

Hayes Property

Small Scale Land Use Plan Amendment Application

Located within the City of Weston, FL

May 18, 2026

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LAND USE PLAN AMENDMENT – HAYES PROPERTY

1. TRANSMITTAL INFORMATION

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

To be provided by the City of Weston.

Mr. James Hickey, AICP, Planning Director
c/o Calvin Giordano and Associates
1800 Eller Drive – Suite 600
Fort Lauderdale, FL 33316
954-766-2786/jhickey@cgasolutions.com

- B. Date local governing body held transmittal public hearing.**

TBD

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

Not applicable.

- D. Whether the amendment is one of the following:**

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

The amendment is a Small-Scale Land Use Plan Amendment under the criteria established under Florida Statutes.

2. APPLICANT INFORMATION

- A. Name, title, address, telephone and facsimile number and email of the applicant:**

Name/Title: Tara-Lynn Patton, AICP-Planning and Entitlements
Address: 6400 Boynton Beach Boulevard #740187
Phone: 561-337-0878
Email: pattontnt@earthlink.net

- B. Name, title, address, telephone and facsimile number and email of the agent:**

Name/Title: Tara-Lynn Patton, AICP-Planning and Entitlements-Agent

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Address: 6400 Boynton Beach Boulevard #740187
Phone: 561-337-0878
Email: pattontnt@earthlink.net

C. Name, title, address and telephone and facsimile number and email of the property owner:

Name/Title: James and Pamela E. Hayes
Address: 5572 NW 80th Terrace Parkland, FL 33067
Phone:
Email:

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

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 based upon the following evidence and rationale:

This request is to amend the future land use designation of one (1) parcel of land (hereinafter referred to as the "Subject Property") by removing the Subject Property from the City of Weston land use designation of Agriculture (A) and the Broward County land use designation of Low (2) Residential in order to designate the Subject Property Irregular (3.02) Residential within a Dashed Line Area within the City of Weston's Comprehensive Future Land Use Plan and the Broward County Land Use Plan. The Subject Property is located within the City of Weston (hereinafter referred to as the "City") within Broward County (hereinafter referred to as the "County") on (unassigned number) Cascade Terrace and is generally located north of SW 45th Street and south of Manatee Isles Drive and east and adjacent to SW 196th Avenue. A location map is provided as **MAP A-LOCATION MAP**.

The area calculation for the Subject Property is based upon a total of 14.90 net acres. When adjacent right-of-way is added, the gross acreage of the site is 15.20 acres. Please refer to **MAP B-GROSS ACREAGE** which depicts the location of the adjacent right-of-way acreage utilized for this LUPA. The proposed density is 3.02 du/acre. The Subject Property is currently vacant and no development has occurred on this parcel. The permitted number of units, per the City of Weston's Comprehensive Plan, is seven (7) dwelling units. This is based upon the City's Agriculture (A) land use designation which permits one (1) dwelling unit per two (2) net acres of land. Under the existing County's land use designation of Low (2) Residential, the Subject Property is permitted to have a total of 30 dwelling units.

A map depicting the City's existing land use designation is labeled as **MAP C-CITY OF WESTON-EXISTING LAND USE DESIGNATION** and the map depicting the County's existing land use designation is labeled as **MAP D-BROWARD COUNTY-EXISTING LAND USE DESIGNATION**. A map depicting the City's proposed future land use designation is shown as **MAP E-CITY OF WESTON-PROPOSED FUTURE LAND USE DESIGNATION** and the map of the County's proposed future land use designation is depicted as **MAP F-BROWARD COUNTY-PROPOSED FUTURE LAND USE DESIGNATION**.

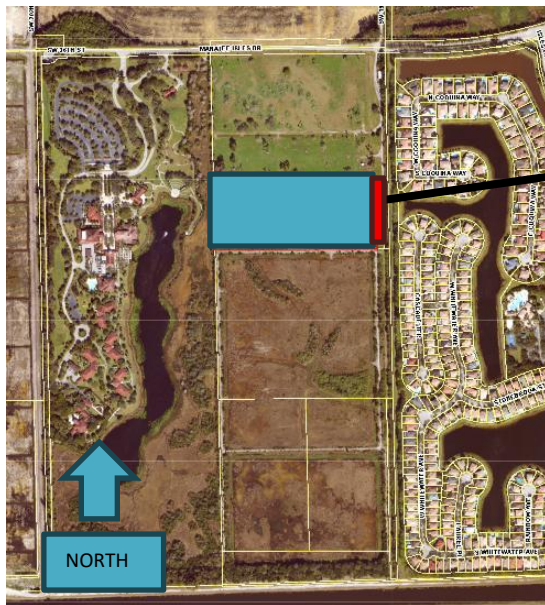
LAND USE PLAN AMENDMENT – HAYES PROPERTY

MAP A – LOCATION MAP



SUBJECT PROPERTY
14.90 net acres
Folio:
503926030010

MAP B – GROSS ACREAGE MAP



SUBJECT PROPERTY

GROSS ACREAGE

14.90 net acres
+ .30 acres -adjacent r/w
15.20 GROSS ACRES TOTAL

LAND USE PLAN AMENDMENT – HAYES PROPERTY

MAP C - CITY OF WESTON - EXISTING LAND USE DESIGNATION



MAP D - BROWARD COUNTY-EXISTING LAND USE DESIGNATION



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Under the proposed LUPA application this is an addition of 39 units under the City's existing land use designation and sixteen (16) units under the County's existing land use designation. The proposed number of total units, 46, are slated to be constructed as single-family homes compatible with the surrounding neighborhood.

This will be an attractive enclave for residents to utilize. The development of this property will offer the same high levels of service and the provision of housing options. This site will contribute to consistent home ownership and high property values which have already been established in this area. The City is a place that is very desirable for people of all age groups and contains the following goals, objectives and policies that support the requested land use plan amendment which strives to uphold the City's standard of excellence:

Goal 1:1

Provide residential areas with a variety of housing types and densities offering convenient and affordable housing opportunities to all segments of Weston's population while maintaining the desired quality of life and adequate public services and facilities.

Objective 1:1

The City shall maintain a pattern of overall low density residential use with limited medium and high density residential uses in selected areas to preserve the low intensity character of the residential neighborhood. Proposed amendments to the Future Land Use Map shall occur in accordance with the densities provided therein.

Objective 1:6

City shall develop and implement land use controls through the zoning code and land development regulations which promote residential neighborhoods that are attractive, well-maintained and contribute the health, safety and welfare of their residents.

Policy 1.7.4

Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

Objective 7.1

Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of Weston's population and economy without endangering its environmental resources.

Objective 7.3

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Objective 13.2

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 13.2.1

City shall continue to assure the compatibility of existing and future land uses.

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Policy 13.2.3

City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

Policy 13.2.4

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Weston Comprehensive Plan.

The themes above, as demonstrated in the City of Weston Comprehensive Plan, have identified the City's desire to 1) ensure existing and proposed land uses are compatible with one another and 2) prevent impacts to surrounding neighborhoods as a result of the proposed LUPA. The Subject Property seeks to enhance and improve the site in keeping with the City's current standards.

3. AMENDMENT SITE DESCRIPTION

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

The Subject Property, consisting of 14.90 net acres and 15.20 gross acres, is located within the City of Weston and is generally located north of SW 45th Street and south of Manatee Isles Drive and east and adjacent to SW 196th Avenue. At this time, there is no assignment of a numbered address, but is located on Cascade Terrace.

Legal Description (description of 14.90 net acres):

PARCEL A , "N-16", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158 AT PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said lands lying and being in Broward County, FL.

The gross acreage calculation includes one-half of the applicable rights-of-way adjacent to the Subject Property. **Please refer to MAP B– GROSS ACREAGE MAP.**

B. Sealed survey, including legal description of the area proposed to be amended.

A survey of the amendment site is included in the application and attached as **APPENDIX I**. The sketch and legal description of the land area is provided in **APPENDIX II**.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director.)

A map depicting the amendment location and boundaries is included and labeled as **MAP A- LOCATION MAP**. The proposed land use for the Subject Property is included and labeled as **MAP E-CITY OF WESTON-PROPOSED FUTURE LAND USE DESIGNATION** and **MAP F-BROWARD COUNTY-PROPOSED FUTURE LAND USE DESIGNATION**.

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4. EXISTING & PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple designations, describe gross acreage within each designation.**

The current City land use designation is Agriculture (A) and is shown on **MAP C-CITY OF WESTON-EXISTING LAND USE DESIGNATION**. The proposed City land use designation is Irregular (3.02) Residential within a Dashed Line Area and is shown on **Map E-City of Weston-Proposed Land Use Designation**. The current land use designation as depicted by the County is Low (2) Residential and is shown on **MAP D-BROWARD COUNTY-EXISTING LAND USE DESIGNATION** and the proposed County future land use designation is Irregular (3.02) Residential within a Dashed Line Area as shown on **MAP F-BROWARD COUNTY-PROPOSED LAND USE DESIGNATION**. **TABLE 1-CURRENT & PROPOSED LAND USE DESIGNATIONS** provides the current and proposed land use plan designations and gross acreage for the amendment site.

TABLE 1: CURRENT & PROPOSED LAND USE PLAN DESIGNATIONS				
Current Land Use Designation-City of Weston	Proposed Land Use Designation-City of Weston	Current Land Use Designation-Broward County	Proposed Land Use Designation-Broward County	Gross Acreage
Agriculture (A)	Irregular (3.02) Residential within a Dashed Line Area	Low (2) Residential	Irregular (3.02) Residential within a Dashed Line Area	15.20 acres
				15.20 acres

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

Flexibility provisions have not been applies to the amendment site. Residential flexibility was used for one or more developments located to the west of the Subject Property.

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

TABLE 2: EXISTING USES OF AMENDMENT SITES AND ADJACENT AREAS provides the existing use of the Subject Property and existing, adjacent use(s).

TABLE 2: EXISTING USES OF AMENDMENT SITES & ADJACENT AREAS				
Existing Use	North Existing Use	South Existing Use	East Existing Use	West Existing Use
Vacant	Vacant	Mitigation Area	Religious Retreat & Conference Center	Single-Family Residential

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- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count.

The proposed use of the amendment site dwelling unit count is provided in **TABLE 3: PROPOSED USE AND SQUARE FOOTAGE/DWELLING UNIT COUNT.**

TABLE 3: PROPOSED USE SQUARE FOOTAGE/DWELLING UNIT COUNT		
Proposed Use	Non-Residential Square Footage Existing	Proposed Dwelling Unit
Single-Family	None	46 units
TOTAL		46 units

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

TABLE 4: EXISTING LEVEL OF DEVELOPMENT UNDER CURRENT LAND USE DESIGNATION provides the maximum allowable developed permitted and permitted uses under the existing land use designation.

TABLE 4: EXISTING LEVEL OF DEVELOPMENT UNDER CURRENT LAND USE DESIGNATION				
Existing Use	Existing Land Use Designation	Non-Residential Square Footage Existing	Maximum Residential Units Permitted Under Existing Land Use Designation	Jurisdiction
Vacant	Agriculture (A)	None	7 units	City of Weston
Vacant	Low (2) Residential	None	30 units	Broward County

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The maximum allowable development under the existing designation within the City is based upon the Agriculture (A). The proposed LUPA proposes to amend the current land use designation from Agriculture (A) to Irregular (3.02) Residential within a Dashed Line Area land use category.

In accordance with the City of Weston’s Comprehensive Plan, the Residential land use designation permits for the following uses:

- Dwelling units, subject to the density limits for a parcel as designated on the Weston Future Land Use Plan map;
- Home occupation and other uses accessory to the dwelling unit;
- Parks, golf courses and other outdoor recreational facilities;
- Community facilities;
- Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan designation;
- Public utilities;
- Agriculture;
- Special Residential Categories. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Use subsection; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable; the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan”;
- Offices and/or retail sales of merchandise or services subject to the review and approval requirements of the Broward County Comprehensive Plan and the following limitations and provisions:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the Weston Future Land Use Plan within a flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services;
 - b. No added contiguous area used for neighborhood, offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous if defined as: attached; located within 500 feet; or separate only by streets and highways, canals and rivers or easements.

5. ANALYSIS OF PUBLIC FACILITIES SERVICES

A. Potable Water Analysis

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

According to the City of Weston Comprehensive Plan, the adopted Level of Service for potable water for Residential Property is 127 per SF per day.

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

The City adopted the Water Supply Plan (WSP) on July 14, 2020.

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

The water treatment plant servicing this parcel is the Sawgrass Water Treatment Plant, located at 14140 NW 8th Street. The City of Sunrise Utilities Department currently operates three water treatment plants:

- Springtree Water Treatment Plant (WTP): 25.5 MGD capacity
- Sawgrass WTP: 24.0 MGD capacity
- Southwest WTP: 2.0 MGD capacity

The total permitted water treatment plant capacity for the City of Sunrise service area is 51.5 MGD. Currently, the current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 31.675 MGD (based on the maximum daily flows from the utility operating reports for the last 12 months). This demand consists of:

- Springtree WTP: 11.168 MGD
- Sawgrass WTP: 18.756 MGD
- Southwest WTP: 1.751 MGD

The total outstanding committed water capacity within the service area is 0.38 MGD, distributed as follows:

- Springtree WTP: 0.09 MGD
- Sawgrass WTP: 0.27 MGD
- Southwest WTP: 0.02 MGD

The projected demand for the year 2030 is 33.41 MGD, based on the projected population growth rate outlined in the 2015 City Water and Wastewater Supply Plan. At this time, there are no planned water treatment plant flow increases. However, wellfield improvements are planned. The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass (Flamingo Park), and Southwest. The total permitted raw water withdrawal through the South Florida Water Management District (SFWMD) is 29.09 MGD under Consumptive Use Permit #06-00120-W, which expires on May 15, 2028. This permit allows a maximum day withdrawal allocation of 37.82 MGD.

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

TABLE 5: WATER DEMAND EXISTING LAND USE DESIGNATION	
Site – 7 units permitted	7 ERC'S or 2,100 GPD
TOTAL SEWER DEMAND	7 ERC'S or 2,100 GPD

TABLE 6: WATER DEMAND PROPOSED LAND USE DESIGNATION	
Site –Single-Family Residential – 46 units proposed	46 ERC'S or 13,800 GPD
TOTAL WATER DEMAND	46 ERC'S GPD or 13,800 GPD
NET CHANGE	Increase of 39 ERC'S or 11,700 GPD

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

The letter from the potable water provider is included as **EXHIBIT A**.

B. Sanitary Sewer Analysis

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

According to the City of Weston Comprehensive Plan, the adopted Level of Service for sanitary sewer facilities is 120 gallons per capita per day.

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

The wastewater treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant, located at 14140 NW 8th St. The City of Sunrise Utilities Department currently operates three wastewater treatment plants:

- Springtree Wastewater Treatment Facility (WWTF): 10 MGD capacity
- Sawgrass WWTF: 20 MGD capacity
- Southwest WWTF: 0.99 MGD capacity

The total wastewater treatment capacity within the City of Sunrise service area is 30.99 MGD. Currently, the total current wastewater demand within the service area is 21.817 MGD (based on the maximum three-month average daily flows from the utility operating reports over the last 12 months). This demand includes:

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- Springtree WWTF: 7.905 MGD
- Sawgrass WWTF: 13.557 MGD
- Southwest WWTF: 0.355 MGD

The total outstanding committed capacity for wastewater within the service area is 0.38 MGD, distributed as follows:

- Springtree WWTF: 0.09 MGD
- Sawgrass WWTF: 0.27 MGD
- Southwest WWTF: 0.02 MGD

The projected demand for the year 2030 is 25.22 MGD, based on the projected population growth rate outlined in the 2015 City Water and Wastewater Supply Plan. Currently, there are no planned wastewater treatment plant capacity increases.

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

TABLE 7: SEWER DEMAND EXISTING LAND USE DESIGNATION	
Site – 7 units permitted	7 ERC'S or 2,100 GPD
TOTAL SEWER DEMAND	7 ERC's or 2,100 GPD

Table 8: Sewer Demand Proposed Land Use Designation	
Site – Single-Family Residential – 46 units proposed	46 ERC'S or 13,800 GPD
TOTAL WATER DEMAND	46 ERC'S or 13,800 GPD
NET CHANGE	Increase of 39 ERC'S or 11,700 GPD

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

The letter from the sanitary sewer provider is included as **EXHIBIT B**.

C. Solid Waste Analysis

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

According to the City of Weston Comprehensive Plan, the adopted Level of Service for solid waste for Residential is 8.9 lbs/unit/day.

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

Please refer to **Exhibit C** which is the letter from Barbara Herrera, from Waste Management, dated April 14, 2026, confirming that this property is served by the WM Reuter Transfer Station (20701 Pembroke Rd., Pembroke Pines FL 33029) and transported to their WM Okeechobee Landfill for final disposal. The capacity and current demand for these facilities are as follows:

WM Reuter Transfer Station

- Capacity – 5,660 tons of MSW / day
- Current demand – Approx. 720 tons of MSW / day

WM Okeechobee Landfill

- Capacity – As of January 9, 2026, the remaining permitted disposal capacity is 40,187,200 cubic yards.
- Current demand – Approx. 1.7M tons per year.

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

TABLE 9: TOTAL SOLID WASTE DEMAND EXISTING LAND USE DESIGNATION	
Site – 7 units permitted	62.3 LBS per day
TOTAL SOLID WASTE DEMAND	62.3 LBS per day

Table 10: TOTAL SOLID WASTE DEMAND PROPOSED LAND USE DESIGNATION	
Site – Single-Family Residential – 46 units proposed	409.4 LBS per day
TOTAL SOLID WASTE DEMAND	409.4 LBS per day
NET CHANGE	Increase of 347.1 LBS per day

- Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party verifying information.

Correspondence from the solid waste provider verifying the information is attached as **EXHIBIT C** of this application.

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D. Drainage Analysis

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

According to the City, the drainage level of service for buildings is based upon the lowest floor elevation no lower than the elevation for the respective area depicted on the “100 Year Flood Elevation Map,” or the FEMA Base Flood Elevation, whichever is higher. For off-site discharge, the established level of service is not exceed the inflow limit of the SFWMD primary receiving canal or the local conveyance system, whichever is less, and, for onsite storage, the established level of service is the minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off-site discharge occurring during design rainfall.

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

The amendment site is located within the Indian Trace Development District (ITDD) under Permit No. 06-00709-S & Application No: 070815-3, Basin N.2, which is part of the C-11 West drainage basin. The drainage system ultimately discharges to the C-11 West Canal, which is the receiving water body regulated by the South Florida Water Management District (SFWMD). Basin No. 2 has a control elevation of 4.5 FT NVGD or 3 FT NAVD.

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

No planned drainage improvements are proposed at this time.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

ITDD operates under SFWMD 06-00709-S. A modification to that master permit will be submitted to SFWMD at the time of permit.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding Property. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

SFWMD 06-00709-S was previously approved for this site and will need to be modified for new site plan layout. Further, if the elevations vary by the time that the project moves forward, then the most stringent condition will apply and the applicant will coordinate with the City on any required meetings/applications.

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

Correspondence from the drainage provider verifying the information is attached as **EXHIBIT D** of this application.

E. Recreation & Open Space Analysis

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

The level of service as defined by the Broward County Land Use Plan for recreation and open space is 3.0 acres per 1,000 persons for local parks and 3.0 acres per 1,000 persons or regional parks.

The City's current LOS is 6 acres per 1,000 persons and as established the following Level of Service (LOS) based upon the type of activity:

- Parks & Open Space: 6 acres per 1,000 persons
- Baseball/Softball: 1 field a per 5000 persons
- Football/Soccer: 1 field per 6,000 persons
- Basketball: 1 court per 5,000 persons
- Roller Hockey: 1 rink per 10,000 persons
- Tennis: 1 court per 5,000 persons
- Playground: 1 playground per 7,500 persons
- Volleyball: 1 court/per 30,000 persons

The City exceeds the County's LOS by double the required park area and open space and exceeds the LOS established for the facilities provided above. The City has a surplus of 1,539 acres of park area and open space.

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

Included as part of a list of the City's parks are included for reference. Please refer to **APPENDIX III**.

3. **Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

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TABLE 11: PARK IMPACT-CURRENT AND PROPOSED

	Use	Calculation	Total
Current	Vacant	7 units X 1.5 X .003 =	0.03 AC
Proposed	Residential Use-	46 units X 1.5 X .003 =	0.21 AC-Required 0.21 AC-TOTAL REQUIRED <u>- 0.03 AC-TOTAL EXISTING</u>
TOTAL			0.18 AC

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

Included and attached as **APPENDIX III**, a list of the City’s short and long range planning horizons pertaining to projected park needs is attached. The City possesses a significant surplus of parks and open space.

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

The City has an exemplary level of open space in keeping with the County’s Land Plan Policies 2.5.4 and 2.5.5. In all, the City has preserved 2,315 acres of wetlands, contains 1,877 acres of lakes and canals, has 26 miles of dedicated bike lanes, contains approximately 200 acres of private open space and possesses 1,931 acres of parks and open space. The proposed development will be integrated with the surrounding neighborhoods through sidewalks and buffers. There is no environmentally sensitive vegetation on the Subject Property and an additional waterbody will be created to ensure there is sufficient drainage and separation between proposed development and existing open spaces.

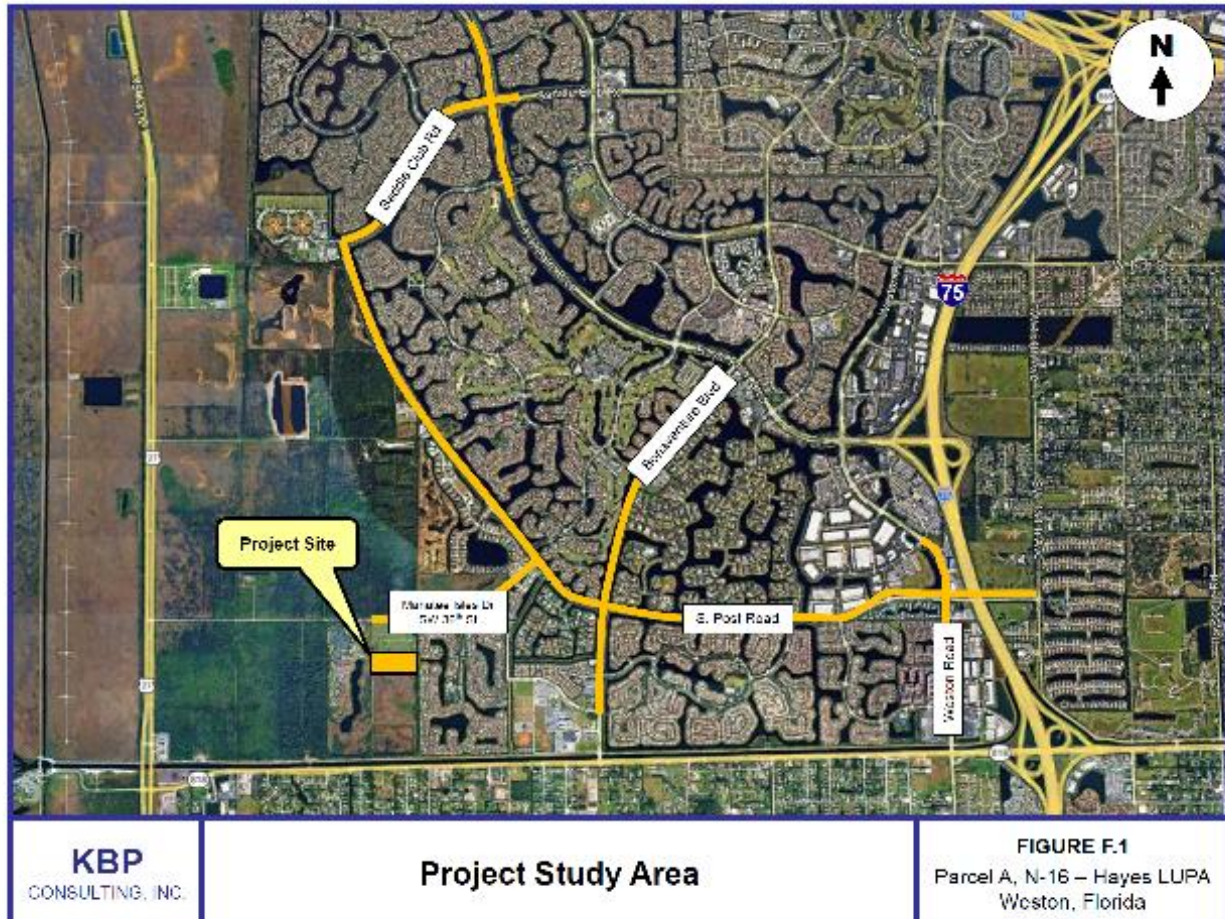
F. Traffic Circulation Analysis

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

The roadway network that will be most impacted by the proposed land use plan amendment includes the following six (6) roadways: Manatee Isles Drive / SW 36th Street, S. Post Road / SW 36th Street, Saddle Club Road, Glades Parkway / Royal Palm Boulevard, Weston Road, and Bonaventure Boulevard. The project study area is presented graphically in Figure F.1 on the following page. A Project Location Map is presented in Attachment A of this memorandum. The number of lanes, current/published (2020) traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2. Table F.1.1 documents the existing conditions on all

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study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the PM peak hour. As shown in these two tables, all study roadway segments are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.



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TABLE F.1.1 Parcel A, N-16 - Hayes LUPA - Weston, Florida Existing (2020) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) Daily		
						Volume ¹	v/c Ratio	LOS
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	13,320	3,500	0.26	C
S. Post Road (SW 36th Street)	Saddle Club Rd	Bonaventure Blvd	2	D	13,320	5,600	0.42	C
	Bonaventure Blvd	Weston Road	2	D	15,930	6,300	0.40	C
	Weston Road	SW 154th Avenue	2	D	15,930	7,300	0.46	C
Saddle Club Road	S. Post Road	Royal Palm Blvd	4	D	35,820	9,800	0.27	C
	Royal Palm Blvd	Indian Trace	4	D	35,820	11,500	0.32	C
Glades Parkway Royal Palm Boulevard	SR 84	Saddle Club Rd	4	D	37,810	15,000	0.40	C
	Saddle Club Rd	Bonaventure Blvd	4	D	37,810	9,400	0.25	C
Weston Road	Griffin Road	SW 36th Street	4	D	37,810	33,000	0.87	C
	SW 36th Street	Royal Palm Blvd	4	D	37,810	33,000	0.87	C
Bonaventure Blvd	Griffin Road	SW 36th Street	4	D	37,810	9,100	0.24	C
	SW 36th Street	Royal Palm Blvd	4	D	37,810	8,600	0.23	C

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

TABLE F.1.2 Parcel A, N-16 - Hayes LUPA - Weston, Florida Existing (2020) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	1,197	333	0.28	C
S. Post Road (SW 36th Street)	Saddle Club Rd	Bonaventure Blvd	2	D	1,197	532	0.44	C
	Bonaventure Blvd	Weston Road	2	D	1,440	599	0.42	C
	Weston Road	SW 154th Avenue	2	D	1,440	694	0.48	C
Saddle Club Road	S. Post Road	Royal Palm Blvd	4	D	3,222	931	0.29	C
	Royal Palm Blvd	Indian Trace	4	D	3,222	1,093	0.34	C
Glades Parkway Royal Palm Boulevard	SR 84	Saddle Club Rd	4	D	3,401	1,425	0.42	C
	Saddle Club Rd	Bonaventure Blvd	4	D	3,401	893	0.26	C
Weston Road	Griffin Road	SW 36th Street	4	D	3,401	3,135	0.92	C
	SW 36th Street	Royal Palm Blvd	4	D	3,401	3,135	0.92	C
Bonaventure Blvd	Griffin Road	SW 36th Street	4	D	3,401	865	0.25	C
	SW 36th Street	Royal Palm Blvd	4	D	3,401	817	0.24	C

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

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2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2035) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables F.2.1 and F.2.2 document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045). As shown in these two tables, all study roadway segments are projected to operate at acceptable levels of service (LOS) during the daily and PM peak hour time periods in the 2045 horizon year.

TABLE F.2.1 Parcel A, N-16 - Hayes LUPA - Weston, Florida Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) Daily		
						Volume ¹	v/c Ratio	LOS
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	13,320	1,700	0.13	C
S. Post Road (SW 36th Street)	Saddle Club Rd	Bonaventure Blvd	2	D	13,320	5,500	0.41	C
	Bonaventure Blvd	Weston Road	2	D	15,930	10,400	0.65	C
	Weston Road	SW 154th Avenue	2	D	15,930	12,300	0.77	C
Saddle Club Road	S. Post Road	Royal Palm Blvd	4	D	35,820	1,000	0.03	C
	Royal Palm Blvd	Indian Trace	4	D	35,820	4,300	0.12	C
Glades Parkway Royal Palm Boulevard	SR 84	Saddle Club Rd	4	D	37,810	15,300	0.40	C
	Saddle Club Rd	Bonaventure Blvd	4	D	37,810	17,900	0.47	C
Weston Road	Griffin Road	SW 36th Street	4	D	37,810	27,200	0.72	C
	SW 36th Street	Royal Palm Blvd	4	D	37,810	24,200	0.64	C
Bonaventure Blvd	Griffin Road	SW 36th Street	4	D	37,810	22,100	0.58	C
	SW 36th Street	Royal Palm Blvd	4	D	37,810	18,200	0.48	C

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

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TABLE F.2.2 Parcel A, N-16 - Hayes LUPA - Weston, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	1,197	162	0.14	C
S. Post Road (SW 36th Street)	Saddle Club Rd Bonaventure Blvd Weston Road	Bonaventure Blvd	2	D	1,197	523	0.44	C
		Weston Road	2	D	1,440	988	0.69	C
		SW 154th Avenue	2	D	1,440	1,169	0.81	C
Saddle Club Road	S. Post Road Royal Palm Blvd	Royal Palm Blvd	4	D	3,222	95	0.03	C
		Indian Trace	4	D	3,222	409	0.13	C
Glades Parkway Royal Palm Boulevard	SR 84 Saddle Club Rd	Saddle Club Rd	4	D	3,401	1,454	0.43	C
		Bonaventure Blvd	4	D	3,401	1,701	0.50	C
Weston Road	Griffin Road SW 36th Street	SW 36th Street	4	D	3,401	2,584	0.76	C
		Royal Palm Blvd	4	D	3,401	2,299	0.68	C
Bonaventure Blvd	Griffin Road SW 36th Street	SW 36th Street	4	D	3,401	2,100	0.62	C
		Royal Palm Blvd	4	D	3,401	1,729	0.51	C

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

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment– calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects an increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizon.

A trip generation comparison analysis has been performed for the existing (approved) future land use designation and intensity and for the proposed future land use designation and intensity. The trip generation comparison analysis is based on the following assumptions:

EXISTING LAND USE AND INTENSITY

Agriculture (0.5 Dwelling Units / Acre)

- a. Total Land Area – 15.20 Acres (Gross) / 14.901 Acres (Net)
- b. Existing Allowable Development: Seven (7) Single-Family Dwelling Units
- c.

PROPOSED LAND USE AND INTENSITY

Dashed Line Area Residential (3.02 Dwelling Units / Acre)

- d. 15.20 Gross Acres (Gross) / 14.901 Acres (Net)
- e. Proposed Allowable Development: 46 Single-Family Dwelling Units

The trip generation analysis is based upon information contained in the Institute of Transportation Engineer’s (ITE) Trip Generation Manual (12th Edition). According to the subject ITE manual, the most appropriate land use category for the existing and proposed land use designations is Land Use #210 – Single-Family Detached Housing. The trip generation equations / rates used to determine the vehicle trips associated with this analysis are presented below:

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ITE Land Use #210 – Single-Family Detached Housing

Weekday: $T = 9.09 (X)$

where T = number of trips and X = number of dwelling units

PM Peak Hour (Generator): $\ln(T) = 0.90 \ln(X) + 0.48$ (63% in / 37% out)

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

TABLE F.3.1					
Parcel A, N-16 - Hayes LUPA					
Trip Generation Comparison Analysis					
Weston, Florida					
Land Use	Size	Daily Trips	PM Peak Hour Trips Of Generator		
			In	Out	Total
<i>Existing Future Land Use</i>					
Agriculture					
- Single-Family Housing	7 DU	64	6	3	9
Sub-Total (Existing)		64	6	3	9
<i>Proposed Future Land Use</i>					
Dashed Line Area Residential (3.02 DU/Acre)					
- Single-Family Housing	46 DU	418	32	19	51
Sub-Total (Proposed)		418	32	19	51
Difference (Proposed - Existing)		354	26	16	42

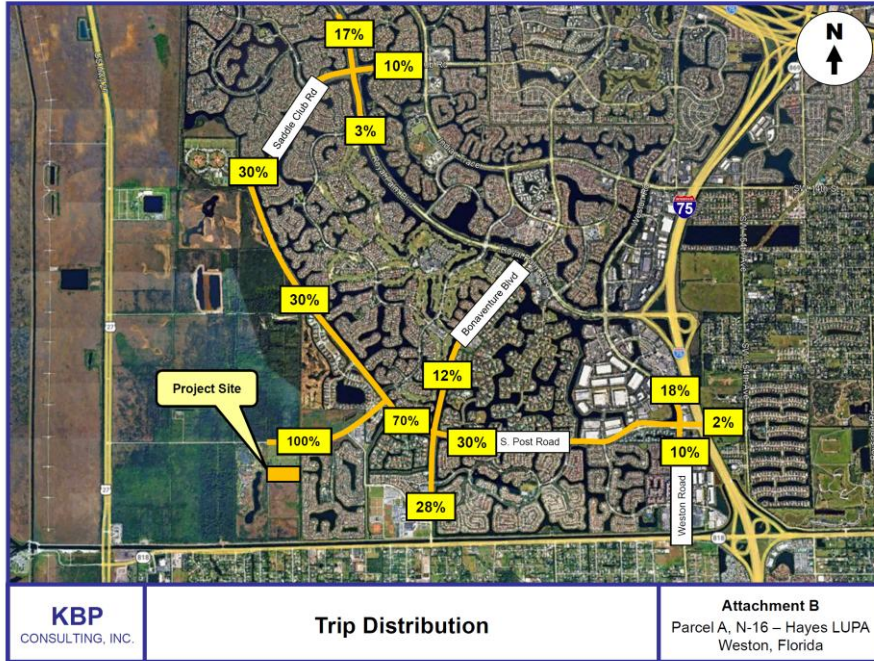
Source: ITE Trip Generation Manual (12th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 354 additional daily vehicle trips and 42 additional PM peak hour (of the generator) vehicle trips.

Further analyses have been performed by assigning the net new daily and PM peak hour vehicle trips to the roadway segments within the project study area. Given the relatively small increase in both daily and PM peak hour trips, the assignment of traffic to the surrounding roadway network has been developed based upon the knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes / patterns, and existing land use patterns. The resulting traffic distribution / assignment is presented graphically in **ATTACHMENT B** and excerpts from the Broward MPO traffic volume database (2020 & 2045) are presented in **ATTACHMENT C**. The significance test and resulting levels of service (LOS) are presented in Tables F.3.2 and F.3.3.

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Attachment C

Broward County Broward County
Roadway Capacity and Level of Service Analysis city and Level of Service Analysis

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

ID	E/W Roadway	Segment	2020					2020					2045					2045				
			Design Code	Daily Conditions				Volume	Peak Hour Conditions				Design Code	Daily Conditions				Volume	Peak Hour Conditions			
				AADT	Capacity	V/C	LOS		Capacity	V/C	LOS	Volume		Capacity	V/C	LOS	Volume		Capacity	V/C	LOS	
1018	SW 36 St	E of US 27	264	3500	13320	0.26	C	333	1197	0.28	C	264	1700	13320	0.13	C	162	1197	0.13	C		
314	South Post Rd	S of Saddle Club Rd	264	5600	13320	0.42	C	532	1197	0.44	C	264	5500	13320	0.41	C	523	1197	0.44	C		
316	South Post Rd	E of Bonaventure Blvd	274	6300	15930	0.40	C	599	1440	0.42	C	274	10400	15930	0.65	C	988	1440	0.69	C		
318	SW 36 St	E of Weston Rd	274	7300	15930	0.46	C	694	1440	0.48	C	274	12300	15930	0.77	C	1169	1440	0.81	C		
324	Glades Parkway	S of SR 84	422	15000	37810	0.40	C	1425	3401	0.42	C	422	15300	37810	0.40	C	1454	3401	0.43	C		
326	Royal Palm Blvd	S of Saddle Club Rd	422	9400	37810	0.25	C	893	3401	0.26	C	422	17900	37810	0.47	C	1701	3401	0.50	C		
354	Saddle Club Rd	E of South Post Rd	474	9800	35820	0.27	C	931	3222	0.29	C	474	1000	35820	0.03	C	95	3222	0.03	C		
356	Saddle Club Rd	E of Royal Palm Blvd	474	11500	35820	0.32	C	1093	3222	0.34	C	474	4300	35820	0.12	C	409	3222	0.13	C		

Broward County Broward County
Roadway Capacity and Level of Service Analysis city and Level of Service Analysis

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

ID	N/S Roadway	Segment	2020					2020					2045					2045				
			Design Code	Daily Conditions				Volume	Peak Hour Conditions				Design Code	Daily Conditions				Volume	Peak Hour Conditions			
				AADT	Capacity	V/C	LOS		Capacity	V/C	LOS	Volume		Capacity	V/C	LOS	Volume		Capacity	V/C	LOS	
31	Bonaventure Blvd	N of Griffin Rd	422	9100	37810	0.24	C	865	3401	0.25	C	422	22100	37810	0.58	C	2100	3401	0.62	C		
33	Bonaventure Blvd	N of SW 36 St	422	8600	37810	0.23	C	817	3401	0.24	C	422	18200	37810	0.48	C	1729	3401	0.51	C		
65	Weston Rd	N of Griffin Rd	422	33000	37810	0.87	C	3135	3401	0.92	C	422	27200	37810	0.72	C	2584	3401	0.76	C		
67	Weston Rd	N of SW 36 St	422	33000	37810	0.87	C	3135	3401	0.92	C	422	24200	37810	0.64	C	2299	3401	0.68	C		

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TABLE F.3.2
Parcel A, N-16 - Hayes LUPA - Weston, Florida
Future (2045) Total (w LUPA) Traffic Conditions (Daily Volumes)

Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Daily Project Traffic							Future (2045) Total Daily		
						Inbound		Outbound		Total			Volume ¹	v/c Ratio	LOS
						% Assign. ¹	Project Traffic	% Assign. ¹	Project Traffic	Project Traffic	% of Cap.	Sig. Impact?			
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	13,320	100.0%	177	100.0%	177	354	2.66%	No	2,054	0.15	C
S. Post Road (SW 36th Street)	Saddle Club Rd Bonaventure Blvd Weston Road	Bonaventure Blvd	2	D	13,320	70.0%	124	70.0%	124	248	1.86%	No	5,748	0.43	C
		Weston Road	2	D	15,930	30.0%	53	30.0%	53	106	0.67%	No	10,506	0.66	C
		SW 154th Avenue	2	D	15,930	2.0%	4	2.0%	4	8	0.05%	No	12,308	0.77	C
Saddle Club Road	S. Post Road Royal Palm Blvd	Royal Palm Blvd	4	D	35,820	30.0%	53	30.0%	53	106	0.30%	No	1,106	0.03	C
		Indian Trace	4	D	35,820	10.0%	18	10.0%	18	36	0.10%	No	4,336	0.12	C
Glades Parkway Royal Palm Boulevard	SR 84 Saddle Club Rd	Saddle Club Rd	4	D	37,810	17.0%	30	17.0%	30	60	0.16%	No	15,360	0.41	C
		Bonaventure Blvd	4	D	37,810	3.0%	5	3.0%	5	10	0.03%	No	17,910	0.47	C
Weston Road	Griffin Road SW 36th Street	SW 36th Street	4	D	37,810	10.0%	18	10.0%	18	36	0.10%	No	27,236	0.72	C
		Royal Palm Blvd	4	D	37,810	18.0%	32	18.0%	32	64	0.17%	No	24,264	0.64	C
Bonaventure Blvd	Griffin Road SW 36th Street	SW 36th Street	4	D	37,810	28.0%	50	28.0%	50	100	0.26%	No	22,200	0.59	C
		Royal Palm Blvd	4	D	37,810	12.0%	21	12.0%	21	42	0.11%	No	18,242	0.48	C

¹ Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

TABLE F.3.3
Parcel A, N-16 - Hayes LUPA - Weston, Florida
Future (2045) Total (w LUPA) Traffic Conditions (PM Peak Hour Volumes)

Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	PM Peak Hour Project Traffic							Future (2045) Total PM Pk Hr		
						Inbound		Outbound		Total			Volume ¹	v/c Ratio	LOS
						% Assign. ¹	Project Traffic	% Assign. ¹	Project Traffic	Project Traffic	% of Cap.	Sig. Impact?			
Manatee Isles Dr (SW 36th Street)	US 27	S. Post Road	2	D	1,197	100.0%	26	100.0%	16	42	3.51%	Yes	204	0.17	C
S. Post Road (SW 36th Street)	Saddle Club Rd Bonaventure Blvd Weston Road	Bonaventure Blvd	2	D	1,197	70.0%	18	70.0%	11	29	2.42%	No	552	0.46	C
		Weston Road	2	D	1,440	30.0%	8	30.0%	5	13	0.90%	No	1,001	0.70	C
		SW 154th Avenue	2	D	1,440	2.0%	1	2.0%	0	1	0.07%	No	1,170	0.81	C
Saddle Club Road	S. Post Road Royal Palm Blvd	Royal Palm Blvd	4	D	3,222	30.0%	8	30.0%	5	13	0.40%	No	108	0.03	C
		Indian Trace	4	D	3,222	10.0%	3	10.0%	2	5	0.16%	No	414	0.13	C
Glades Parkway Royal Palm Boulevard	SR 84 Saddle Club Rd	Saddle Club Rd	4	D	3,401	17.0%	4	17.0%	3	7	0.21%	No	1,461	0.43	C
		Bonaventure Blvd	4	D	3,401	3.0%	1	3.0%	0	1	0.03%	No	1,702	0.50	C
Weston Road	Griffin Road SW 36th Street	SW 36th Street	4	D	3,401	10.0%	3	10.0%	2	5	0.15%	No	2,589	0.76	C
		Royal Palm Blvd	4	D	3,401	18.0%	5	18.0%	3	8	0.24%	No	2,307	0.68	C
Bonaventure Blvd	Griffin Road SW 36th Street	SW 36th Street	4	D	3,401	28.0%	7	28.0%	4	11	0.32%	No	2,111	0.62	C
		Royal Palm Blvd	4	D	3,401	12.0%	3	12.0%	2	5	0.15%	No	1,734	0.51	C

¹ Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

As shown in the preceding tables, no roadway segments are projected to be significantly impacted (i.e. greater than 3% of the adopted LOS “D” volume) and over capacity as a result of this application.

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

None

G. MASS TRANSIT ANALYSIS

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

Please refer to **EXHIBIT E** which is a letter from the County providing the condition of mass transit within this portion of the City.

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

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The proposed residential use does not create impacts or strain on the adjacent roadways. There is no bus service within the immediate area.

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

Correspondence from the transit provider verifying the information is attached as **EXHIBIT E** of this application.

Name: Jie Bian, Director
Agency: Broward County Transit Division
Phone: 954-357-8532
Address: 1 North University Drive Plantation, FL 33324
Email: jbian@broward.org

H. PUBLIC EDUCATION ANALYSIS

- 1. Public School Impact Application.**

See attached copy as provided in **APPENDIX IV**.

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

See attached copy as provided in **APPENDIX IV**.

6. *ANALYSIS OF NATURAL & HISTORIC RESOURCES*

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

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

In accordance with the Broward County Cultural Resources Map, there are no historic sites or districts on the National Register of Historic Places on the Subject Property. In addition, there are no locally designated historic sites in the location of the Subject Property.

- B. Archeological sites listed on the Florida Master Site File.**

There are no archeological sites in the location of the Subject Property.

- C. Wetlands.**

The Subject Property was platted under N-16 (Broward County Plat Book 155, Page 13) and no wetlands were identified.

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

The Subject Property is not identified as a Local Area of Particular Concern (LAPC). In addition, the property is not an Environmentally Sensitive Land (ESL), Natural Resource Area (NRA) or a Tree Resource as identified by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Subject Property is not identified as a Priority Planning Area.

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

Not Applicable.

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

Not Applicable.

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

The Amendment Area is not located within any wellfield protection zone as indicated on the Broward County Wellfield Protection Zones and Contamination Sites Map.

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

No special soil conditions exist on the Subject Property that would impact land development activity.

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

Not applicable.

7. AFFORDABLE HOUSING

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

LAND USE PLAN AMENDMENT – HAYES PROPERTY

In accordance with the City of Weston’s Comprehensive Plan, the City has responded to the demand for affordable housing by providing a community known as Fairlake at Weston, which offers affordable rents for very-low, low, and moderate income households. This complex consists of 368 units and is successful in meeting the needs of this portion of the population. The property has a deed restriction requiring it remain affordable to lower income residents. Funding for this development was achieved through a bond issued by the Broward County Housing Finance Authority and requires that no unit be rented to a family whose income is above 150 percent of the County median gross income.

Another community within the City, the Falls at Bonaventure, is located at 201 Racquet Club Road and northwest of the Subject Property offers 300 units to low and moderate income families through a 9 percent Housing Tax Credit. This program, made available through the Florida Housing Finance Corporation, provides a dollar-for-dollar tax credit over ten years against federal tax liability in exchange for the new construction or acquisition and substantial rehabilitation of affordable rental housing units by nonprofit and for-profit organizations. This is a competitive allocation of tax credits. Tenants must have household incomes no greater than 60 percent of area median income. Rent restrictions are also in place.

8. LAND USE COMPATIBILITY

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

The proposed land use is consistent with the overall pattern of development surrounding the Subject Property. The proposed density is consistent with the surrounding area and neighborhoods.

The City possesses an extensive review of subsequent applications that are typically reviewed concurrent with the proposed LUPA. A rezoning and plat application are required to effectuate the proposed density within the LUPA application; and the City has stringent land development regulations that ensure the proposed development will be constructed consistent and compatible with the surrounding area. Provisions from the City’s Comprehensive Plan regarding assurance of compatibility include:

9.1 Objective: Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

9.1.2 Policy: In order to create aesthetically pleasing living, shopping, working and recreational environments, Weston will maintain land development regulations to maximize opportunities for the application of innovative site planning concepts.

13.1.1 Policy: City shall provide for redevelopment activities in the creation of land development regulations and zoning code.

LAND USE PLAN AMENDMENT – HAYES PROPERTY

13.2 Objective: Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

13.2.1 Policy: City shall continue to assure the compatibility of existing and future land uses.

13.2.3 Policy: City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

13.2.4 Policy: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Weston Comprehensive Plan.

14.1.7 Policy: Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

Additionally, the City's Land Development Code, specifically, Section 124.62 states that any change of zoning district requires a finding that the petition meet specified criteria which includes:

- 1) Consistency with the Comprehensive Plan;
- 2) That the rezoning will be consistent in scale and character with others within 300 FT;
- 3) That the proposed rezoning boundaries are logically drawn;
- 4) That the proposed rezoning will not reduce property values;
- 5) That the proposed rezoning will enhance the quality of life in the City; and
- 6) The establishment of compelling reason why the rezoning is within the best interests of the City

After the City makes compatibility and consistency findings, the City will then review the site plan(s) to ensure the proposed development meets the standards of the City's landscaping, open space and design criteria.

9. HURRICANE EVACUATION ANALYSIS

The project site is located west and south of Interstate 75 (I-75) in west-central Broward County. Based on Broward County's Evacuation Routes and Zones map, the project site is not in an evacuation zone (i.e. not in Zones A or B). Therefore, a hurricane evacuation analysis is not applicable to this project due to its location.

10. REDEVELOPMENT ANALYSIS

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

The Subject Property is not located within a CRA.

11. INTERGOVERNMENTAL COORDINATION

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

LAND USE PLAN AMENDMENT – HAYES PROPERTY

The Subject Property is located within the City and are not directly adjacent to any other local governments.

12. PUBLIC OUTREACH

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

Outreach will be provided with the neighboring communities surrounding the Subject Property to the west.

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

The Regional Policy issues recognized by Broward County include:

- Climate Change Resiliency
- Targeted Redevelopment
- Multi-Modal
- World Class Natural Resource Protection and Enhancement
- Housing Affordability
- Disaster Planning and Post-Disaster Redevelopment; and
- Renewed Intergovernmental Partnership

In furtherance of supporting the County's regional issues and the proposed land use plan amendment, the following goals, objectives and policies located within the City's Comprehensive Plan help to establish the City's commitment to addressing development opportunities that are consistent and compatible with proposed LUPA:

1.1 Objective: City shall maintain a pattern of overall low density residential use with limited medium and high density residential uses in selected areas to preserve the low intensity character of the residential neighborhood. Proposed amendments to the Future Land Use Map shall occur in accordance with the densities provided therein.

1.7 Objective: City of Weston shall maintain programs to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Weston's population.

1.73 Policy: City of Weston shall evaluate the effect of land development regulations and permitting on the affordability of housing and shall take appropriate actions to support the affordability of housing.

7.1 Objective: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of Weston's population and economy without endangering its environmental resources.

7.3 Objective: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

LAND USE PLAN AMENDMENT – HAYES PROPERTY

8.12 Objective: Increase Weston’s attractiveness to tourists through the establishment of a land use pattern and development regulations aimed at enhancing the area’s natural and man-made environments.

8.12.1 Policy: To ensure the adequate provision of public services and facilities, Weston shall take into consideration Broward County’s tourist population and the seasonal demands placed upon the County’s infrastructure.

9.1 Objective: Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

9.1.2 Policy: In order to create aesthetically pleasing living, shopping, working and recreational environments, Weston will maintain land development regulations to maximize opportunities for the application of innovative site planning concepts.

Goal 1:13: Eliminate areas of blight and incompatible land uses.

13.1 Objective: Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorating areas.

13.1.1 Policy: City shall provide for redevelopment activities in the creation of land development regulations and zoning code.

13.2 Objective: Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

13.2.1 Policy: City shall continue to assure the compatibility of existing and future land uses.

13.2.3 Policy: City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

13.2.4 Policy: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Weston Comprehensive Plan.

14.1.7 Policy: Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

14. ADDITIONAL SUPPORT DOCUMENTS

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

None included.

B. Any proposed voluntary mitigation or draft agreements.

None included.

EXHIBIT A



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

April 24, 2026

Gabi Carreiro
Flynn Engineering
241 Commercial Boulevard, Lauderdale By The Sea, FL 33308
(Sent via email to Gabi Carreiro at Gabi@FlynnEngineering.com)

Re: Cascade Terrace
NW 196 Avenue (Cascade Terrace) Weston, FL 33332
Land Use Plan Amendment – Water and Sewer Capacity Availability Letter

Dear Ms. Carreiro:

This letter is being written in response to your request for a Water and Sewer Analysis letter regarding the property located approximately 1235 feet SW of the intersection of SW 36 ST (Manatee Isles DR) and SW 196 AVE with parcel ID 5039.26.03.0010. The Water Treatment plant that would serve this parcel is the Southwest Water Treatment Plant located at 8700 SW 19th PL. The Wastewater Treatment plant that would serve this parcel is the Southwest Wastewater Treatment Plant located at 8700 SW 19th PL.

1. Wastewater

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass WWTF with a capacity of 20 MGD, and Southwest WWTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 MGD.

As of the date of this letter, the total current wastewater demand within the City of Sunrise service area is 23.927 MGD (based upon the maximum three-month average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 7.289 MGD, the Sawgrass WWTF of 16.203 MGD, and the Southwest WWTF of 0.435 MGD.

As of the date of this letter, the total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.61 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.28 MGD, at the Sawgrass WWTF is 0.32 MGD, and at the Southwest WWTF is 0.01 MGD.

The projected demand for the year 2030 is 25.22 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned wastewater treatment plant capacity increases at this time.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

2. **Water**

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 31.545 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 11.103 MGD, the Sawgrass WTP of 18.756 MGD, and the Southwest WTP of 1.686 MGD.

As of the date of this letter, the total outstanding committed capacity for water within the City of Sunrise service area is 0.61 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.28 MGD, at the Sawgrass WTP is 0.32 MGD, and at the Southwest WTP is 0.01 MGD.

The projected demand for the year 2030 is 33.41 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned water treatment plant flow increases at this time. However, there are planned wellfield improvements.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum day withdrawal allocation of 37.82 MGD.

The City of Sunrise makes no representation to any party that water and wastewater treatment capacity is available for that party until a party has executed a Utility Service Permit with the City. Availability of water and wastewater plant capacity or reservation will only be determined at such time as a signed Utility Service Permit is submitted to the City for approval. The information set forth above is as of the date of this letter, and may change at any time due to changed circumstances, including, without limitation, changes in regulatory standards, permit conditions, environmental conditions, customer growth, facility retirements and financial conditions. The City of Sunrise further makes no representations to any party as to the availability of water and wastewater transmission, distribution and collection facilities until a party has executed a Utility Service Permit. The provision of water and wastewater utility service to a development is subject to the provisions of Chapter 15 of the City of Sunrise Code.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

In addition to execution of a Utility Service Permit, the ability to serve the property is subject to engineering plan approval and associated Engineering permits from the Community Development Department and applicable approvals, as well as permits from all local, county, state and other regulatory agencies having jurisdiction over the associated work.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3278.

Sincerely,

CITY OF SUNRISE


Guismally Findlay, P.E.,
Assistant City Engineer

Attachment

cc: Shannon Ley, P.E., Director, Community Development
Ravindra Ramgulam, P.E., C.F.M., City Engineer
Tom Moss, Esq., City Attorney
Ted Petrides, Director of Plant Operations, Utilities Department
Rodrigo de Castro, P.E., Director of Utilities, Utilities Department
Sangeeta Dhulashia, P.E., Assistant Director of Utilities, Utilities Department

EXHIBIT B



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

April 24, 2026

Gabi Carreiro
Flynn Engineering
241 Commercial Boulevard, Lauderdale By The Sea, FL 33308
(Sent via email to Gabi Carreiro at Gabi@FlynnEngineering.com)

Re: Cascade Terrace
NW 196 Avenue (Cascade Terrace) Weston, FL 33332
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10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

2. **Water**

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Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

In addition to execution of a Utility Service Permit, the ability to serve the property is subject to engineering plan approval and associated Engineering permits from the Community Development Department and applicable approvals, as well as permits from all local, county, state and other regulatory agencies having jurisdiction over the associated work.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3278.

Sincerely,

CITY OF SUNRISE


Guismally Findlay, P.E.,
Assistant City Engineer

Attachment

cc: Shannon Ley, P.E., Director, Community Development
Ravindra Ramgulam, P.E., C.F.M., City Engineer
Tom Moss, Esq., City Attorney
Ted Petrides, Director of Plant Operations, Utilities Department
Rodrigo de Castro, P.E., Director of Utilities, Utilities Department
Sangeeta Dhulashia, P.E., Assistant Director of Utilities, Utilities Department

EXHIBIT C



Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
2380 College Avenue
Davie, FL 33317
bherrera@wm.com
M: 954-856-7192

May 8, 2026

Via E-Mail with Read Receipt Requested

Gabi Carreiro
Planning / Entitlements
Flynn Engineering
241 Commercial Blvd.
Lauderdale-by-the-Sea, FL 33308
Gabi@FlynnEngineering.com

Re: City of Weston Land Use Plan Amendment / Cascada Terrace, N.W. 196th Avenue, Weston
FL Intersection of Bonaventure Boulevard and Blatt Boulevard, Weston, FL (Folio: 5039 26 03
0010)

Dear Ms. Carreiro,

By way of this letter, WM confirms that we have sufficient capacity to receive and dispose of Municipal Solid Waste (MSW) material from the City of Weston as specified in the attached Demand Analysis summary; and for the above-referenced project which, as of this date, we understand has been revised from 43 to 46 residential dwelling units.

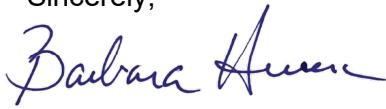
Currently, Weston's MSW is brought to our WM Reuter Transfer Station (20701 Pembroke Rd. Pembroke Pines FL 33029) and transported to our WM Okeechobee Landfill for final disposal (10800 NE 128th Avenue, Okeechobee, FL 34972).

The capacity and current demand for these facilities are as follows:

- WM Reuter Transfer Station
 - Capacity – 5,660 tons of MSW / day
 - Current demand – Approx. 720 tons of MSW / day
- WM Okeechobee Landfill
 - Capacity – As of January 9, 2026, the remaining permitted disposal capacity is 40,187,200 cubic yards.
 - Current demand – Approx. 1.7M tons per year.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Herrera". The signature is written in a cursive style with a large initial "B".

Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida

Cc: Jason Styron, District Manager, Waste Management Inc. of Florida
Matt Schafer, P.E., Market Area Engineer, Waste Management Inc. of Florida

EXHIBIT D



May 6, 2026

Ms. Gabriela Carreiro
Flynn Engineering Inc.
241 Commercial Boulevard
Lauderdale-By-The-Sea, FL, 33308
Gabi@FlynnEngineering.com

**RE: City of Weston Request for Drainage Level of Service Letter
West side of SW 196th Avenue, Parcel No. 503926030010**

Dear Ms. Carreiro,

This letter is in reference to your request to confirm the Level of Service (LOS) with respect to drainage for the property located on the West side of SW 196th Avenue identified by Parcel No. 503926030010. A conceptual site plan was included in the request titled Parcel A, N-16 By: H&M Development, dated 10/30/2025. Parcel A, N-16 refers to the legal description stated on the Broward County Property Appraisers property card provided. Based on the conceptual plan provided, the site is approximately 14.73 acres and proposes a lake in the center of the new residential development. The conceptual site plan indicated that there would be 43 dwelling units; however, since the original request, the dwelling units have increased to 46 dwelling units.

Per the city's code section 127.41, the site is located within the City of Weston's Indian Trace Development District (ITDD) in Basin 2. ITDD was designed and permitted under the South Florida Water Management District (SFWMD) permit number 06-00709-S, Application No. 070815-3.

Additional information of the ITDD is provided below and may be found in the City of Weston Code of Ordinances Chapter 127: Engineering Standards § 127.41 Design Criteria. The city's code is located on the American Legal Publishing website.

Indian Trace Development District
Permit No. 06-00709-S
Application No.: 070815-3
Drainage Basin: C-11 West
SFWMD Receiving Body: C-11 West Canal

- Building Code Services
- Civil Engineering / Roadway & Highway Design
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection (CEI)
- Construction Services
- Data Technologies & Development
- Electrical Engineering
- Engineering
- Environmental Services
- Facilities Management
- Grant Management & Writing
- Geographic Information Systems (GIS)
- Governmental Services
- Indoor Air Quality (IAQ)
- Landscape Architecture Planning
- Project Management
- Redevelopment & Urban Design
- Surveying & Mapping
- Transportation & Mobility
- Transportation Planning
- Water / Utilities Engineering
- Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

<i>Area</i>	<i>Control Elevation</i>	<i>Crown of Road</i>
Indian Trace Development District		
Basin No. 2	4.5 ft, NGVD (3.0 ft, NAVD)	6.5 ft, NGVD (5.0 ft, NAVD)

Although the ITDD has criteria for the control elevation and the crown of road elevation, there are other references and calculations that will need to be checked and completed to verify the design elevations for the site. The most stringent of the values shall be applied to the design.

For the control elevation / design water table elevation, the applicant will check the elevation(s) provided by the Broward County Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map or the latest version of this map. The applicant shall compare the ITDD criteria versus the future groundwater elevation and use the most stringent value for the design.

For the crown of road / lowest pavement design elevation, city code section 127.41(G) *Road crown* states that, “All roadways and parking lots (public and private) shall have a minimum crown elevation or edge of pavement of inverted crown shall be the greater of the DERD ten- Criteria Map; engineer’s ten- one-day elevation; or as indicated on the “Drainage Basins” Map”. The applicant shall determine the peak stage of the 10-year 1-day storm event and review the references to confirm the allowable lowest pavement elevation onsite.

The 100-year 3-day storm event shall be used to determine the Finished Floor Elevation along with the other criteria stated in the city code section 127.41(D) *Finished floor*.

Please note that the city recommends that a pre-application meeting with SFWMD be held in the early stages of the planning for the proposed development to determine the allowable methodology for the site and if a permit modification will be acceptable or if a new permit will be required. It is possible that the site may be required to meet water quality and quantity onsite and provide a berm at or above the peak stage of the 25-year 3-day design storm event.

If the site has an existing outfall / discharge and proposes to keep the outfall, then the applicant shall refer to the criteria stated in the ITDD SFWMD permit. If the permit does not specify the allowable discharge for the site, then the applicant may prepare a predevelopment post-development discharge analysis based on the 25-year 3-day, as applicable.

The City of Weston has a Development Review Committee (DRC) process for new projects and at that time a drainage report with its corresponding paving, grading, and drainage plans and details, among other items, are required for review and approval to confirm that the proposed development meets the current city, county, and state requirements. After the project has been approved at DRC, the applicant will submit for a city Engineering Permit. At that time, a copy of the SFWMD permit is required.

If you have any questions or require additional information, please do not hesitate to contact me at 305.450.2971 or at hhenderson@cgasolutions.com.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Heidi Henderson

Heidi Belle Henderson, P.E.

Project Manager | Engineering Department

on behalf of the City of Weston Public Works Department

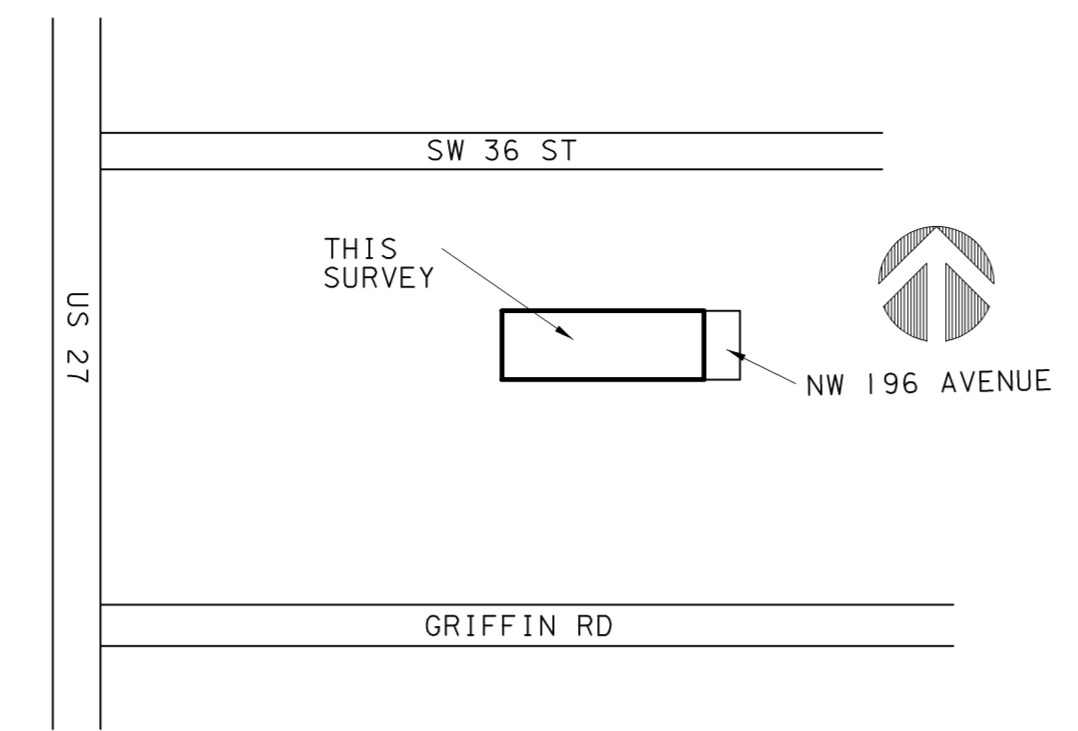
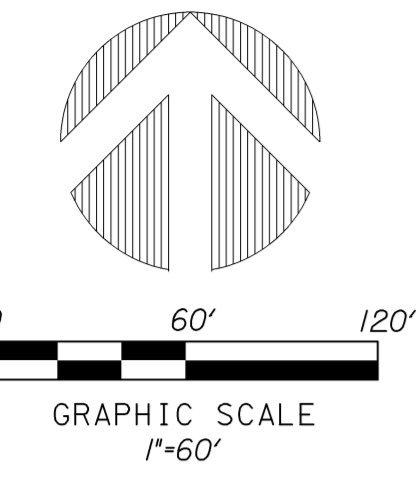


Cc: Reddy Chitepu, P.E., Director of Public Works
Jose Casio, Public Works Engineer
Bryan Williams, Permits Engineer

EXHIBIT E

EXHIBIT F

APPENDIX I



TITLE INFORMATION

TITLE COMMITMENT #25114249
 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 EFFECTIVE DATE: 01/05/2026 AT 08:00 AM

BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
7 DB 17576	TIF RESERVATION	YES	NO
7 ORB 15980/26	RELEASE OF RES	YES	NO
8 DB 466/192	EDD RESERVATION	YES	NO
8 ORB 19403/176	RELEASE OF RES	YES**	NO
9 ORB 5827/284	EASEMENT	YES	YES
11 ORB 8778/564	FPL EASEMENT	NO	YES
15 ORB 10804/392	EASEMENT IN DEED	YES	YES
15 ORB 10804/395	EASEMENT	YES	YES
15 ORB 18358/210	EASEMENT IN DEED	YES	YES
16 ORB 23535/503	AGREEMENT	YES	NO
17 PB 158/37	PLAT	YES	YES
12 ORB 9762/116	ACCESS EASEMENT	YES	YES
13 ORB 9762/118	ACCESS EASEMENT	YES	YES
14 ORB 10804/393	ACCESS EASEMENT	YES	YES
ORB 47843/1128	PERMIT	YES	NO

** ROAD RESERVATIONS RETAINED BY THIS RELEASE DO NOT APPLY TO THE SUBJECT PROPERTY

LEGAL DESCRIPTION

PARCEL A, "N-16", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158 AT PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.901 ACRES MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT CONTAINED IN GRANT OF EASEMENT RECORDED AUGUST 25, 1981, IN OFFICIAL RECORDS BOOK 9762, PAGE 116.

TOGETHER WITH NON-EXCLUSIVE EASEMENT CONTAINED IN THAT WARRANTY DEED RECORDED AUGUST 25, 1981, IN OFFICIAL RECORDS BOOK 9762, PAGE 118.

TOGETHER WITH NON-EXCLUSIVE EASEMENT CONTAINED IN GRANT OF EASEMENT RECORDED APRIL 20, 1983, IN OFFICIAL RECORDS BOOK 10804, PAGE 393.

NOTES

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. TITLE INFORMATION IS LISTED ON THIS SHEET.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF "N-16".
- ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA D.E.P. BENCHMARK A 422 HAVING AN ELEVATION OF 9.28' N.A.V.D. 1988.
- ADDRESS IS CASCADE TERRACE, WESTON, FL 33332.
- SITE HAS INDIRECT LEGAL ACCESS TO SW 36 ST THROUGH AN 80' INGRESS EGRESS EASEMENT RECORDED IN O.R.B. 9762, PG. 118, & O.R.B. 9762, PG. 116.
- FLOOD INFORMATION
 A. COMMUNITY NUMBER : 120678
 B. PANEL NUMBER : 12011C0510J
 C. DATE : 07/31/2024
 D. ZONE : AH
 E. BASE FLOOD ELEVATION: 5.0'

ABBREVIATIONS

L	ARCLength
ASPH	ASPHALT
B.M.	BENCHMARK
C	CALCULATED
CB	CATCH BASIN
C.B.S.	CONCRETE BLOCK AND STUCCO
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
(D)	DEED
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
INV	INVERT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.S.	LICENSED SURVEYOR
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
MON.	MONUMENT
N&D	NAIL AND DISK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	ROAD PLAT BOOK
SAN. MH	SANITARY MANHOLE
U.E.	UTILITY EASEMENT
WM	WATER METER
WPP	WOOD POWER POLE
FO	FIBEROPTIC
C.L.	CENTERLINE
E.P.	EDGE OF PAVEMENT
N.V.A.L.	NON-VEHICULAR ACCESS LINE
S.W.S.E.	STORM WATER SURFACE EASEMENT COVERED
COV.	COVERED

LEGEND

■	CONC. UTILITY POLE	⊙	SANITARY MANHOLE
●	WOOD UTILITY POLE	⊖	SIGN
□	ELECTRIC SERVICE	○	CLEAN OUT
⊖	WATER METER	⊙	MONITORING WELL
⊖	WATER VALVE	⊖	SANITARY VALVE
⊖	FIRE HYDRANT	⊖	ATT BOX
⊖	BACK FLOW PREVENTOR	—	OVERHEAD UTILITY LINE
⊖	LIGHT POLE	—	FENCE
⊖	STORM MANHOLE	—	ANCHOR
⊖	CATCH BASIN	⊖	FPL TRANSFORMER
⊖	FPL MANHOLE	⊖	ELEVATION
⊖	LIGHT POLE		

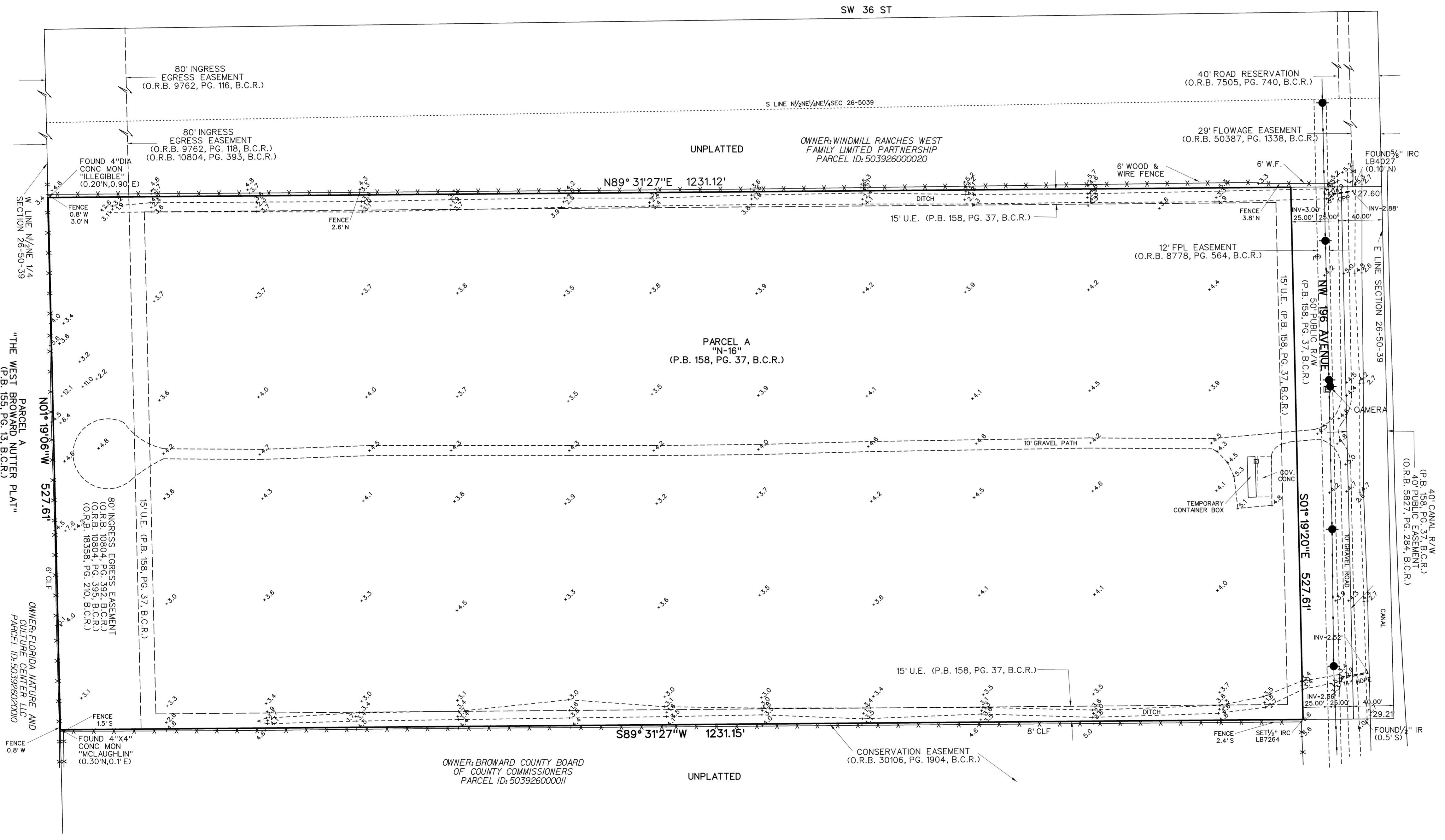
SURVEYOR'S CERTIFICATION

TO: WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ADAMS GALLINAR, P.A.; TOLL SOUTHEAST LP COMPANY, INC. A DELAWARE CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 7, 2024.
 DATE OF PLAT OR MAP: JANUARY 22, 2026.

JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LSS1111



947 Clint Moore Road
 Boca Raton, Florida, 33487
 Certificate of Authorization No. LB7264
 Tel: (561) 241-9988

**PARCEL A - N-16 PLAT
 ALTA / NSPS LAND TITLE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	11-13-24	JSH		SURVEY	
2	01-22-26	JSH		UPDATE TITLE INFORMATION	
3					
4					
5					
6					

JOB NO. 24182
 SCALE 1"=60'
 DRAWN JSH
 CHECKED AJR
 SHEET 1 OF 1

SEAL

APPENDIX II