



December 11, 2025

Donna Harris, Senior Plan Processor
State Land Planning Agency
Florida Commerce
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Ms. Harris:

On December 9, 2025, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Numbers 2025-43 and 2025-49, amending the Broward County Comprehensive Plan. The enclosed ordinances adopt two (2) Small-Scale amendments to the Broward County Land Use Plan (BCLUP) map (PC 25-5 and PC 25-7).

Broward County hereby submits the adopted Small-Scale amendments in accordance with Chapter 163.3187(1), Florida Statutes. The amendments are 1.44 acres and 39.4 acres, respectively, bringing Broward County's cumulative total of Small-Scale amendment acreage for 2025 to 159.74 acres for the BCLUP. Further, the proposed amendments are not located within an Area of Critical State Concern.

A copy of the adoption ordinances and the adopted amendments and maps are provided in digital format. In addition, a digital copy of this submittal is being provided directly to the South Florida Regional Planning Council by copy of this letter.

Please feel free to contact me or Dawn Teetsel, Director of Planning for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB".

Barbara Blake Boy
Executive Director

BBB:DDV
Enclosures

Donna Harris
December 11, 2025
Page Two

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Monica Cepero, Broward County Administrator
Maite Azcoitia, Deputy County Attorney, Broward County
Darby Delsalle, AICP, Director, Broward County Urban Planning Division
Jim Hickey, AICP, Planning Consultant, City of Weston
Glennika D. Gordon, AICP, Growth Management Planner, School Board of Broward
County



PUBLIC HEARING

BROWARD COUNTY COMPREHENSIVE PLAN

NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on December 9, 2025, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider adoption of the proposed amendments, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, December 9, 2025. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

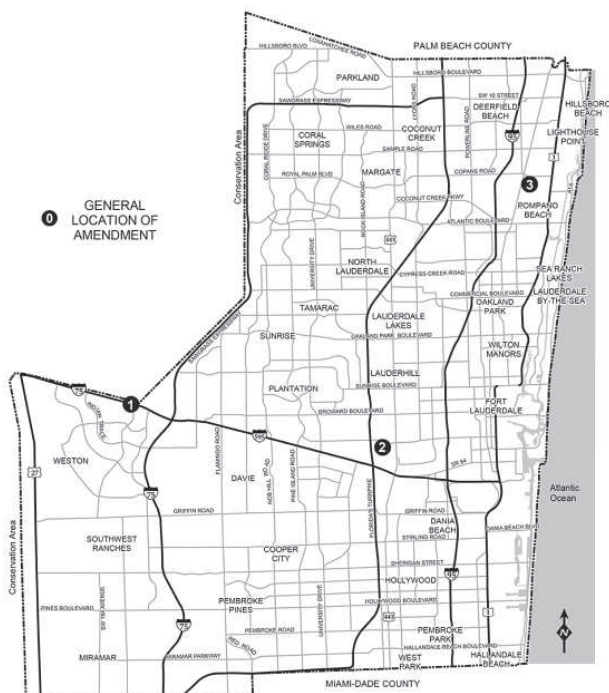
PUBLIC HEARING AGENDA

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

BROWARD COUNTY COMPREHENSIVE PLAN

DECEMBER 9, 2025 - 10:00 A.M.

- ITEM 1** **AMENDMENT PC 25-5**
Amendment to the Broward County Land Use Plan – City of Weston
From Irregular (5) Residential within a Dashed-Line Area to Commerce within a Dashed-Line Area; approximately 1.44 acres; generally located on the south side of State Road 84, west of Bonaventure Boulevard.
- ITEM 2** **AMENDMENT PC 25-7**
Amendment to the Broward County Land Use Plan – Broward Municipal Services District
From Community to Medium (16) Residential; approximately 39.4 acres; generally located on the east side of Southwest 46 Avenue, between Peters Road and Southwest 21 Manor.
- ~~**ITEM 3** **AMENDMENT PCNRM 25-1**
Amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 42 (4 parcels); approximately 85.8 acres; generally located on the southeast corner of Copans Road and the FEC Railway, in the City of Pompano Beach.~~



Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is given pursuant to Section 286.0105, Florida Statutes.

SUN-SENTINEL

Sold To:

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1 North University Drive, Box 102A
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Bill To:

Broward County Housing and Urban Planning Division - CU00105541
1 North University Drive, Box 102A
Plantation, FL 33324

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State Of Florida
County Of Orange

Before the undersigned authority personally appeared
rose williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a
DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Nov 24, 2025
BROWARD COUNTY COMPREHENSIVE PLAN NOTICE
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

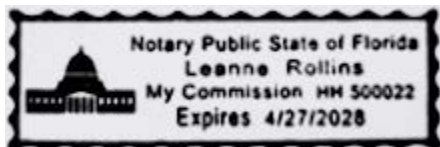


Signature of Affiant

Sworn to and subscribed before me this: November 26, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

NEWS BRIEFING

G20 summit in South Africa ends with US absent for gavel pass

From news services

JOHANNESBURG — The Group of 20 summit in South Africa ended Sunday with the glaring absence of the United States — the next country to lead the bloc — after the Trump administration boycotted the two days of talks involving leaders of the world's richest and top developing economies.

South African President Cyril Ramaphosa declared the summit in Johannesburg closed by banging a wooden gavel on a block like a judge would, in a G20 tradition.

The gavel would normally be handed over to the leader of the next country to hold the rotating presidency, but no U.S. official was there to receive it.

The world's biggest economy boycotted a summit meant to bring rich and developing nations together over President Donald Trump's claims that South Africa is violently persecuting its Afrikaner white minority.

The White House said it intended in a last-minute decision for an official from its embassy in South Africa to attend the G20 handover.

But South Africa refused that, saying it was an insult for Ramaphosa to hand over the gavel to a junior embassy official. In the end, no U.S. delegation was accredited for the summit, according to the South African Foreign Ministry.

South Africa said the gavel handover would happen later, possibly at its foreign ministry.

Trump has said the U.S. will hold next year's summit at his golf club in Doral, Florida.

The first G20 summit in Africa also broke with tradition Saturday by issuing a leaders' declaration on the opening day of the talks; declarations usually come at the end of the summit.

The declaration was significant in that it came in the face of opposition from the U.S., which has for months been critical of a South African agenda for the group that largely focused on climate change and global wealth inequality — focuses the Trump administration derided.

Argentina said it also opposed the declaration after Argentine President Javier Milei — a Trump ally — also skipped the summit.

Other G20 nations, including China, Russia, France, Germany, the United Kingdom, Japan and Canada, backed the declaration, which called for more global attention on issues that specifically affect poor countries, such as the need for financial help for their recovery efforts after climate-related disasters, finding ways to ease their debt levels and supporting their transition to climate-friendly green energy sources.

Mamdani criticizes Trump: New York City Mayor-elect Zohran Mamdani didn't back down in an interview that aired Sunday from past criticism that President Donald Trump acted like a despot and a fascist despite a surprisingly friendly White House meeting between the two men.

The newly elected democratic socialist and the Republican president have fiercely criticized each other in the past.

Trump called Mamdani a "100% Communist Lunatic" in a social media post following the incoming mayor's election victory, and Mamdani has said Trump was attacking democracy.

Yet the two political foils emerged smiling and peaceful after their meeting Friday, and they spoke of shared goals.

Pressed about his past



Pandas going home: Panda Yuan Zi sits in his enclosure before his last public snack Sunday at Beauval Zoo in Saint-Aignan-sur-Cher, central France. Yuan Zi and Beauval's other breeding panda, female Huan Huan, have been at the zoo since 2012. They are heading back to China on Tuesday because Huan Huan has kidney failure. **GUILLAUME SOUVANT/GETTY-AFP**

criticism during a "Meet the Press" interview conducted Saturday, Mamdani said his views remained unchanged.

"Everything that I've said in the past, I continue to believe," Mamdani said. "And that's the thing that I think is important in our politics, is that we don't shy away from where we have disagreements, but we understand what it is that brings us to that table because I'm not coming into the Oval Office to make a point or make a stand. I'm coming in there to deliver for New Yorkers."

Slovenians vote: Slovenians rejected in a referendum Sunday a law that allowed terminally ill patients to end their lives, according to preliminary results released by the election authorities.

The near-complete count showed that around 53% voted against the law while around 46% supported it.

The no-votes also represented more than 20% of 1.7 million eligible voters in Slovenia, which is requested

by the election rules.

Turnout was nearly 41%, the State Electoral Commission said.

"Compassion has won," declared Ales Primc, a conservative activist who led the campaign against assisted dying. "Slovenia has rejected the government's health, pension and social reform based on death by poisoning."

Slender Man woman gone: A Wisconsin woman who admitted to nearly stabbing a classmate to death in 2014 to please the online horror character Slender Man is missing after she cut off an electronic monitoring device and left a group home, authorities said Sunday.

Madison police issued an alert Sunday for Morgan Geyser, 23, saying she was last seen around 8 p.m. Saturday with an adult acquaintance.

"If you see Geyser, please call 911," the alert said, adding that she had cut off a "Department of Corrections

monitoring bracelet."

Geyser was placed in a group home this year after being granted conditional release from the Winnebago Mental Health Institute.

She was sent to the psychiatric institute in 2018 after pleading guilty to attempted first-degree intentional homicide in a deal with prosecutors to avoid prison.

Pressure on Andrew: Pressure is building for the former Prince Andrew to give evidence to a U.S. congressional committee investigating convicted sex offender Jeffrey Epstein after Britain's prime minister suggested that Andrew should testify.

Keir Starmer declined to comment directly about King Charles III's disgraced younger brother, but he told reporters traveling with him for the Group of 20 summit in Johannesburg, South Africa, that as a "general principle" people should provide evidence to investigators.

"I don't comment on his particular case," Starmer said. "But as a general principle I've held for a very long time is that anybody who has got relevant information in relation to these kind of cases should give that evidence to those that need it."

The former prince, now known as Andrew Mountbatten-Windsor, has so far ignored a request from members of the House Oversight Committee for a "transcribed interview" about his "long-standing friendship" with Epstein.

Andrew was stripped of his royal titles and honors last month as the royal family tried to insulate itself from any more criticism about Andrew's relationship with Epstein.

Starmer's comments came after Rep. Robert Garcia of California, the committee's ranking Democrat, and Rep. Suhas Subramanyam, a Democrat from Virginia, said Andrew "continues to hide" from serious questions.

PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN

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At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, December 9, 2025. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

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Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN DECEMBER 9, 2025 - 10:00 A.M.

- ITEM 1

AMENDMENT PC 25-5
Amendment to the Broward County Land Use Plan – City of Weston
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ORDINANCE NUMBER 2025 - 43

ORDINANCE TO ADOPT AMENDMENT PC 25-5

ORDINANCE NO. 2025-43

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF WESTON; AND
4 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Weston;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on October 23, 2025, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on December 9, 2025, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The Broward County Land Use Plan is hereby amended by Amendment PC 25-5 in the City of Weston, set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

Section 3. Effective Date.

(a) The effective date of the plan amendment set forth in this Ordinance shall be the later of:

(1) Thirty-one (31) days after the adoption of this Ordinance;

(2) The date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment to be in compliance;

- 44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless
47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
- 49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
- 52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
- 54 (b) This Ordinance is effective as of the date provided by law.

ENACTED December 9, 2025

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 10/08/2025
Maite Azcoitia (date)
Deputy County Attorney

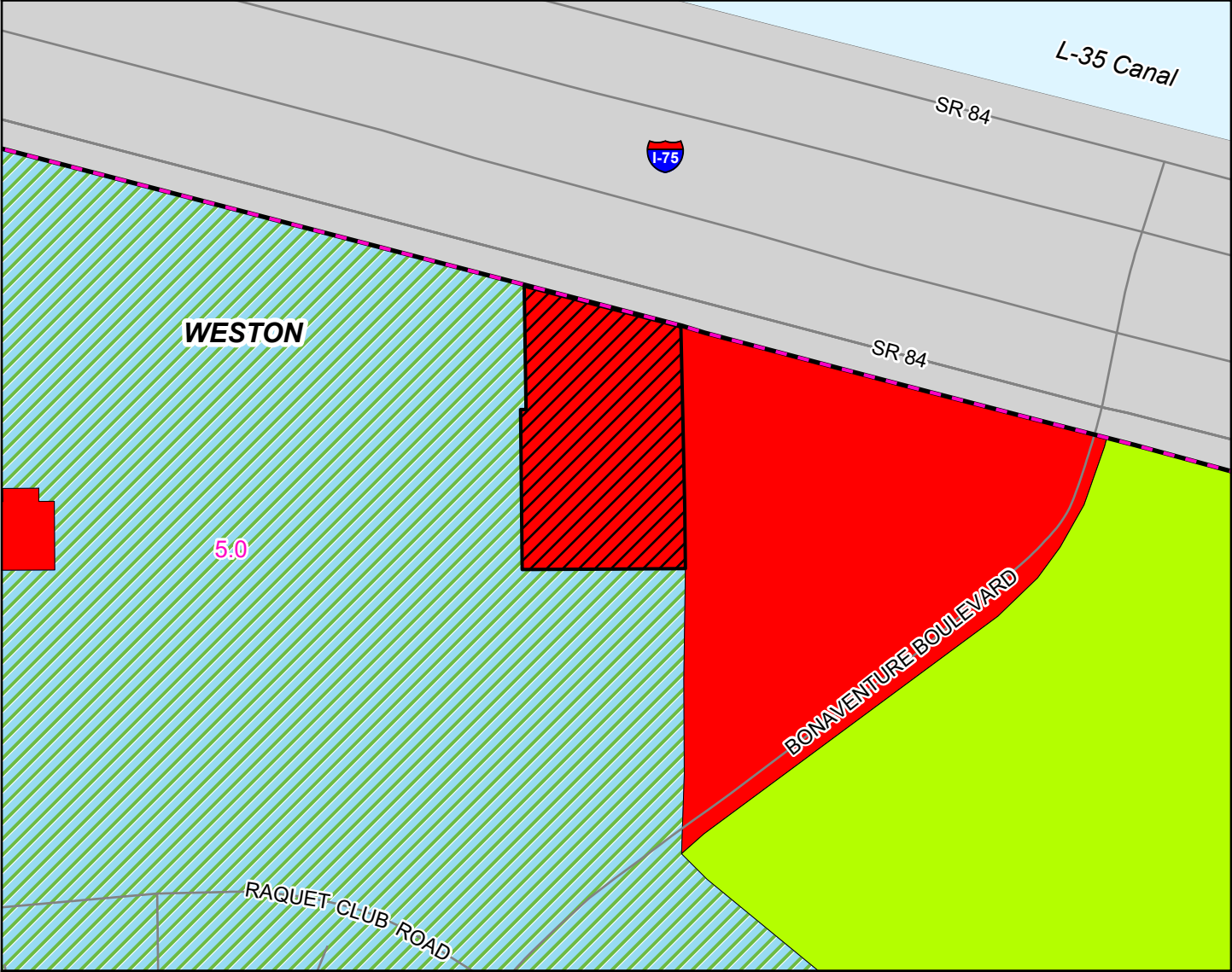
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-5

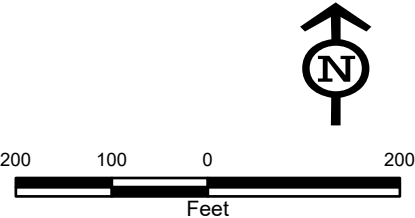
Current Land Use: Irregular (5) Residential within a Dashed-Line Area

Proposed Land Uses: Commerce within a Dashed-Line Area

Gross Acres: Approximately 1.44 acres



- Site
- Dashed-Line Area
- Irregular Residential
- Commerce
- Commercial Recreation
- Transportation
- Water / Primary Drainage



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-5
(WESTON)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 14, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Public Hearing Recommendation

October 23, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Abramson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Zeman and DiGiorgio)

III. County Commission Final Action

December 9, 2025

Approved per Planning Council public hearing recommendation.

INTRODUCTION AND APPLICANT'S RATIONALE

- *A “Dashed-Line Area” is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Transportation
	East: Commerce within a Dashed-Line Area
	South: Irregular (5) Residential within a Dashed-Line Area
	West: Irregular (5) Residential within a Dashed-Line Area

VI. Applicant/Petitioner

A. Applicant:	H&M Weston Storage 18, LLC
B. Agent:	Tara-Lynn Patton, AICP, Planning and Entitlements, LLC
C. Property Owners:	CG Golf Venture, LLC, Berkley Vacation Resorts, LLC, and Newbon Outparcels, Ltd.

VII. Recommendation of Local Governing Body:

The City of Weston recommends approval of the proposed amendment.

EXHIBIT B

A Declaration of Restrictive Covenants is not applicable to this amendment.

ORDINANCE NUMBER 2025 - 49

ORDINANCE TO ADOPT AMENDMENT PC 25-7

ORDINANCE NO. 2025-49

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE BROWARD MUNICIPAL
4 SERVICES DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE
5 DATE.

6 (SPONSORED BY THE BOARD OF COUNTY COMMISSIONERS)
7

8 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
9 on April 25, 2017 (the Plan);

10 WHEREAS, the Department of Commerce has found the Plan in compliance with
11 the Community Planning Act;

12 WHEREAS, Broward County now wishes to propose an amendment to the
13 Broward County Land Use Plan within the Broward Municipal Services District;

14 WHEREAS, the Planning Council, as the local planning agency for the Broward
15 County Land Use Plan, held its hearing on October 23, 2025, with due public notice;

16 WHEREAS, the Board of County Commissioners held an adoption public hearing
17 on December 9, 2025, at 10:00 a.m., having complied with the notice requirements
18 specified in Section 163.3184(11), Florida Statutes, at which public comment was
19 accepted and considered;

20 WHEREAS, the Board of County Commissioners, after due consideration of all
21 matters, hereby finds that the following amendment to the Plan is consistent with the State

Plan, Regional Plan, and the Plan; complies with the requirements of the Community Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The Broward County Land Use Plan is hereby amended by Amendment PC 25-7 in the Broward Municipal Services District, set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

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(1) Thirty-one (31) days after the adoption of this Ordinance;

(2) The date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment to be in compliance;

- (3) If the Department of Commerce or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless elects to make the plan amendment effective notwithstanding potential statutory sanctions;
- (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants is recorded in the Official Records of Broward County; or
- (5) If recertification of the municipal land use plan amendment is required, the date the municipal amendment is recertified.
- (b) This Ordinance is effective as of the date provided by law.

ENACTED December 9, 2025

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 10/08/2025
Maite Azcoitia (date)
Deputy County Attorney

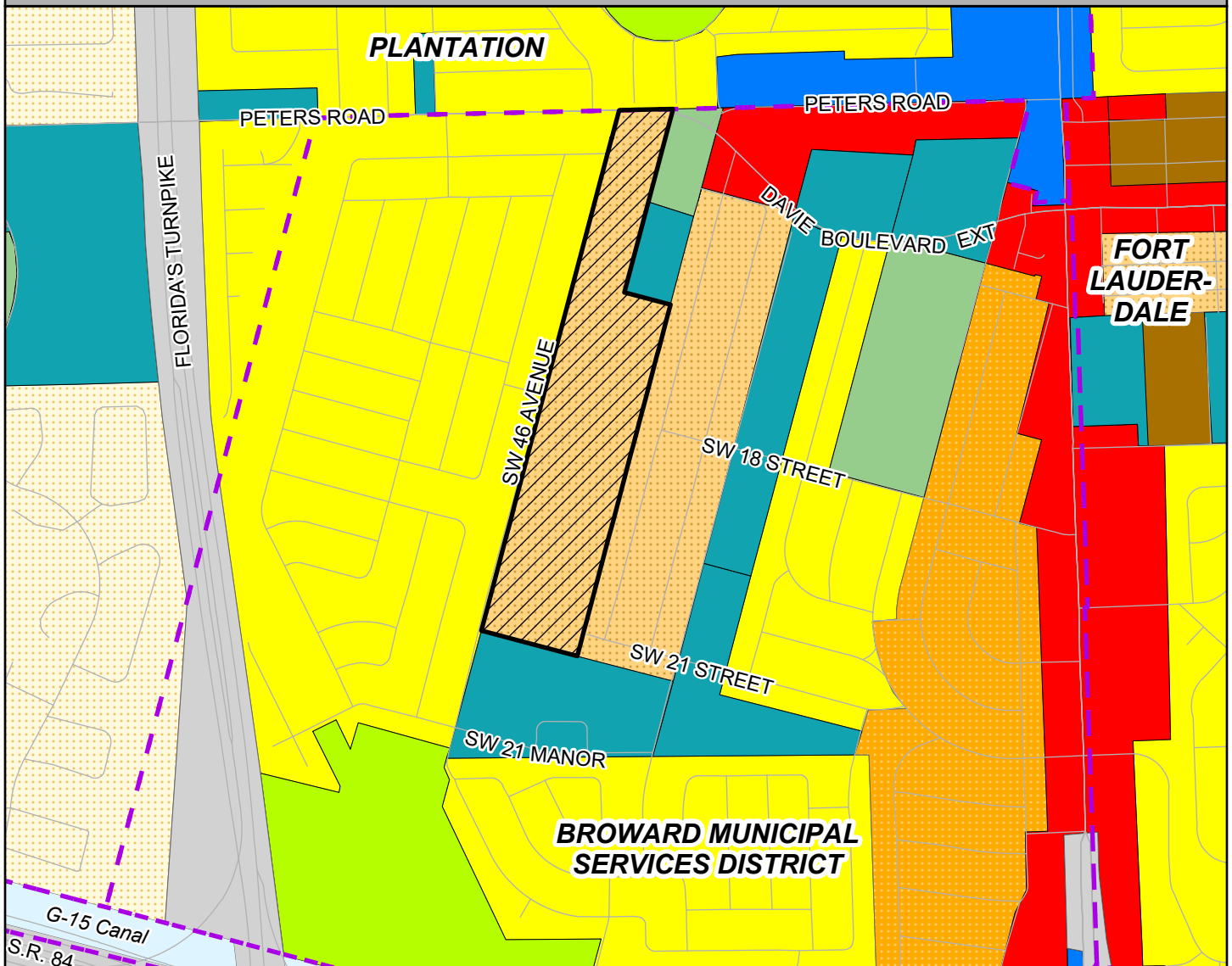
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN PROPOSED FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-7

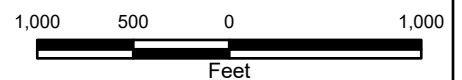
Current Land Use: Community

Proposed Land Use: Medium (16) Residential

Gross Acres: Approximately 39.4 acres



- | | | |
|-----------------------------|------------------------------|--------------------------|
| Site | Medium (16) Residential | Commercial Recreation |
| Municipal Boundary | Medium-High (25) Residential | Community |
| Low (3) Residential | Activity Center | Transportation |
| Low (5) Residential | Commerce | Water / Primary Drainage |
| Low-Medium (10) Residential | Recreation and Open Space | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-7
(BROWARD MUNICIPAL SERVICES DISTRICT/UNINCORPORATED BROWARD COUNTY)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 14, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict up to 474 multi-family dwelling units (93% of the proposed 508 dwelling units) as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

It is noted that any land use approval associated with the proposed map amendment does not authorize any development on Site 78 / Map Label 80 on the Broward County Environmentally Sensitive Lands (ESL) Map unless the site has been removed from or modified on the ESL Map through the appropriate mechanism.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 14, 2025

- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

October 23, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Zeman and DiGiorgio)

III. County Commission Final Action

December 9, 2025

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Broward Municipal Services District
- II. County Commission District: District 5
- III. Site Characteristics
- A. Size: Approximately 39.4 acres
- B. Location: In Section 13, Township 50 South, Range 41 East; generally located on the east side of Southwest 46 Avenue, between Peters Road and Southwest 21 Manor.
- C. Existing Uses: Archery range and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Community
- B. Proposed Designation: Medium (16) Residential
- C. Estimated Net Effect: Addition of 630 dwelling units
 [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
 Reduction of 39.4 acres of community uses
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: Single-family residential (Plantation) and Police Officers Association
 East: Police Officers Association, single-family and low-rise or single-story multi-family residential
 South: Educational facility and fire station
 West: Single-family residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

<i>B. Planned Uses:</i>	<i>North:</i> Low (5) Residential (Plantation) and Community
	<i>East:</i> Recreation and Open Space, Community and Medium (16) Residential
	<i>South:</i> Community
	<i>West:</i> Low (5) Residential

VI. Applicant/Petitioner

<i>A. Applicants:</i>	Housing Authority of Fort Lauderdale and HEF-Broadview Gardens, Inc.
<i>B. Agent:</i>	Robert B. Lochrie III, Esq., Lochrie & Chakas, PA
<i>C. Property Owner:</i>	City of Fort Lauderdale

VII. Recommendation of Local Governing Body:

The Broward County Board of County Commissioners has transmitted the application to the Broward County Planning Council for review and analysis.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

ATTACHMENT

Changes in ~~strike-through~~/underline format per the Office of the County Attorney

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 the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, a Florida governmental entity created under Chapter 421, Part I of the Florida Statutes ("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 be 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.

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 an amount representing 120% of the median income limits published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.

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~~ Official 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~~ 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.

(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~~ Official 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. ~~In the event the Property is developed in phases such that each phase will have separate ownership, ground lease and/or mortgage loans (each, a "Phase"), a violation of this Declaration with respect to a given Phase of the Property shall not be enforced with respect to any other Phase.~~

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: _____

STATE OF _____
COUNTY OF _____

DECLARANT:

**HOUSING AUTHORITY OF THE CITY OF
FORT LAUDERDALE, a Florida
governmental entity created under Chapter
421, Part I of the Florida Statutes**

By: _____
Print Name: _____
Title: _____

The foregoing instrument was acknowledged before me, by means of (check one): ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____, who is the _____ of the Housing Authority of the 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.



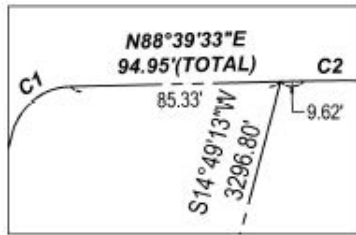
COLLIN WOODYARD
LS. 7423
MAY 20, 2025

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	BOHLER ™
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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.

P.O.B.
S.E. CORNER OF
TRACT 4
485.00'

N75°10'47"W
585.00(TOTAL)'

N88°39'33"E 94.95"
C2
DAVIE
BOULEVARD
EXTENSION

SEE DETAIL

TRACT 7, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W
1096.81'

TRACT 6, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S75°10'47"E
292.50'

TRACT 5, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W 3296.80'

TRACT 4, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W 2231.98'

SW 44TH TERRACE

SW 21ST ST.

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

EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2050:	Long Range Planning Horizon
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual – 11 th Edition
Capacity:	The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
Volume:	The number of vehicles passing a given point on a roadway during a specified time period.
P.M. Peak Hour Trip:	The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m.
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service – a quantitative stratification of quality of service into six (6) letter grades:
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

TABLE OF CONTENTS

SMALL-SCALE AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN PC 25-5 AND PC 25-7 ADOPTION

DECEMBER 9, 2025

ITEM 1 AMENDMENT PC 25-5

Amendment to the Broward County Land Use Plan – City of Weston

From Irregular (5) Residential within a Dashed-Line Area to Commerce within a Dashed-Line Area; approximately 1.44 acres; generally located on the south side of State Road 84, west of Bonaventure Boulevard.

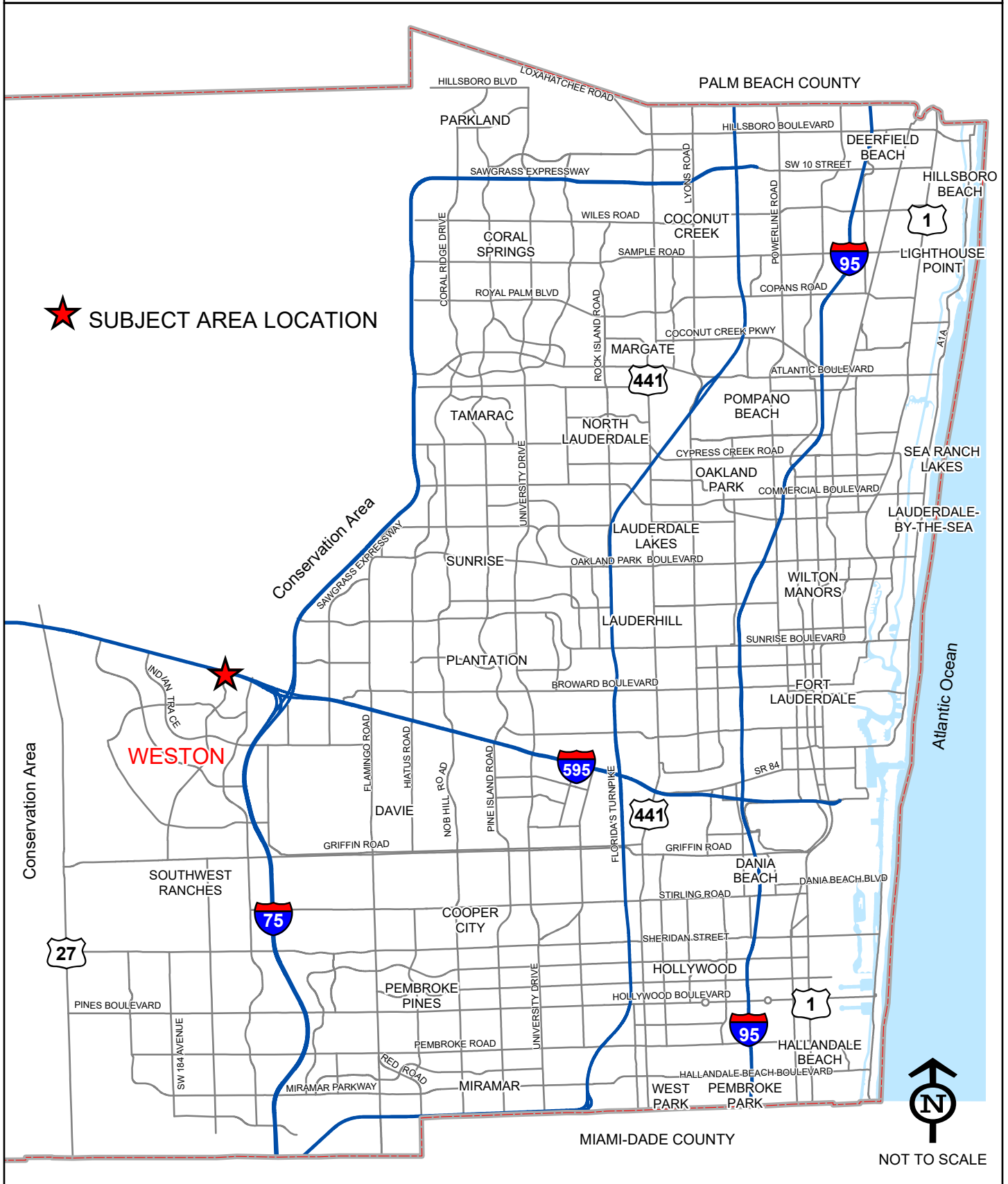
ITEM 2 AMENDMENT PC 25-7

Amendment to the Broward County Land Use Plan – Broward Municipal Services District

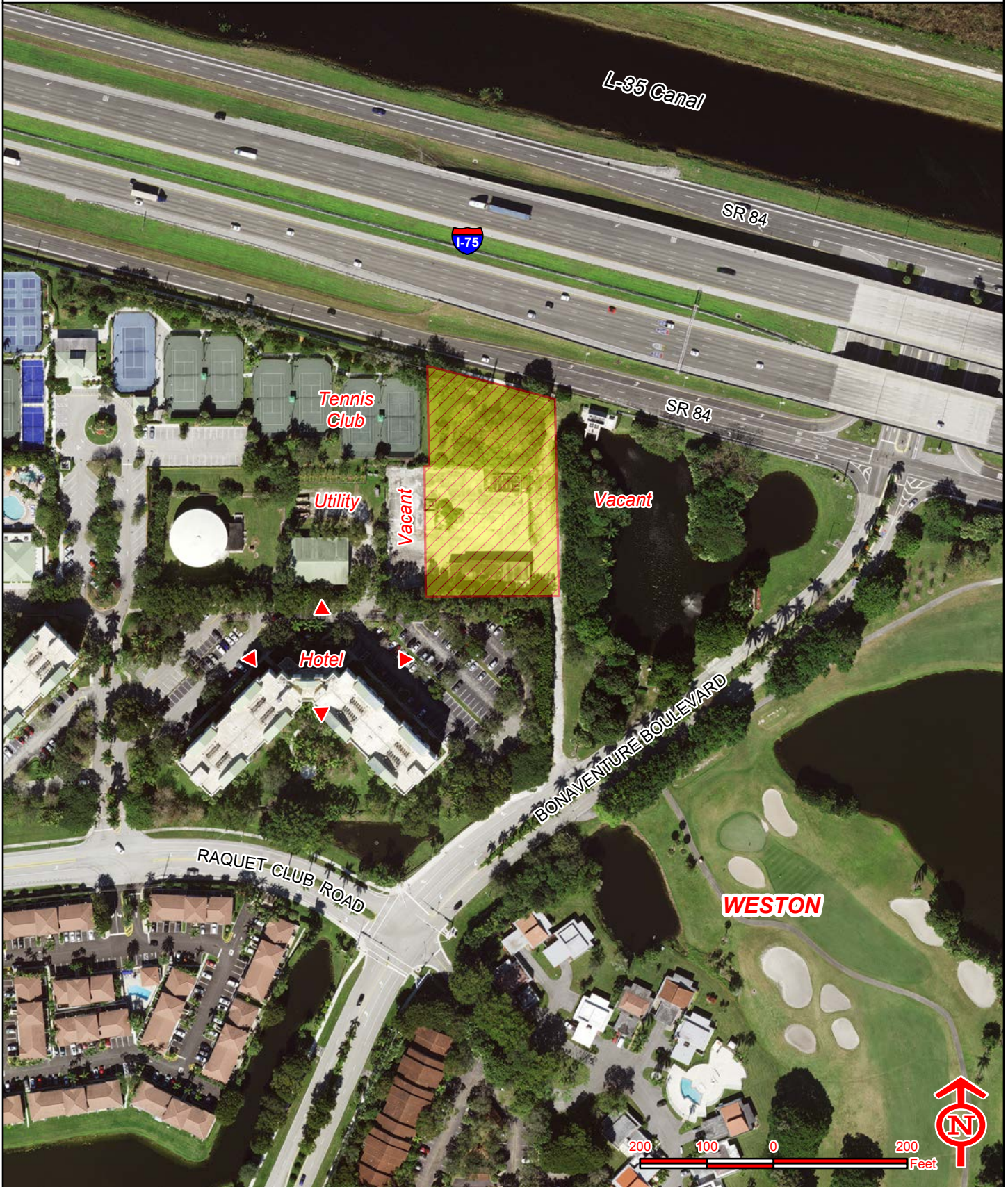
From Community to Medium (16) Residential; approximately 39.4 acres; generally located on the east side of Southwest 46 Avenue, between Peters Road and Southwest 21 Manor.

ITEM 1

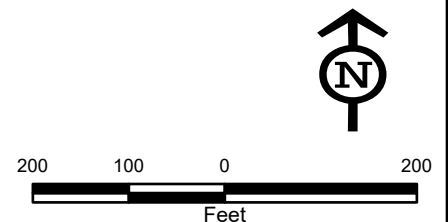
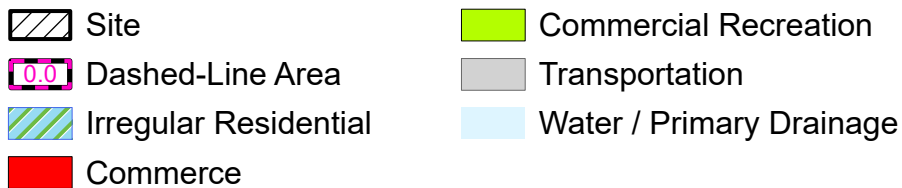
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 25-5



MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-5



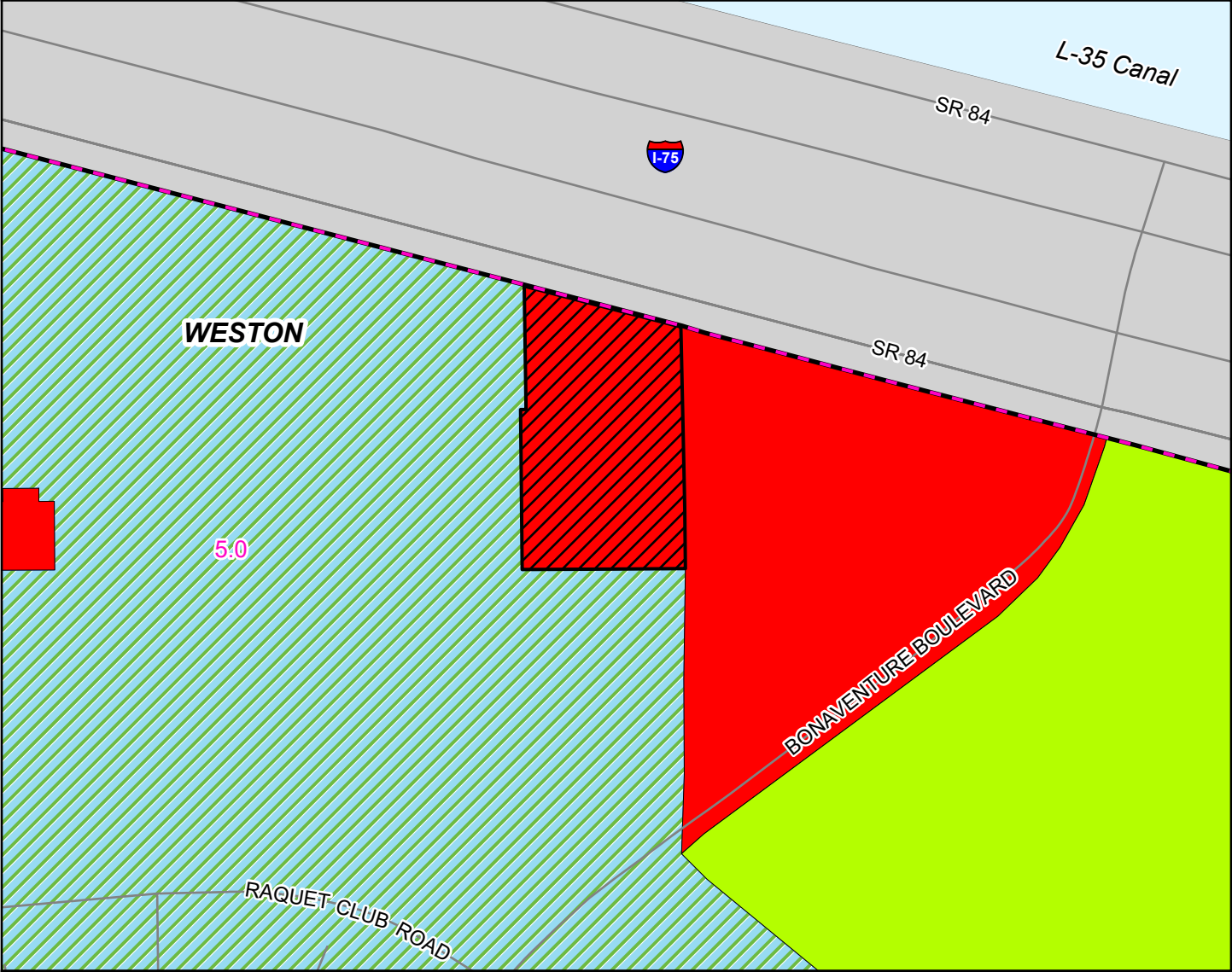
Current Land Use:	Irregular (5) Residential within a Dashed-Line Area
Gross Acres:	Approximately 1.44 acres






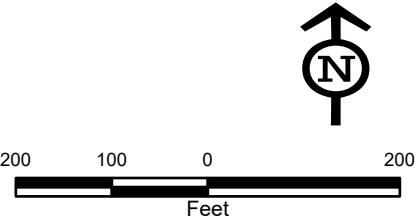
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-5

Proposed Land Uses: Commerce within a Dashed-Line Area

Gross Acres: Approximately 1.44 acres



- | | |
|---|--|
|  Site |  Commercial Recreation |
|  Dashed-Line Area |  Transportation |
|  Irregular Residential |  Water / Primary Drainage |
|  Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-5
(WESTON)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 14, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Public Hearing Recommendation

October 23, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Abramson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Zeman and DiGiorgio)

III. County Commission Final Action

December 9, 2025

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Weston
- II. County Commission District: District 1
- III. Site Characteristics
- A. Size: Approximately 1.44 acres
- B. Location: In Section 5, Township 50 South, Range 40 East;
 generally located on the south side of State Road 84,
 west of Bonaventure Boulevard.
- C. Existing Uses: Maintenance building and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Irregular (5) Residential within a Dashed-Line Area*
- B. Proposed Designation: Commerce within a Dashed-Line Area
- C. Estimated Net Effect: Reduction of 7 dwelling units
 Addition of 1.44 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: State Road 84 and Interstate 75
 East: Vacant
 South: Hotel
 West: Utility and vacant

*A "Dashed-Line Area" is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Transportation
	East: Commerce within a Dashed-Line Area
	South: Irregular (5) Residential within a Dashed-Line Area
	West: Irregular (5) Residential within a Dashed-Line Area

VI. Applicant/Petitioner

A. Applicant:	H&M Weston Storage 18, LLC
B. Agent:	Tara-Lynn Patton, AICP, Planning and Entitlements, LLC
C. Property Owners:	CG Golf Venture, LLC, Berkley Vacation Resorts, LLC, and Newbon Outparcels, Ltd.

VII. Recommendation of Local Governing Body:

The City of Weston recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The Applicant requests a small-scale Land Use Plan Amendment (LUPA) to the City of Weston Comprehensive Plan Map and the Broward County Future Land Use Plan to amend the land use of three (3) parcels of land consisting of a total of 1.44 (gross) acres located within the City of Weston. The parcels of land are generally located adjacent to State Road 84 approximately 500 feet west of the intersection of State Road 84 and Bonaventure Boulevard within the area formerly located within Unincorporated Broward County and known as the Bonaventure area of the City of Weston. The addresses assigned to each of the parcels include the following: Parcel 1: 16600 W State Road 84, Parcel 2: 16600 W State Road 84 and Parcel 3: 16491 Racquet Club Road.

Under the current and existing land use designation Irregular (5) Residential, the subject properties are vested for a total of 7 residential units. Under the proposed LUPA application, this is a reduction of residential units and an increase of 1.44 gross acres of (Broward County) Commerce land use. The proposed LUPA requests a City of Weston Industrial land use designation in order to allow for a self-storage facility use. The proposed use is very passive and will not be detrimental to the adjacent and surrounding uses which are comprised of State Road 84, tennis courts and the City of Sunrise utility plant."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Irregular (5) Residential within a Dashed-Line Area land use category to the Commerce within a Dashed-Line Area land use category is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 182 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the additional p.m. peak hour trips results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected. See Attachment 2.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Bonaventure Boulevard**, between State Road 84 and Saddle Club Road, is currently operating at and projected to operate at level of service (LOS) “C,” with or without the subject amendment.
- **State Road 84**, between Weston Road and Indian Trace, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.
- **Saddle Club Road**, between Weston Road and Indian Trace, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is not provided within a ¼ mile of the proposed amendment site. However, development of the subject property will be considered for its support in the utilization of public transit services by increasing employment opportunities along Bonaventure Boulevard. Further, the County’s Transportation Surtax program identifies several fixed-route bus improvements such as shorter headways, increased span of service and new service types. The BCT is in the process of conducting a comprehensive operational analysis, of which the subject property will be noted as a key area of development for possible service expansion and/or new service. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 4.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 5.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. See Attachment 5.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that the proposed amendment site does not contain, fall within or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Water Resources and Public Health into the design, permitting and construction processes. See Attachment 5. The property owners are coordinating with the City of Weston and the Bonaventure Drainage District to ensure water recharge and protection of the aquifer is incorporated into the site plan design. Further, the applicant has acknowledged the suggestions above regarding the Climate Action Plans. See Attachment 6.

IV. Other Natural Resources

Contaminated Sites: The BCRED report identifies that two (2) known contaminated sites are within the proposed amendment site (SF-1766A and NF-1766B) and are designated for ongoing assessment, cleanup and monitoring for contaminants. Groundwater monitoring of both sites is ongoing. In the event monitoring wells are damaged or destroyed, they must be properly abandoned and replaced to original specifications at the applicant's

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

expense. Further, dewatering at or within a ¼ mile of the contaminated sites requires approval from the Broward County Environmental Permitting Division (BCEPD). See Attachment 5. The applicant has acknowledged contamination on the proposed amendment site and indicated that it will remediate and monitor the site as required, as well as obtain appropriate approvals from the BCEPD prior to dewatering the amendment site. See Attachment 6.

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Weston. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 5.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 5.

Air Quality: The BCRED report states that the proposed amendment will have a minimal impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 5.

Water Recharge: The BCRED report indicates that the proposed amendment would involve an increase of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant. See Attachment 5.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 7.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

The applicant has submitted correspondence from an adjacent property owner supporting redevelopment of the amendment site. See Attachment 8.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent eight (8) courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Irregular (5) Residential within a Dashed-Line Area to Commerce within a Dashed-Line Area would be generally compatible with the surrounding non-residential uses. The amendment site is proposed for self-storage use, which may serve the existing and future residential uses in the area.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage and solid waste capacity** will be available to serve the proposed land use. In addition, staff's analysis finds the proposed amendment is not projected to significantly or adversely impact the operating conditions of the **regional transportation network** as the Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the additional p.m. peak hour trips results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable. See Attachment 2. Further, no adverse impacts to **public schools, historical or cultural resources** were identified.

Concerning impacts to **natural resources**, the BCRED report identifies that two (2) known contaminated sites are within the proposed amendment site (SF-1766A and NF-1766B) and are designated for ongoing assessment, cleanup and monitoring for contaminants. Further, dewatering at or within a ¼ mile of the contaminated sites requires approval from the Broward County Environmental Permitting Division (BCEPD). See Attachment 5. The applicant has acknowledged contamination on the proposed amendment site and indicated that it will remediate and monitor the site as required, as well as obtain appropriate approvals from the BCEPD prior to dewatering the amendment site. See Attachment 6.

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – BCLUP and recommends approval.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-5

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2025
2. Broward County Planning Council Traffic Analysis of August 7, 2025
3. Broward County Transit Division Report of August 8, 2025
4. School Board of Broward County Consistency Review Report of August 13, 2025
5. Broward County Resilient Environment Department Report of August 21, 2025
6. Applicant Response to Review Agency Comments, dated October 7, 2025
7. Broward County Urban Planning Division Report of August 25, 2025
8. Letter of Support from Adjacent Property Owner
9. Broward County Parks and Recreation Division Report of August 6, 2025
10. Broward County Water Management Division Report of August 15, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-5

Prepared: September 2025

POTABLE WATER

The proposed amendment site will be served by the City of Sunrise, which consists of three (3) water treatment plants, with a current combined capacity of 51.5 million gallons per day (mgd). The current and committed demand on the treatment plants is 32.06 mgd, with 19.44 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 32.77 mgd, with 0.71 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 127 gallons per day (gpd) per capita (3.36 persons per household (pph)) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease in demand of 0.0015 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Weston adopted its 10-year Water Supply Facilities Work Plan on July 6, 2021.

SANITARY SEWER

The proposed amendment site will be served by the City of Sunrise, which consists of three (3) wastewater treatment plants, which has a current combined capacity of 30.99 mgd. The current and committed demand on the treatment plants is 22.2 mgd, with 8.79 mgd available. Planning Council staff utilized a level of service of 120 gpd per capita (3.36 pph) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease in demand of 0.0014 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Republic for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Reuter Transfer Station for processing and then to the Okeechobee Landfill. The landfill has a capacity of 42.9 million cubic yards and a current demand of 2.7 million tons. Planning Council staff utilized a level of service of 8.9 pounds per dwelling unit per day for residential uses and 4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,222 pounds per day or 0.6 tons per day on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Weston has 238.89 acres in its parks and open space inventory. The 2050 projected population (66,585) requires approximately 199.76 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net decrease of 0.07 acres on the projected demand for local parks. The City of Weston continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-5

Prepared: August 7, 2025

MPO Model Run Received: September 29, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Weston

Size: Approximately 1.44 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Irregular (5) Residential within a Dashed-Line Area**
Potential Development:	7 dwelling units
Trip Generation Rate:	ITE Equation (210) Single-Family Detached Housing*
Total P.M. Peak Hour Trips:	9 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Commerce within a Dashed-Line Area
Potential Development:	14,400 square feet of commerce use
Trip Generation Rate:	ITE Equation (822) Strip Retail Plaza
Total P.M. Peak Hour Trips:	191 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+182 peak hour trips</u>
--	------------------------------------

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 182 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**"Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

ATTACHMENT 3



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

August 8, 2025

Huda Ashwas, Planner

Broward County Planning Council

115 South Andrews Avenue, Room 307

Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-5 (Weston Self-Storage) in the City of Weston

Dear Hudas Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated July 23, 2025 regarding the proposed LUPA for 16600 West State Road 84 and 16491 Racquet Club Road, Weston FL, for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

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 the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Bonaventure Boulevard in the City of Weston. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

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

LAND USE/REZONING NON-RESIDENTIAL

SBBC-4121-2025

County No: PC-25-5

Weston Self-Storage LUPA

Folio #: 5040056021150, 5040005021155, 5040005021156

August 13, 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

ATTACHMENT 4



SCHOOL CONSISTENCY REVIEW REPORT

LAND USE/REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: August 13, 2025	<div style="display: flex; justify-content: space-between;"> <div>Units Permitted <input style="width: 50px;" type="text"/></div> <div>Units Proposed <input style="width: 50px;" type="text"/></div> </div>	Existing Land Use: Low Residential - 5																				
Name: Weston Self-Storage LUPA	NET CHANGE (UNITS):	Proposed Land Use: Commerce-County &																				
SBBC Project Number: SBBC-4121-2025	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #fce4ec;"> <th style="width: 15%;">Students</th> <th style="width: 15%;">Perm</th> <th style="width: 15%;">Proposed</th> <th style="width: 15%;">NET CHANGE</th> </tr> </thead> <tbody> <tr> <td>Elem</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>Mid</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>High</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>Total</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> </tbody> </table>	Students	Perm	Proposed	NET CHANGE	Elem	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Mid	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	High	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Total	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Current Zoning Community Facility (CF)
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County Project Number: PC-25-5	Proposed Zoning: Commercial (C-1)																					
Municipality Project Number: PLN-25-00131	Section: 5																					
Owner/Developer: CG Golf Venture, LLC	Township: 50																					
Jurisdiction: Weston	Range: 40																					

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

8/13/2025

Date

ATTACHMENT 5

RED Environmental Comments
PC 25-5
Page 1



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

For: Broward Planning Council
Applicant: H&M Weston Storage 18, LLC
Amendment No.: PC 25-5
Jurisdiction: Weston
Size: Approximately 1.44 acres
Existing Use: Maintenance building and vacant
Current Land Use Designation: Irregular (5) Residential within a Dashed-Line Area
Proposed Land Use Designation: Commerce within a Dashed-Line Area
Estimated Net Effect: Reduction of 7 dwelling units
Addition of 1.44 acres of commerce use

Location: In Section 5, Township 50 South, Range 40 East; generally located on the south side of State Road 84, west of Bonaventure Boulevard.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Cleanup and Waste Regulations - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5] [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. The proposed amendment location is a known contaminated site, designated as RED sites SF-1766A and NF-1766B; assessment, cleanup,

and/or monitoring of both contaminant cases is ongoing. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org. SF-1766A is petroleum contamination enrolled in the FDEP's Petroleum Restoration Program; the FDEP is currently re-installing groundwater wells to monitor the effectiveness of soil removal. NF-1766B is arsenic and dieldrin contamination; source removal is pending and continued groundwater monitoring will be required. Please be advised that should any monitoring wells be damaged or destroyed, they must be properly abandoned and replaced to original specifications at the applicant's expense.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (AR 7/31/2025)

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

No wetlands present.

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

Surface Water Management Licensing does not have jurisdiction on this portion of the County. Please contact Bonaventure Development District.

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

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Weston. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are five (5) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the are five (5) facilities, two (2) are hazardous material facilities, two (2) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 08/05/2025)*

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 08/05/2025)*

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 08/05/2025)*

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an **increase of 182 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and proposed designation according to the **County's limited Land Use Designation categories**, an amendment to the current land use designation can be assumed to have a **minimal impact** based on all current information provided at this stage in the process.

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

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site, and no air quality-related complaints in the last 10 years. Therefore, there are no facilities in the area with existing or potential odor or noise problems. *(AR 8/13/2025)*

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

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

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

Protected Natural Lands –

Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

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

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

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

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

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

See attached.

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

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

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

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

The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a increase of 63 percent of impervious surface on the property and loss of recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

Broward County Land Use Plan Proposed Amendment PC 25-5



Legend

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



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: Daniele Notarnicola on 8/5/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Vacation Village at Weston Buildings #3,4	16471 RACQUET CLUB RD, #B3,4, Weston, FL 33326	6513 - Operators of Apartment Buildings	Hazardous Material License
Sunshine #76	17990 STATE ROAD 84, Weston, FL 33326	5541 - Gasoline Service Stations	Storage Tank License
City of Weston - Bonaventure Stormw. P. S. #1	16600 W SR84, Weston, FL 33326	9111 - Executive Offices	Storage Tank License
Vacation Village at Weston Buildings #1,2	16401 RACQUET CLUB RD, #B1,2, Weston, FL 33326	6512 - Operators of Nonresidential Buildings	Hazardous Material License
City of Weston - Bonaventure Stormw. P. S. #2	16800 W SR84, Weston, FL 33326	9111 - Executive Offices	Hazardous Material and Storage Tank License



RESILIENT ENVIRONMENT DEPARTMENT

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

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

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

Date: 08/14/2025

Re: Initial Resilience Review of PC 25-5, Weston Self Storage

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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

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

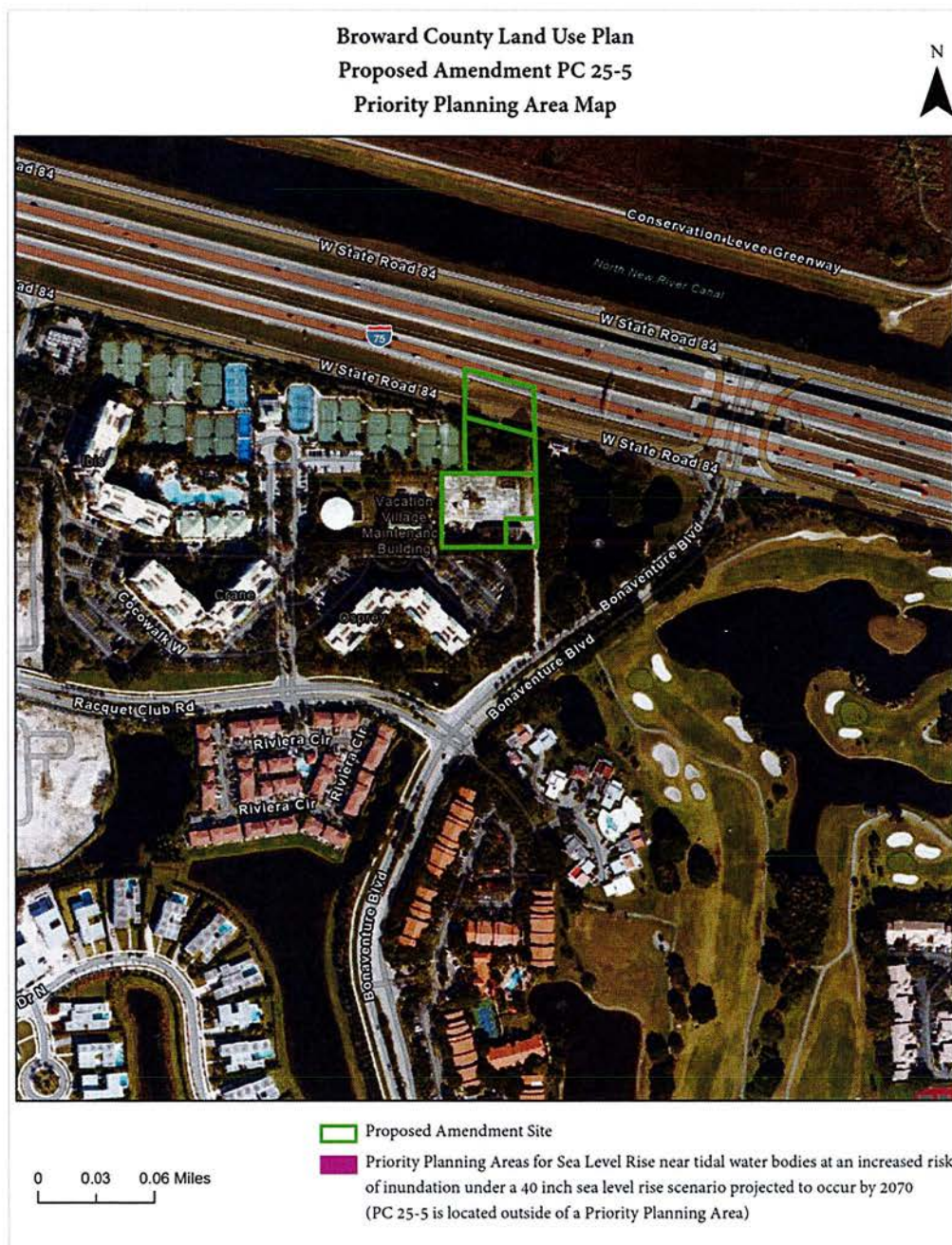
While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise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

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

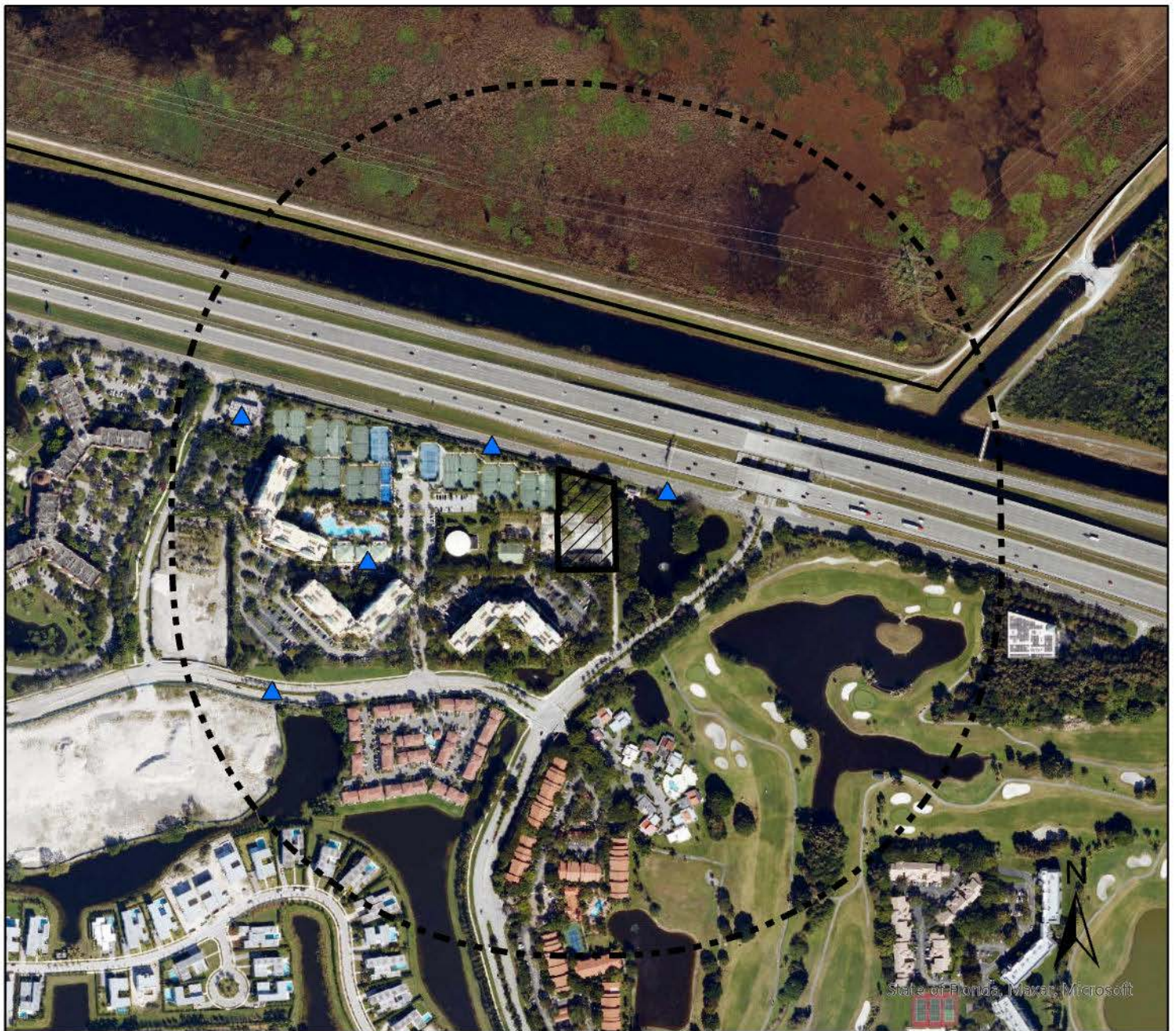
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.



PC 25-5 Weston Self-Storage



State of Florida, Mapbox, Microsoft

Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Prepared on: 8/5/2025 10:02 AM

Prepared by: Pdurius

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

SARA Title III Site

Hazardous Material Facility

Boundary

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

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

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

ATTACHMENT 6



October 7, 2025

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue-Room 307
Fort Lauderdale, FL 33301

SENT VIA ELECTRONIC MAIL

RE: Response to Comments of Land Use Plan Amendment (LUPA)
City of Weston (Planning Council Application Number: PC 25-5)
Project Name: Weston Self-Storage

Dear Ms. Blake Boy,

Please find below the response to the review agency comments pertaining to the LUPA for Weston Self-Storage site (PC 25-5).

COMMENT FROM ENVIRONMENTAL PERMITTING DIVISION:

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. The proposed amendment location is a known contaminated site, designated as RED sites SF-1766A and NF-1766B; assessment, cleanup, and/or monitoring of both contaminant cases is ongoing.

Any questions can be directed can be directed to (954) 519-1483 or EAR@broward.org. SF-1766A is petroleum contamination enrolled in the FDEP's Petroleum Restoration Program; the FDEP is currently re-installing groundwater wells to monitor the effectiveness of soil removal. NF-1766B is arsenic and dieldrin contamination; source removal is pending and continued groundwater monitoring will be required. Please be advised that should any monitoring wells be damaged or destroyed, they must be properly abandoned and replaced to original specifications at the applicant's expense.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering.

RESPONSE: The property owners are aware of the contamination as a portion of the site was

previously a golf maintenance building where fertilizers and other chemicals used to treat the golf course were stored. Remediation and monitoring of the site in accordance with the standards established by the State of Florida and Broward County are being followed by a licensed contractor. It is acknowledged that it is required to receive approval to dewater, and that a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering.

COMMENT FROM RESILIENT ENVIRONMENT DEPARTMENT:

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.

RESPONSE: We acknowledge the above provided suggestions concerning a Climate Action Plan. The proposed site plan for this site is under the County's maximum permitted allowance of 85% pervious area. The property owners are working very closely with the City and the Bonaventure Drainage District to ensure water recharge and protection of the Aquifer is incorporated into the site plan. To the best extent possible, the property owners will consider the updated groundwater maps for the development of stormwater management.

If you or the review agencies require any additional information, please do not hesitate to contact me at 561-337-0878 or pattontnt@earthlink.net. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Tara-Lynn Patton". The signature is fluid and cursive, with the first name "Tara" and last name "Patton" clearly legible.

Tara-Lynn Patton, AICP
Land Planner
Office 561-736-6642/Mobile 561-337-0878
Planning and Entitlements, LLC
10805 Gleneagles Road
Boynton Beach, FL 33436
E-mail: pattontnt@earthlink.net

ATTACHMENT 7



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: August 25, 2025

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Director **DARBY
DELSALLE**

SUBJECT: PC 25-5 Weston Self Storage

Digitally signed by
DARBY DELSALLE
Date: 2025.08.25
15:07:59 -04'00'

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment **PC 25-5**. The subject site is in the City of Weston involving approximately 1.4 acres. The amendment proposes:

Current Designations: *Irregular (5) Residential within a Dashed-Line Area*

Proposed Designation: *Commerce within a Dashed-Line Area*

Estimated Net Effect: *Addition of 1.44 acres of Commerce*
Reduction of 7 Dwelling Units

Analysis of Natural and Historic Resources

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

Additionally, a recent archaeological compliance survey conducted in association with a proposed cellular tower installation on the adjoining parcel yielded no archaeological discoveries and provides an additional context for the determination of no potential effects to undocumented historical or archaeological resources. (REF: FMSF Manuscript # 21466, published 2014).

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

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

Contact: Rick Ferrer, Historic Preservation Officer
Resilient Environment Department
Urban Planning Division
1 North University Drive
Plantation, Florida 33324
Email: rferrer@broward.org
Telephone: (954) 357-9731

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

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

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it is exempt from the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP.

UPD staff notes that in accordance with BCLUP Policy 2.16.4, properties with Commerce designated land use, with direct access to a State Road, County arterial or other qualified road, may have mixed uses including affordable multifamily housing with unlimited residential density. The subject property is adjacent to the south side of State Road 84; however, it is not identified as a qualified parcel on the corresponding map for Policy 2.16.4. Further, this request represents a decrease in residential units.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The project sites are located within the City of Weston and are not directly adjacent to any other local governments.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for

affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), and MM-4 (multi-modal level of service).

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

- **POLICY 2.19.1** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **POLICY 2.29.2** Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **POLICY 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County "End of Trips Facilities Guide."
- **POLICY 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **POLICY 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The proposed development consists of three (3) parcels with approximately 1.44 acres located within the City of Weston. The three (3) parcels are adjacent to State Road 84. The current land use designation is Irregular (5) Residential within a Dashed-Line Area, and the requested land use designation is commerce within a Dashed-Line Area.

School Proximity: The subject site is surrounded by three (3) preschools within about a 1-mile radius. The front entrance of Tiny Planet is located 0.54 miles east of the subject site. Creative Child Learning Center - Weston is located 0.59 miles east of the subject site. Weston Learning Academy is located 0.93 miles south of the subject site.

Commercial and Civic Uses in Proximity: The subject site is surrounded by several resorts, apartment rentals, a racquet club, gas station, restaurants, golf club and shopping store, all within a one-mile radius.

EV Charging: In front of the Vacation Village apartments, approximately 0.1 mile from the proposed site location.

Transit service: There are no transit routes in the vicinity of this project.

Parks: The entrance to Markham Park is on Weston Road, facing south adjacent to State Road 84 and Alligator Alley. It is approximately 0.57 miles northeast of the site. The Bonaventure Park entrance faces Racquet Club Road approximately 0.90 miles south of the site.

Bicycle lanes: On the westbound on State Road 84. A parallel facility abuts the north-bound lanes, as well.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design to enhance onsite connectivity between buildings as well as from the site to surrounding uses. Enhancing safe mobility options has been found to reduce avoidable crashes while promoting active mobility choices for short distance travel (three miles or less). Providing safe circulation routes for pedestrians and bicycles.

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings and perimeter paths.
- Consider connecting the parking areas to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.
- Include non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing onsite EV charging for employees and commuters.
- Consider providing employees bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.

ATTACHMENT 8

BERKLEY VACATION RESORTS, INC.

2626 East Oakland Park Blvd. • Fort Lauderdale, Florida 33306

Tel 954.563.2444 – futset@theberkleygroupinc.com

May 14, 2024

Donald P. Decker, City Manager
City of Weston

James Hickey, AICP
Department of Planning and Zoning

Honorable Mayor and City Commissioner
City Commission, City of Weston



RE: Former Golf Course Maintenance Areas South of State Road 84 and West of Bonaventure Boulevard, Weston, Broward County, Florida, Lying in Tract 57, Bonaventure, Plat Book 82, Page 43, Broward County Public Records (the "Property")
Parcel ID Numbers 504005021155, 504005021150 and/or 504005021156

Dear Mr. Decker, Mr. Hickey, Honorable Mayor Brown and City Commissioners:

Berkley Vacation Resorts, Inc. ("Berkley"), is the owner and developer of Vacation Village at Weston, a timeshare resort and related facilities (Folio numbers 504005BM9998 and 504005021150), which is located within the City of Weston, Florida.

Berkley supports the appropriate zoning, approvals, conditions and any other municipal or public approvals or agreements required for the entitlements necessary for the development of a self-storage facility on the Property (the "Project"), provided that it does not exceed a height of 40 feet.

The proposed redevelopment of the Property will dramatically improve the existing unpleasant condition and state of disrepair in which the Property is in and the current use thereof as a maintenance facility (almost a junkyard).

Berkley fully support the redevelopment of the Property and the proposed Project. Please consider this letter as our formal support and full endorsement of the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank A. Utset". The signature is stylized with large loops and a long horizontal stroke extending to the right.

Frank A. Utset, Vice President

ATTACHMENT 9



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

August 6, 2025

To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West,
Dan
Date: 2025.08.12
13:32:30 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-5 – Weston Self-Storage (Weston)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – 25-5 – Weston Self-Storage (Weston). Our comment is as follows:

PC 25-5 No objections to the Land Use Plan Amendment.

If you or your staff have any questions about our comments, please call me at 954-357-8120.

ATTACHMENT 10



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

August 15, 2025

Huda Ashwas
Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: hashwas@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

SUBJECT: Weston Self-Storage- PC 25-5 / Land Use Plan Amendment

Dear Huda Ashwas:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-5 and have no comments or objections.

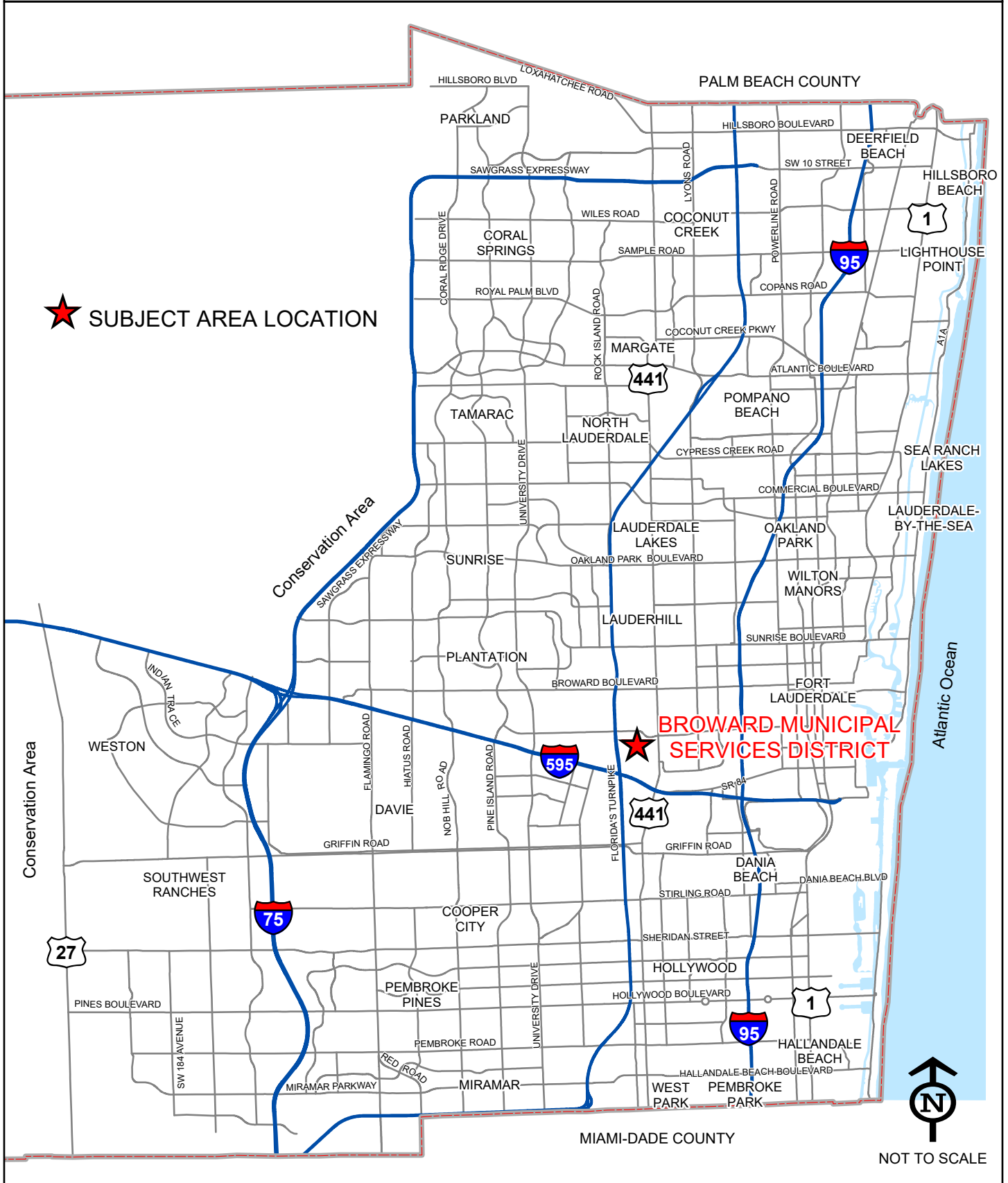
Sincerely,

Vilma
Melendez

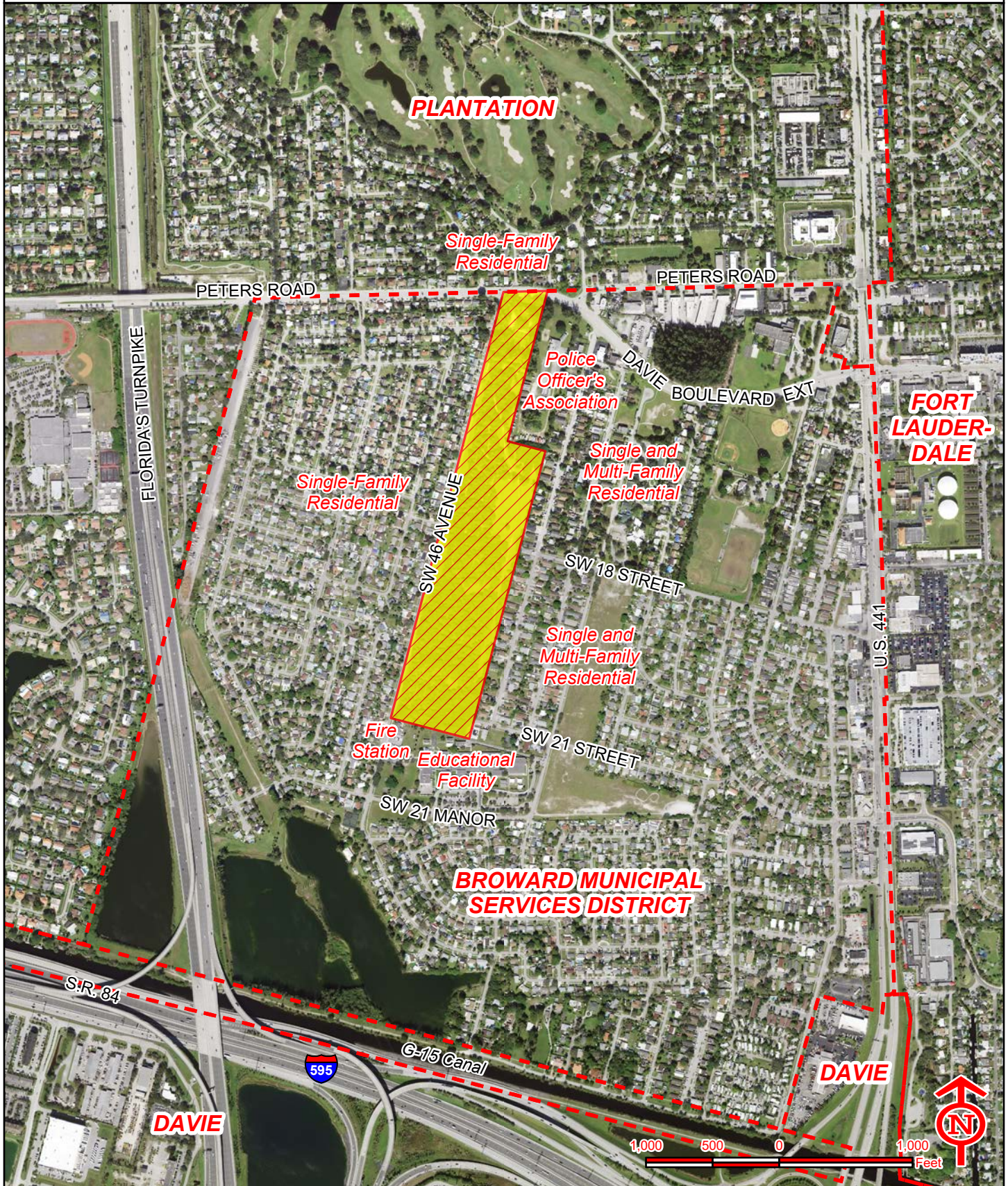
Digitally signed by Vilma
Melendez
Date: 2025.08.15
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Vilma Melendez, P.E.
Construction Project Management Supervisor
2555 W. Copans Rd.
Pompano Beach, FL 33069
Office (954) 831-0764
Email: vmelendez@broward.org

**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP
AMENDMENT PC 25-7**



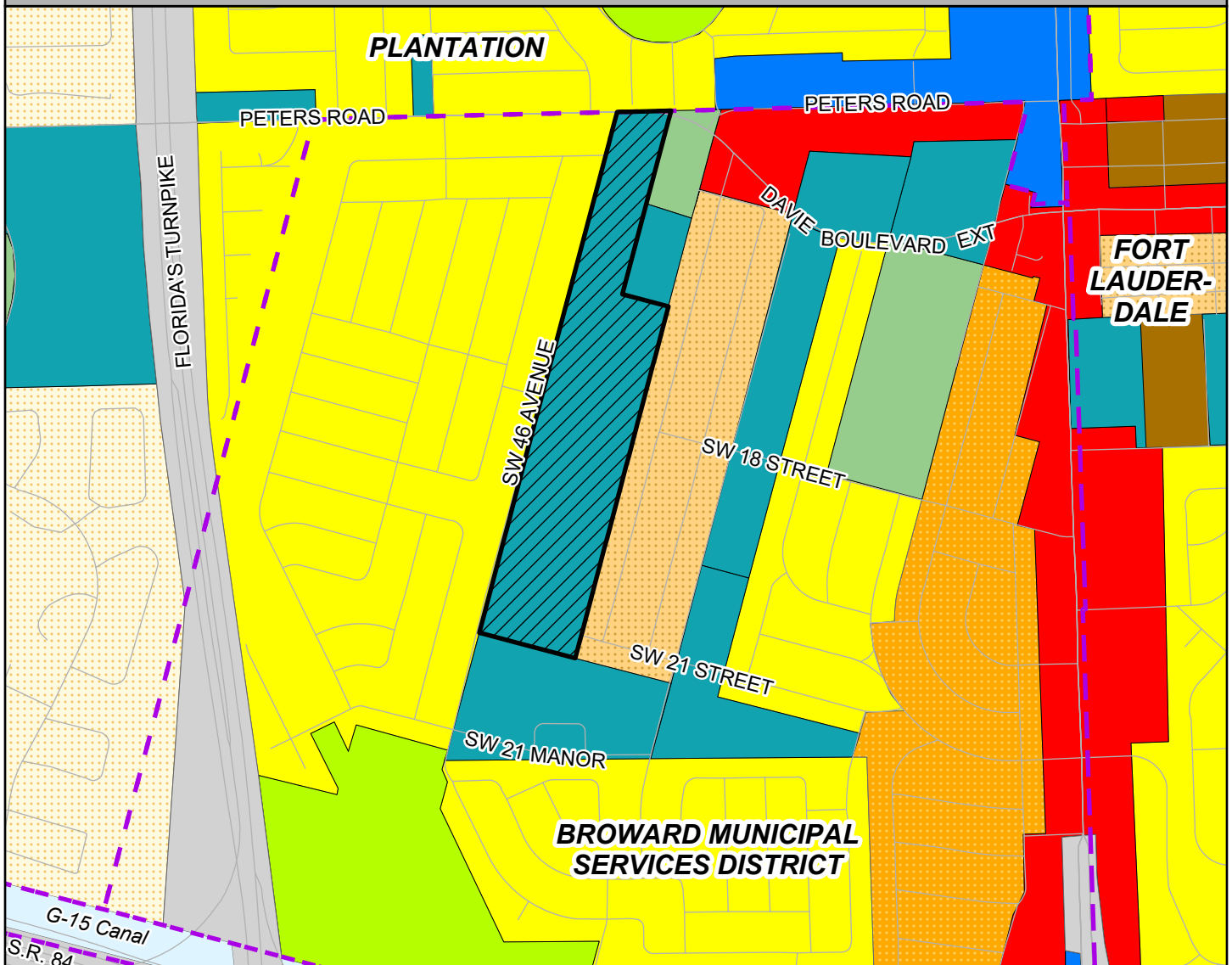
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-7



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-7

Current Land Use: Community

Gross Acres: Approximately 39.4 acres



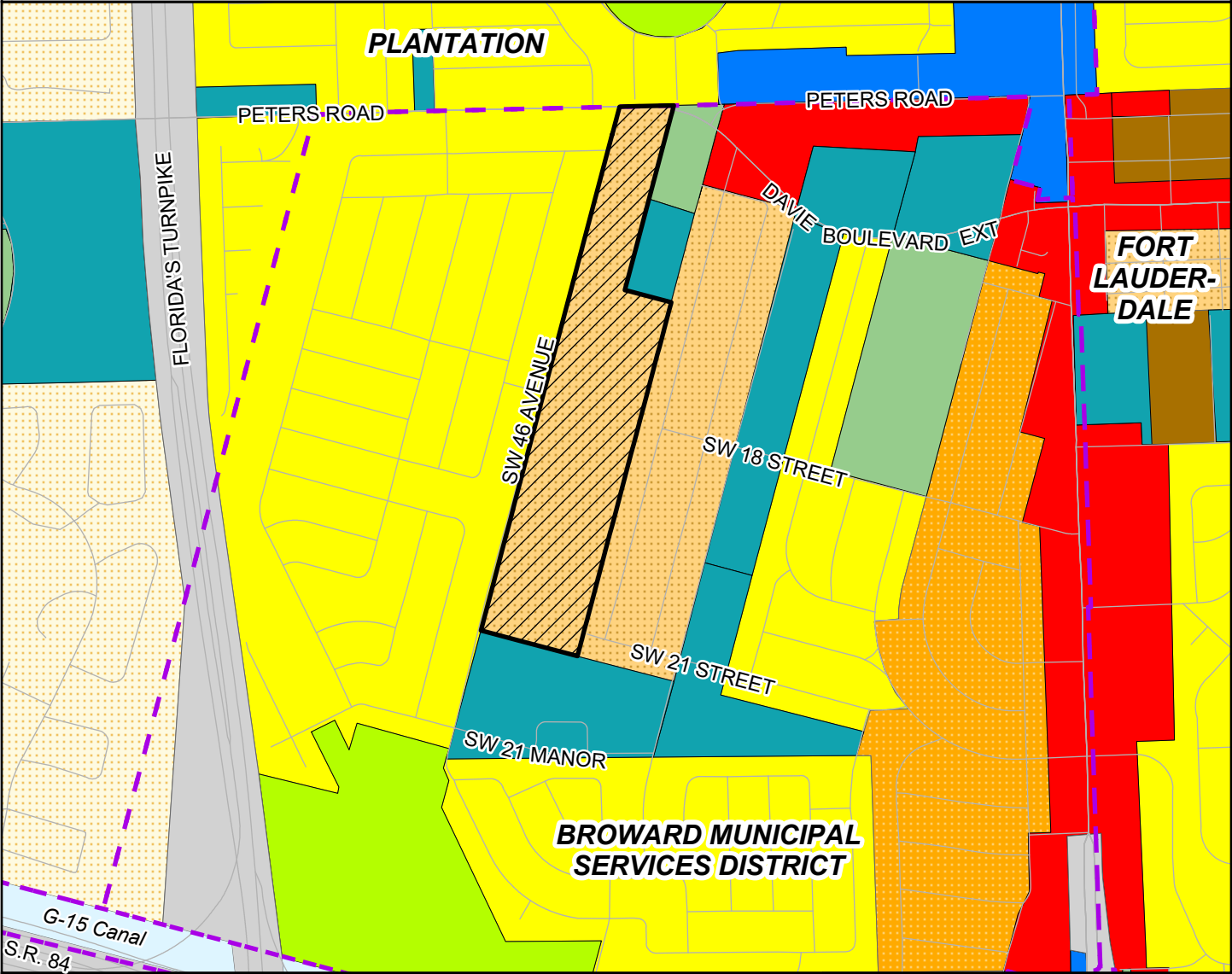
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|-----------------------------|------------------------------|--------------------------|
| Site | Medium (16) Residential | Commercial Recreation |
| Municipal Boundary | Medium-High (25) Residential | Community |
| Low (3) Residential | Activity Center | Transportation |
| Low (5) Residential | Commerce | Water / Primary Drainage |
| Low-Medium (10) Residential | Recreation and Open Space | |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-7

Proposed Land Use: Medium (16) Residential

Gross Acres: Approximately 39.4 acres



- | | | |
|-----------------------------|------------------------------|--------------------------|
| Site | Medium (16) Residential | Commercial Recreation |
| Municipal Boundary | Medium-High (25) Residential | Community |
| Low (3) Residential | Activity Center | Transportation |
| Low (5) Residential | Commerce | Water / Primary Drainage |
| Low-Medium (10) Residential | Recreation and Open Space | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-7
(BROWARD MUNICIPAL SERVICES DISTRICT/UNINCORPORATED BROWARD COUNTY)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 14, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict up to 474 multi-family dwelling units (93% of the proposed 508 dwelling units) as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years. See Attachment 11.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

It is noted that any land use approval associated with the proposed map amendment does not authorize any development on Site 78 / Map Label 80 on the Broward County Environmentally Sensitive Lands (ESL) Map unless the site has been removed from or modified on the ESL Map through the appropriate mechanism.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 14, 2025

- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

October 23, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Zeman and DiGiorgio)

III. County Commission Final Action

December 9, 2025

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Broward Municipal Services District
- II. County Commission District: District 5
- III. Site Characteristics
- A. Size: Approximately 39.4 acres
- B. Location: In Section 13, Township 50 South, Range 41 East; generally located on the east side of Southwest 46 Avenue, between Peters Road and Southwest 21 Manor.
- C. Existing Uses: Archery range and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Community
- B. Proposed Designation: Medium (16) Residential
- C. Estimated Net Effect: Addition of 630 dwelling units
 [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
 Reduction of 39.4 acres of community uses
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Single-family residential (Plantation) and Police Officers Association
 East: Police Officers Association, single-family and low-rise or single-story multi-family residential
 South: Educational facility and fire station
 West: Single-family residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North:	Low (5) Residential (Plantation) and Community
	East:	Recreation and Open Space, Community and Medium (16) Residential
	South:	Community
	West:	Low (5) Residential

VI. Applicant/Petitioner

A. Applicants:	Housing Authority of Fort Lauderdale and HEF-Broadview Gardens, Inc.
B. Agent:	Robert B. Lochrie III, Esq., Lochrie & Chakas, PA
C. Property Owner:	City of Fort Lauderdale

VII. Recommendation of Local Governing Body:

The Broward County Board of County Commissioners has transmitted the application to the Broward County Planning Council for review and analysis.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting an amendment to the Broward County Land Use Plan to change the land use designation of the subject property from Community to Medium (16) Residential. The subject site encompasses approximately 39.4 gross acres and 37.18 net acres and is generally located south of Peters Road, east of Southwest 46 Avenue, west of Southwest 44 Terrace, and north of Southwest 21 Manor.

The proposed amendment will support the development of both affordable multi-family 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 34 single-family units along the western portion of the site to complement the adjacent single-family community, and locating 474 affordable multi-family units to the east near existing duplexes. The 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 and supporting a balanced and context-sensitive pattern of development. Development of the site will comply with Broward County's Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Community land use category to the Medium (16) Residential land use category is projected to increase traffic on the regional roadway network by approximately 89 p.m. peak hour trips at the long-term planning horizon. However, the increase of p.m. peak hour trips to the roadway network results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no adverse impacts to the regional transportation network are projected. See Attachment 2.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Peters Road**, between University Drive and State Road 7/U.S. 441, is currently operating at LOS “C” and is projected to operate at LOS “D,” with or without the subject amendment.; and
- **Davie Boulevard**, between State Road 7/U.S. 441 and Southwest 31 Avenue, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.; and
- **State Road 7/U.S. 441**, between Riverland Road and Davie Boulevard, is currently operating at LOS “D” and is projected to operate at LOS “F,” with or without the subject amendment; and
- **State Road 7/U.S. 441**, between Davie Boulevard and Broward Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community bus service, is provided within a quarter mile of the proposed amendment site. In addition, the County’s Transportation Surtax program identifies fixed route bus improvements to the county route serving the amendment site such as shorter headways, increased span of service and new service types. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends safe continuous sidewalks, shade elements, covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, electric vehicle charging stations, as well as the provision of “safe routes to school” features such as wide unobstructed sidewalks. See Attachment 4. The applicant has indicated it will incorporate County staff recommendations at the time of site plan approval. See Attachment 9.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 157 additional students into Broward County Public Schools, consisting of 60 elementary school students, 34 middle school students and 63 high school students. The report further states that Meadowbrook Elementary and South Plantation High schools are under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. However, New River Middle school is currently operating and anticipated to operate above the adopted LOS through the 2026-2027 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District’s Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Areas “3” (elementary and middle schools) and “6” (high school), which are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains a Local Area of Particular Concern (LAPC), Site 78 / Map Label 80. See Attachment 6. The applicant will address the LAPC during the permitting process and provide any necessary reports as part of that process. See Attachment 9.

The BCRED and the Broward County Parks and Recreation Division (BCPRD) reports also indicate that the amendment site encompasses the Pine Ridge Nature Trail which is a forested upland included in the Protected Natural Lands Inventory. The BCPRD states that the proposed development increases the continued loss of formerly protected open space and recommends that as much undisturbed open space and canopy as possible should be preserved, including the coordination of tree protection to retain areas of higher quality habitat. See Attachment 7. The applicant has acknowledged the BCPRD concerns and recommendations. See Attachment 9.

II. Wetlands

The BCRED report indicates that there are no indications of wetlands within the amendment site boundaries at this time. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. See Attachment 6. The applicant acknowledges the County's resiliency efforts and will work with the County to enhance water storage and drainage on the proposed amendment site, including the consideration of updated groundwater maps. See Attachment 9.

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Water Resources and Public Health into the design, permitting and construction processes. See Attachment 6.

IV. Other Natural Resources

Wellfields: The BCRED report states that the proposed amendment site is not currently located within a wellfield zone of influence, however there are four (4) known wellfields zones of influence adjacent to or within ¼ mile of the site. No special restrictions apply under the County's Wellfield Protection regulations. See Attachment 6. The applicant has indicated that three (3) well easements along Southwest 46 Avenue will be provided to the City for potential future well sites.

Tree Canopy: The BCRED report states that portions of the subject site have been designated as a Local Area of Particular Concern and a Natural Forest community and is subject to Section 5-182.8 of the Broward County Land Development Code and Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. These sections require preservation and enhancement of a conservation area and a conservation easement. An Environmental Impact Report (EIR) and Tree Removal License will be required for the proposed development which will determine the size and configuration of the proposed conservation area. See Attachment 6. The applicant will address the LAPC during the permitting process and acknowledges that tree removal permits will be required. See Attachment 9.

Vegetation: The BCRED report notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The applicant will address removal of exotic vegetation during the permitting process and has acknowledged the County's NatureScape Program. See Attachment 9.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Water Recharge: The BCRED report indicates that the proposed amendment would involve an increase in impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCRED staff recommends that the residential design maximizes open space or provide other alternatives to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. See Attachment 6. The applicant has indicated that landscape, open space, on-site stormwater retention and other pervious areas will be incorporated into the site plan. See Attachment 9.

Contaminated Sites: The BCRED report identifies that there are two (2) contaminated sites within one-quarter mile of the amendment site and approval from the Broward County Environmental Permitting Division (BCEPD) is required prior to dewatering of the amendment site. See Attachment 6. The applicant has acknowledged that approval from the BCEPD prior to dewatering of the amendment site is required. See Attachment 9.

V. Historical/Cultural Resources

Correspondence from Coastal Archaeology & Historic Research, Inc. (CAHR) states that there is a historic resource on the proposed amendment site – the Peters Road Range Storage structure. However, CAHR has indicated that the structure is not eligible for inclusion on the National Register of Historic Places, nor has it been identified as locally significant. Therefore, the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 8.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes an increase of 630 dwelling units to be permitted by the BCLUP. The applicant has voluntarily committed to restrict all of the multi-family dwelling units as moderate-income affordable housing (up to 120% of median income) for a period of 30 years, as well as 34 market-rate single-family dwelling units. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachment 10. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its affordable housing voluntary commitment. See Attachment 11.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, with the potential exception of:

Policy 2.23.2 - Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of the plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.

Consistency with the above Policy may be achieved by addressing impacts to Site 78 / Map Label 80 on the Broward County Environmentally Sensitive Lands (ESL) Map through the appropriate mechanism. It is noted that compliance with the Policy is mandated prior to any development occurring on the subject parcel.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

As the proposed amendment site is located in the Broward Municipal Services District (Unincorporated Broward County), Broward County is the local government for the amendment site and the proposed companion amendment is from Utilities to Medium (16) Residential.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

The applicant engaged in public outreach with the neighboring Broadview Park Civic Association. See Attachment 12. As a result of this outreach, the agent for the applicant proffered several conditions of approval of the corresponding Broward Municipal Services District map amendment to address noted concerns, including:

- 35-foot maximum building height;
- 34 market-rate single-family homes on the west side of the property, abutting Southwest 46 Avenue;
- less than 500 affordable multi-family dwelling units situated along the center and east side of the property with adequate building separation;
- vehicular access and traffic circulation restrictions; and
- amenities such as a dog park, fitness center and walking trails.

See Attachment 13.

The proposed amendment site is located adjacent to the City of Plantation. As such, Planning Council staff solicited comments from the adjacent municipality. The City of Plantation has not submitted comments as of this writing.

Planning Council staff has received correspondence from interested parties opposing the proposed amendment. See Attachment 15.

Update: October 23, 2025: Planning Council staff has received correspondence from interested parties received through October 23, 2025. See Attachment 16.

Update: December 9, 2025: Planning Council staff has received correspondence from interested parties received through December 9, 2025. See Attachment 17.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 259 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Community to Medium (16) Residential would result in an additional 630 dwelling units. The proposed amendment is **generally compatible** with the surrounding existing single-family and multi-family residential neighborhoods designated Low (5) Residential to the north and west, and designated Medium (16) Residential to the east, as well as an existing fire station and educational facility to the south.

The subject site is owned by the City of Fort Lauderdale and will be acquired and used by the Housing Authority of Fort Lauderdale for a mixed-income residential development. Planning Council staff notes that the subject site was initially acquired by the City of Fort Lauderdale in 1951 as a potential wellfield site, although it has never been utilized as such.

The proposed development will consist of both single-family (34 market-rate units) and multi-family (474 affordable units) dwelling units. The applicant has voluntarily committed to restrict all of the multi-family dwelling units as **affordable housing** units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its affordable housing voluntary commitment. See Attachment 11.

The applicant has coordinated with the surrounding neighborhood and the Broward Municipal Services District on the corresponding local amendment. In addition to the above referenced voluntary commitment, the applicant has proffering the following: a maximum building height of three (3) stories or thirty-five (35) feet, the 34 single-family homes will be a for-sale product at market rate, limited access points, the provision of amenities such as a dog park, fitness center and walking trails and single-family home placement along the west side of the property. See Attachment 13. As the Broward County Land Use Plan does not regulate zoning or site planning criteria, it is anticipated that the referenced commitments will be submitted and memorialized as part of the Broward Municipal Services District rezoning or site plan application.

Planning Council staff’s analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. Further, no adverse impacts to the **regional transportation network** were identified. See Attachment 2.

Regarding **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Areas “3” and “6,” which are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

PLANNING ANALYSIS (continued)

Concerning impacts to **natural resources**, the Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains areas designated as a Local Area of Particular Concern (LAPC) and a Protected Natural Land. See Attachment 6. Planning Council staff notes that development is not authorized unless the LAPC site has been modified or removed from the ESL Map through the appropriate mechanism. Further, the applicant has indicated that three (3) well easements along Southwest 46 Avenue will be provided to the City for potential future well sites.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends approval subject to the applicant's affordable housing voluntary commitment.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-7

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2025
2. Broward County Planning Council Traffic Analysis of September 3, 2025
3. Broward County Transit Division Report of September 12, 2025
4. Broward County Urban Planning Division Report Received August 20, 2025, regarding Complete Streets
5. School Board of Broward County Consistency Review Report of September 9, 2025
6. Broward County Resilient Environment Department Received August 20, 2025
7. Broward County Parks and Recreation Division Report of September 11, 2025
8. Coastal Archaeology & History Research, Inc. Report of April 6, 2025
9. Applicant Response to Review Agency Comments Received September 29, 2025
10. Broward County Urban Planning Division Report Received August 20, 2025, regarding Affordable Housing
11. Draft Declaration of Restrictive Covenants regarding Affordable Housing
12. Summary of Public Outreach Provided by the Applicant
13. Correspondence from the Applicant regarding Proffered Conditions of Approval
14. Broward County Water Management Division Report of November 13, 2024
15. Correspondence from Interested Parties

Update: October 23, 2025:

16. Correspondence from Interested Parties

Update: December 9, 2025:

17. Correspondence from Interested Parties

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-7

Prepared: September 2025

POTABLE WATER

The proposed amendment site will be served by the Broward County District 1 Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd). The current and committed demand on the treatment plant is 9.27 mgd, with 6.73 mgd available. The Broward County wellfields serving the amendment site have a combined permitted withdrawal of 13.79 mgd, with 4.52 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 150 gallons per day (gpd) per capita (2.67 persons per household (pph)) per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.25 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the Broward Municipal Services District adopted its 10-year Water Supply Facilities Work Plan on March 28, 2019.

SANITARY SEWER

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 77.91 mgd, with 17.09 mgd available. Planning Council staff utilized a level of service of 150 gpd per capita (2.67 pph) per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.25 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Coastal Waste & Recycling for solid waste disposal service, which collects and transports the City's solid waste to the Wheelabrator Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 2,233 tons per day (tpd). The current demand placed on this facility is 2,055 tpd, with 178 tpd available. Planning Council staff utilized a level of service of 8.9 pounds (lbs.) per day per dwelling unit for residential uses. The proposed amendment will result in a net increase in demand of 5,607 lbs. per day or 2.8 tpd. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

Unincorporated Broward County/Broward Municipal Services District has 71.39 acres in its parks and open space inventory. The 2050 projected population (17,485) requires approximately 52.46 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 5.05 acres on the projected demand for local parks. Unincorporated Broward County/Broward Municipal Services District continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-7

Prepared: September 3, 2025

INTRODUCTORY INFORMATION

Jurisdiction: Broward Municipal Services District

Size: Approximately 39.4 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation: Community

Potential Development: 37.4 acres of utility uses
40,000 square feet of government office uses

Trip Generation Rates: “ITE Equation (170) Utility”*
“ITE Equation (730) Government Office Building”

Total P.M. Peak Hour Trips: $29 + 128 = 157$ peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Medium (16) Residential

Potential Development: 630 dwelling units

Trip Generation Rate: “ITE Equation (221) Multifamily Housing (Mid-Rise)”

Total P.M. Peak Hour Trips: 246 peak hour trips

Net P.M. Peak Hour Trips + 89 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 89 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



ATTACHMENT 3

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

September 12, 2025



Deanne D. Von Stetina, AICP, Assistant Executive Director.
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-7 (Broadview Park, BMSD) - Transit Verification Letter

Dear Deanne Stetina,

Broward County Transit (BCT) has reviewed your correspondence dated August 27, 2025, 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.

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
broward.org

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

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 4

UPD Intergovernmental and Complete Streets Comments:



FLUM 25-M1 – Broadview Gardens at Broadview Park

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

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

Intergovernmental Coordination

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

Complete Streets

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

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

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

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

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

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

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

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

Accessibility to Surrounding Destinations and Multimodal Infrastructure

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

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

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

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

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

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

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

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

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

Broward County Staff Complete Streets Comments

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

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

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

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

LAND USE / REZONING

SBBC-3969-2025

County No: PC-25-7

Folio #: 504137011280

Broadview Gardens

September 9, 2025

8:35:12 AM

RECEIVED
9/17/2025



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE/ REZONING

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: September 9, 2025		Units Permitted	0	Units Proposed	630
Name: Broadview Gardens		NET CHANGE (UNITS):		630	
SBBC Project Number: SBBC-3969-2025		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number: PC-25-7		Elem	0	60	60
Municipality Project Number: N/A		Mid	0	34	34
Owner/Developer: City of Fort Lauderdale		High	0	63	63
Jurisdiction: Broward Municipal Services District		Total	0	157	157
				Existing Land Use:	Community
				Proposed Land Use:	Medium (16) Residential
				Current Zoning	A-3
				Proposed Zoning:	RS-5/ RM-16
				Section:	13
				Township:	50
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Meadowbrook Elementary	791	791	704	-87	-4	89.0%	
New River Middle	1,396	1,536	1,577	41	2	102.7%	
South Plantation High	2,662	2,662	2,321	-341	-13	87.2%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Meadowbrook Elementary	757	-52	93.6%	694	681	667	658	643
New River Middle	1,577	41	102.7%	1,577	1,570	1,562	1,559	1,550
South Plantation High	2,383	-178	89.5%	2,362	2,343	2,342	2,345	2,325

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 3 - Elementary	11,985	8,993	-2,992	8,137	7,982	7,831	7,678	7,522
Area 3 - Middle	4,574	3,490	-1,084	3,539	3,529	3,521	3,512	3,504
Area 3 - High	6,856	5,313	-1,543	4,458	4,352	4,248	4,144	4,040

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	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

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

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

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

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

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

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

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

Comments

Information contained in the application indicates that the approximately 39.4-acre site is generally located South of Peters Road between SW 46th Avenue and SW 44th Terrace in the Broward Municipal Services District. The current land use designation for the site is Community, 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 630 (all three-bedroom or more) garden apartment units, which are anticipated to generate 157 additional (60 elementary, 34 middle, and 63 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

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

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

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

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

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

9/9/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6



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

For: Broward County Urban Planning Division
Applicant: City of Fort Lauderdale
Amendment No.: FLUMS 25-M1
Jurisdiction: Broward Municipal Services District
Size: Approximately 39.4 acres
Existing Use: Vacant
Current Land Use Designation: Utilities
Proposed Land Use Designation: Residential
Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use
Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NATURAL RESOURCES DIVISION

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

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

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

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

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

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

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

Protected Natural Lands –

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

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

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

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

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

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

See attached memorandum.

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

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

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

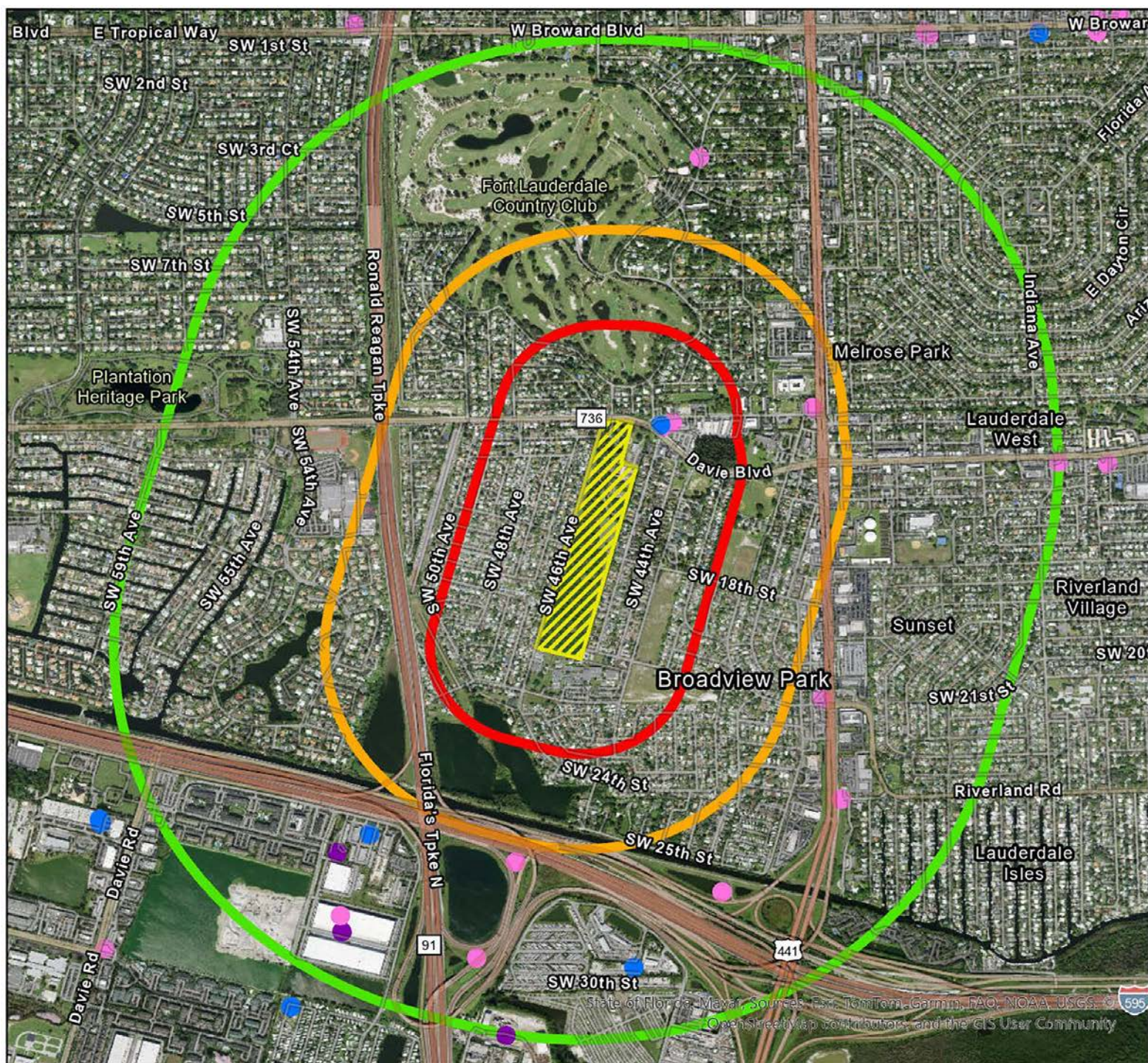
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water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

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

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

Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. (MP 4/1/2025)

Broward County Future Land Use Map Proposed Amendment 25-1 M1



Legend

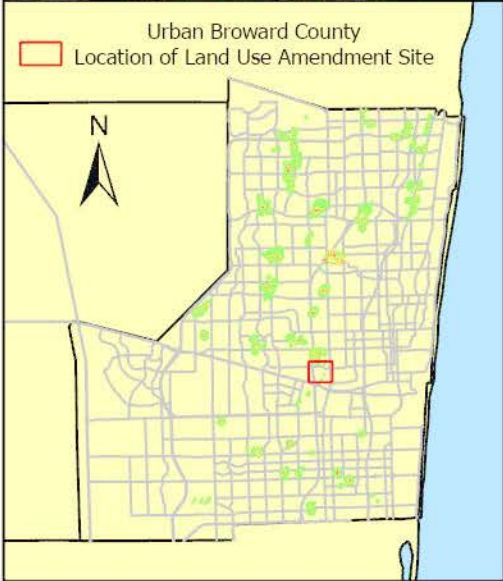
- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

0 0.25 0.5 1 Miles



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

FLUMS 25-M1



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- ZONE
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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

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

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

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

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

I. Description of the Site and Proposed Amendment

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

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

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

II. Wetland Review

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

III. Comments:

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

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

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

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

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

Date: 3/31/2025

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

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

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

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

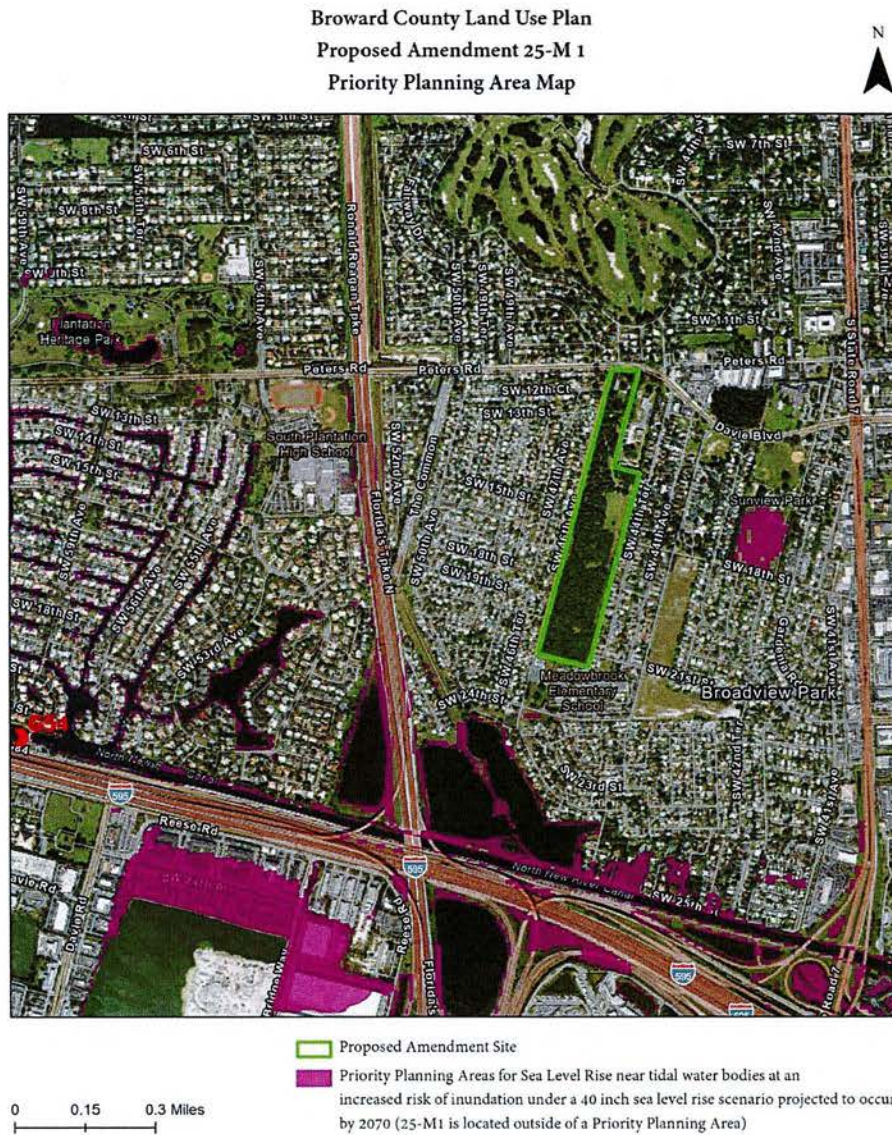
While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise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

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

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

infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

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



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

I. Information about the Proposed Amendment

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

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

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

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

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

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

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

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

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

III. Analysis of Impact of Change in Land Use Designation

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

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

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

IV. Comments

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

Prepared by: MP (4/2/2025)

ATTACHMENT 7



PARKS AND RECREATION DIVISION • Administrative Offices

950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM



September 11, 2025

To: Deanne D. Von Stetina, Assistant Executive Director
Planning Council

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West,
Dan
Date: 2025.09.15
11:06:10 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-7 – Broadview Park

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 25-7 – Broadview Park. Our comment is as follows:

PC 25-7 This parcel is on the Inventory for designation as an Urban Wilderness Site, placed on the inventory by the County Commission on February 16, 1984 under the site name of "Pine Ridge Nature Trail". It was also recently used for recreation by the Fort Lauderdale Archers. The proposed development increases the continued loss of formerly protected open space in Urban Broward County.

The planned amenities listed on the application include walking trails and a dog park. We urge the project planners to design the complex innovatively to preserve as much undisturbed open space and canopy as possible, including protected natural areas of for the walking trails and tree canopy for dog park. The tree protection should be coordinated to retain areas of higher quality habitat for preservation and recreation. Park impact fees, if permitted, would be required for the new residential units.

If you or your staff have any questions about our comments, please call me at 954-357-8120.



ATTACHMENT 8

Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Thursday, April 6, 2025

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



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

Dear Heather,

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

Current Designation: Utilities

Proposed Designation: Medium (16) Residential

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

Item 7 – Historical /Archaeological Resources

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

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

¹

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

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

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

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

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

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

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

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

Sincerely,



Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

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

September 29, 2025

Via Email: bblakeboy@broward.org

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: Responses to Review Agency Comments - Broward County Land Use Plan Amendment PC 25-7 - Broadview Gardens, Broward Municipal Services District

Dear Ms. Blake Boy:

Please find on the ensuing pages the Applicant's responses to the review agency comments for Broadview Gardens, PC 25-7, received on September 19, 2025. The responses address comments from the following departments:

1. Broward County Resilient Environment Department (RED)
2. Broward County Parks and Recreation Division
3. Coastal Archaeology & History Research, Inc.
4. Broward County Transit Division

Should you, or any of the above-mentioned departments, need any additional information regarding the responses, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Nectaria Chakas".

Nectaria M. Chakas, Esq.

cc: Deanne Von Stetina, Executive Director, Broward County Planning Council-dvonstetina@broward.org

1. Broward County Resilient Environment Department (RED)

a. Contaminated Sites

The subject site is within one-quarter mile of two (2) known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering...

APPLICANT RESPONSE: Acknowledged.

b. Exotic Vegetation

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

APPLICANT RESPONSE: Acknowledged. Applicant will be addressing removal of exotic vegetation as part of the permitting process

c. Environmental Resource Permit & Surface Water Management License

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County E-permits.

APPLICANT RESPONSE: Acknowledged. Applicant will obtain the necessary Environmental Resource Permit and Surface Water Management License as may be required.

d. Upland Resources (including Tree Preservation and Greenways)

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

APPLICANT RESPONSE: During the permitting process, the Applicant will be addressing the LAPC and providing any necessary reports as part of that process. Applicant also acknowledges that tree removal permits will be required.

e. Protected Natural Lands

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

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

APPLICANT RESPONSE: Acknowledged.

f. NatureScape Program

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

APPLICANT RESPONSE: Acknowledged.

g. Water Recharge

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

APPLICANT RESPONSE: Landscape, open space, on-site stormwater retention and other pervious areas will be incorporated into the site plan.

h. Climate Resiliency

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

APPLICANT RESPONSE: Acknowledged.

i. Groundwater

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

APPLICANT RESPONSE: Acknowledged. Applicant will consider updated groundwater maps for the development of the stormwater management system and work with the County to enhance water storage and drainage.

2. Broward County Parks and Recreation Division

The planned amenities listed on the application include walking trails and a dog park. We urge the project planners to design the complex innovatively to preserve as much undisturbed open space and canopy as possible, including protected natural areas of for the walking trails and tree canopy for dog park. The tree protection should be coordinated to retain areas of higher quality habitat for preservation and recreation. Park impact fees, if permitted, would be required for the new residential units.

APPLICANT RESPONSE: Acknowledged.

3. Coastal Archaeology & History Research, Inc.

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

APPLICANT RESPONSE: Acknowledged.

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

APPLICANT RESPONSE: Acknowledged.

4. Broward County Transit Division

- a. Consider building a safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

- b. Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces.

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

- c. Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

- d. Consider providing EV charging for project residents.

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

- e. Consider collaborating with Broward County and local schools on providing wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

- f. Within buildings, consider providing residents bicycle "end-of-trip" facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

APPLICANT RESPONSE: These recommendations will be incorporated at the time of site plan approval.

ATTACHMENT 10

UPD Affordable Housing Comments: FLUM 25-M1 Broadview Park

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

Current Designations:

Utilities

Proposed Designation:

Medium (16) Residential



Estimated Net Effect:

Addition of 630 dwelling units

[Zero (0) dwelling units currently permitted by the BCLUP]
Reduction of 39.4 acres of Utilities use

Affordable Housing

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

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

The applicant, the Housing Authority of the City of Fort Lauderdale, proposes to limit development to 547 affordable dwelling units on the site, consisting of a mix of low to moderate income multifamily (513 units) and single family (34) units. The site is located within the Broadview Park neighborhood of the Broward Municipal Services District (BMSD), and the applicant states that the request is consistent with the County's adopted policies in BrowardNEXT 2.0 regarding affordable housing in the BMSD as well as the BCLUP regional vision for affordable housing.

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

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

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

HEC/smc
03/20/25

ATTACHMENT 11

Changes in ~~strike-through~~/underline format per the Office of the County Attorney

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 the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, a Florida governmental entity created under Chapter 421, Part I of the Florida Statutes ("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 be 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.

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 an amount representing 120% of the median income limits published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.

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~~ Official 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~~ 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.

(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~~ Official 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. ~~In the event the Property is developed in phases such that each phase will have separate ownership, ground lease and/or mortgage loans (each, a "Phase"), a violation of this Declaration with respect to a given Phase of the Property shall not be enforced with respect to any other Phase.~~

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: _____

STATE OF _____
COUNTY OF _____

DECLARANT:

**HOUSING AUTHORITY OF THE CITY OF
FORT LAUDERDALE, a Florida
governmental entity created under Chapter
421, Part I of the Florida Statutes**

By: _____
Print Name: _____
Title: _____

The foregoing instrument was acknowledged before me, by means of (check one): ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____, who is the _____ of the Housing Authority of the 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.



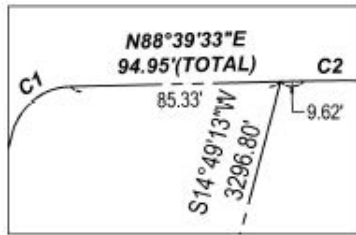
COLLIN WOODYARD
LS. 7423
MAY 20, 2025

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	BOHLER
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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.

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

N75°10'47"W
585.00(TOTAL)'

N88°39'33"E 94.95"
C2
DAVIE
BOULEVARD
EXTENSION

SEE DETAIL

TRACT 7, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W
1096.81'

TRACT 6, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S75°10'47"E
292.50'

TRACT 5, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W 3296.80'

TRACT 4, TIER 16
NEWMAN'S SURVEY
(P.B. 2, PG. 28, M.D.C.R.)
S14°49'13"W 2231.98'

SW 44TH TERRACE

SW 21ST ST.

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
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September 17, 2025

Via Email: dvonstetina@broward.org

Deanne Von Stetina, AICP, Assistant Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



RE: Summary of Public Outreach – Broward County Land Use Plan Amendment Number PC 25-7 (Broadview Gardens)

Dear Ms. Von Stetina:

This letter is submitted in response to the Broward County Planning Council's completeness review letter dated September 2, 2025, requesting a description of how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowners associations, and similar stakeholders in connection with Broward County Land Use Plan ("BCLUP") amendment number PC 25-7.

The applicant has engaged in extensive outreach regarding the proposed project that is the subject of the BCLUP amendment. Multiple meetings have been held with the Broadview Park Civic Association to present plans, receive feedback, and address community concerns. In addition, neighboring property owners were notified and had opportunities to comment through the related Broward Municipal Services District ("BMSD") Future Land Use Map amendment application (Application No. 25-M1) and Rezoning application (Application No. 25-Z2).

The following summarizes the community meetings, public hearings, and notice efforts undertaken in connection with the applications:

- **November 2, 2021**: Meeting with Broadview Park Civic Association.
- **November 29, 2021**: Meeting with Urban Planning Division staff and Broadview Park Civic Association officers and board members.
- **December 7, 2021**: Meeting with Broadview Park Civic Association.
- **January 25, 2022**: Meeting with Broadview Park Civic Association.
- **February 1, 2022**: Meeting with Broadview Park Civic Association.
- **March 5, 2024**: Meeting with the Broadview Park Civic Association to discuss updated plans and address community input.
- **May 6, 2025**: Meeting with Broadview Park Civic Association to provide an updated project overview and respond to questions.
- **June 11, 2025**: Local Planning Agency hearing on the BMSD Future Land Use Map Amendment.
- **August 19, 2025**: Posting of notice on the property regarding the September 10, 2025, Local Planning Agency hearing on the proposed rezoning.
- **August 21, 2025**: Broward County Commission hearing, at which the BMSD Future Land Use Map Amendment item was considered and approved for transmittal.
- **September 10, 2025**: Local Planning Agency hearing on Rezoning application.

September 17, 2025

Page 2

We look forward to continuing our public outreach efforts as the project progresses and will remain available to meet with community members and nearby property owners to address questions or concerns. Should you require any additional information related to this item, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'R. Lochrie III', with a long horizontal flourish extending to the right.

Robert B. Lochrie III, Esq.

May 5, 2025

Via E-Mail – SGeller@broward.org

The Honorable Steve Geller
Broward County
115 S. Andrews Avenue, Room 416
Fort Lauderdale, FL 33301



RE: Commitments for Broadview Gardens (“Project”) to be located at 4590 Peters Road, unincorporated Broward County, Florida 33317 (“Property”)

Dear Senator Geller:

As you know, this firm represents the Housing Authority of the City of Fort Lauderdale (the “Housing Authority”) in connection with the development known as Broadview Gardens (“Project”). The Housing Authority is under contract to acquire the Property from the City of Fort Lauderdale and intends to develop the Property for residential use. Accordingly, an application has been filed to change the land use designation for the Property from Utilities to Medium (16) Residential. Additionally, the Housing Authority is preparing an application to rezone the Property from the Agricultural and Utilities District (A-3) to a zoning district that aligns with the proposed land use designation and residential development plan.

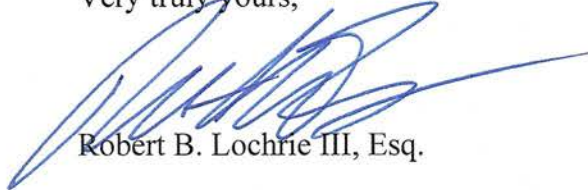
After listening to some of the concerns you raised regarding the Project, the Housing Authority is proffering several conditions of approval which are outlined below:

1. **Building Height Restriction.** The multifamily portion of the Project shall not exceed a maximum height of three (3) stories or thirty-five (35) feet.
2. **Unit mix.** The Project shall include thirty-four (34) single-family homes. The multifamily component will have less than 500 units. The single family will be a for-sale product at market rate, while the multifamily will be developed as an affordable and/or workforce housing community.
3. **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:
 - a. Multifamily access will take place from two access points on the east side of the Property as well as a possible additional access at the north end of the site to Peters Road.
 - b. Access to the single-family homes will be along SW 46th Avenue.

4. **Amenities.** The Project shall include a robust suite of amenities for residents, which includes:
 - a. Clubroom
 - b. Catering kitchen
 - c. Fitness center
 - d. Business center
 - e. Bike storage
 - f. Dog park
 - g. Walking trails
5. **Site layout.** The single family homes will be situated on the west side of the Property along SW 46th Avenue, and the multifamily units will be situated along the center to east side of the Property in various buildings providing adequate building separation.

The Housing Authority is willing to memorialize these conditions of approval by executing and recording a Declaration of Restrictions in favor of Broward County, which will run with the land and be enforceable by Broward County. We look forward to working with you and County staff to bring this much needed housing to fruition. Please do not hesitate to contact us should you require additional information or clarification.

Very truly yours,



Robert B. Lochrie III, Esq.

RBL/em

cc: Josie P. Sesodia (JSesodia@broward.org)

Barbara Blake Boy (BBoy@broward.org)



ATTACHMENT 14

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

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.

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 FAX: (954) 831-3285

C: Johana Narvaez, SWM

ATTACHMENT 15

Correspondence from Interested Parties Received between October 11, 2025 and 12:00 p.m., October 13, 2025

- **Exhibit A - Email correspondence from L Vasilinka dated October 11, 2025, received October 13, 2025 - Opposed**
- **Exhibit B - Email correspondence from Vicki Horton dated October 12, 2025, received October 13, 2025 - Opposed**
- **Exhibit C - Email correspondence from Lois and Mike Austin dated October 13, 2025, received October 13, 2025 - Opposed**

EXHIBIT A

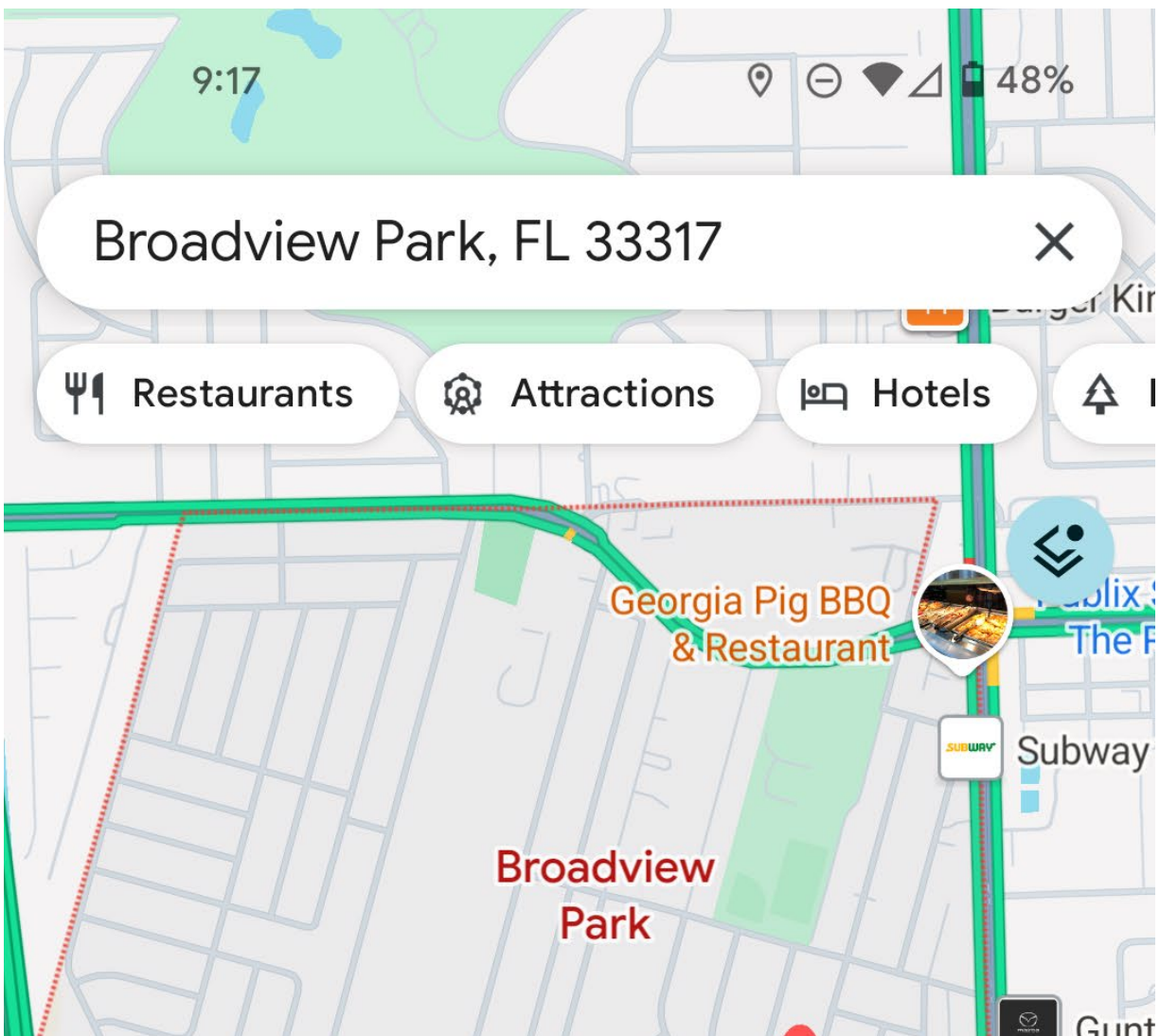
From: [L](#)
To: [Planning Council](#); info@conservationfla.org; info@earthjustice.org; conservation@sierraclub.org; ucf@usda.gov; ecological.services@fws.gov; [Civic Association](#)
Subject: Re: Urgent: Proposed High-Density Development Threatens Broadview Park – Attend the Oct. 23rd Meeting
Date: Saturday, October 11, 2025 9:24:31 PM
Attachments: [1000021700.png](#)

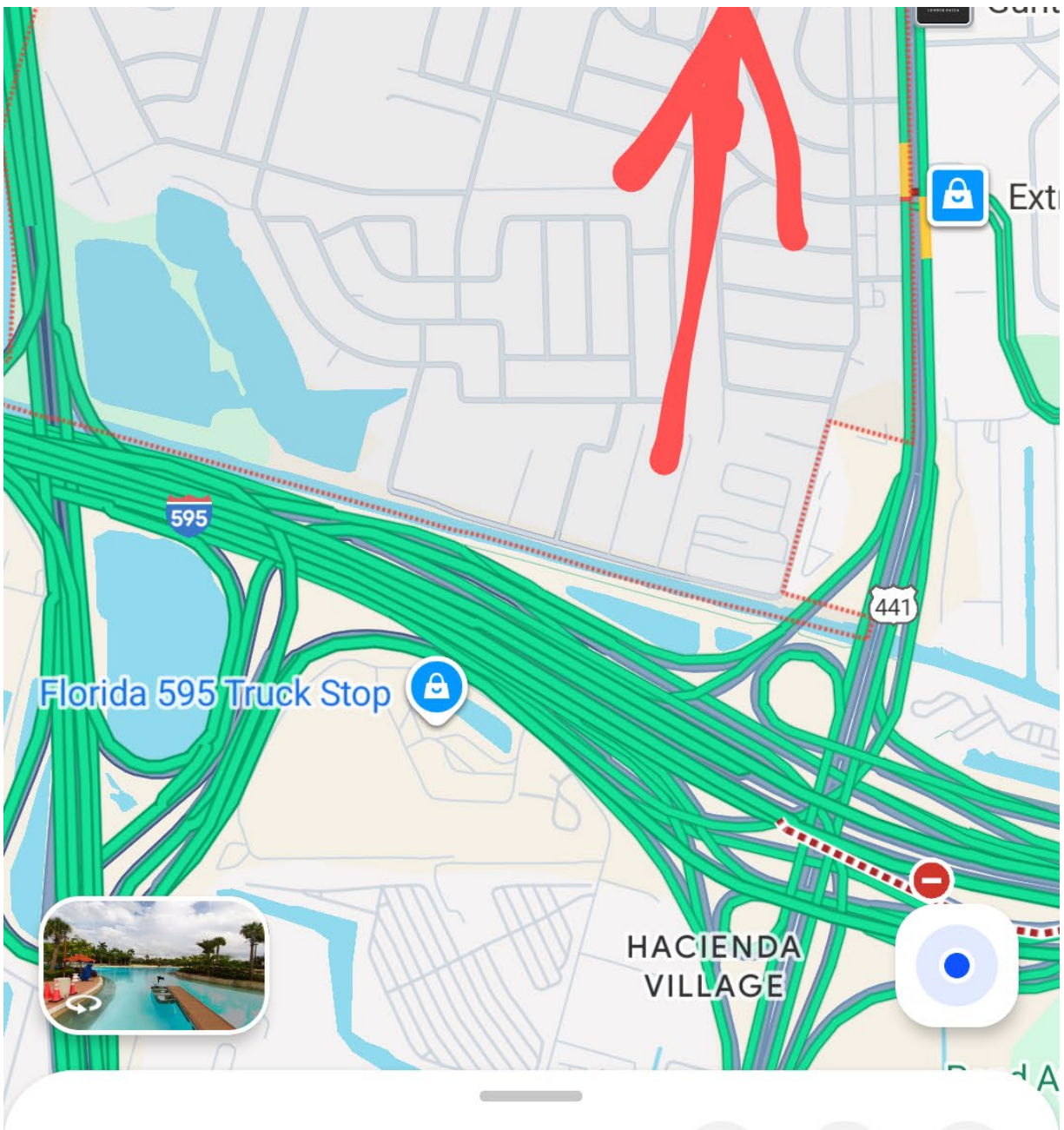
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Please help. Residents are fighting back to prevent cutting down the forest and destroying natural habitat. This is one of the few untouched natural preserves in the city, everywhere else is residential areas. Animals have no place to go. Residents are powerless and have no "connections" to stop it...





Broadview Park



Directions



Start



Save



Share

On Sat, Oct 11, 2025, 8:50 PM Civic Association <broadviewparkcivic@gmail.com> wrote:

Dear Broadview Park Neighbors,

We need your attention and support regarding an important issue that could greatly impact our community. The Broward County Planning Council will hold a public hearing on Thursday, October 23, 2025, at 10:00 A.M. to discuss Plan Amendment PC 25-7, which proposes changing approximately **39.4 acres** east of SW 46 Avenue (between Peters Road and SW 21 Manor) to Medium (16) Residential — allowing up to 16 housing units per acre.

Why This Matters to Broadview Park

This proposed amendment threatens to bring high-density housing right next to our quiet, family-oriented neighborhood. The consequences could be serious:

- Increased traffic and congestion on Peters Road and SW 46 Avenue — areas already busy and unsafe during peak hours.
- Strain on our infrastructure — water, sewer, drainage, and emergency services are already near capacity.
- Loss of community character — Broadview Park's semi-rural charm and open space will be replaced by crowded development.
- **Environmental risks — removing trees and green areas could worsen flooding and harm local wildlife.**

Meeting Details

Date: Thursday, October 23, 2025

Time: 10:00 A.M.

Location: Broward County Governmental Center

[115 South Andrews Avenue](#), Room 422

Fort Lauderdale, FL 33301

You are encouraged to attend in person or submit written comments to:

planningcouncil@broward.org

(Include “Plan Amendment PC 25-7” in your subject line.)

Even though the notice says attendance is “not required,” our voices matter — showing up or writing in can make a real difference in protecting Broadview Park from

overdevelopment.

Let's stand together to preserve the safety, character, and livability of our community. Please share this message with your neighbors and encourage them to take part.

Thank you for caring about the future of Broadview Park.

Your Broadview Park Civic Association

Queridos vecinos de Broadview Park:

Necesitamos su atención y apoyo respecto a un asunto importante que podría impactar significativamente a nuestra comunidad. El Consejo de Planificación del Condado de Broward llevará a cabo una audiencia pública el jueves 23 de octubre de 2025 a las 10:00 a.m. para discutir la Enmienda al Plan PC 25-7, que propone cambiar aproximadamente 39.4 acres al este de SW 46 Avenue (entre Peters Road y SW 21 Manor) a Residencial Medio (16) — permitiendo hasta 16 unidades de vivienda por acre.

Por qué esto es importante para Broadview Park

Esta enmienda propuesta amenaza con traer viviendas de alta densidad justo al lado de nuestro vecindario tranquilo y familiar. Las consecuencias podrían ser graves:

- *Aumento del tráfico y la congestión en Peters Road y SW 46 Avenue — zonas ya congestionadas y peligrosas en horas pico.*
- *Presión sobre nuestra infraestructura — agua, alcantarillado, drenaje y servicios de emergencia ya están cerca de su capacidad.*
- *Pérdida del carácter comunitario — el encanto semi-rural y los espacios abiertos de Broadview Park serían reemplazados por desarrollos abarrotados.*
- *Riesgos ambientales — la eliminación de árboles y áreas verdes podría empeorar las inundaciones y dañar la fauna local.*

Detalles de la reunión

Fecha: Jueves 23 de octubre de 2025

Hora: 10:00 a.m.

Lugar: Centro Gubernamental del Condado de Broward

[115 South Andrews Avenue](#), Sala 422

Fort Lauderdale, FL 33301

Se les anima a asistir en persona o enviar comentarios por escrito a:

planningcouncil@broward.org

(Incluya “Plan Amendment PC 25-7” en el asunto del correo.)

Aunque el aviso indica que la asistencia “no es obligatoria”, nuestras voces importan — asistir o escribir puede marcar una verdadera diferencia para proteger a Broadview Park del desarrollo excesivo.

Unámonos para preservar la seguridad, el carácter y la calidad de vida de nuestra comunidad. Por favor, comparta este mensaje con sus vecinos y anímelos a participar.

Gracias por preocuparse por el futuro de Broadview Park.

Su Asociación Cívica de Broadview Park

~We become neighbors when we are willing to cross the road for one another.~

Henry J.M.Nouven

EXHIBIT B

From: [vicki horton](#)
To: [Planning Council](#)
Cc: [Civic Association](#)
Subject: Public hearing on Thursday, October 23, 2025, at 10:00 A.M. to discuss Plan Amendment PC 25-7,
Date: Sunday, October 12, 2025 9:06:47 AM

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[Report Suspicious](#) |

I have been a resident of Broadview Park for over 50 years, and am writing to ask you **NOT** to approve Plan Amendment PC 25-7, which proposes changing approximately 39.4 acres east of SW 46 Avenue (between Peters Road and SW 21 Manor) to Medium (16) Residential — allowing up to 16 housing units per acre.

This proposed amendment threatens to bring high-density housing right next to our quiet, family-oriented neighborhood. The consequences could be serious:

- Increased traffic and congestion on Peters Road and SW 46 Avenue — areas already busy and unsafe during peak hours.
- Strain on our infrastructure — water, sewer, drainage, and emergency services are already near capacity.
- Loss of community character — Broadview Park's semi-rural charm and open space will be replaced by crowded development.
- Environmental risks — removing trees and green areas could worsen flooding and harm local wildlife.

Please consider these consequences and **NOT** approve this plan.

Thank you.

Vicki Horton.

EXHIBIT C

From: [M & L Austin](#)
To: [Planning Council](#)
Subject: Plan Amendment PC 25-7
Date: Monday, October 13, 2025 9:12:19 AM
Importance: High

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Planning Council Members,

We have lived in Broadview Park for over 40 years. The idea of putting the Broadview Gardens project in our neighborhood is not good for this area in any way. The amount of traffic in the neighborhood has already increased with the industrial parking lot at the south end of SW 50th Ave where the nursery used to be located. All day long, there are construction vehicles, big trucks & lawn equipment trucks going through the neighborhood without regard to the speed limit.

Attempting to go west on Peters Road from SW 49th Ave is death defying and has been the scene of many accidents since there is no traffic light there. Many of the residents go down to SW 46th Ave where there is a light so that we can go west on Peters Road safely. I can't imagine what that will be like with the addition of all of the housing that is proposed. I know you have lots of traffic studies but are they ever done during school/work days at peak times when the traffic backs up at the light at SW 46th Ave? And now you want to add even more to an impossible traffic situation?

I realize the city/county can't stand to have any green spaces and must put buildings on everything whether they are needed/wanted or not. This proposed area contains wildlife that will be coming into the Broadview Park neighborhood since there is nowhere left to go. I don't understand why this small piece of land needs to put extra burden on the resources and the neighborhood of Broadview Park. At one time, it was proposed that pallet homes for the homeless be built in this area but it was then decided it wouldn't be appropriate. What makes this project any different and how is this going to affect our property taxes?

I realize there is a need for low income housing but there has to be a better solution than to cram another whole community in an already established residential neighborhood.

I hope you will consider the wishes of the voters, taxpayers & constituents.

Thank you for your time.

Lois & Mike Austin

ATTACHMENT 16

Correspondence from Interested Parties Received between 12:01 p.m., October 13, 2025 and 8:00 a.m., October 23, 2025

- **Exhibit A - Email correspondence from Yamila Reina dated October 14, 2025, received October 14, 2025 - Opposed**
- **Exhibit B - Email correspondence from Rose Bickford dated October 19, 2025, received October 20, 2025 - Opposed**
- **Exhibit C - Email correspondence from Lenier Rivero dated October 21, 2025, received October 21, 2025 - Opposed**
- **Exhibit D - Email correspondence from Ralph Stone, Executive Director, Broward County Housing Finance Authority dated October 21, 2025, received October 21, 2025 - Support**
- **Exhibit E - Email correspondence from Broadview Park Civic Association dated October 21, 2025, received October 22, 2025 - Opposed**
- **Exhibit F - Email correspondence from Yudelkys Pedroso dated October 21, 2025, received October 22, 2025 - Opposed**

EXHIBIT A

From: [Yamila Rein](#)
To: [Planning Council](#)
Subject: PLAN AMENDMENT PC 25-7
Date: Tuesday, October 14, 2025 11:39:40 AM

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[Report Suspicious](#) |

Dear Broward County Planning Council,

I hope this message finds you well. I am writing to express my concerns regarding the proposed new construction project located at the side of southwest 46 Avenue, between Peters Road and Southwest 21 Manor. While I understand the importance of development and infrastructure improvements in our community, I would like to bring attention to two critical issues that may require further consideration before construction begins.

First, the proposed site is already situated in an area with notable traffic congestion, particularly during peak hours. Additional development could significantly worsen traffic flow and create safety challenges for both motorists and pedestrians. I respectfully request that a comprehensive traffic impact study be conducted to assess potential mitigation measures to minimize congestion and ensure public safety.

Second, I have observed several burrowing owl nests around the project site. As these owls are a state-designated threatened species, their nesting sites are protected under Florida law. Constructing these new buildings will further diminish the already limited habitat available for the burrowing owls in the area. Its nesting spaces have been steadily reduced by ongoing urban development, leaving them with a few safe areas to breed and seek shelters . The proposed construction would displace the remaining owls currently inhabit the area and surroundings, putting additional pressure on an already threatened species and disrupting the local ecosystem that depends on their presence. Preserving their habitat is essential to maintaining ecological balance.

I appreciate your attention to these concerns and your ongoing commitment to responsible development that balances community growth with environmental stewardship.

**Thank you for your time and consideration.
Yamila Reina**

EXHIBIT B

From: [metrose2](#)
To: [Planning Council](#)
Subject: Plan Amendment PC 25-7
Date: Sunday, October 19, 2025 5:28:43 PM

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[Report Suspicious](#) |

To the members of the Planning Council,

I have been a resident of Broadview Park for the past 52 years. My husband and I made the choice to stay a member of this community as I like my home, my neighbors and the feeling of belonging. I am writing to voice my concerns regarding the upcoming vote on the subject amendment (PC 25-7) as I am unable to attend due to a previous commitment.

We all know that if you vote in favor of this amendment, there is no going back. You will ruin our green space, our roads, and so much more. I understand there is an issue with what is deemed as affordable housing, but what really is affordable housing? The economy isn't going to slow; cost of living will continue to increase so then what do we do because it's no longer affordable housing? Do we continue to pave over every green space until we are living in a concrete jungle?

I ask each of you to take a minute and seriously consider the consequences if you vote to pass this amendment because what we all know and love about living in Florida will be no more. Vote NO on PC 25-7.

Sincerely,

Rose Bickford
954-647-8046

EXHIBIT C

From: [Lenier Rivero](#)
To: [Planning Council](#)
Subject: Plan Amendment PC 25-7
Date: Tuesday, October 21, 2025 2:14:23 PM

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[Report Suspicious](#) |

Concern Regarding Proposed Apartment Development in Our Neighborhood

Dear Broward County Planning Council,

I hope this message finds you well. I'm writing as a resident and homeowner in Broadview Park, to express my concern about the proposed construction of apartment buildings in our community.

Our neighborhood is a close knit, family oriented area where many of us have invested years of hard work and savings to provide a safe, peaceful place to raise our children. The proposed project would dramatically change the character and quality of life here.

We're already experiencing growing traffic congestion on 46th Ave, and adding a large scale apartment complex will only worsen the situation. Increased density will mean more cars, more noise, and more strain on our local infrastructure, including schools, parks, and utilities that are already at capacity.

We're also deeply worried about how such rapid construction could affect property values and the overall appearance of our community. Overbuilding in a small area risks creating overcrowding, reducing green space, and changing the residential atmosphere that makes this neighborhood so special.

Please understand that we're not against progress or development, we simply want growth that makes sense for the area and preserves the safety, stability, and character of our community. We ask that you carefully reconsider or relocate this project to a site better suited for higher density housing.

Thank you for your time and for considering the voices of the residents who call this neighborhood home. We hope you'll protect what makes our community such a great place to live and raise our families.

Sincerely,

Lenny Rivero

Broadview Park resident and home owner

EXHIBIT D

From: [Stone, Ralph](#)
To: [Blake Boy, Barbara](#)
Cc: [Delsalle, Darby](#); [Bauldree, Angela](#)
Subject: RE: Email support of PC 25-7
Date: Tuesday, October 21, 2025 3:09:09 PM
Attachments: [image001.png](#)

Ms. Blake-Boy, I have been following Item PC 25-7 for over a year. I have met with the project developer and have reviewed the site plan and affordable housing proposals and the development financing. I would make the following comments:

1. Broward County and the City of Fort Lauderdale, as all other cities in the County, has a significant deficiency in affordable housing.
2. Fifty per cent (50%) of ALL employees in Broward County make 60% of Area Median Income
3. This makes the County last among all 67 counties with less than 25 available, affordable units for each 100 families.
4. This developer has an excellent track record of design and management of these types of properties
5. Finally, the demographics of the nearby population would likely qualify for many of these units.
6. This project will house our service workforce and allow the residents to live unburdened from over spending on housing.
7. The allowed income for these units at a Low Income level, ie. 80% AMI is as follows:
 - a. 1 person household \$64,550
 - b. 2 person household \$73,800
 - c. 3 person household \$83,000
 - d. 4 person household \$92,200



Ralph Stone

Executive Director Housing Finance Authority

110 NE 3rd Street, Suite 300 | Fort Lauderdale, FL 33301 – [map it](#)

Office: 954-357-4900 | Fax: 954-357-8221

RStone@Broward.org

www.Broward.org/hfa

EXHIBIT E

From: [Civic Association](#)
To: [Planning Council](#); [Bogen, Mark](#); [Mckinzie, Robert](#); [Rich, Nan](#); [Geller, Steve](#); [Udine, Michael](#); [Fisher, Lamar](#); [Furr, Beam](#); [Rogers, Hazelle](#); [Civic Association](#)
Subject: Opposition to Plan Amendment PC 25-7 – Broadview Park Community Statement
Date: Tuesday, October 21, 2025 6:44:42 PM

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Dear Members of the Broward County Planning Council,

My name is Angela Clem, and I speak on behalf of the residents of Broadview Park. We are here to express our strong opposition to Plan Amendment PC 25-7, which proposes to change the land use designation of approximately 39.4 acres in our neighborhood from “Community” to “Residential,” allowing for the construction of up to 630 dwelling units.

This amendment represents a profound and irreversible threat to the character, safety, and sustainability of Broadview Park and the greater South Florida region. We urge you to reject this proposal for the following reasons:

1. Loss of Critical Community Space

The land in question currently serves as a rare and valuable open space in an already densely developed area. It has historically supported recreational uses, including an archery facility and informal green space for residents and wildlife. Converting this land to high-density residential use would eliminate one of the last remaining community-designated parcels in our neighborhood.

2. Infrastructure Overload and Traffic Congestion

Broadview Park already struggles with aging infrastructure, limited road capacity, and insufficient stormwater drainage. Adding 630 new residential units—without a corresponding investment in roads, schools, utilities, and emergency services—would overwhelm our systems and degrade the quality of life for existing and future residents.

3. Environmental and Climate Resilience Concerns

South Florida is on the front lines of climate change. Paving over nearly 40 acres of green space for dense development undermines regional goals for climate resilience, flood mitigation, and urban heat reduction. This land acts as a sponge during heavy rains and a buffer against rising temperatures. Its destruction would increase flood risk not only for Broadview Park but for downstream communities as well.

- Ecological value and species at risk: The parcel provides habitat for documented resident and migratory wildlife, including burrowing owls and numerous bird and wetland-dependent species, and supports common urban mammals and reptiles that contribute to local biodiversity.
- Projected harm: Rezoning and dense development will destroy nesting and foraging habitat, fragment wetlands, increase human-wildlife conflicts, and remove natural stormwater and heat-buffering functions that protect both wildlife and neighbors.
- Request for action: We ask the Board to require a full ecological assessment, avoidance of critical habitat, on-site conservation measures, and meaningful mitigation that prioritizes retention of open space and protection of species before any approval is considered.

4. Misguided Response to the Housing Crisis

We acknowledge the urgency of Florida's housing crisis. Families are struggling with rising rents, limited inventory, and displacement. But this amendment does not guarantee affordability, equity, or community benefit. It risks accelerating gentrification, inviting speculative development, and producing units that are financially out of reach for the very residents most affected by the crisis.

True solutions to the housing crisis require thoughtful planning, community input, and a commitment to affordability—not blanket upzoning that erases public space and ignores infrastructure realities. We need housing that is integrated, inclusive, and sustainable—not isolated enclaves that strain our systems and divide our neighborhoods.

5. Lack of Meaningful Community Engagement

This proposal has moved forward with minimal outreach to the residents most affected. Broadview Park is an unincorporated area with limited political representation, and we are concerned that our voices are being sidelined in decisions that will reshape our future. We call for a more inclusive, transparent planning process that centers the people who live here—not just developers and outside interests.

We are not opposed to progress. We are opposed to reckless, top-down planning that sacrifices community, equity, and environmental stewardship for short-term gain. We ask you to stand with us in protecting what remains of our green spaces and to reject Plan Amendment PC 25-7.

Your Broadview Park Civic Association

**~We become neighbors when we are willing to cross the road for one another.~
Henry J.M.Nouven**

EXHIBIT F

From: [yudi pedroso](#)
To: [Planning Council](#)
Subject: Plan amendment PC-7
Date: Tuesday, October 21, 2025 9:29:32 PM

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[Report Suspicious](#) |

To whom it may concern,

I have received the courtesy notice for the approximately 39.4 acres, generally located on the east side of Southwest 46 Ave, between Peters Rd and Southwest 21 Manor.

I am a homeowner in the 44 Terrace, 20 years ago, and I am sincerely shocked with this notice.

I have been very proud of this small city lungs on my backyard, I can see the animals that live there, enjoying their habitat for many years .

I totally do not support the proposed county land use plan designation for residential buildings there.

We already have more than enough traffic, and houses here. And this little green land is like an oasis for us, for our kids and for the animals.

I think, we deserve it as citizens here for many years.

Please , reconsider to tear it down, think in all the animals that live there, and all the plants that helps us to breath a better air.

That way we can set up a good example for our kids in the future. A big city like this, deserves a little green, just like New York deserves central park.

Sincerely,

Yudelkys Perdroso

Homeowner of 1657 SW 44 Ter

Thank you so much for your attention in this matter.

ATTACHMENT 17

Correspondence from Interested Parties Received between 8:00 a.m., October 23, 2025 and 8:00 a.m., December 9, 2025

- **Exhibit A - Email correspondence from L. Vasilinka dated October 23, 2025, received October 23, 2025 - Opposed**
- **Exhibit B - Email correspondence from Avilio Lucero dated November 27, 2025, received November 27, 2025 - Opposed**
- **Exhibit C - Email correspondence from John Bell dated December 4, 2025, received December 4, 2025 - Opposed**
- **Exhibit D - Email correspondence from Broadview Park Civic Association dated December 5, 2025, received December 5, 2025 - Opposed**

EXHIBIT A

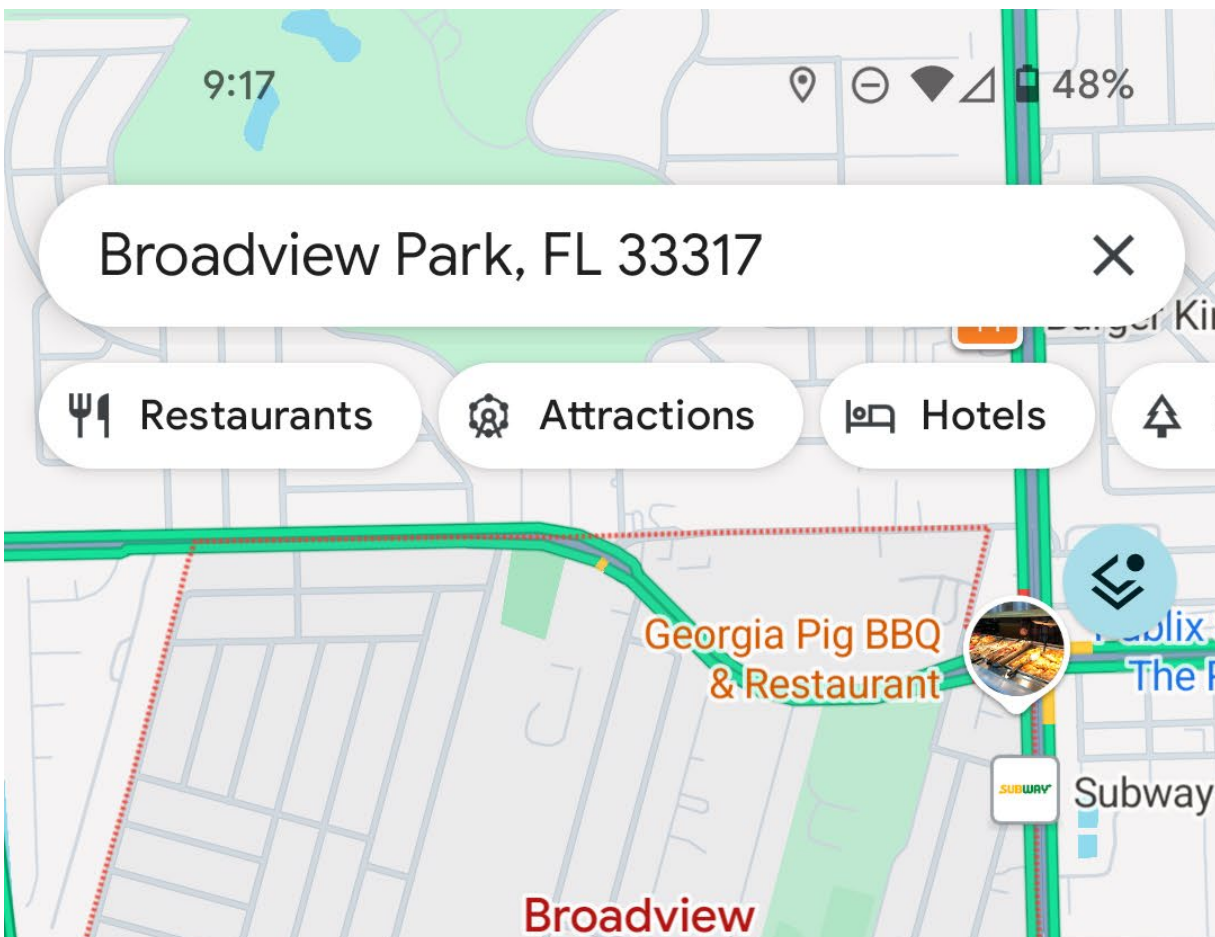
From: [L](#)
To: info@conservationfla.org; info@earthjustice.org; roy_hewitt@fws.gov; beau_hardegree@fws.gov; Anthony_Sowers@fws.gov; R5ES_SNENYBCEP@fws.gov; northflorida@fws.gov; SM.FS.UCF_IRA@usda.gov; annie.hermansen@usda.gov; nancy.stremple@usda.gov
Cc: [Planning Council](#); [Civic Association](#)
Subject: Fwd: Urgent: Proposed High-Density Development Threatens Broadview Park – Attend the Oct. 23rd Meeting
Date: Thursday, October 23, 2025 12:06:16 PM
Attachments: [1000021700.png](#)

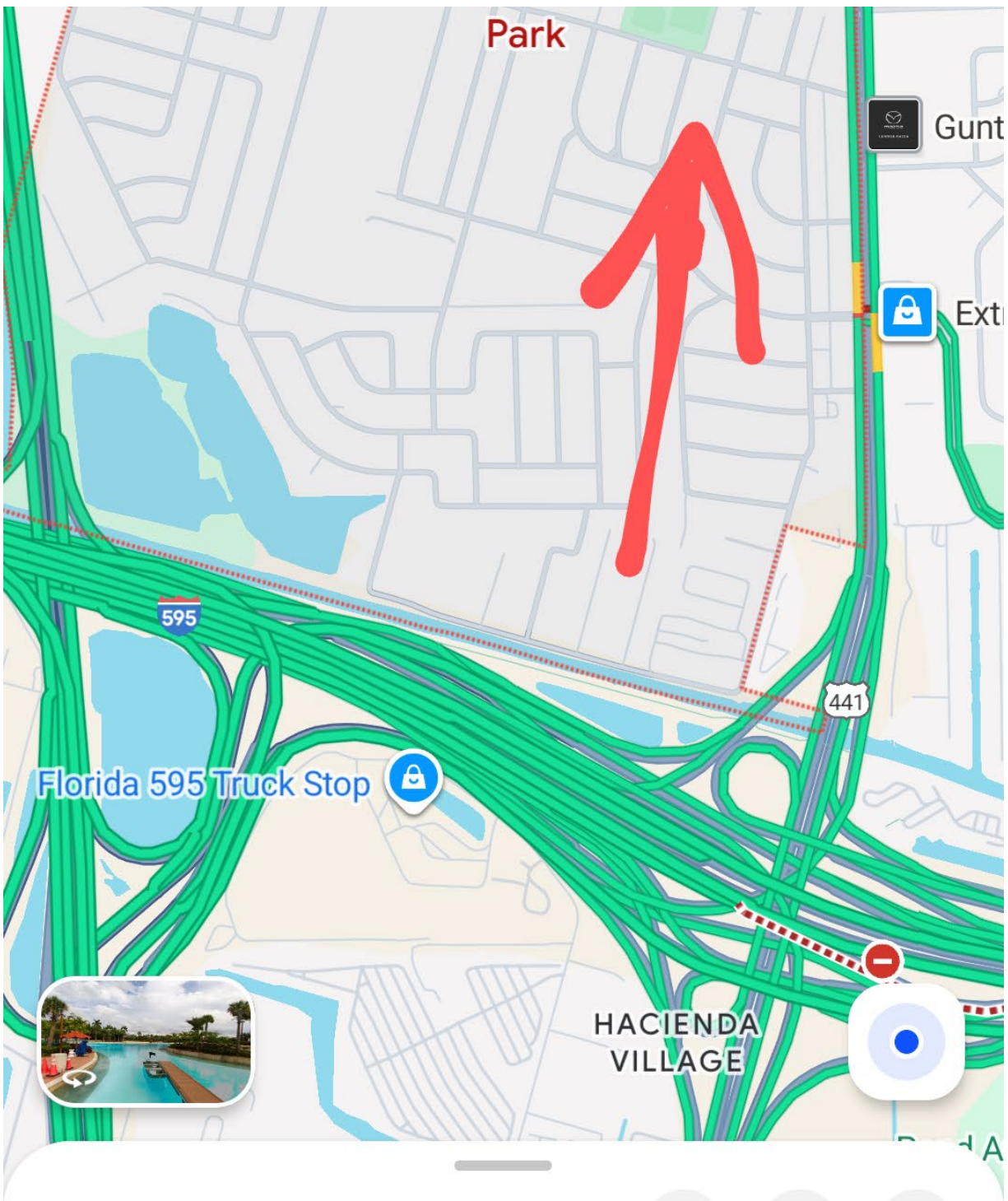
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Please help. Residents are fighting back to prevent cutting down the forest and destroying natural habitat. This is one of the few untouched natural preserves in the city, everywhere else is residential areas. Animals have no place to go. Residents are powerless and have no "connections" to stop it...**Today they approved the project**





Broadview Park



Directions



Start



Save



Share

On Sat, Oct 11, 2025, 8:50 PM Civic Association <broadviewparkcivic@gmail.com> wrote:

Dear Broadview Park Neighbors,

We need your attention and support regarding an important issue that could greatly impact our community. The Broward County Planning Council will hold a public hearing on Thursday, October 23, 2025, at 10:00 A.M. to discuss Plan Amendment PC 25-7, which proposes changing approximately **39.4 acres** east of SW 46 Avenue (between Peters Road and SW 21 Manor) to Medium (16) Residential — allowing up to 16 housing units per acre.

Why This Matters to Broadview Park

This proposed amendment threatens to bring high-density housing right next to our quiet, family-oriented neighborhood. The consequences could be serious:

- Increased traffic and congestion on Peters Road and SW 46 Avenue — areas already busy and unsafe during peak hours.
- Strain on our infrastructure — water, sewer, drainage, and emergency services are already near capacity.
- Loss of community character — Broadview Park's semi-rural charm and open space will be replaced by crowded development.
- **Environmental risks — removing trees and green areas could worsen flooding and harm local wildlife.**

Meeting Details

Date: Thursday, October 23, 2025

Time: 10:00 A.M.

Location: Broward County Governmental Center

[115 South Andrews Avenue](#), Room 422

Fort Lauderdale, FL 33301

You are encouraged to attend in person or submit written comments to:

planningcouncil@broward.org

(Include “Plan Amendment PC 25-7” in your subject line.)

Even though the notice says attendance is “not required,” our voices matter — showing up or writing in can make a real difference in protecting Broadview Park from overdevelopment.

Let’s stand together to preserve the safety, character, and livability of our community. Please share this message with your neighbors and encourage them to take part.

Thank you for caring about the future of Broadview Park.

Your Broadview Park Civic Association

Queridos vecinos de Broadview Park:

Necesitamos su atención y apoyo respecto a un asunto importante que podría impactar significativamente a nuestra comunidad. El Consejo de Planificación del Condado de Broward llevará a cabo una audiencia pública el jueves 23 de octubre de 2025 a las 10:00 a.m. para discutir la Enmienda al Plan PC 25-7, que propone cambiar aproximadamente 39.4 acres al este de SW 46 Avenue (entre Peters Road y SW 21 Manor) a Residencial Medio (16) — permitiendo hasta 16 unidades de vivienda por acre.

Por qué esto es importante para Broadview Park

Esta enmienda propuesta amenaza con traer viviendas de alta densidad justo al lado de nuestro vecindario tranquilo y familiar. Las consecuencias podrían ser graves:

- *Aumento del tráfico y la congestión en Peters Road y SW 46 Avenue — zonas ya congestionadas y peligrosas en horas pico.*
- *Presión sobre nuestra infraestructura — agua, alcantarillado, drenaje y servicios de emergencia ya están cerca de su capacidad.*
- *Pérdida del carácter comunitario — el encanto semi-rural y los espacios abiertos de Broadview Park serían reemplazados por desarrollos abarrotados.*
- *Riesgos ambientales — la eliminación de árboles y áreas verdes podría empeorar las inundaciones y dañar la fauna local.*

Detalles de la reunión

Fecha: Jueves 23 de octubre de 2025

Hora: 10:00 a.m.

Lugar: Centro Gubernamental del Condado de Broward

[115 South Andrews Avenue](#), Sala 422

Fort Lauderdale, FL 33301

Se les anima a asistir en persona o enviar comentarios por escrito a:

planningcouncil@broward.org

(Incluya “Plan Amendment PC 25-7” en el asunto del correo.)

Aunque el aviso indica que la asistencia “no es obligatoria”, nuestras voces importan — asistir o escribir puede marcar una verdadera diferencia para proteger a Broadview Park del desarrollo excesivo.

Unámonos para preservar la seguridad, el carácter y la calidad de vida de nuestra comunidad. Por favor, comparta este mensaje con sus vecinos y anímelos a participar.

Gracias por preocuparse por el futuro de Broadview Park.

Su Asociación Cívica de Broadview Park

~We become neighbors when we are willing to cross the road for one another.~
Henry J.M.Nouven

EXHIBIT B

From: [Jennifer Lucero](#)
To: [Planning Council](#)
Cc: [Dad](#)
Subject: Opposition to Proposed Plan Amendment PC 25-7
Date: Thursday, November 27, 2025 8:13:29 PM

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Dear Broward County Planning Council,

My name is Avilio Lucero, and I am a homeowner in the affected area referenced in the notice for Plan Amendment PC 25-7. I am writing to formally express that I do not agree with, nor do I support, the proposed change to the Broward County Land Use Plan designation for the property located near Southwest 46 Avenue, Peters Road, and Southwest 21 Manor.

After reviewing the details described in the public hearing notice, I have significant concerns about how the proposed amendment—specifically the change to Medium (16) Residential density—may impact traffic, neighborhood character, safety, and overall quality of life for current residents. At this time, I do not wish for this amendment to move forward.

Please consider this email as my official statement of opposition to the proposed amendment. I kindly request that my concerns be included in the record for the December 9, 2025 public hearing.

Thank you for your time and attention to this matter.

Sincerely,

Avilio Lucero

1521 SW 46th Ave

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EXHIBIT C

From: [john bell](#)
To: [Planning Council](#)
Subject: Amendment pc 25-7
Date: Thursday, December 4, 2025 8:35:40 AM

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My family and I strongly support voting no on this change. But from everything I have seen it appears that you and the city of Fort Lauderdale want to make this happen no matter what the community wants

EXHIBIT D

From: [Civic Association](#)
To: [Planning Council](#)
Cc: [Geller, Steve](#); [Bogen, Mark](#); [Mckinzie, Robert](#); [Rich, Nan](#); [Udine, Michael](#); [Fisher, Lamar](#)
Subject: Expressed concern to Land Use Amendment PC 25-7
Date: Friday, December 5, 2025 8:49:22 AM

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Good afternoon Council Members,

My name is Angela Clem, and I represent the residents of Broadview Park. We would like to express serious concern regarding the proposed land-use amendment PC 25-7, which would convert nearly 40 acres of protected natural land into residential development.

This land is not a blank space on a map. It is a designated Urban Wilderness Site, a Natural Forest Community, a Local Area of Particular Concern, and part of Broward County's own Protected Natural Lands Inventory. For over 40 years, the County has recognized this area as environmentally sensitive, ecologically valuable, and worthy of preservation.

If approved, this amendment would result in the permanent loss of one of the last natural forests in central Broward County. This forest provides wildlife habitat, cooling shade, air quality benefits, and stormwater absorption that Broadview Park relies on—especially during heavy rain and king tides. Replacing this with up to 75% impervious surface threatens to worsen flooding conditions for an already vulnerable neighborhood.

County staff have clearly stated that development could increase impervious areas by 55%. They also indicate the site is near contaminated areas and hazardous material facilities, meaning development will require complicated environmental controls with real risks to surrounding homes.

The County recommends preserving as much tree canopy and habitat as possible, but “as much as possible” under a residential designation often becomes much less than the community needs. Once this forest is cleared, it is gone forever.

Residents of Broadview Park do not oppose progress, but we do oppose the unnecessary destruction of one of the last protected natural lands we have left. We ask the Council to prioritize long-term environmental stability, community safety, and quality of life over short-term development pressure.

We urge you to deny this amendment and preserve Pine Ridge Nature Trail as the

natural community asset it has been for decades.

Thank you.

Your Broadview Park Civic Association

**~We become neighbors when we are willing to cross the road for one another.~
Henry J.M.Nouven**