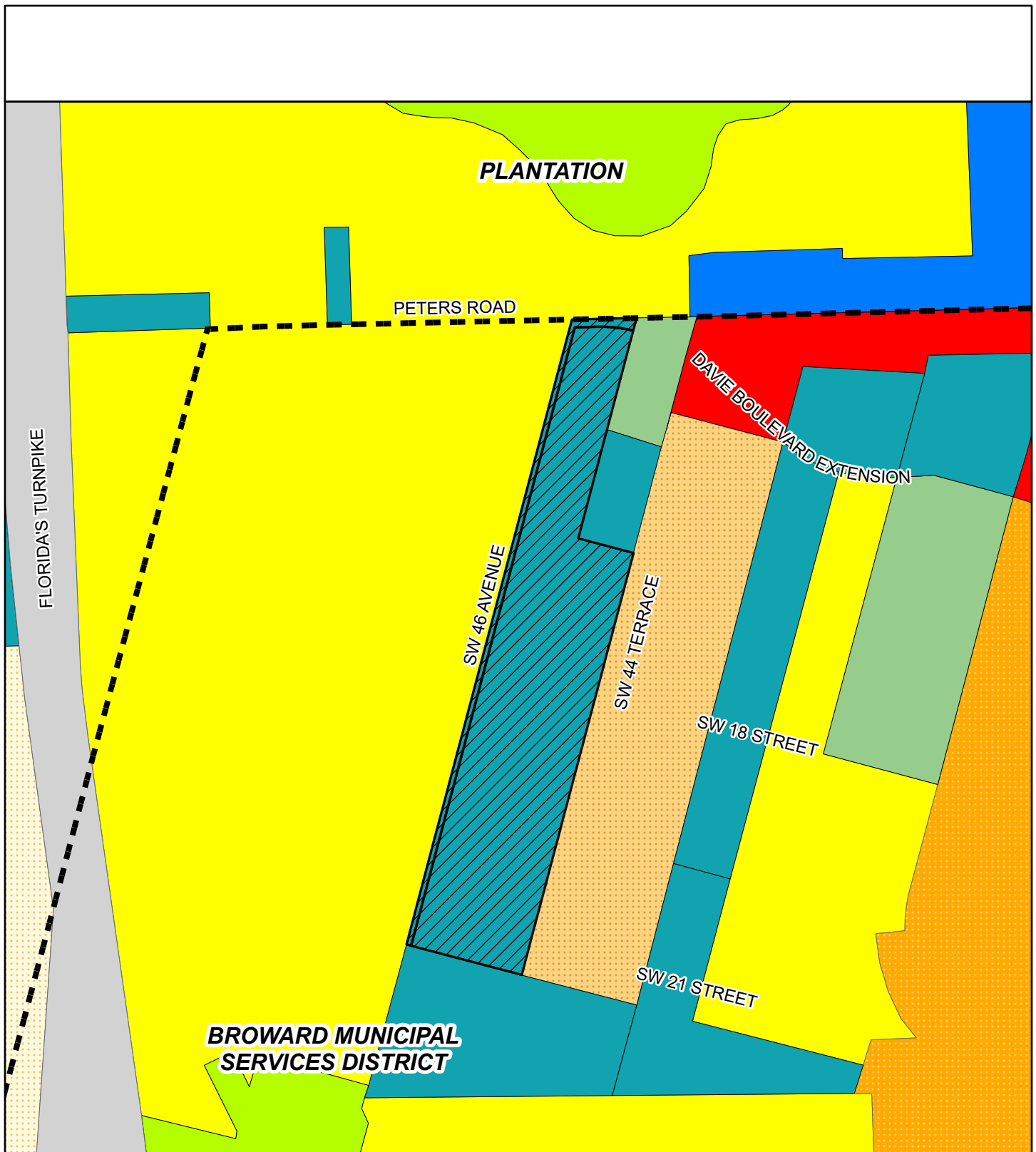
Taxable Value: \$ 0

Sale Date 1:

Sale Price 1: 0

ATTACHMENT III  
CURRENT FUTURE LAND USE MAP





Subject Site



Municipal Boundary



Low (3) Residential



Low (5) Residential



Low-Medium (10) Residential



Medium (16) Residential



Activity Center



Commerce



Recreation and Open Space



Commercial Recreation



Community



Transportation

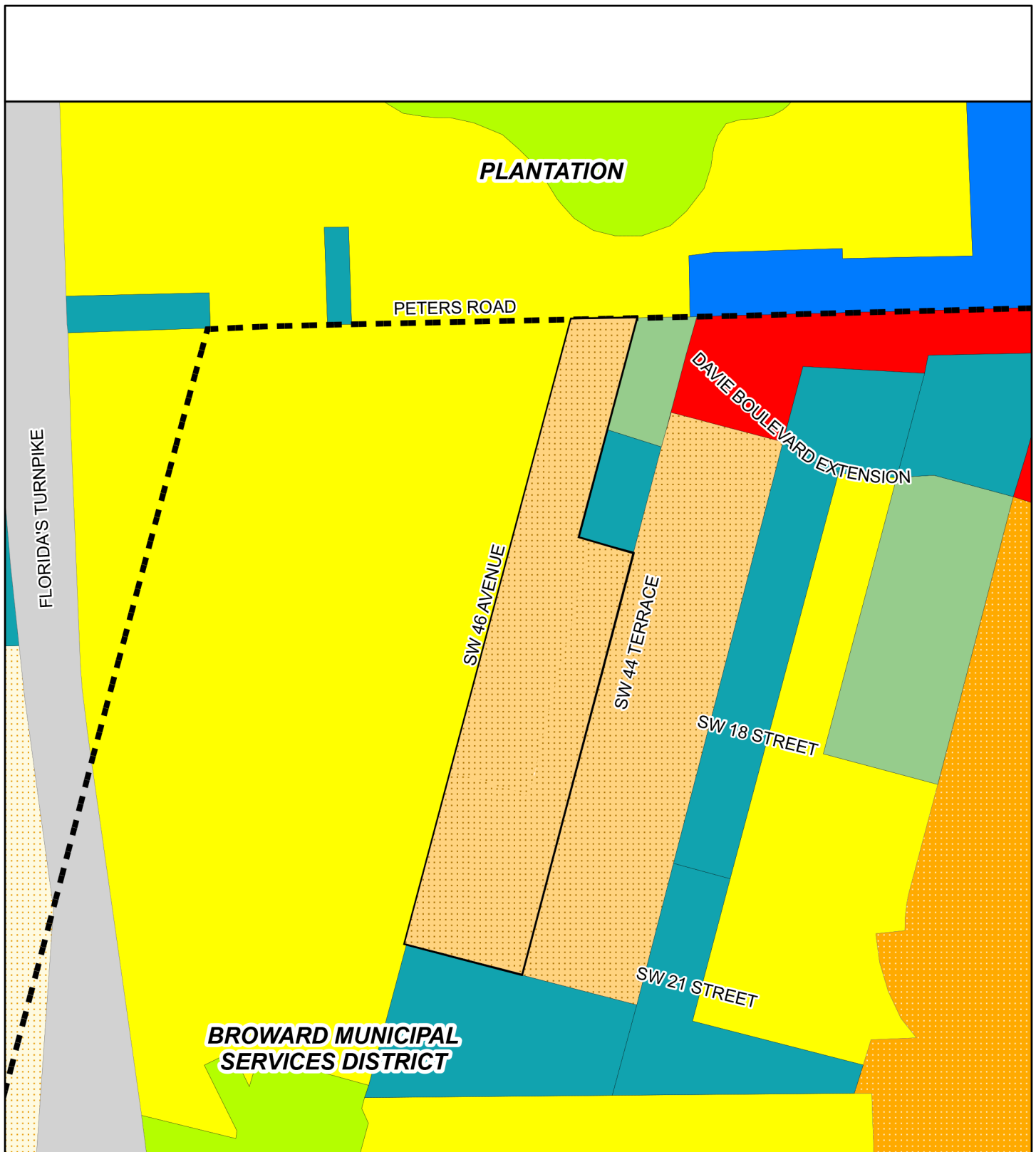
**Total Gross Acres = 39.4**

500 250 0 500  
Feet





ATTACHMENT IV  
PROPOSED FUTURE LAND USE MAP



Subject Site



Municipal Boundary



Low (3) Residential



Low (5) Residential



Low-Medium (10) Residential



Medium (16) Residential



Activity Center



Commerce



Recreation and Open Space



Commercial Recreation



Community



Transportation

**Total Gross Acres = 39.4**

500 250 0 500  
Feet



ATTACHMENT V  
POTABLE WATER CORRESPONDENCE

October 18, 2024  
Revised: October 28, 2024

**Via Email: NBerrios@broward.org**

Nestor M. Berrios, PE, MECE, PMP  
Expansion Project Administrator  
Planning and Development Section  
Water and Wastewater Engineering Division  
2555 W. Copans Road, Pompano Beach, FL 33069

**RE: "Broadview Gardens" Land Use Plan Amendment – Potable Water & Sanitary  
Sewer Analysis – 4590 Peters Road**

Mr. Berrios:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from the Division as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on levels of potable water and sanitary sewer service. Attached is a copy of our prepared analysis and a site location map for your reference. We would appreciate it if you could confirm the accuracy of the information and complete any missing items with return correspondence at your earliest convenience.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Robert J. Hely, Esq.

Enclosures:

- 1-Analysis
- 2-Site Location Map

**A. Project Information**

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46<sup>th</sup> Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

**B. Potable Water Analysis**

1. Provide the potable water level of service per the adopted and certified local land use plan.

**Applicant's Response: The subject site is within the Broward County Water & Wastewater Services service area, District 1. The level of service standard is 150 gpcd.**

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

**Applicant's Response: 2020**

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

**District 1 raw water is treated at the District 1 WTP located in the City of Lauderdale Lakes prior to distribution to retail customers.**

<b>CURRENT PLANT CAPACITY &amp; DEMAND-POTABLE WATER Broward County District 1 Water Treatment Plant</b>	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	8.08 MGD
SFWMD Permitted Withdrawal	MGD
Expiration Date of SFWMD Permit	2028
Planned Expansions	None

**Wellfields:** The BCWWS – District 1 wellfield contains nine wells with a total design capacity of approximately 23.5 MGD. Pursuant to the SFWMD CUP No. 06-00146-W issued in April 2008 for a 20-year permit duration, the maximum month and average annual daily withdrawals allowed from the District 1 SAS wellfield are 280 MG per Month (MGM) and 9.2 MGD, respectively.

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

POTABLE WATER IMPACT			
	USE	RATE/CALCULATION	TOTAL
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	=0 GPD
<b>PROPOSED</b>	513 MF DUs	x 141 gpd/unit	= 72,333 GPD
	34 SF DUs	x 199 gpd/unit	= 6,766 GPD
		<b>Net Change</b>	<b>+79,099 GPD</b>

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response:** See Attachment \_\_\_\_\_ and below.

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**

#### C. Sanitary Sewer Analysis

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

**Applicant's Response:** Per the Broward County Water Management Element, the LOS standard for the regional wastewater system is the obligation of the County as described in the contractual agreements with its customers. The Agreements specify that the Regional Wastewater System will treat and dispose of all wastewater delivered to it. System annual average flows and reserve capacities for Districts 1 & 2 are 14.01 MGD and 16.71 MGD, respectively.

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

<b>SANITARY SEWER DEMAND AND CAPACITY</b> <b>Broward County North Regional Wastewater Treatment Plant</b>	
Plant Capacity	MGD
Current + Committed Demand	MGD
Planned Plant Capacity	
Planned Expansions	None. Projections indicate sufficient capacity.
Source: Broward County Wastewater Treatment Plant Flow Calculations through	

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

<b>SANITARY SEWER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	= 0 GPD
<b>PROPOSED</b>	513 MF DUs 34 SF DUs	X 100 gpd/unit X 142 gpd/unit	= 51,300 GPD = 4,828 GPD
		<b>Net Change</b>	<b>+56,128 GPD</b>
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service			

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response: See Attachment \_\_\_\_\_ and below.**

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**







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

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](mailto: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

ATTACHMENT VI  
SANITARY SEWER CORRESPONDENCE

October 18, 2024  
Revised: October 28, 2024

**Via Email: NBerrios@broward.org**

Nestor M. Berrios, PE, MECE, PMP  
Expansion Project Administrator  
Planning and Development Section  
Water and Wastewater Engineering Division  
2555 W. Copans Road, Pompano Beach, FL 33069

**RE: "Broadview Gardens" Land Use Plan Amendment – Potable Water & Sanitary  
Sewer Analysis – 4590 Peters Road**

Mr. Berrios:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from the Division as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on levels of potable water and sanitary sewer service. Attached is a copy of our prepared analysis and a site location map for your reference. We would appreciate it if you could confirm the accuracy of the information and complete any missing items with return correspondence at your earliest convenience.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Robert J. Hely, Esq.

Enclosures:  
1-Analysis  
2-Site Location Map

**A. Project Information**

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46<sup>th</sup> Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

**B. Potable Water Analysis**

1. Provide the potable water level of service per the adopted and certified local land use plan.

**Applicant's Response: The subject site is within the Broward County Water & Wastewater Services service area, District 1. The level of service standard is 150 gpcd.**

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

**Applicant's Response: 2020**

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

**District 1 raw water is treated at the District 1 WTP located in the City of Lauderdale Lakes prior to distribution to retail customers.**

<b>CURRENT PLANT CAPACITY &amp; DEMAND-POTABLE WATER Broward County District 1 Water Treatment Plant</b>	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	8.08 MGD
SFWMD Permitted Withdrawal	MGD
Expiration Date of SFWMD Permit	2028
Planned Expansions	None

**Wellfields:** The BCWWS – District 1 wellfield contains nine wells with a total design capacity of approximately 23.5 MGD. Pursuant to the SFWMD CUP No. 06-00146-W issued in April 2008 for a 20-year permit duration, the maximum month and average annual daily withdrawals allowed from the District 1 SAS wellfield are 280 MG per Month (MGM) and 9.2 MGD, respectively.

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

POTABLE WATER IMPACT			
	USE	RATE/CALCULATION	TOTAL
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	=0 GPD
<b>PROPOSED</b>	513 MF DUs	x 141 gpd/unit	= 72,333 GPD
	34 SF DUs	x 199 gpd/unit	= 6,766 GPD
		<b>Net Change</b>	<b>+79,099 GPD</b>

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response:** See Attachment \_\_\_\_\_ and below.

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**

#### C. Sanitary Sewer Analysis

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

**Applicant's Response:** Per the Broward County Water Management Element, the LOS standard for the regional wastewater system is the obligation of the County as described in the contractual agreements with its customers. The Agreements specify that the Regional Wastewater System will treat and dispose of all wastewater delivered to it. System annual average flows and reserve capacities for Districts 1 & 2 are 14.01 MGD and 16.71 MGD, respectively.

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

<b>SANITARY SEWER DEMAND AND CAPACITY</b> <b>Broward County North Regional Wastewater Treatment Plant</b>	
Plant Capacity	MGD
Current + Committed Demand	MGD
Planned Plant Capacity	
Planned Expansions	None. Projections indicate sufficient capacity.
Source: Broward County Wastewater Treatment Plant Flow Calculations through	

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

<b>SANITARY SEWER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq ft Utilities	N/A	= 0 GPD
<b>PROPOSED</b>	513 MF DUs 34 SF DUs	X 100 gpd/unit X 142 gpd/unit	= 51,300 GPD = 4,828 GPD
		<b>Net Change</b>	<b>+56,128 GPD</b>
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service			

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response: See Attachment \_\_\_\_\_ and below.**

**Nestor M. Berrios, PE, MECE, PMP**  
**Planning and Development Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road, Pompano Beach, FL 33069**  
**nberrios@broward.org**









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

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

Robert J. Hely, Esq.  
November 4, 2024

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](mailto: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

ATTACHMENT VII  
SOLID WASTE CORRESPONDENCE

October 18, 2024

**Via Email: edamaso@coastalwasteinc.com**

Eileen Damaso  
Vice President of Government Affairs  
Coastal Waste & Recycling, Inc.

**RE: "Broadview Gardens" Land Use Plan Amendment – Solid Waste Analysis – 4590  
Peters Road**

Ms. Damaso:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from your office as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on solid waste. Attached is a copy of our prepared analysis and a site location map for your reference. You will notice that the chart under criteria (2) is incomplete. We would appreciate it if you could fill in the necessary information and confirm whether there is adequate capacity to accommodate the project demand.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Robert J. Hely, Esq.

Enclosures:

- 1-Analysis
- 2-Site Location Map

**A. Project Information**

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and to enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46<sup>th</sup> Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

**B. Solid Waste Analysis**

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

**Applicant's Response:**

Facility Type	Generation Per Day
Residential	8.9 lbs. per unit
Factory/Warehouse	2 lbs. per 100 square feet
Office buildings	1 lb. per 100 square feet
Retail/service	4 lbs. per 100 square feet
Supermarket	9 lbs. per 100 square feet
Grade School	10 lbs. per room & ¼ per pupil
High School	8 lbs. per room & ¼ per pupil
Hospital	8 lbs. per bed
Nursing Home	3 lbs. per person
Hotel/motel	3 lbs. per room

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

**Applicant's Response: The BMSD has contracted with**

SOLID WASTE FACILITIES	
Facility name:	WIN / Wheelabrator
Capacity:	800,000 Tons / yr
Current + Committed Demand	750,000 Tons / yr
Planned Capacity:	800,000 tons / yr

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

**Applicant's Response:**

<b>TABLE 1 SOLID WASTE IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	394,000 sq. ft. Utilities	N/A	= 0 lbs. / day
<b>PROPOSED</b>	547 DUs	X 8.9 lbs./unit/day	= 5,607 lbs. / day
		<b>Change</b>	<b>+5,607 lbs./day</b>

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

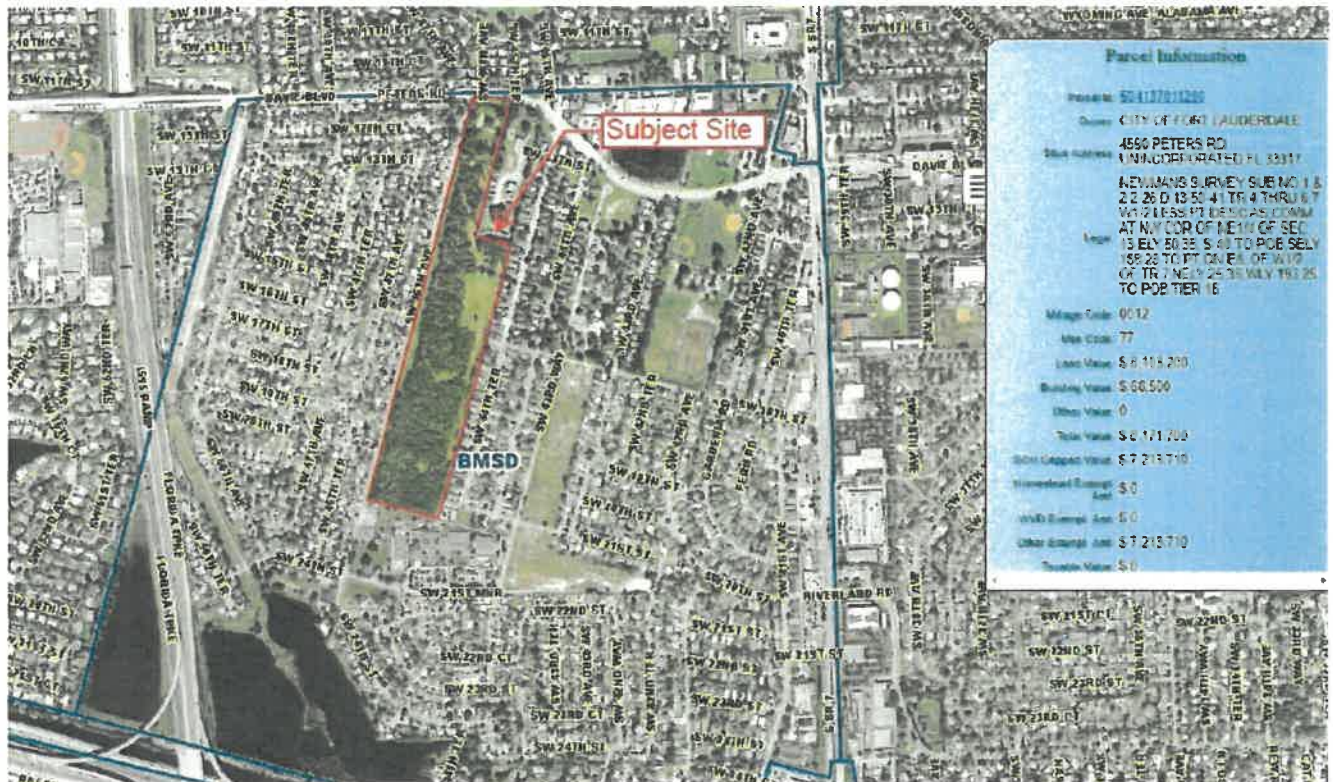
**Applicant's Response: Correspondence attached. Provider information below.**

<b>Name:</b>	Eileen Damaso	
<b>Title:</b>	Vice President of Government Affairs	
<b>Agency:</b>	Coastal Waste & Recycling, Inc.	
<b>T:</b>	305-635-5144	Email: edamaso@costalwasteinc.com



October 18, 2024

Page 4



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## Broadview Gardens

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**From** John Casagrande <jcasagrande@coastalwasteinc.com>

**Date** Wed 10/23/2024 3:35 PM

**To** Robert Hely <rhely@lochrielaw.com>

 1 attachments (246 KB)

Broadview Gardens Land Use plan.pdf;

Afternoon Robert,

I completed criteria 2 for the proposed amendment. Let me know if this is the information you needed. You can change the contact information to mine on the applicants response information instead of Eileen in case anyone else has a question.

Have a great day

**John Casagrande**

Vice President, Business Development

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**P:** 954-947-4000

**M:** 954-444-7457

[www.coastalwasteinc.com](http://www.coastalwasteinc.com)

4950 Communication Ave, Ste 150, Boca Raton, FL 33431



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ATTACHMENT VIII  
DRAINAGE CORRESPONDENCE

October 18, 2024

**Via Email: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)**

Susan Juncosa  
Broward County Water and Wastewater Services  
Water Management Division  
2555 W. Copans Road  
Pompano Beach, Florida 33069

**RE: "Broadview Gardens" Land Use Plan Amendment – Drainage Analysis – 4590  
Peters Road**

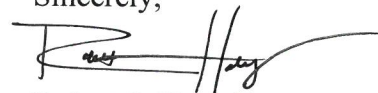
Ms. Juncosa:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from the Division as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on drainage services. Attached is a copy of our prepared analysis and a site location map for your reference. We would appreciate it if you could confirm the accuracy of the information with return correspondence at your earliest convenience.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Robert J. Hely, Esq.

Enclosures:

- 1-Analaysis
- 2-Site Location Map

A. Project Information

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and to enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46<sup>th</sup> Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

B. Drainage Analysis

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

<b>Subject Adopted Drainage Level of Service Standards</b>	
Road Protection	Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "FEMA Flood Map". Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "FEMA Flood Map".
Building Elevations	To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Elevation Map", the FEMA Base Flood Elevation for the area or the site-specific 100-yr, 3-day design storm stage, whichever is highest. Off Site Discharge Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.
Storm Sewers	Design frequency minimum to be three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
Flood Plain Routing	Calculated flood elevations based on the ten-year and one hundred-year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "FEMA Flood Map" and the "100-Year Flood Elevation Map."
Antecedent Water Level	The elevation depicted on the map "Average Wet Season Water Levels".
On Site Storage	Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall, except for the 100-yr, 3-day design storm event, which is zero discharge.
Water Quality	Prior to discharge to surface or ground water, 80% or 95% reductions in pollutant load must be achieved based on the rebuttable presumptions of the water quality treatment criteria.

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

**Applicant's Response: The Project is not within a drainage district. Drainage is accomplished through a series of runoff from streets, parking lots, driveways, lawns, and other saturated surfaces channeled via retention and detention ponds, ditches, culverts, and storm sewers into the primary drainage system, i.e. to the Atlantic Ocean, Intracoastal Waterway and Dade County water bodies, and in a limited number of cases, to the Everglades.**

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

**Applicant's Response: The existing drainage system has sufficient capacity to provide stormwater management for the service area. There are no planned drainage improvements for this area. All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**Applicant's Response: A Surface Water Management Permit has not been issued for the site but appropriate permits will be obtained.**

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

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Applicant's Response: Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**Applicant's Response:**

**Susan Juncosa  
Broward County Water and Wastewater Services  
Water Management Division  
2555 W. Copans Road  
Pompano Beach, FL 33069  
Email: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)**





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## Broadview Gardens Drainage Analysis

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**From** Juncosa, Susan <[sjuncosa@broward.org](mailto:sjuncosa@broward.org)>

**Date** Wed 11/13/2024 8:04 AM

**To** Robert Hely <[rhely@lochrielaw.com](mailto:rhely@lochrielaw.com)>

**Cc** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>

 1 attachment (181 KB)

2024-1113 WMD Comments.pdf;

The attached documents are comments on the proposed drainage analysis.

Feel free to contact me if you have any questions.



Susan Juncosa, Natural Resources Specialist  
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**  
2555 West Copans Road, Pompano Beach FL 33069  
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506  
E-MAIL: [sjuncosa@broward.org](mailto:sjuncosa@broward.org) FAX: (954) 831-3285

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



**WATER MANAGEMENT DIVISION / PUBLIC WORKS**

2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

November 13, 2024

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

via email to: [RHELY@LOCHRIELAW.COM](mailto:RHELY@LOCHRIELAW.COM)

RE: "Broadview Gardens" Land Use Plan Amendment  
Drainage Analysis – 4590 Peters Road

Dear Mr. Hely:

On October 18, 2024, you submitted a prepared analysis of the proposed Broadview Gardens drainage services, to be reviewed and then submitted as a part of the Land Use Plan Amendment (LUPA) for the site. The analysis included summaries about the drainage level of service, drainage district and systems, future plans for the area and permitting. As the site is located in unincorporated Broward County, the analysis was reviewed by the Surface Water Management Licensing program.

Please revise the analysis to include the following:

1. Stoms event 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 (also check the Broward County Future Conditions 100-year Flood Map 2060).
3. Check the water table requirements – it will be 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. Check existing licenses SWM2007-153-0 and SWM2007-153-2 for requirements and possible conflicts.

If you have further questions on these additions, please contact Johana Narvaez, the manager of the Surface Water Management Licensing program. She may be reached at phone (954) 519-0318 or email: [jnarvaez@broward.org](mailto:jnarvaez@broward.org).

Sincerely,



Susan Juncosa, Natural Resources Specialist  
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**  
2555 West Copans Road, Pompano Beach FL 33069  
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506  
E-MAIL: [sjuncosa@broward.org](mailto:sjuncosa@broward.org) FAX: (954) 831-3285

C: Johana Narvaez, SWM

ATTACHMENT IX  
INVENTORY OF LOCAL PARKS

## 1. Existing and Projected Build-Out Populations

### Appendix BMSD-B

#### Population Forecasts by Traffic Analysis Zone 2015-2040

BMSD Neighborhood	Traffic Analysis Zone (TAZ) Allocation					
	2015*	2020	2025	2030	2035	2040
Boulevard Gardens	1,870	1,928	2,133	2,242	2,317	2,376
Broadview Park	7,593	7,828	8,662	9,105	9,409	9,648
Franklin Park	958	988	1,093	1,149	1,187	1,217
Hillsboro Pines	401	413	457	481	497	510
Hillsboro Ranches	53	55	60	64	66	67
Roosevelt Gardens	2,760	2,846	3,149	3,309	3,420	3,507
Washington Park	1,310	1,351	1,494	1,571	1,623	1,665
Other Unincorporated Areas, Including Tribal Lands	2,546	2,625	2,904	3,053	3,155	3,235
Total All Unincorporated	17,491	18,033	19,954	20,973	21,674	22,225

\*2015 populations reflect ACS 5-Year Estimates, 2011-2015.

Source: Planning and Development Management Division, Population Forecast Allocation Model (PFAM) 2017; BEBR Broward County Forecasts 2015, 2020-2045; American Community Survey 5-Year Estimates, 2011-2015, Table B01003; and US Census 2000, 2010.

**Methodology:** The figures provided are the result of the Broward County Population Forecast and Allocation Model (PFAM) 2017 model run. The model allocates Countywide forecasts from the University of Florida Bureau of Business Research (BEBR) in 5-year increments for 2020-2045 to Traffic Analysis Zones (TAZs). These are also combined to define total population for municipalities and the Broward Municipal Service District (BMSD) (unincorporated areas). The model inputs include the BEBR forecasts, as well as household size and distribution from the 2000 and 2010 US Census. It also uses vacancy and seasonal rates from the American Community Survey 5-Year Estimates, 2011-2015. For more information, please visit the [Broward County Demographics website](#) and see the [PFAM model](#) site and report.

## 2. Current and Projected Community Parks

Unless there is an annexation of Unincorporated Area into a municipality, the current park inventory is expected to be maintained through at least 2040.

## 3. Existing Community Parks Acreage Used to Satisfy Community Parks Requirement

- Existing Community Parks (Recreation and Open Space Element Table R-1)

RECERTIFIED: 06/27/19

EFFECTIVE: 06/27/19

Table R-1: Local Parks in the BMSD

Name	Acres	Address
Boulevard Gardens Community Center	1.31	313 NW 28th Terrace
Delevoe Park	28.14	2520 NW 6th Street
Dillard Park Green Space	3.93	N W 27th Ave
Franklin Park	3.07	2501 Franklin Park Drive
Lafayette Hart Park	2.66	2851 NW 8th Rd
Lewis-Chisholm Park	.44	2620 NW 8th St
Roosevelt Gardens Park	5.43	2841 NW 11th St
Sewell Lock	4.03	Davie Rd
South Fork Canoe Launch	.47	SR 7 and Dania Cutoff Canal
Sunview Park	21.27	1500 SW 42nd Street
Washburn Park	.64	1955 SW 50 <sup>th</sup> Ave
Total	71.39	

Source: Planning and Development Management Division, 2018.

- b. Current Level-of-Service: 4.8 acres per thousand
- 4. **Projected Community Parks Inventory Used to Satisfy Build-out Population**
  - a. Projected Community Parks: See above Table R-1.
  - b. Projected Level-of-Service: 3.2 acres per thousand

RECERTIFIED: 06/27/19  
 EFFECTIVE: 06/27/19

ATTACHMENT X  
TRAFFIC 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

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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.**

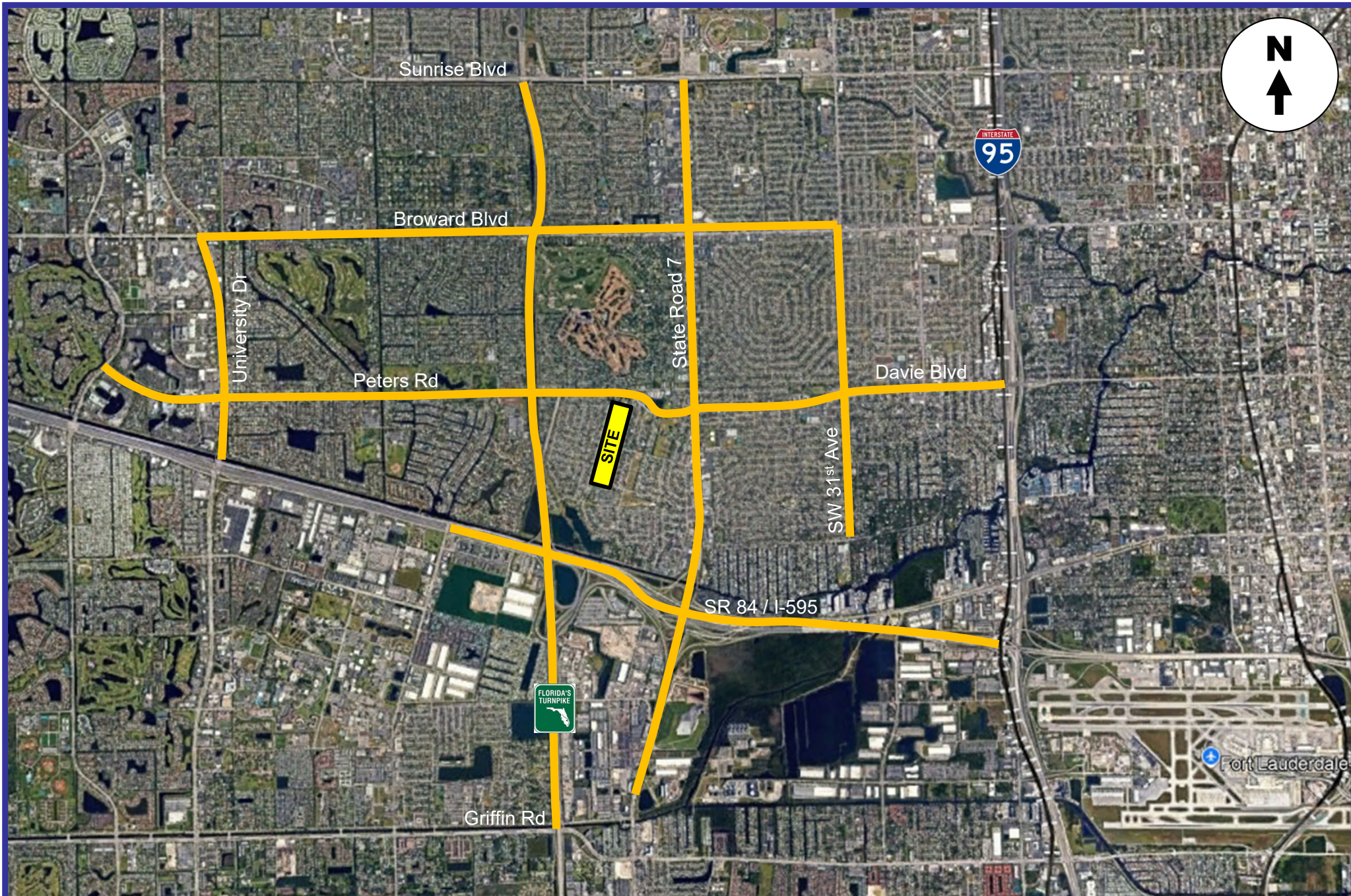
*The roadway network that will be most impacted by the proposed land use plan amendment includes four (4) primary east-west roadways and four (4) primary north-south roadways. These eight (8) roadways include Broward Boulevard (State Road 842), Davie Boulevard (State Road 736), Peters Road, State Road 84, I-595, SW 31<sup>st</sup> 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.<sup>1</sup> 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.*

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







<b>TABLE F.1.1</b> <b>Broadview Gardens - Broward County, Florida</b> <b>Existing Traffic Conditions (Daily Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Existing (2020) Daily		
						Volume <sup>1</sup>	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

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



<b>TABLE F.1.2</b> <b>Broadview Gardens - Broward County, Florida</b> <b>Existing Traffic Conditions (PM Peak Hour Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted Service Volume <sup>1</sup>	Existing (2020) PM Peak Hour		
						Volume <sup>1</sup>	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

<sup>1</sup> 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).*

<b>TABLE F.2.1</b> <b>Broadview Gardens - Broward County, Florida</b> <b>Future (2045) Traffic Conditions (Daily Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted Service Volume <sup>1</sup>	Future (2045) Daily		
						Volume <sup>1</sup>	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

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

<b>TABLE F.2.2</b> <b>Broadview Gardens - Broward County, Florida</b> <b>Future (2045) Traffic Conditions (PM Peak Hour Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted Service Volume <sup>1</sup>	Future (2045) PM Peak Hour		
						Volume <sup>1</sup>	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

<sup>1</sup> 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 (11<sup>th</sup> 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.

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

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](mailto:karl@traftech.biz).

## **Attachment A**

**Broadview Gardens – Land Use Plan Amendment (LUPA) Application**

**Broward MPO Traffic Volumes**

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020				2045					2045			
			Design Code	Daily Conditions				Peak Hour Conditions				Code	Daily Conditions				Peak Hour Conditions			
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
1056	SR 84	E of Davie Rd	523	59300	59700	0.99	D	5634	5370	1.05	F	423	45200	47760	0.95	C	4294	4296	1.00	D
386	SR 84	E of SR 7	422	38500	39800	0.97	D	3658	3580	1.02	F	422	49500	39800	1.24	F	4703	3580	1.31	F
414	I-595	E of Davie Rd	821	194500	164200	1.18	F	18478	13620	1.36	F	1221	201800	246200	0.82	D	19171	20930	0.92	D
416	I-595	E of Fla Turnpike	821	194500	164200	1.18	F	18478	13620	1.36	F	1221	171100	246200	0.69	C	16255	20930	0.78	C
418	I-595	E of SR 7	821	194500	164200	1.18	F	18478	13620	1.36	F	1021	205400	203600	1.01	E	19513	17040	1.15	F
432	Peters Rd	E of Pine Island Rd	474	9300	35820	0.26	C	884	3222	0.27	C	474	21200	35820	0.59	C	2014	3222	0.62	C
434	Peters Rd	E of University Dr	474	14700	35820	0.41	C	1397	3222	0.43	C	474	32500	35820	0.91	C	3088	3222	0.96	D
436	Davie Blvd	E of SR 7	422	27000	39800	0.68	C	2565	3580	0.72	C	422	47000	36500	1.29	F	4465	3580	1.25	F
438	Davie Blvd	E of SW 31 Ave	422	25000	39800	0.63	C	2375	3580	0.66	C	422	44200	36500	1.21	F	4199	3580	1.17	F
468	Broward Blvd	E of University Dr	622	42500	59900	0.71	C	4038	5390	0.75	C	622	52300	59900	0.87	C	4969	5390	0.92	C
470	Broward Blvd	E of SR 7	622	45000	59900	0.75	C	4275	5390	0.79	C	622	61600	59900	1.03	F	5852	5390	1.09	F
520	Sunrise Blvd	E of NW 65 Ave	622	41500	59900	0.69	C	3943	5390	0.73	C	622	74400	59900	1.24	F	7068	5390	1.31	F
522	Sunrise Blvd	E of Fla Turnpike	622	53500	59900	0.89	C	5083	5390	0.94	C	622	77700	59900	1.30	F	7382	5390	1.37	F



APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020					2045					2045				
			Design	Daily Conditions				Peak Hour Conditions				Design	Daily Conditions				Peak Hour Conditions					
ID	N/S Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		
ID	N/S Roadway	Segment	Code	Column 1	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		
349	University Dr	N of SR 84	622	69000	59900	1.15	F	6555	5390	1.22	F	622	76000	59900	1.27	F	7220	5390	1.34	F		
351	University Dr	N of Peters Rd	622	50000	59900	0.83	C	4750	5390	0.88	C	622	79500	59900	1.33	F	7553	5390	1.40	F		
465	Florida's Turnpike	N of Griffin Rd	611	130100	123600	1.05	E	12360	10220	1.21	F	811	176300	164200	1.07	F	16749	13620	1.23	F		
467	Florida's Turnpike	N of SR 84	611	128700	123600	1.04	E	12227	10220	1.20	F	1011	169000	203600	0.83	D	16055	17040	0.94	D		
501	SR 7	N of SR 84	622	56000	59900	0.93	C	5320	5390	0.99	D	622	72100	59900	1.20	F	6850	5390	1.27	F		
503	SR 7	N of Riverland Rd	622	56000	59900	0.93	C	5320	5390	0.99	D	622	81600	59900	1.36	F	7752	5390	1.44	F		
505	SR 7	N of Davie Blvd	622	44000	59900	0.73	C	4180	5390	0.78	C	622	66900	59900	1.12	F	6356	5390	1.18	F		
581	SW 31 Ave	N of Riverland Rd	264	3100	13320	0.23	C	295	1197	0.25	C	264	10200	13320	0.77	D	969	1197	0.81	D		
583	SW 31 Ave	N of Davie Blvd	264	8400	13320	0.63	D	798	1197	0.67	D	264	17200	13320	1.29	F	1634	1197	1.36	F		

ATTACHMENT XI  
MASS TRANSIT CORRESPONDENCE

November 13, 2024

**Via Email: [dacohen@broward.org](mailto:dacohen@broward.org)**

Daniel Cohen, Service Planner  
Service and Strategic Planning  
Broward County Transit  
1 N. University Drive, 3100A  
Plantation, Florida 33324

**RE: "Broadview Gardens" Land Use Plan Amendment – Mass Transit Analysis – 4590  
Peters Road**

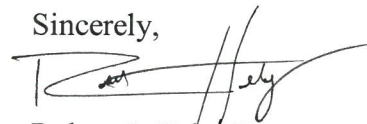
Mr. Cohen:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from the Division as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on mass transit services. Attached is a copy of our prepared analysis and a site location map for your reference. We would appreciate it if you could confirm the accuracy of the information with return correspondence at your earliest convenience.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Robert J. Hely, Esq.

Enclosures:

- 1-Analysis
- 2-Site Location Map

A. Project Information

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and to enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46<sup>th</sup> Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

B. Mass Transit Analysis

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

**Applicant's Response: Broward County Transit route 30 serves the amendment site along Peters Road and operates on +/- 30-minute headways Monday-Saturday and +/- 45-minute headways on Sunday.**

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

**Applicant's Response: The subject site supports the utilization of mass transit by developing along and near roadways which are located within ¼ mile of mass transit services.**

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

**Applicant's Response: See Attachment \_\_\_\_\_ and below:**

Name:	Daniel Cohen
Agency:	Broward County Transit Division
Position:	Service Planner
Email:	dacohen@broward.org
Address:	115 S. Andrews Avenue, Fort Lauderdale, FL 33301
Phone:	954-357-6605

Roadways	Lanes	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<b>EAST-WEST</b>							
<b>Peters Rd</b> E of University Dr	4	32,500	35,820	C	3,088	3,222	D
<b>Davie Blvd</b> E of SR7	4	47,000	36,500	F	4,465	3,580	F
<b>NORTH-SOUTH</b>							

<b>SR 7</b>							
N of SR 84	6	72,100	59,900	F	6,850	5,390	F
N of Davie Blvd	6	66,900	59,900	C	6,356	5,390	C
Source: MPO Roadway Level of Service Analysis							

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the 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.

<b>Table 11 TRAFFIC IMPACT</b>				
	USE	ITE CODE	TRIPS	
			Daily	PM Peak
<b>CURRENT</b>	394,000 sq ft Utilities	170	0	0
<b>PROPOSED</b>	513 MF DUs	220	XX	XX
	34 SF DUs	XX	XX	XX
<b>Change</b>			<b>+XX</b>	<b>+XX</b>

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

**Applicant's Response: None provided at this time.**







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](mailto: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 XII  
PUBLIC SCHOOL IMPACT APPLICATION

# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

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

www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

☒ Land Use ☐ DRI ☒ Rezoning ☐ Flex/Reserve Allocation ☐ Plat ☐ Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

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

Application Fee Amount Due/Paid\*  Is proof of Payment attached? ☐

Check No.  Online Payment Order No. (if applicable)

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

## PROJECT LOCATION AND SIZE

Folio #

Section  Township  Range

General location of the project  Side of

at/between  and

Area Acreage  Jurisdiction

## APPLICANT INFORMATION

Owner's Name  Phone

Address  City  State  Zip

Developer/Agent

Address  City  State  Zip

Phone  Fax Number

Agent's E-mail

## DEVELOPMENT DETAILS

Land Use Designation Existing  Proposed

Zoning Designation Existing

A-3

Proposed

RS-5 / RM-16

PERMITTED						PROPOSED		
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family	0		____ 3 BR or Less ____ 4 BR or >		____ 3 BR or Less ____ 4 BR or >	Single Family	34	34 ____ 3 BR or Less ____ 4 BR or >
Townhouse/ Duplex/ Villa	0		____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Townhouse/ Duplex/ Villa		____ 2 BR or Less ____ 3 BR or >
Garden Apartment	0		____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Garden Apartment	513	103 ____ 1 BR or Less 266 ____ 2 BR ____ 144 ____ 3 BR or >
Mid Rise	0		____ 1 BR or Less ____ 2 BR or >			Mid Rise		____ 1 BR or Less ____ 2 BR or >
High Rise	0					High Rise		
Mobile Home	0		____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Mobile Home		____ 2 BR or Less ____ 3 BR or >
Total	0					Total	547	

Does this project include a non-residential development?

Yes

If yes, please describe other proposed uses

Three (3) Amenity Buildings

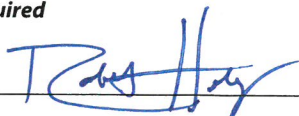
## VESTED RIGHTS/EXEMPTION INFORMATION

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

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

\* Supporting documentation is required

Signature of Applicant/Agent:



Date:

7-7-25

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality. ALL APPLICANTS MUST SUBMIT THE APPLICATION ELECTRONICALLY TO [prm\\_growthmanagement@browardschools.com](mailto:prm_growthmanagement@browardschools.com).

**ATTACHMENT XIII**  
**SCHOOL CAPACITY AVAILABILITY DETERMINATION**

The School Board of Broward County, Florida  
**SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**LAND USE/ REZONING**

**SBBC-3969-2025**

**Municipality Number: N/A**

**Folio #: 504137011280**

**Broadview Gardens**

**February 27, 2025**



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](http://www.browardschools.com)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION LAND USE

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> February 27, 2025	<b>Single-Family:</b> 34		<b>Elementary:</b> 48
<b>Name:</b> Broadview Gardens	<b>Townhouse:</b>		<b>Middle:</b> 24
<b>SBBC Project Number:</b> SBBC-3969-2025	<b>Garden Apartments:</b> 513		
<b>County Project Number:</b> N/A	<b>Mid-Rise:</b>		<b>High:</b> 39
<b>Municipality Project Number:</b> N/A	<b>High-Rise:</b>		
<b>Owner/Developer:</b> City of Fort Lauderdale	<b>Mobile Home:</b>		<b>Total:</b> 111
<b>Jurisdiction:</b> Unincorporated Broward County	<b>Total:</b> 547		

### 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	Cumulative Reserved Seats
Meadowbrook	791	371	704	-87	-4	89.0%	0
New River	1,396	946	1,577	41	2	102.7%	0
South Plantation	2,662	2,662	2,321	-341	-13	87.2%	8

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Meadowbrook	704	-87	89%	694	681	667	658	643
New River	1,577	41	102.7%	1,577	1,570	1,562	1,559	1,550
South Plantation	2,329	-232	87.5%	2,362	2,343	2,342	2,345	2,325

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

\*This number represents the higher of: 100% gross capacity or 110% permanent capacity. \*\*The first Monday following Labor Day. \*\*\*Greater than 100% exceeds the adopted Level of Service (LOS).



## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 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

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

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

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

## Comments

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 Utilities, while the zoning designation is Agricultural and Utilities (A-3). The applicant proposes to change the land use designation to Medium Residential (16 units per acre) and to modify the zoning designation to allow one-family detached homes with a maximum of 5 units per acre (RS-5), as well as multiple-family units with a maximum of 16 units per acre (RM-16) 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.

**SBBC-3969-2025 Meets Public School Concurrency Requirements**

☒ Yes ☐ No

Reviewed By:

7/14/2025

**Date**

Glennika D. Gordon

**Signature**

Glennika D. Gordon, AICP, CNU-A

**Name**

Planner

**Title**

ATTACHMENT XIV  
WELL STUDY





PEELE DIXIE  
BROADVIEW UPPER FLORIDIAN AQUIFER WELLFIELD  
WELL SITING ASSESSMENT

Draft  
September 13, 2019



CITY OF  
**FORT  
LAUDERDALE**



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## 1. INTRODUCTION

### 1.1. Background:

The Peele-Dixie Water Treatment Plant (WTP) began operation in 1926 utilizing a lime softening process. Over time the plant was expanded from six (6) million gallons per day (MGD) to twenty (20) MGD. In 2008 the WTP treatment process was converted to nanofiltration and it currently has a design capacity of 12 MGD of potable water. Existing wells for the WTP obtain water from the Biscayne Aquifer and are located in the Fort Lauderdale Country Club just south of Broward Boulevard. Future wells for the WTP expansion will be located in City owned property in the Broadview Park Neighborhood area. For purposes of this report, the City owned property will be referred to as the "Broadview site" (see Figure 1). The Broadview site is approximately 72 acres and the City anticipates developing portions of the site for affordable housing projects, but it needs to reserve land for preservation of existing wells and developing of future Upper Floridan Aquifer (UFA) wells and associated facilities.

Chen Moore and Associates (CMA) and its subconsultant Connect Consulting, Inc. (CCI) will provide wellfield siting services to determine locations and area needed for future wellfield sites and associated facilities including but not limited to access, easements, protection zones, operation and maintenance, wellfield expansion, consideration for environmental regulations, zoning regulations and setbacks.

### 1.2. Purpose:

The Housing Authority of the City of Fort Lauderdale (HACFL) assists low-income families by providing and managing affordable housing opportunities. HACFL has identified the Broadview site as a potential location for developing future affordable housing projects. The purpose of this report is to identify the location of the UFA wells within the Broadview site and determine the area required to be set aside for the development, maintenance and operation of future wells and associated facilities. Once the required wellfield area is determined, the report will also identify the area available for affordable housing development.

The report will discuss available land, access to the site, existing and future utilities, construction setbacks, maintenance and operation area requirements, easements and construction dewatering requirements. The report is not intended to discuss well design, treatment requirements, land use permitting or zoning requirements for the development of the housing project.





Figure 1; Broadview Site Properties

## 2. WELL SITING

### 2.1. Proposed Well Locations

Based on our experience with Upper Floridan Aquifer (UFA) wells and the potential for unexpected and changing aquifer conditions such as those that have been encountered elsewhere in South Florida, we recommend a total of eight (8) UFA wells to supply the City's Peele-Dixie Plant. Six (6) of these well sites, including four (4) new UFA well sites and two (2) existing UFA wells, are to be located within the two, northeast-trending, City-owned properties south of Davie Blvd and south of Peters Rd. This will require setting aside a total of six (6) UFA well sites on the Broadview site. Because of well spacing limitations using the Broadview parcels alone, we also recommend procuring at least two (2) additional well sites within the Ft Lauderdale Country Club. The Ft Lauderdale Country Club sites are recommended because the Peele-Dixie Biscayne aquifer wellfield is already located there, and the potential exists for expanding the existing well sites and site access. Additionally, electric power and infrastructure easements may be shared.



An individual well yield of 1-2 MGD is reasonable for planning purposes. It is expected that six wells will be primary, and two wells will serve as standby wells.

## 2.2. Well Spacing

The development of a successful groundwater wellfield is dependent upon several factors including source water quality and productivity as well as design factors like well spacing, capacity, redundancy, and withdrawal rates. In the planning stages, well spacing is one of the more important factors to consider, particularly with FAS wellfields in south Florida.

Based on groundwater modeling conducted for the City of Ft Lauderdale, Hazen and Sawyer (2008) recommended a well separation distance of "not less than 900 to 1,000 feet for maximum withdrawal rates of 2 MGD." Based on our firsthand experience with water quality degradation (increase in chloride concentration) and performance challenges observed in FAS wells in the Town of Jupiter, Palm Beach County wellfields and other South Florida water utilities, we recommend a larger well separation distance of up to 2,000 feet where feasible. The larger well spacing minimizes interference between the wells caused by pumping. Well interference can result in magnified drawdowns and adverse changes in water chemistry.

The Floridian Aquifer System (FAS) in southeast Florida consists of water that ranges from brackish to saline. Brackish water reverse osmosis systems in this area typically tap the UFA of the FAS with total dissolved solids concentrations ranging from 3,000 to 6,000 mg/l to as much as 15,000 mg/l in deeper units and coastal areas. Water quality degradation in several Upper Floridan wellfields in southeast Florida has occurred over the past 25 years. Proper wellfield management including the construction of redundant wells, maximizing well spacing where possible, minimizing individual well pumping rates when possible, and spreading withdrawals throughout the wellfield has been found to slow salinity increases. Regardless, changes in salinity of UFA wells when they are pumped is inevitable. The water quality changes affect the operation of the reverse osmosis (RO) treatment process over time and must be planned for accordingly.

Examples of two South Florida public water supply utilities with extensive UFA wellfield experience are provided below. Both wellfields experienced early increases in salinity which were able to be minimized with additional wells and lowered pumping rates.

- ***Town of Jupiter in Northern Palm Beach County***

The Town of Jupiter has operated a low-pressure RO water treatment plant supplied by UFA wells since 1995. The RO plant produces up to 13.7 MGD of finished water. The Town's UFA wells experienced a sharp increase in dissolved chloride concentration shortly after their construction in the mid-1990's. The well spacing was between 1,150 ft and 1,500 ft with design individual well flows of 1,600 gpm, however only two of the wells were providing the majority of the water to the Jupiter WTP. As additional wells came online several years later, the pumpage from the initial two wells was reduced and the water quality degradation was slowed with an average chloride concentration increase of 2% to 5% per year (Shers et al., 2015).

- ***Palm Beach County Water Utilities***

The Palm Beach County Water Utilities Department WTP No. 11 Upper Floridan Aquifer wellfield experienced declines in well performance and water quality after initially being put into service. The wellfield originally consisted of seven UFA wells spaced approximately 800 feet apart. Three additional UFA wells were added which enabled the County to reduce the withdrawal rate from each well from 2 MGD to 1 MGD. The added wells reduced the rate of water quality degradation (Shers et al., 2015).

### 2.3. Well Location Analysis

A total of eight (8) well sites are proposed for the future Peele-Dixie treatment plant's Upper Floridan aquifer wellfield. Six of these wells are to be located within the Broadview site that is owned by the City of Ft Lauderdale. Of the six wells, two of the wells within the eastern parcel are existing (FAS-1 and FAS-2) having been drilled in 2007. Three new wells (FAS-4, FAS-5, and FAS-6) are proposed within the western parcel south of Peters Rd and one well (FAS-3) is proposed at the northern end of the eastern parcel south of Davie Blvd (Exhibit 1). These well locations are approximately 1,200 to 1,700 feet apart from one another with the proposed spacing. Ideally the wells would all be greater than 1,500 feet apart but the locations of the existing FAS wells and configuration of the two parcels limit the well location options. The final two wells (FAS-7 and FAS-8) are proposed to be constructed at the Fort Lauderdale Country Club. The eight wells (six primary wells plus two standby wells) would be equipped with 1.33 MGD pumps. Figures 2 through 7 identify the existing and proposed field locations of the FAS wells analyzed in this report.





Figure 2; Existing Floridan Aquifer Well FAS-1 Field (SW 44<sup>th</sup> Ave & SW 21<sup>st</sup> St)



Figure 3; Existing Floridan Aquifer Well FAS-2 Field (SW 43<sup>rd</sup> Way & SW 18<sup>th</sup> St)





*Figure 4; Proposed Floridan Aquifer Well FAS-3 Field Location (SW 43<sup>rd</sup> Way & Davie Blvd)*



*Figure 5; Proposed Floridan Aquifer Well FAS-4 Field Location (SW 46<sup>th</sup> Ave & SW 12<sup>th</sup> Ct)*





*Figure 6; Proposed Floridan Aquifer Well FAS-5 Field Location (SW 46<sup>th</sup> Ave & SW 15<sup>th</sup> Ct)*



*Figure 7; Proposed Floridan Aquifer Well FAS-6 Field Location (Vicinity of 2100 SW 46<sup>th</sup> Ave)*

#### 2.4. Site Access

The Access to proposed well site FAS-3 is available via the unpaved entrance from SW 43<sup>rd</sup> Way. Access to proposed well sites FAS-4, FAS-5, and FAS-6 is available from SW 46<sup>th</sup> Avenue and possibly through the Ft Lauderdale Archery Club off of Davie



Boulevard. Clearing will not be required at FAS-3 but will be required at FAS-4, FAS-5, and FAS-6 as these sites are currently tree-covered. Locations for proposed Wells FAS-7 and FAS-8 were not made as part of this study as this work focused on siting wells on City-owned property that may be used for future affordable housing. Once wells are developed the City can easily implement access into the well sites connecting to the public right-of-way.

## 2.5. Construction Site Size

The recommended well construction site size is a 200 ft by 200 ft or 200 ft by 150 ft layout or similar (approximately 1 acre) to provide adequate room for a construction staging area (i.e.: lay down area for drilling equipment) and accessing the well site during and after construction. An example construction site plan is provided in Figure 8 and Exhibit 2 – Well Construction Buffers.

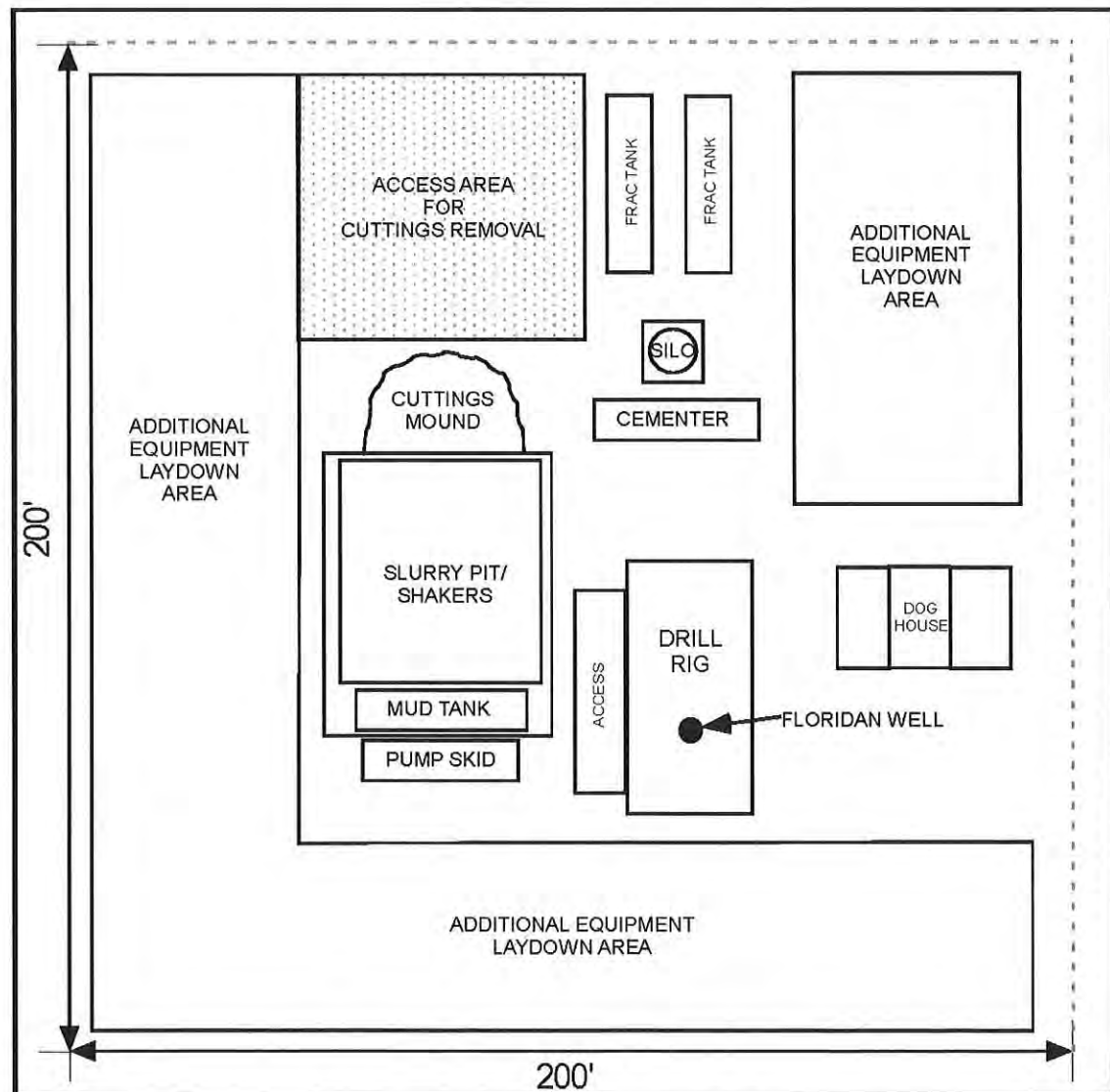


Figure 8; Typical FAS Well Construction Site Plan

## 2.6. Well Hazard Setbacks

The new wells will be subject to setback distances listed in the Florida Administrative Code (FAC), particularly in Chapters 62-555 and Part A of Table 1 in Chapter 62-532. Of potential relevance in this area are setbacks of 100 feet from domestic wastewater/transmission systems and storage tanks and 75 feet from reclaimed water lines.

*Table 1: Well Setback Requirements*

Setback	Distance (ft)
Sanitary Sewer	100
Reclaimed Water	75
Other Hazards (Stormwater, Lakes, Retention Areas)	50
Burrowing Owl Nesting Area	33

## 3. CONSTRUCTION AND MAINTENANCE CONSIDERATIONS

### 3.1. Well Construction and Maintenance

#### 3.1.1. Well Design

Based on information collected during this review, the top of the Floridan Aquifer System (FAS) is encountered at approximately 1,000 feet below land surface (bls) and is at least 500 feet thick in the vicinity of the project site (Hazen and Sawyer, 2006). The two existing FAS wells, FAS-1 and FAS-2, have casing set depths of 1,015 ft below land surface (ft bls) with open hole completions to 1,505 ft bls and 1,205 bls, respectively.

FAS-1 and FAS-2 were completed with 20-inch diameter, fiberglass, production casing to 1,015 ft bls. The FRP casing type was likely chosen because of its strength and ability to resist corrosion in the hydrogen sulfide-rich brackish water environment of the UFA. Construction details for the new FAS wells will be developed during the design phase but will likely be similar to the existing wells.

#### 3.1.2. Formation Water Disposal

Formation water from the UFA will be produced during drilling, development, and pump testing of the proposed wellfield. The conveyance and disposal of formation water away from the well site will be an important consideration for each well. In order to plan for the management of the flow, it has been estimated the quantity to be expected from each well during all phases of typical drilling and testing based on our experience with the construction of similar wells. The following table summarizes an estimate of formation water discharge.



Table 2; Formation Water Estimate

FORMATION WATER DISCHARGE ESTIMATE		
WELL CONSTRUCTION TASK	GALLONS PRODUCED	PUMPING DURATION
Reverse Air Drilling/Flow Testing	5,100,000	12 hrs/day for 10 days
Pump Development	10,800,000	12 hrs/day for 5 days
Step Rate Testing	900,000	12 hrs/day for 1 day
Total Per Well	16,800,000	12 hrs/day for 16 days

Several options have been reviewed for the disposal of well formation water. It is important to note that any off-site water disposal will require the construction of settling basins for solids prior to discharge and construction of temporary pipe systems that will require coordination, design and permitting with jurisdictional agencies. Water discharge options are as follows:

- 3.1.2.1. Disposal into existing stormwater system - water generated during construction and testing of FAS-3 could be piped to the stormwater catchment basin adjacent to the property along Davie Blvd. Water generated during the construction and testing of wells FAS-4, FAS-5, and FAS-6 could be piped to the stormwater drainage system along the east side of SW 46th Avenue. There are several catchment basins located along the east side of the roadway.
- 3.1.2.2. Disposal into existing gravity sewer system - water could be sent to the sanitary sewer located in the northwest corner of the property along Davie Blvd. and SW 46<sup>th</sup> Ave.
- 3.1.2.3. Deep injection well disposal - Disposal of formation water in the deep injection well at the Peele-Dixie WTP may be another option. The removal of fine-grained material will be required prior to injection. This option will require the most piping in order to reach the WTP facility.
- 3.1.2.4. Disposal into existing City property - water could be piped north across Davie Blvd into the City-owned sludge pit. This is the least desirable option since the old sludge pit will have to be cleared of trees and heavy vegetation, sludge will have to be removed, the pipe will have to be drilled across Davie Blvd and the property can potentially have poor percolation rates not meeting the dewatering needs for the development of the wells.
- 3.1.2.5. Discharge to existing surface water bodies – Should utility owners not allow discharge into the existing stormwater system or sanitary sewer system, formation water could be disposed in the lake south of the property located just north east of the intersection of the Florida's Turnpike and I-595. Prior

to determining the viability of this option, the City will have to meet with the regulatory agencies including South Florida Water Management District, Broward County and FDOT to determine if UFA water will be allowed within the lake. This option will also require off-site piping.

- 3.1.2.6. On-site disposal utilizing seepage ponds (retention areas) - As shown in Table 2, construction and development of the well will require disposal of up to 16.8 million gallons per day per well. Since the timing of the affordable housing development and the construction of the wells has not yet been determined, provisions to set aside enough land area for the handling of dewatering of wells must be considered. The most conservative approach is to assume that water generated from developing the wells will be handled on-site. A seepage pond or a dry retention area that could act as a reservoir to handle the water is recommended. Based on calculations performed we recommend to set aside an area of at least 2.5 acres for the retention area. In order to maximize land use efficiency, only one pond is recommended that can be shared by all wells during construction and testing of wells. The detention area was sized to accommodate one well at the time, and the City shall include provisions into the well construction bidding documents to make sure contractors understand that well construction shall be phased.

The Broadview site is located in a high ridge within Broward County with existing elevations of up to 16' NAVD as shown in Exhibit 12. A combination of this elevation and a high season water table of 2.5' NAVD will allow the construction of dry retention area of at least 10 feet deep. Refer to figure 9 for water table figures and to Exhibit 3A & 3B for the proposed formation water retention location.

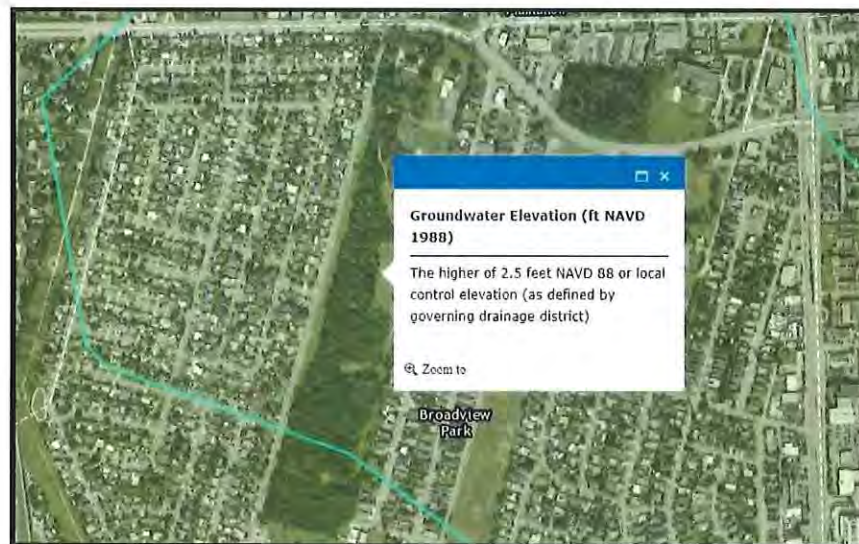


Figure 9; Seasonal High-Water Table of 2.5' NAVD



### 3.1.3. Future Maintenance Setbacks

SAL

Following completion of well construction, the construction area will be restored to its previous condition with the exception of a 30 ft by 80 ft footprint necessary for the finished well and related equipment. Each finished well will require a site of approximately 30 feet by 80 feet to accommodate the well, well head, pump motor, piping, electrical control panel and for equipment access for future well maintenance or rehabilitation. Each well site should be surrounded by a perimeter fence with hinged access gates. The fenced area will be filled with compacted lime rock and will house the completed wellhead including the reinforced concrete slab and support pedestals, discharge piping, electrical control panel, and optional drilled support piers.

### 3.1.4. Well Operation and Maintenance

Typical production well maintenance includes raw water quality testing, water level measurements, and specific capacity testing on a monthly basis; annual laboratory water quality testing; and annual pump maintenance. Water quality and specific capacity testing are performed to monitor and track changes in water quality and performance for each well. Water quality parameters to be tested on a monthly basis include total dissolved solids, chloride, conductivity, and hardness. Monthly specific capacity testing includes static and pumping water level measurements, pumping rates and specific capacity calculations. Consistently low water levels, with 20 percent greater drawdown than measured at well construction, may indicate the need for evaluation and potential rehabilitation.

Annual water quality testing of raw water from each well with a more comprehensive list of parameters than those measured on a monthly basis is recommended. In accordance with SFWMD requirements, well flow meters must be calibrated every two years at a minimum. Annual pump and motor maintenance should be performed according to the manufacturers specification to ensure proper pump operations.

### 3.2. Utilities and Infrastructure

1 AC

With the selected well sites, the necessary space to construct, test, and maintain the well was established to be approximately 1 acre of land (200 ft x 200 ft), refer to Exhibits 5 through 10 for the individual well site construction easements. These parcels should be set aside in perpetuity for construction, maintenance and operation of the wells. No other construction or structures should be allowed within these areas.

Once constructed, the wells will require the necessary underground utility connections, including buried electric cable, communication cable, and raw water main piping.

The six Floridan Aquifer wells discussed in this report are within City of Fort Lauderdale owned property, however easements will be established in anticipation of the City

developing or selling the unused land for non-utility related use. As mentioned, the well site easement reservation would be approximately 200 ft x 200 ft, and the utility corridor easements will have a minimum width of 40 feet. For reference, the proposed easements are illustrated in Exhibit 3A. Another option is for the City to maintain ownership of the 200 x 200 parcels as well as ownership of the 40-foot utility corridor.

Further, it is recommended that a dewatering basin necessary for percolation of pumped water for well construction and testing be allocated in proximity to the existing and proposed wells. The well water flow rate and a conservative percolation recovery time was utilized to size a dewatering basin to be 2.5± acres per well. With well construction proposed to occur in phases, the proposed dewatering basin can be a shared common space among the well sites for efficiency in land use. Exhibit 3A displays one option for location of the well dewatering basin.

Exhibit 3A and 3B illustrate two options for the proposed raw water main routing through a vacant property located at 1571 SW 44<sup>th</sup> Ter. It is recommended that the City purchase this property to provide for a shorter pipeline to connect the wells to the Peele Dixie WTP. Alternatively, the City should contact landowners along the westside of SW 44<sup>th</sup> Ter (in the vicinity of SW 18<sup>th</sup> St) to discuss the possibility of an easement agreement for construction of the 24" raw water main.

### 3.3. Environmental Requirements

#### 3.3.1. Burrowing Owls

During our site reconnaissance visit on August 26<sup>th</sup>, 2019, several occupied Florida Burrowing Owl nests (burrows) were observed near existing Floridan Aquifer Wells FAS-1 and FAS-2. The Burrowing Owl was recently reclassified as a threatened species under FAC rule 68A-27.003. As a threatened species, any development or construction activity within a known owl habitat will require permitting and subsequent studies through the Florida Fish and Wildlife Conservation Commission. The permitting process will determine the amount of undisturbed land required for the owl burrow clusters, or burrow mitigation criteria. Prior to any construction activity, the applicant must apply for a Listed Species Incidental Take Permit and Supplemental Application through the Florida Fish and Wildlife Conservation Commission.





Figure 10; Burrowing Owl Protected Area (between FAS-1 & FAS-2)



Figure 9; Burrowing Owl Nest (between FAS-1 & FAS-2)

### 3.3.2. Contaminated Sites

Due to the depth of the Floridan Aquifer, local ground contamination is not a major concern to the well sites. However, with the potential for onsite dewatering activity during well construction and testing, the EPA and Broward County Environmental Protection Department Contaminated Sites data bases were reviewed for potential ground water pollution within proximity to the well sites. Two existing sites fall within a 0.25-mile radius of the proposed location for FAS-3 and FAS-4, illustrated in Exhibit 11. Both known contaminated sites identify the pollutants as Diesel/Gasoline and have undergone cleanup remediation and compliance. Exhibit 11 shows the contaminated site locations within 0.25 miles of the proposed wellfields. Given this proximity, the proposed dewatering activity related to well construction and testing would take place outside the 0.25-mile radius of the known contaminated sites.

## 4. SUMMARY AND RECOMMENDATIONS

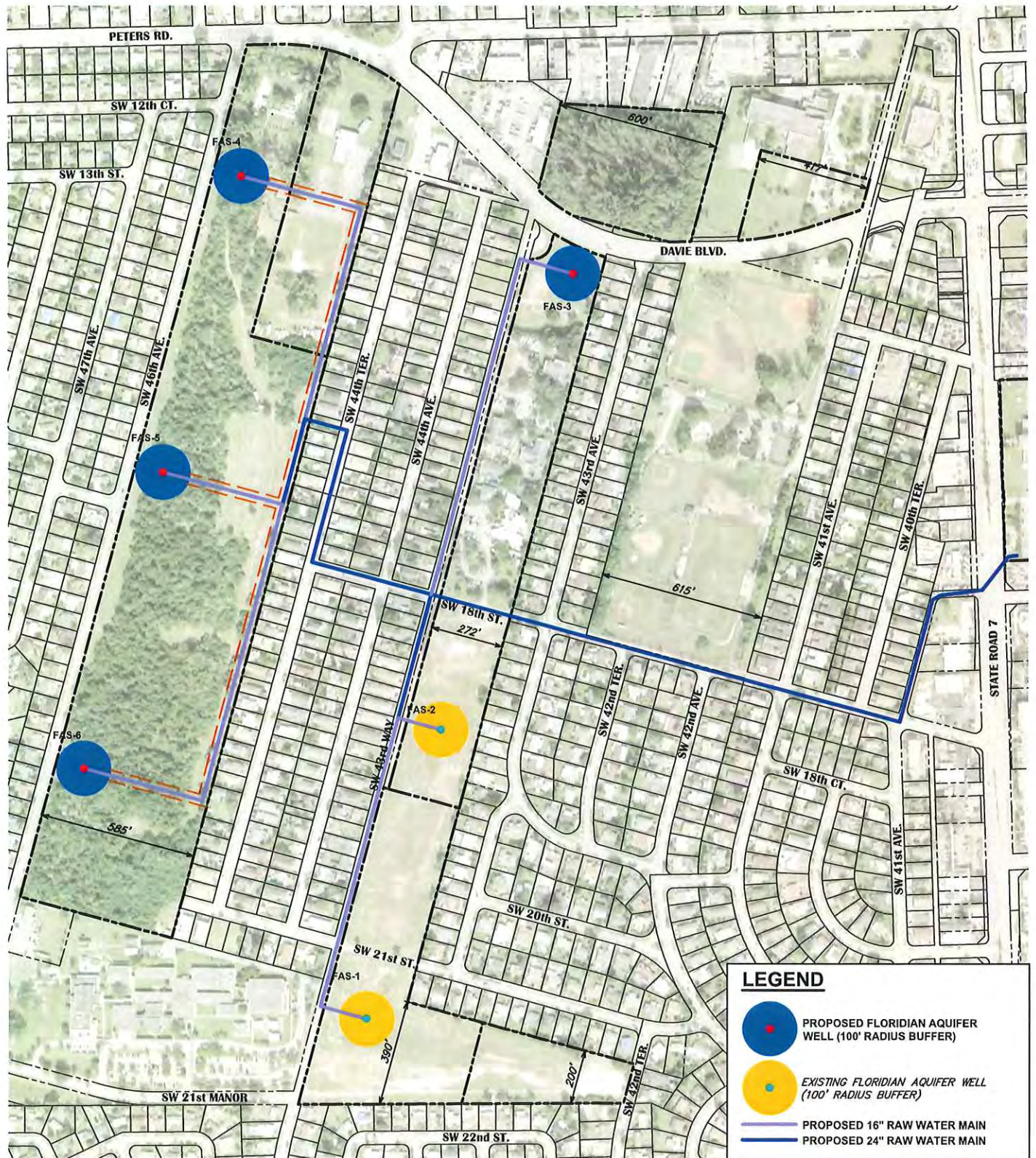
### 4.1. Proposed Well Areas and Developable Land

We recommend that the City sets aside enough land for the construction maintenance, repair and operation of the future UFA wells and associated facilities. The land allocation related to well and utilities required to develop the six Floridan Aquifer Wells are shown in Exhibits 3A & 3B. Our research indicates that up to 46± acres of the three City owned properties analyzed can be provided for future development to the Housing Authority of the City of Fort Lauderdale after the well sites are constructed and implemented.

The available land configuration presented in this report can be modified to accommodate revisions to the proposed raw water line route, seepage pond and to some extent, the well locations if needed. The Housing Authority may have to remove the existing raw water lines and underground infrastructure prior to developing the residential project.

It is important to note that the west parcel of the Broadview site is occupied by the Fort Lauderdale Archers Club. The west parcel is occupied in its entirety and the Club has an active lease with the City until May 3, 2021. Any development prior to the expiration of the lease will have to be discussed with the Archers Club. A copy of the lease is shown in this report as Attachment 1.





CITY OF FORT LAUDERDALE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
WELLFIELD SITE ASSESSMENT  
FLORIDIAN AQUIFER WELLS AND  
PROPOSED RAW WATER MAIN

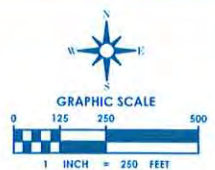


EXHIBIT 1



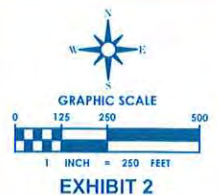


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

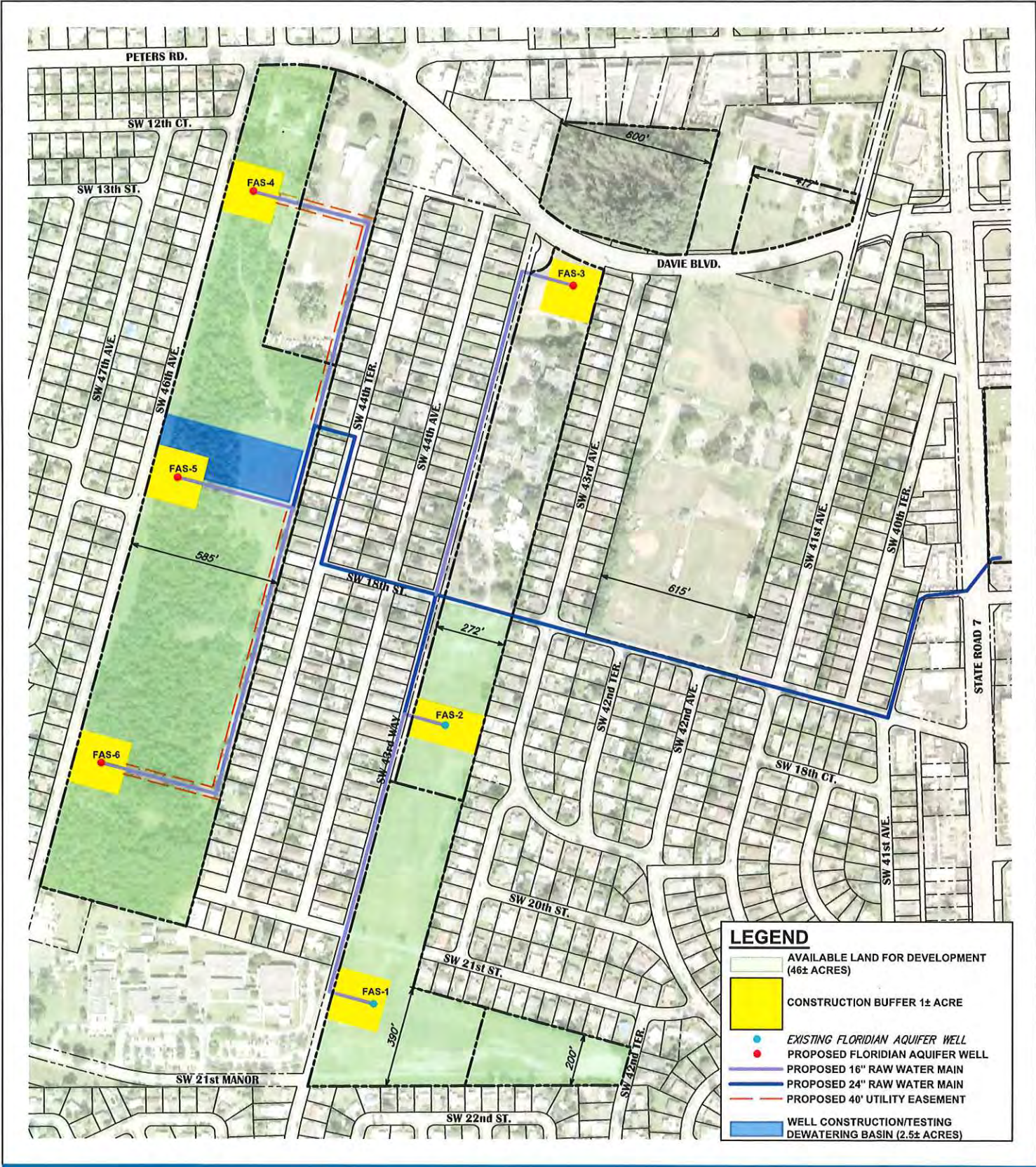
100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESSMENT  
 CONSTRUCTION BUFFER SETBACKS







CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301

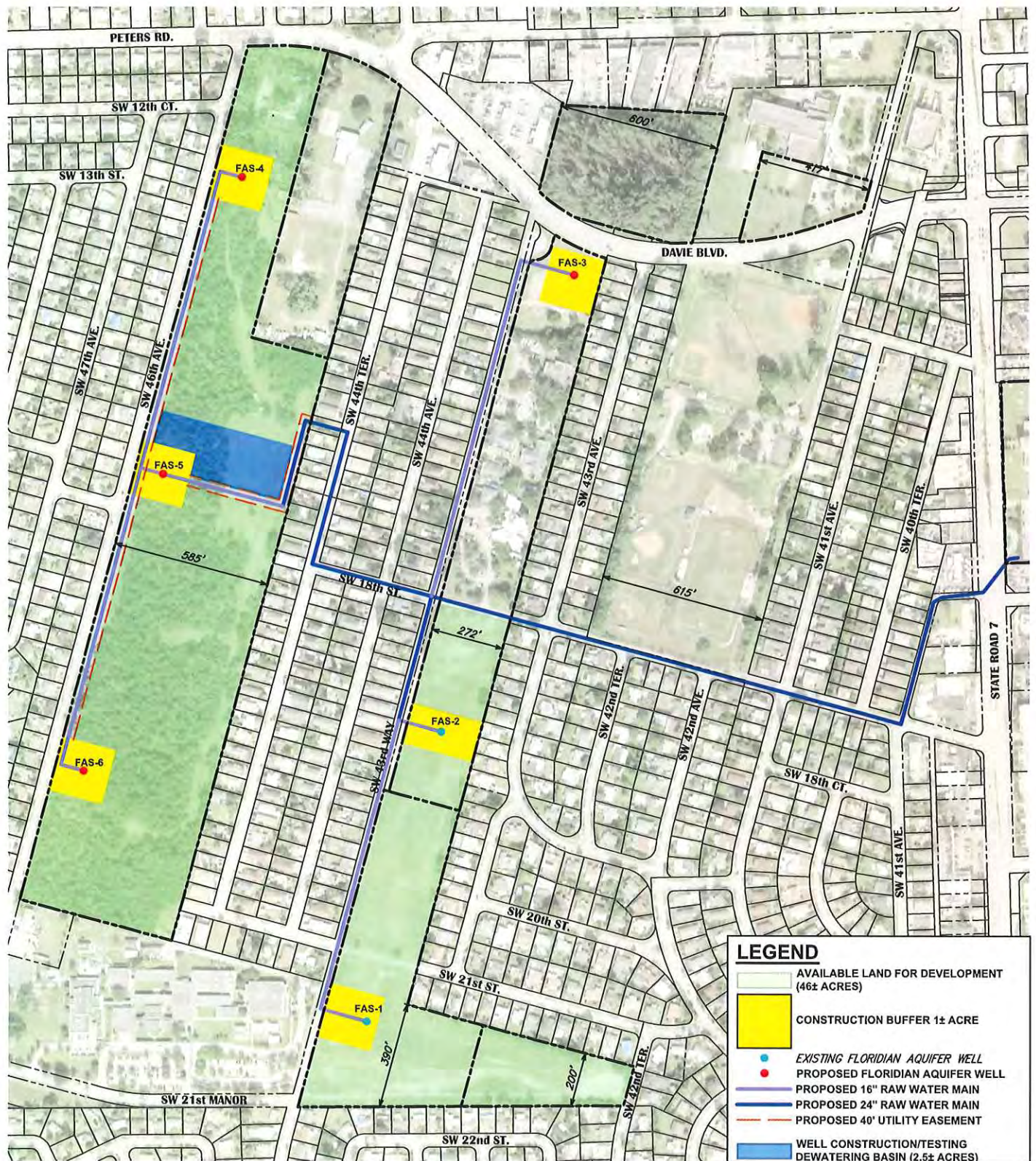


PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESSMENT  
 FLORIDIAN AQUIFER WELLS AND  
 AVAILABLE LAND



EXHIBIT 3A



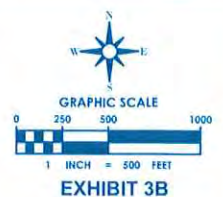


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESMENT  
 FLORIDIAN AQUIFER WELLS AND  
 AVAILABLE LAND





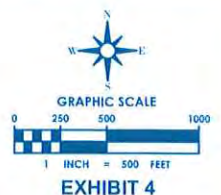


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

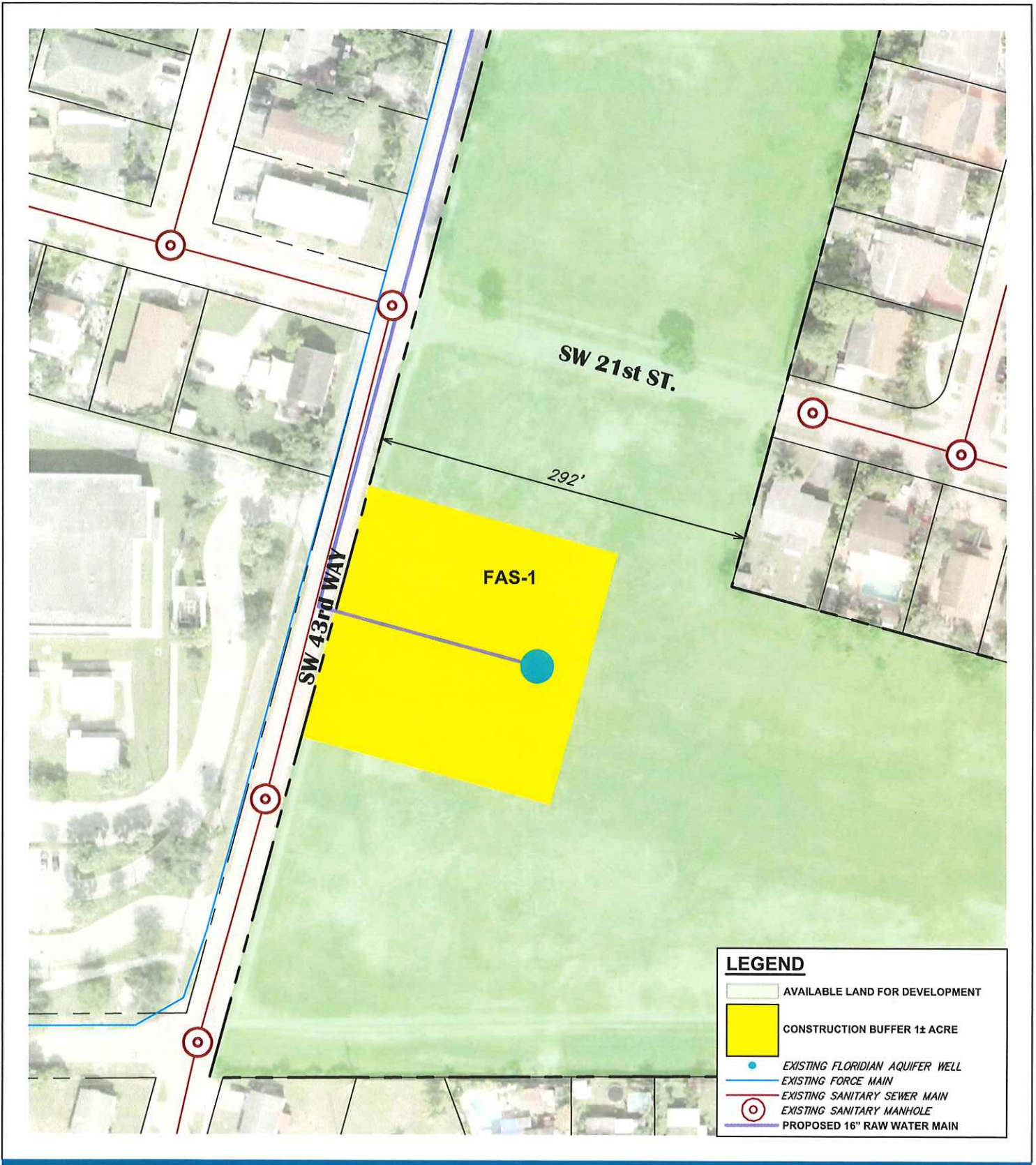
100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESMENT  
 EXISTING ABANDONED WELLS AND  
 EXISTING RAW WATER MAIN





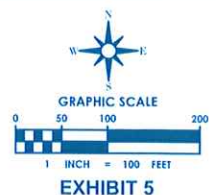


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

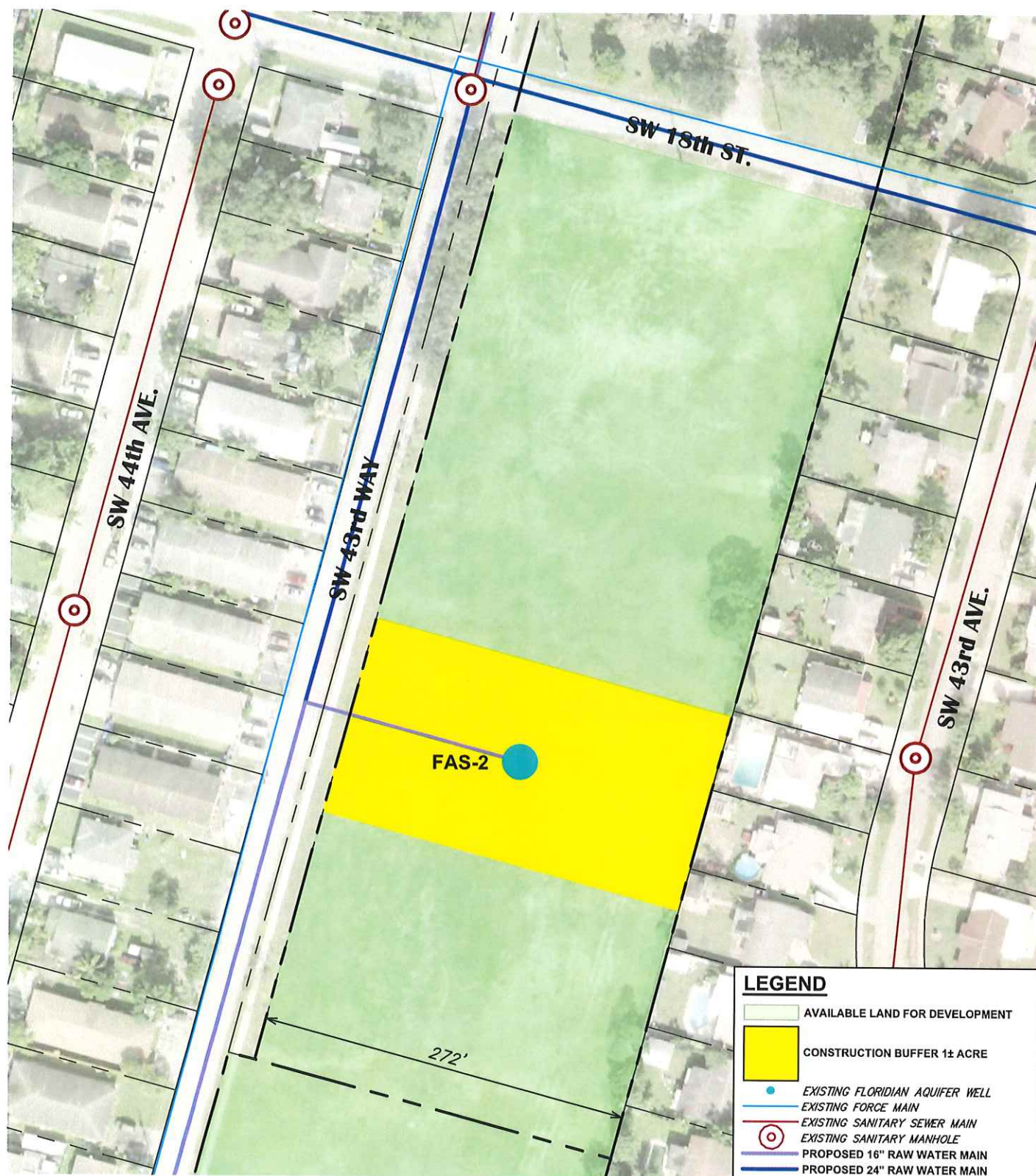
100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESSMENT  
 EXISTING FLORIDIAN  
 AQUIFER WELL FAS-1







CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

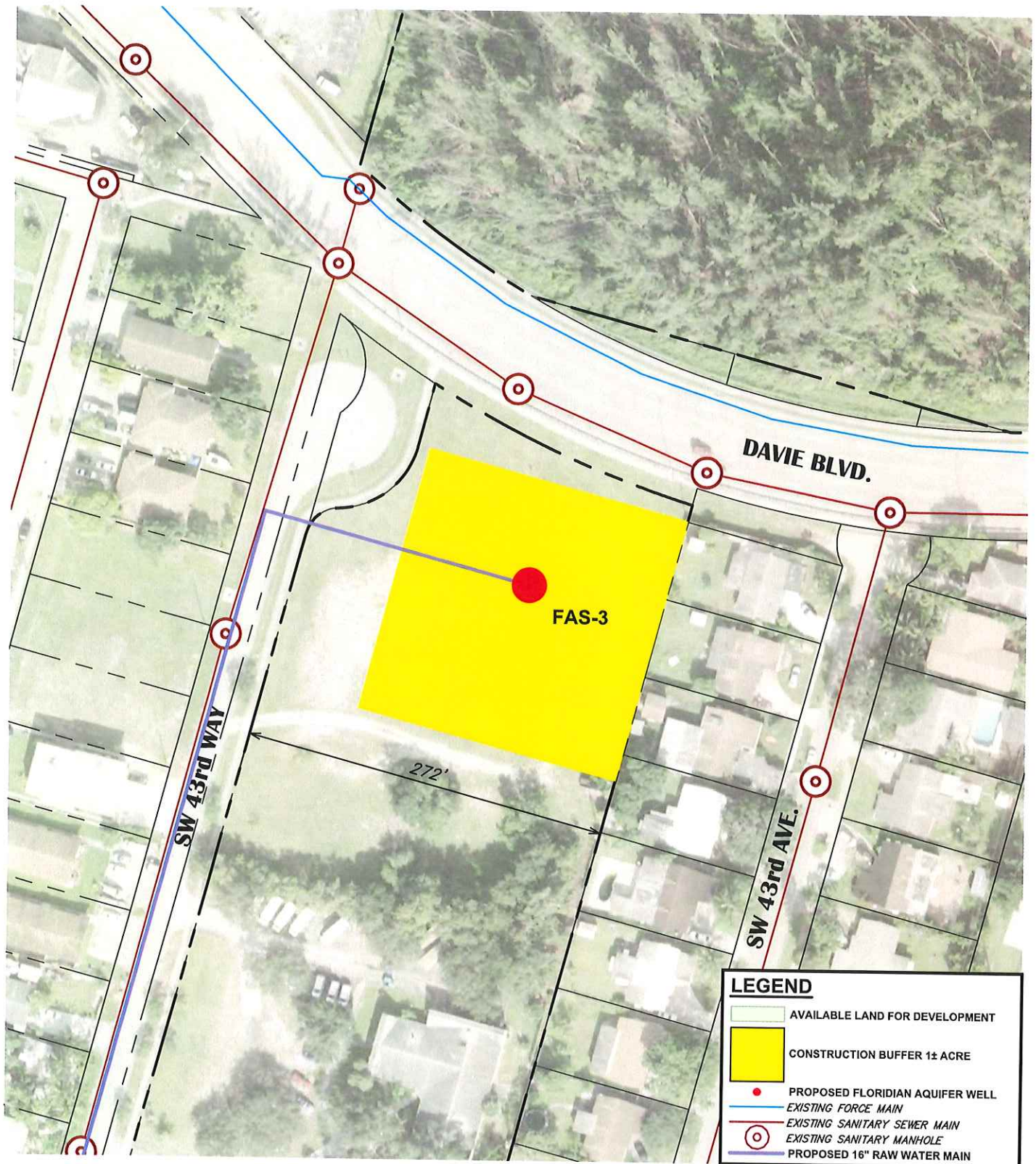
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PEELE DIXIE BROADVIEW  
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 EXISTING FLORIDIAN  
 AQUIFER WELL FAS-2





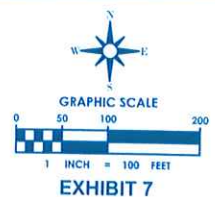


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

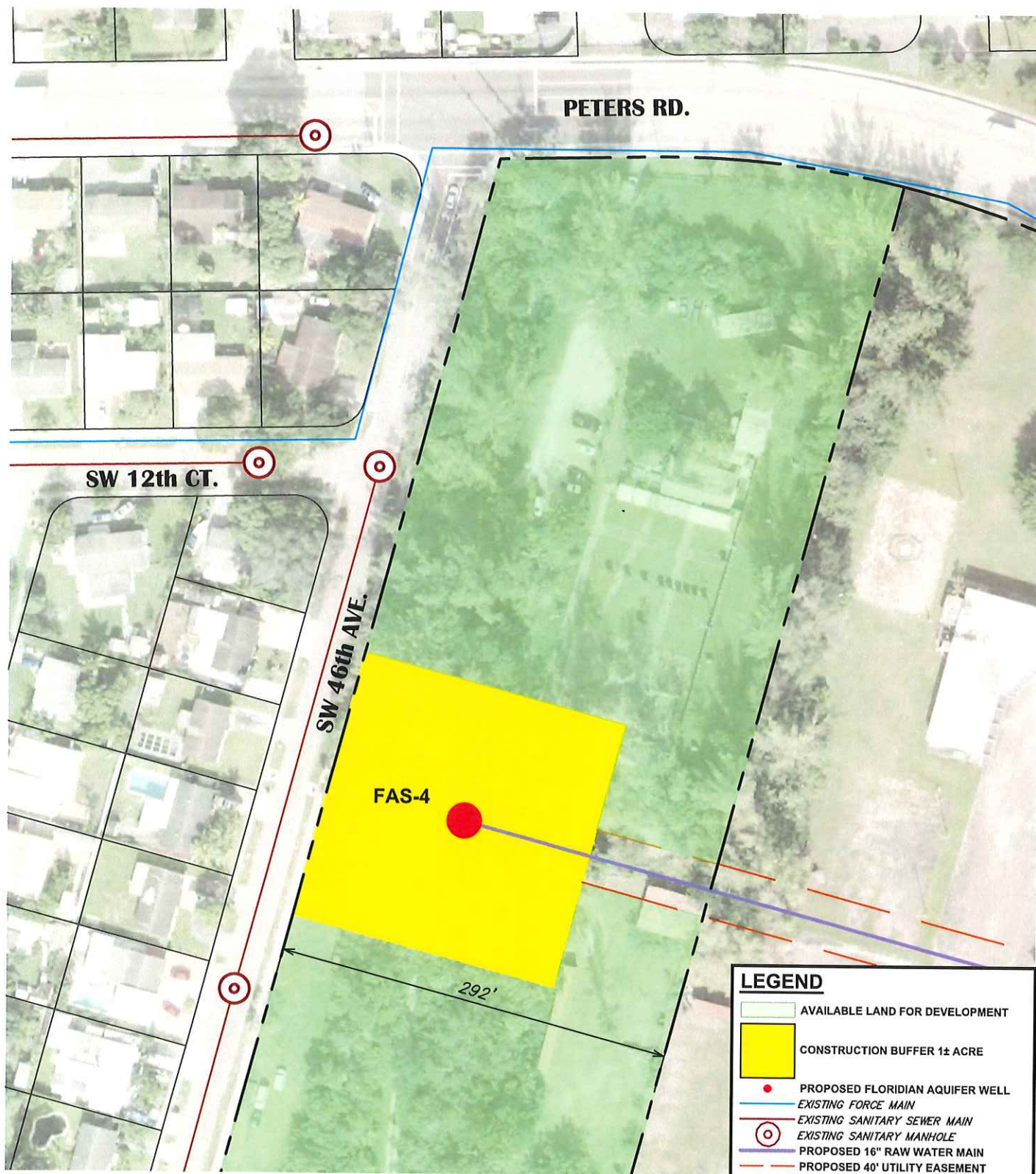
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PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESMENT  
 PROPOSED FLORIDIAN  
 AQUIFER WELL FAS-3





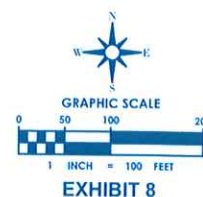


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

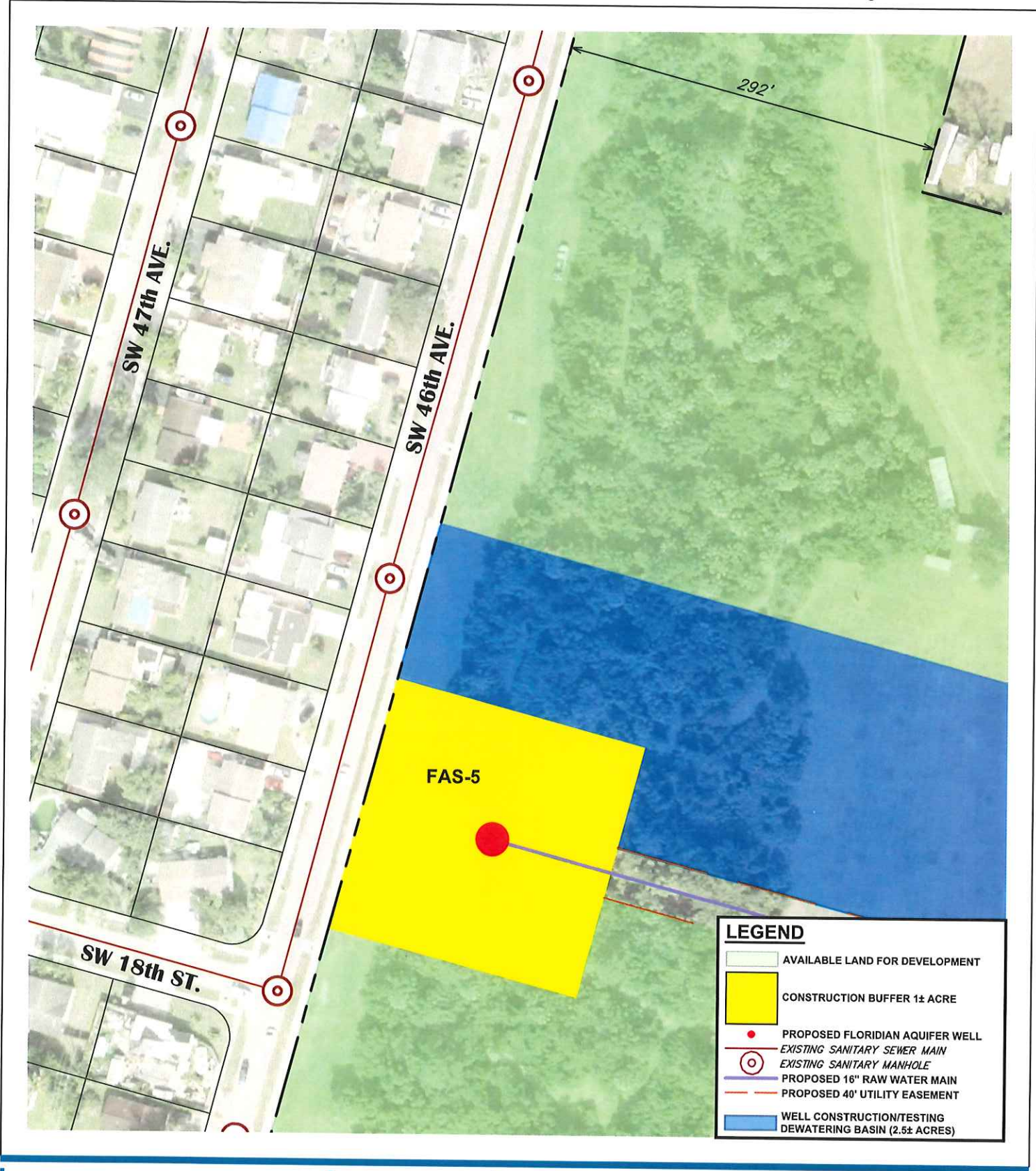
100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESMENT  
 PROPOSED FLORIDIAN  
 AQUIFER WELL FAS-4





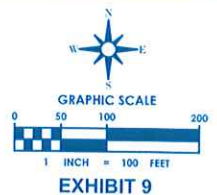


CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301



PEELE DIXIE BROADVIEW  
 WELLFIELD SITE ASSESMENT  
 PROPOSED FLORIDIAN  
 AQUIFER WELL FAS-5



ATTACHMENT XV  
AFFORDABLE HOUSING CERTIFICATION





**Housing Finance Division**

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

July 25, 2025

*Via E-Mail Only*

Tam English, Executive Director  
437 SW 4<sup>th</sup> Avenue  
Fort Lauderdale, FL 33315

Folio No. 5041 3701 1280

**SUBJECT: AFFORDABLE HOUSING CERTIFICATION – Ref. #2025-016**

**Property Location:** 4590 Peters Road

Unincorporated Broward, FL 33317

Dear Mr. English:

You have been certified under the Broward County Affordable Housing Program that may qualify your development for certain impact fee waivers or reductions. This certification will be for 474 multi-family units designated as affordable for the following categories indicated in your application:

Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low					
Low			113	77	
Moderate			169	115	

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached				
Townhouse/Villa Attached, Duplex				
Garden Apt. (2-3 Stories)		190	284	474
Mid Rise (4-8 Stories)				
High Rise (9+ Stories)				
<b>Total Units:</b>				<b>474</b>

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine  
[www.broward.org](http://www.broward.org)

**LEGAL DESCRIPTON:** See attached Exhibit A

As the approved owner of the property, you are required to comply with all applicable terms and conditions of the program, as outlined in your initial application.

You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low is up to 50%; low is greater than 50% up to 80%; moderate is greater than 80% up to 120%) of the median income limits adjusted for family size for the households.

If the owner transfers title to the property within the time period set forth in the Terms and Conditions in the application, the property shall be made available only to a buyer who qualifies as designated on your approved Certification Letter and who will use the property as its principal residence, or all fees shall be subject to recapture. "Waivers of impact and/or application fees require that the applicant(s) maintain affordable housing for thirty (30) years, in accordance with Broward County Land Development Code." **On November 4, 2021, the Land Development Code Amendment (Section 5-184 (b)(4)) was approved by the Board of County Commissioners amending these time frames as noted above.**

**It is important that you present this letter when discussing the project with County staff or when filing development applications with Broward County. Also, any waiver or reduction to be given by the Broward County School Board will require a separate application from them.**

To complete the process, the Broward County Urban Planning Division (UPD) requires the property owner and its mortgagee to enter into a "Declaration of Restrictive Covenant for Affordable Housing." The "Declaration" requires the signatures of all the property owners and mortgagees of the property. To verify the owners and mortgagees, the County Attorney's Office requires an "Opinion of Title". Additional requirements regarding the Declaration and Opinion of Title are attached. Please contact the UPD at (954) 357-6666 for additional assistance.

Affordable Housing Certification/Impact Fee Waiver Program  
Broadview Gardens, Housing Authority of Fort Lauderdale  
July 25, 2025

Folio No. 5041 3701 1280

Should you have any additional questions regarding the affordable housing certification process, please feel free to call Ms. Lisa Wight at 954-357-6679 or [lwight@broward.org](mailto:lwight@broward.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Stone', is written above the printed name.

Ralph Stone, Director  
Housing Finance Division (HFD)

RS/lw

cc: Barbara Blake Boy, Executive Director, Broward County Planning Council  
Jennifer Luchong, Supervisor, Urban Planning Division, Resilient Environment  
Department  
Carlos Adorisio, Assistant Director, Environmental Permitting Division  
Lisa Wight, Senior Redevelopment Coordinator, HFD

ATTACHMENT XVI  
CONCURRENT REVIEW REQUEST LETTER





**MONICA CEPERO**, County Administrator

115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7354 • FAX 954-357-7360

August 12, 2025

Ms. Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 S. Andrews Avenue, Rm. 307  
Ft. Lauderdale, FL 33301

**RE: Letter requesting concurrent review of Land Use Plan Amendment filed by the City of Fort Lauderdale for property located at 4590 Peters Road in Unincorporated Broward County, Florida (the "Property")**  
**Project Name: Broadview Gardens**

Dear Ms. Boy:

The City of Fort Lauderdale through their authorized agent, Lochrie & Chakas, P.A., filed an application to amend the Broward Municipal Services District ("BMSD") Comprehensive Plan to change the future land use designation for the Property from Utilities to Medium (16) Residential ("LUPA"). The Local Planning Agency ("LPA") hearing was conducted on June 11, 2025. The LPA recommended approval of the LUPA subject to certain conditions of approval. The County Commission is expected to conduct the transmittal hearing on August 21, 2025.

In addition to the BMSD LUPA, the applicant will also be filing a request to amend the Broward County Comprehensive Plan to change the County future land use designation for the Property from Community to Medium (16) Residential.

In accordance with Sec. 1.1(A)(4) of the Broward County Administrative Rules Document, the County is submitting this letter to the Planning Council to request the Broward County Planning Council commence its review of the application prior to the BMSD government action on the BMSD LUPA. As required, action by the LPA and County Commission on the proposed BMSD amendment will be forwarded at least twenty-one (21) days prior to the first Planning Council hearing. Further, it is acknowledged that the amendment application shall be automatically withdrawn if the BMSD governing body (County Commission) does not make a recommendation on the proposed amendment within four (4) months of receipt of an application under Article 1.1(A)(4).

If you have any questions concerning this request, please free to contact Darby Delsalle, Director of Urban Planning Division, at 954-828-3729 or [DDelsalle@broward.org](mailto:DDelsalle@broward.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Cepero", is written over the word "Sincerely,".

Monica Cepero  
County Administrator

cc: Laurette Jean, Assistant County Administrator  
Isamí Ayala-Collazo, Assistant County Administrator  
Lenny Vialpando, Director, Resilient Environment Department  
Darby Delsalle, Director, Urban Planning Division

ATTACHMENT XVII  
DECLARATION OF RESTRICTIONS  
VOLUNTARY COMMITMENTS

This instrument prepared by and return to:

Nectaria M. Chakas, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, FL 33304

Folio Number: 5041 3701 1280

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**DECLARATION OF RESTRICTIVE COVENANTS**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** (“Declaration”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida (“Declarant”), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”).

WITNESSETH:

WHEREAS, Declarant is the owner of a 37.180 acre parcel located at 4590 Peters Road in unincorporated Broward County, Florida more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Property”); and

WHEREAS, Declarant made application to Broward County to amend the Future Land Use Map of the Broward County Comprehensive Plan to change the land use designation of the Property from Community to Medium (16) Residential under Application No. \_\_\_\_\_ (“County Application”); and

WHEREAS, Declaration made application to the Broward County Municipal Services District (“BMSD”) requesting to change the Future Land Use Map of the BMSD Comprehensive Plan for the Property from Utilities to Medium (16) Residential under Application No. 25-M1 (“BMSD Application”), collectively the County Application and the BMSD Application are referred to as the “Applications”; and

WHEREAS, in order to satisfy certain requirements, the Declarant agrees to place certain restrictions on the development of the Property as set forth herein;

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

**1. Recitations.** The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

**2. Restrictions.**

**a. Uses.** The Property is hereby restricted to 34 single family dwelling units to be located on the portion of the Property shown on **Exhibit B** attached hereto and made a part hereof (“Single Family Project”) and 474 dwelling units to be located on the portion of the Property shown on **Exhibit C** attached hereto and made a part hereof (“Multifamily Project”).

**b. Unit mix.** The Single Family Project will be a for-sale product to be sold as market rate a product. The Multifamily Project will be restricted to affordable housing as defined by the County Comprehensive Plan.

**c. Access and Traffic Circulation.** The Project shall include multiple access points to ensure vehicular circulation is sufficiently dispersed and minimizes impacts on the surrounding community. The following are the proposed access points:

- i. Vehicular access to the multifamily dwelling units will be from two access points on the east side of the Property. In addition, Declarant shall use its best efforts to secure an additional access at the north side of the Property to Peters Road.
- ii. Vehicular access to the single family dwelling units will be along SW 46th Avenue.

**d. Amenities.** The Multifamily Project shall include a suite of amenities for its residents, which includes a clubroom, catering kitchen, fitness center, business center, bike storage, dog park and walking trail.

**e. Site layout.** The multifamily units will be situated within the area located on Exhibit C in various structures providing adequate building separation.

**3. Recordation and Effective Date.** This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida. As used herein, "Final Approval" shall mean final approval and adoption of the Application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

**4. Severability.** If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

**5. Captions, Headings and Titles.** Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

**6. Amendments, Termination or Release.** This Declaration may not be modified, amended or released as to the any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by Broward County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida.

**7. Remedies for Violation.** In the event the Declarant, its successors or assigns, violates any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the County may withhold further permits and approvals with respect to the Property, provided the County first provides Declarant with written notice and a thirty (30) day opportunity to cure the violation. The County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and



thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation. The County is the beneficiary of these covenants and restrictions and, as such, the County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

**8. Waiver.** Any failure of the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

**WITNESSES:**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
David Solomon, City Clerk

**DECLARANT:**

**CITY OF FORT LAUDERDALE, a municipal  
corporation of the State of Florida**

By: \_\_\_\_\_  
DEAN J. TRANTALIS, Mayor

**OFFICE OF CITY ATTORNEY:  
APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of (check one): \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by DEAN J. TRANTALIS, who is the MAYOR of CITY OF FORT LAUDERDALE, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:

# **EXHIBIT A**

## **Property**

### **LEGAL DESCRIPTION**

ALL OF TRACTS 4, 5 & 6, TIER 16, AND PORTIONS OF TRACTS 7 & 8, TIER 16, NEWMAN'S SUBDIVISION ONE AND TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF ROCK HILL SECTION "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 75°10'47" WEST, A DISTANCE OF 585.00 FEET; THENCE NORTH 14°49'13" EAST, A DISTANCE OF 3,249.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 73°50'20", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°39'33" EAST, A DISTANCE OF 94.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 753.40 FEET AND A CENTRAL ANGLE OF 14°08'59", A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 1,096.81 FEET; THENCE SOUTH 75°10'47" EAST, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 2,231.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,619,552 SQUARE FEET (37.180 ACRES, MORE OR LESS).

**SEE ATTACHED SKETCH AND LEGAL DESCRIPTION**

# EXHIBIT B

## SINGLE FAMILY PROJECT

### DESCRIPTION OF PROPERTY (NOT A SURVEY)

#### LEGAL DESCRIPTION

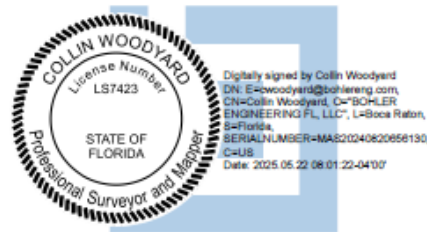
A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4, TIER 16; THENCE ALONG THE WEST LINE OF SAID TRACT 4 AND THE WEST LINE OF TRACTS 5, 6 AND 7, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW. 46TH AVENUE, NORTH 14°49'13" EAST, A DISTANCE OF 3,249.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 73°50'20", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°39'33" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, A DISTANCE OF 85.33 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 14°49'13" WEST, A DISTANCE OF 3296.80 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE WITH SAID SOUTH LINE NORTH 75°10'47" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,164 SQUARE FEET OR 7.534 ACRES, MORE OR LESS.

#### SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



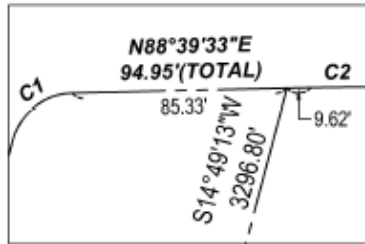
COLLIN WOODYARD  
LS. 7423  
MAY 20, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LBR8085	<b>BOHLER</b> <small>INC.</small>
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# SKETCH OF PROPERTY (NOT A SURVEY)



N14°49'13"E 3249.04'  
BASIS OF BEARING

P.O.B.  
S.W. CORNER OF  
TRACT 4

SW 12TH CT.

DAVIE  
BOULEVARD  
EXTENSION

SEE DETAIL

C1

C2

TRACT 7, TIER 6,  
NEWMAN'S SURVEY  
(P.B. 2, PG. 26, M.D.C.R.)

TRACT 6, TIER 16,  
NEWMAN'S SURVEY  
(P.B. 2, PG. 26, M.D.C.R.)

TRACT 5, TIER 16,  
NEWMAN'S SURVEY  
(P.B. 2, PG. 26, M.D.C.R.)

TRACT 4, TIER 16,  
NEWMAN'S SURVEY  
(P.B. 2, PG. 26, M.D.C.R.)

S14°49'13"W 1096.81'

S75°10'47"E 292.50'

S14°49'13"W 3296.80'

S14°49'13"W 2231.98'

SW 46TH AVE.

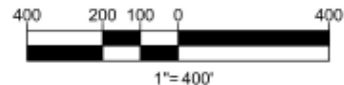
SW 44TH TERRACE

SW 21ST ST.

N75°10'47"W  
585.00'(TOTAL)'

## LEGEND

- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR  
AND MAPPER
- P.B. PLAT BOOK
- PG. PAGE
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS



## CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	32.22'	N51°44'23"E	30.03'	073°50'20"
C2	753.40'	186.06'	S84°15'57"E	185.59'	014°08'59"

SHEET 2 OF 2

SCALE:  
1"=400'

DATE  
05/20/2025

DRAWN  
CRW

PROJECT  
FLB240180

SEC. 13  
TWP. 50 S.  
RNG. 41 E.

1900 NW CORPORATE BLVD., SUITE 101E  
BOCA RATON, FL 33431 561.571.0280  
CERT. OF AUTHORIZATION: LB#9085

**BOHLER**

## EXHIBIT C

### MULTIFAMILY PROJECT

#### **DESCRIPTION OF PROPERTY (NOT A SURVEY)**

##### LEGAL DESCRIPTION

A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

ALSO LESS AND EXCEPT:

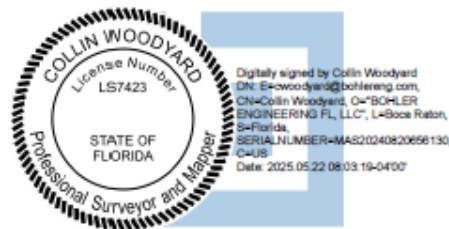
THAT PORTION OF THE WEST ONE-HALF (W1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT 4, TIER 16; THENCE NORTH 75°10'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 485.00 FEET; THENCE DEPARTING THE SAID SOUTH LINE NORTH 14°49'13" EAST, A DISTANCE OF 3296.80 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIE BOULEVARD EXTENSION; THENCE ALONG SAID SOUTH LINE NORTH 88°39'33" EAST, A DISTANCE OF 9.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 723.94 FEET AND A CENTRAL ANGLE OF 14°43'02", A DISTANCE OF 185.95 FEET TO A POINT ON THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 7; THENCE SOUTH 14°49'13" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 1,095.86 FEET TO THE SOUTH LINE OF SAID TRACT 7, AND THE NORTH LINE OF SAID TRACT 6; THENCE SOUTH 75°10'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, ALONG THE EAST LINE OF SAID TRACTS 6, 5 AND 4, A DISTANCE OF 2,232.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,387 SQUARE FEET OR 29.646 ACRES, MORE OR LESS.

##### SURVEYOR'S NOTES:

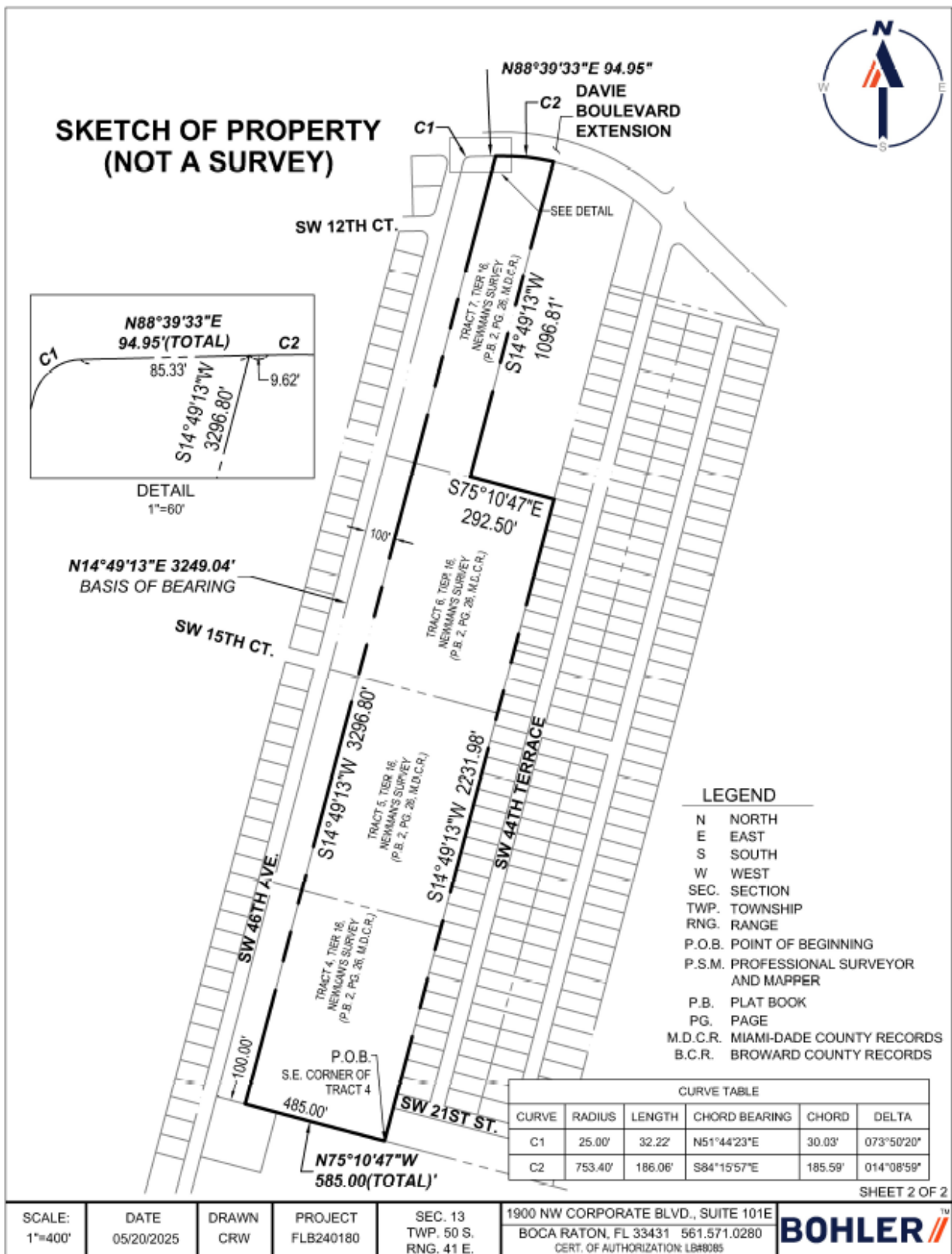
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



COLLIN WOODYARD  
LS. 7423  
MAY 20, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	<b>BOHLER</b> <sup>TM</sup>
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ATTACHMENT XVIII  
DECLARATION OF RESTRICTIONS  
AFFORDABLE HOUSING



This instrument prepared by and return to:

Nectaria M. Chakas, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, FL 33304

**DECLARATION OF RESTRICTIVE COVENANTS**  
**(Affordable Housing Restriction)**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** (“Declaration”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida (“Declarant”), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”).

WITNESSETH:

WHEREAS, Declarant is the owner of a 29.646 acre parcel located at 4590 Peters Road in unincorporated Broward County, Florida more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Property”); and

WHEREAS, the Property is a portion of an application filed by Declarant to amend the Broward County Future Land Use Map of the Broward County Comprehensive Plan (Application No. \_\_\_\_ ) and Broward County Municipal Services District (“BMSD”) Comprehensive Plan (Application No. 25-M1) to from Community and Utilities, respectively, to Medium (16) Residential (collectively the County Application and the BMSD Application are referred to as the “Application”); and

WHEREAS, the Declarant intends to develop the Property as an affordable housing community (“Project”); and

WHEREAS, in connection with the Application and Project, Declarant has voluntarily agreed to restrict the maximum number of dwelling units on the Property to 474 dwelling units; and

WHEREAS, the 474 dwelling units will restricted to affordable housing under the conditions set forth in this Declaration.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

**1. Recitations.** The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. **Covenants.** The Property is restricted to a maximum of 474 dwelling units, which units shall be restricted to affordable income units as defined in the County Comprehensive Plan and as further restricted by this Declaration (“Affordable Housing Units”).

3. **Affordable Housing Units Offered For Sale.** In the event of a Conversion to for sale product, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non- residential purpose, other than home offices when permitted by applicable zoning regulations; and

(b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Affordable Housing Parcel must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive

Covenants recorded in the Official Records of Broward County at  
Instrument Number \_\_\_\_\_.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchaser shall cause to be provided to the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an "Affordable Housing Notice") corresponding to the sale.

**4. Affordable Housing Units Offered For Rent.** Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home offices when permitted by applicable zoning regulations; and

(b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent (120%) of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

**5. Amendments.** Except as otherwise provided herein, this Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

**6. Recordation and Effective Date.**

(a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Records of Broward County, Florida. As used herein, "Final Approval" shall mean final approval and adoption of the Application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

(b) Once recorded, this Declaration shall run with the Property for the sole benefit of the County and does not operate as a restriction in favor of any Property owner, and shall bind all successors and assigns to the title of the Property.

(c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

**7. Severability.** If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

**8. Captions, Headings and Titles.** Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

**9. Context.** Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

**10. Term, Release and Termination.** The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any instrument in the Public Records of Broward County, Florida.

**11. Remedies for Violation.** In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the County may withhold further permits and approvals with respect to the Property, provided the County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation. The County is the beneficiary of these covenants and restrictions, and as such, the County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.



12. **Waiver.** Any failure of the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

**WITNESSES:**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**DECLARANT:**

**CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida**

By: \_\_\_\_\_  
DEAN J. TRANTALIS, Mayor

**ATTEST:**

**OFFICE OF CITY ATTORNEY:  
APPROVED AS TO FORM:**

\_\_\_\_\_  
David Solomon, City Clerk

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of (check one): \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by DEAN J. TRANTALIS, who is the MAYOR of CITY OF FORT LAUDERDALE, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public

Typed, printed or stamped name of Notary Public  
My Commission Expires:

**EXHIBIT A**  
**Property**  
**Restricted to Affordable Housing**

**EXHIBIT "A"**

**DESCRIPTION OF PROPERTY  
(NOT A SURVEY)**

**LEGAL DESCRIPTION**

A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

ALSO LESS AND EXCEPT:

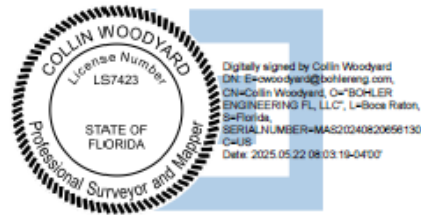
THAT PORTION OF THE WEST ONE-HALF (W1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT 4, TIER 16; THENCE NORTH 75°10'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 485.00 FEET; THENCE DEPARTING THE SAID SOUTH LINE NORTH 14°49'13" EAST, A DISTANCE OF 3296.80 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIE BOULEVARD EXTENSION; THENCE ALONG SAID SOUTH LINE NORTH 88°39'33" EAST, A DISTANCE OF 9.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 723.94 FEET AND A CENTRAL ANGLE OF 14°43'02", A DISTANCE OF 185.95 FEET TO A POINT ON THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 7; THENCE SOUTH 14°49'13" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 1,095.86 FEET TO THE SOUTH LINE OF SAID TRACT 7, AND THE NORTH LINE OF SAID TRACT 6; THENCE SOUTH 75°10'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, ALONG THE EAST LINE OF SAID TRACTS 6, 5 AND 4, A DISTANCE OF 2,232.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,387 SQUARE FEET OR 29.646 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



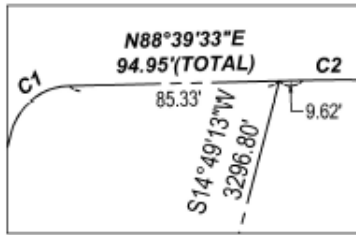
COLLIN WOODYARD  
LS. 7423  
MAY 20, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	<b>BOHLER</b> ™
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# EXHIBIT "A"

## SKETCH OF PROPERTY (NOT A SURVEY)

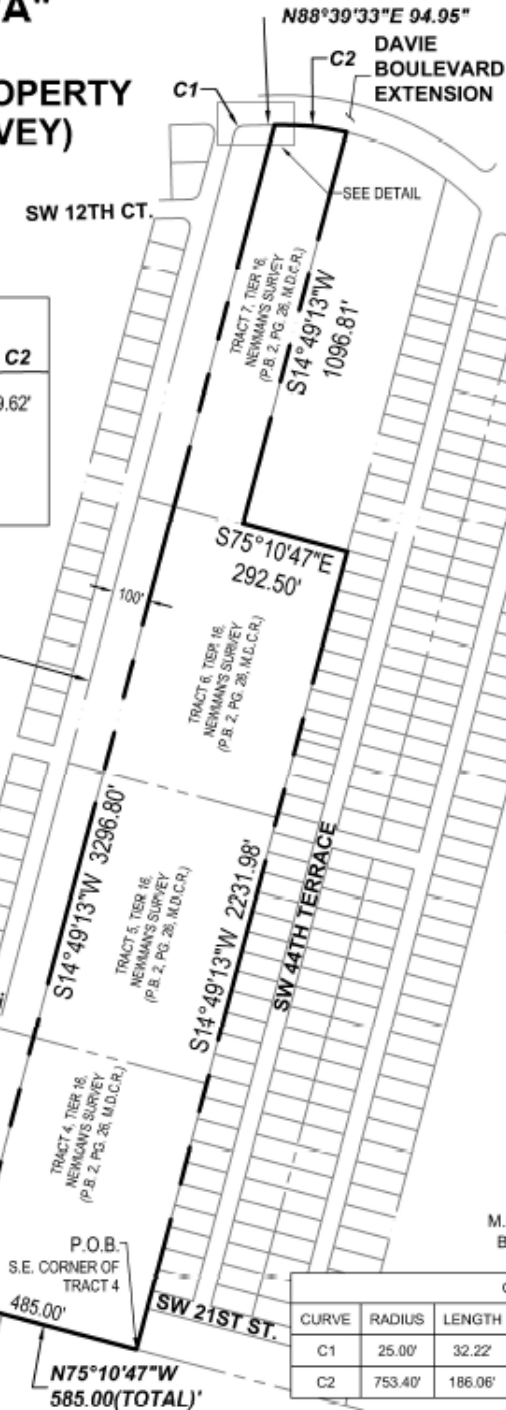


DETAIL  
1"=60'

N14°49'13"E 3249.04'  
BASIS OF BEARING

SW 15TH CT.

SW 46TH AVE.



### LEGEND

- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR  
AND MAPPER
- P.B. PLAT BOOK
- PG. PAGE
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	32.22'	N51°44'23"E	30.03'	073°50'20"
C2	753.40'	186.06'	S84°15'57"E	185.59'	014°08'59"

SHEET 2 OF 2

SCALE:  
1"=400'

DATE  
05/20/2025

DRAWN  
CRW

PROJECT  
FLB240180

SEC. 13  
TWP. 50 S.  
RNG. 41 E.

1900 NW CORPORATE BLVD., SUITE 101E  
BOCA RATON, FL 33431 561.571.0280  
CERT. OF AUTHORIZATION: LB#8085

**BOHLER** <sup>TM</sup>