

# Weston Self-Storage

Small Scale Land Use Plan Amendment Application

Located within the City of Weston, FL

June 16, 2025

# **TABLE OF CONTENTS**

1. TRANSMITTAL INFORMATION.....	1
2. APPLICANT INFORMATION.....	1
MAP A – LOCATION MAP.....	3
MAP B – GROSS ACREAGE MAP.....	3
MAP C – CITY OF WESTON – EXISTING LAND USE DESIGNATION.....	5
MAP D – BROWARD COUNTY – EXISTING LAND USE DESIGNATION.....	5
MAP E – CITY OF WESTON – PROPOSED FUTURE LAND USE DESIGNATION.....	6
MAP F – BROWARD COUNTY – PROPOSED FUTURE LAND USE DESIGNATION.....	6
3. AMENDMENT SITE DESCRIPTION.....	7
4. EXISTING & PROPOSED USES.....	8
TABLE 1: CURRENT & PROPOSED LAND USE PLAN DESIGNATIONS.....	9
TABLE 2: EXISTING USES OF AMENDMENT SITES & ADJACENT AREAS.....	9
TABLE 3: PROPOSED USE & SQUARE FOOTAGE/DWELLING UNIT COUNT.....	10
TABLE 4: EXISTING LEVEL OF DEVELOPMENT UNDER CURRENT LAND USE DESIGNATION.....	10
5. ANALYSIS OF PUBLIC FACILITIES & SERVICES.....	11
A. POTABLE WATER ANALYSIS.....	11
TABLE 3.4: WATER TREATMENT FACILITY CAPACITY.....	12
TABLE 5: WATER DEMAND EXISTING LAND USE DESIGNATION.....	12
TABLE 6: WATER DEMAND PROPOSED LAND USE DESIGNATION.....	13
B. SANITARY SEWER ANALYSIS.....	13
TABLE 7: SEWER DEMAND EXISTING LAND USE DESIGNATION.....	13
TABLE 8: SEWER DEMAND PROPOSED LAND USE DESIGNATION.....	14
C. SOLID WASTE ANALYSIS.....	14
TABLE 9: TOTAL SOLID WASTE DEMAND EXISTING LAND USE DESIGNATION.....	14
TABLE 10: TOTAL SOLID WASTE DEMAND PROPOSED LAND USE DESIGNATION.....	14
D. DRAINAGE ANALYSIS.....	15
E. RECREATION & OPEN SPACE ANALYSIS.....	16
F. TRAFFIC CIRCULATION ANALYSIS.....	17
FIGURE F.1 : PROJECT STUDY AREA.....	18
ATTACHMENT A: PROJECT LOCATION MAP.....	18
TABLE F.1.1: EXISTING 2020 TRAFFIC CONDITIONS-DAILY VOLUMES.....	19
TABLE F.1.2: EXISTING 2020 TRAFFIC CONDITIONS-PEAK VOLUMES.....	19
TABLE F.2.1: FUTURE 2045 TRAFFIC CONDITIONS-DAILY VOLUMES.....	20
TABLE F.2.2: FUTURE 2045 TRAFFIC CONDITIONS-PEAK VOLUMES.....	20
TABLE F.3.1: TRIP GENERATION COMPARISON.....	22
TABLE F.3.2: FUTURE 2045 TRAFFIC CONDITIONS-DAILY VOLUMES.....	23
TABLE F.3.3: FUTURE 2045 TRAFFIC CONDITIONS-PEAK VOLUMES.....	23
ATTACHMENT B-1 : INBOUND TRIP DISTRIBUTION.....	24
ATTACHMENT B-2: OUTBOUND TRIP DISTRIBUTION.....	24
G. MASS TRANSIT ANALYSIS.....	25
H. PUBLIC EDUCATION ANALYSIS.....	25
6. ANALYSIS OF NATURAL & HISTORIC RESOURCES.....	25
7. AFFORDABLE HOUSING.....	27

8. LAND USE COMPATIBILITY .....	27
9. HURRICANE EVACUATION ANALYSIS .....	28
10. REDEVELOPMENT ANALYSIS .....	28
11. INTERGOVERNMENTAL COORDINATION .....	29
12. PUBLIC OUTREACH .....	29
13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES & POLICIES OF THE BROWARD COUNTY LAND USE PLAN .....	29
14. ADDITIONAL SUPPORT DOCUMENTS .....	31

EXHIBIT A.....POTABLE WATER SERVICE PROVIDER LETTER

EXHIBIT B.....SANITARY SEWER SERVICE PROVIDER LETTER

EXHIBIT C.....SOLID WASTE SERVICE PROVIDER LETTER

EXHIBIT D.....MASS TRANSIT LETTER

APPENDIX I.....SURVEY

APPENDIX II.....LEGAL DESCRIPTION

## **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. City Contact: 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.**

July 7, 2025

- 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: H&M Weston Storage 18 LLC  
Address: 20200 West Dixie Highway, Suite 1206, Aventura FL 33180  
Phone: 305-682-1311  
Email: daniel@hmdevelopment.net

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

Name/Title: Tara-Lynn Patton, AICP-Planning and Entitlements-Agent  
Address: 10805 Gleneagles Road Boynton Beach, FL 33436  
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: Mordechai Boaziz, Managing Member on behalf of CG Golf Venture, LLC

Address: 2800 Biscayne Boulevard, Suite 500, Miami, FL 33137

Phone: 954-389-2100

Email: boa212mordechai@maverick.com

Name/Title: Frank Utset, Vice President & Secretary on behalf of Berkley Vacation Resorts, LLC

Address: 16461 Racquet Club Road Weston, FL 33326

Phone: 954-343-6933

Email: frank.utset@gmlaw.com

Name/Title: R. Scott Ireland, President on behalf Newbon Outparcels Ltd-The Ireland Companies

Address: 85 Weston Road Unit 101 Weston, FL 33326

Phone: 305-891-6806

Email: ireland@gate.net

**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 land use of three (3) parcels of land (hereinafter referred to as the "Subject Properties") consisting of a total of 2.18 (gross) acres located within the City of Weston (hereinafter referred to as the "City"), in Broward County (hereinafter referred to as the "County"). 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. A location map is provided as **Map A-Location Map**. 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

Parcel 3: 16491 Racquet Club Road

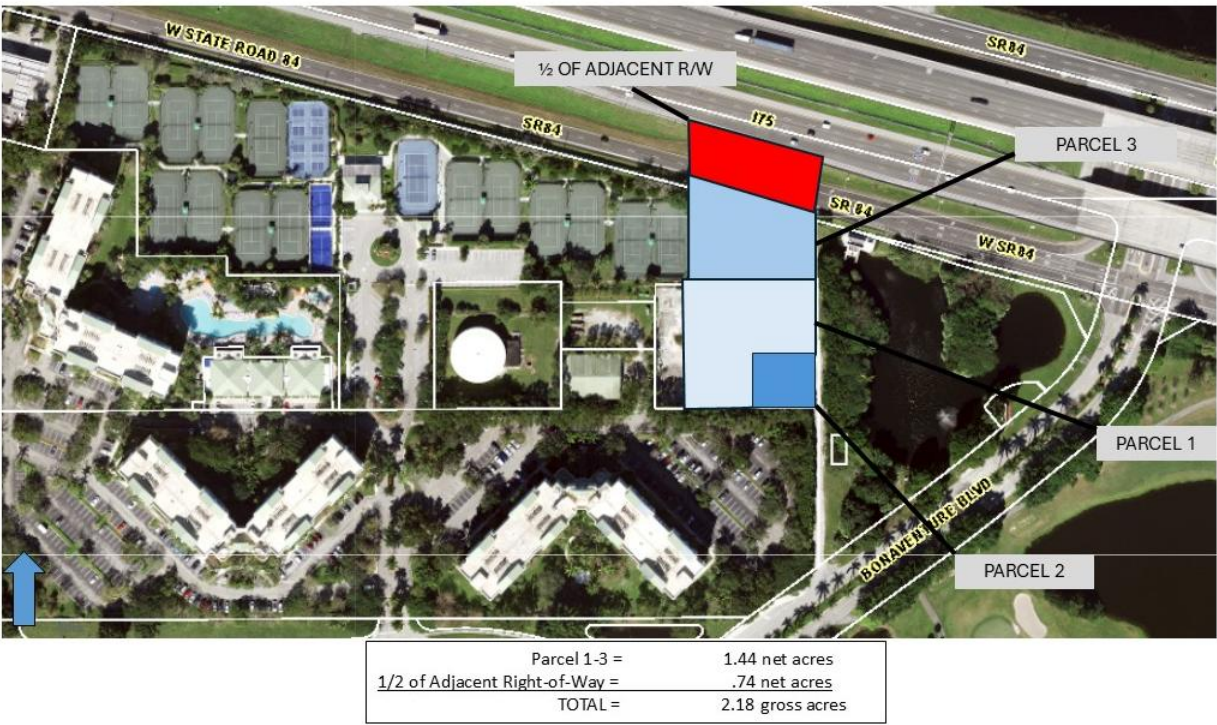
The area calculation for Subject Properties is based upon three (3) parcels of land, shown in **Map A-Location Map** as Parcels 1, 2 & 3. Parcels 1-3 total 1.44 net acres. One-half of adjacent right-of-way totaling .74 acres has been calculated for Parcels 1-3 and have been added to the net acreage for a total of 2.18 gross acres. Please refer to **Map B-Gross Acreage** which depicts the location of the one-half of adjacent right-of-way acreage utilized for this LUPA.

Parcels 1 & 2 were developed in the mid 1970's as part of a resort and golfing destination. Parcel 3 was never developed, but Parcels 1 & 2 were used for the golf maintenance building and staging

Map A – Location Map



Map B – Gross Acreage Map



area for the Bonaventure Golf Club. The Subject Properties have been historically referenced as being part of the Bonaventure area of the City. Over time, the golf course and associated uses became secondary to a variety of multi-family housing, including one-story and mid to high rise density. Slowly, competition from other golf courses offering more amenities and newer housing opportunities replaced Bonaventure as a popular golfing destination. It is the overall goal to update and bring back life to an area that is in need of services, revitalization and redevelopment with the goal of improving the aesthetics and appearance of the area by constructing newer buildings and updating landscaping in order to match the balance of the City.

In 1995, the City annexed the Bonaventure area. Hence, the Subject Properties became a part of the City of Weston in 1996. The existing future land use designation for the Subject Properties is Irregular Residential (5) as designated within the Broward County Land Use Plan and City's Comprehensive Plan. The existing zoning designation for the Subject Properties is Community Facility (CF) as shown on the City Zoning Map. Based upon the existing and established use, the maintenance building located on Parcels 1 & 2 is abandoned and Parcel 3 is and remains undeveloped. Based upon the current development plan for the Subject Properties, this application requests the amend 2.18 gross acres from Irregular Residential (5) to Industrial (I) on the City of Weston Future Land Use Map and Broward County Future Land Use Map.

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**.

Today, the Subject Properties are vested for a total of 10 residential units (Parcels 1-3 = 1.44 net acres + .75 acres [1/2 of adjacent r/w] = 2.18 gross acres x 5 = 10 residential units) Under the proposed LUPA application, this is a reduction of residential units and an increase of 2.18 gross acres of Industrial land use. While aside from the golf course, the land use designation within the majority of the Bonaventure area consists of the same Irregular Residential (5) land use designation, but there are many parcels around the Subject Properties that have been developed with higher densities consisting of multi-family residential or multi-family time share units that cater to seasonal residents. At intersections and nodes of activity, Commercial land use is present. The proposed LUPA is intended to allow for a self-storage facility use. The proposed use is a 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.

The remainder of this page is intentionally left blank

**Map C – City of Weston – Existing Land Use Designation**



**Map D – Broward County-Existing Land Use Designation**



**Map E – City of Weston-Proposed Future Land Use Designation**



**Map F – Broward County-Proposed Future Land Use Designation**



With the improvements intended for the Subject Properties, this will be an attractive and updated location for residents to utilize a self-storage use. Unique to the City is that many of the uses that have been established truly provide a place where residents can live, work and play in the same area. Additionally, the City has been successful by offering high levels of service and the provision of services in areas within close proximity to residential neighborhoods. This has created a community that has consistent home ownership, high property values, low crime rates and highly rated schools. 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:

Objective 3.1: The City of Weston shall provide a sufficient level of industrial development to accommodate the population and economy of Weston.

Policy 3.1.1: Future industrial land uses shall be located with access to major transportation facilities.

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

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.

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; 2) prevent impacts to surrounding neighborhoods as a result of the proposed LUPA; and 3) to allow for redevelopment in areas that are blighted and deteriorating. The Subject Properties seek to upgrade, enhance to provide the needed services, renovation, upgrading and aesthetic improvements consistent 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 amendment site consists of three (3) parcels of land located within the City. It is intended that the three (3) parcels are to be developed as one development site. Collectively, the three (3) parcels of land consist of 2.18 gross acres of land or 1.44 net acres. The Subject Properties

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. The following addresses have been assigned to each of the parcels:

Parcel 1: 16600 W State Road 84

Parcel 2: 16600 W State Road 84

Parcel 3: 16491 Racquet Club Road

The gross acreage calculation includes one-half of the applicable rights-of-way adjacent to the Subject Properties. **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 Subject Properties are included in the application and attached as **APPENDIX I**. The legal description and sketch of the land area proposed to be amended from Irregular Residential (5) to Industrial (I) is attached as **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, boundaries and proposed land uses is labeled as **Map A-Location Map**.

#### **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 land use designation as depicted by the City of Weston is Irregular Residential (5) and is shown on **Map C-City of Weston-Existing Land Use Designation**. The proposed City of Weston land use designation is Industrial (I) and is shown on **Map E-City of Weston-Proposed Future Land Use Designation**. The current land use designation as depicted by Broward County is Irregular Residential (5) and is shown on **Map D-Broward County-Existing Land Use Designation** and the proposed Broward County land use designation is Industrial (I) as shown on **Map F-Broward County-Proposed Future Land Use Designation**. **Table 1: Current & Proposed Land Use Designations** provides the current and proposed land use plan designations and total acreage for each amendment site.

The remainder of this page is intentionally left blank

**TABLE 1: CURRENT & PROPOSED LAND USE PLAN DESIGNATIONS**

Parcel	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	Acreage
Parcel 1	Irregular Residential (5)	Industrial (I)	Irregular Residential (5)	Industrial (I)	1.44 acres
Parcel 2	Irregular Residential (5)	Industrial (I)	Irregular Residential (5)	Industrial (I)	
Parcel 3	Irregular Residential (5)	Industrial (I)	Irregular Residential (5)	Industrial (I)	
½ of Adjacent Right-of-Way					.75 acres
					<b>2.18 TOTAL GROSS ACRES</b>

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

This site, nor any adjacent property, has utilized flexibility or reserve units.

**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 Properties and existing uses adjacent to each.

**TABLE 2: EXISTING USES OF AMENDMENT SITES & ADJACENT AREAS**

Existing Use	North Existing Use	South Existing Use	East Existing Use	West Existing Use
Parcel 1: Abandoned Golf Maintenance Building	Vacant	Multi-Family Residential	Vacant	Utility
Parcel 2: Abandoned Golf Maintenance Building	Abandoned Golf Maintenance Building	Multi-Family Residential	Vacant	Abandoned Golf Maintenance Building
Parcel 3: Vacant	State Road 84	Abandoned Golf Maintenance Building	Vacant	Tennis Courts

**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 Square Footage
Parcel 1: Self-Storage	3,225 SF shared with Parcel 2	116,062 SF (in total) for all 3 parcels
Parcel 2: Self-Storage	3,225 SF shared with Parcel 1	116,062 SF (in total) for all 3 parcels
Parcel 3: Self-Storage	None	116,062 SF (in total) for all 3 parcels

- 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
Parcel 1: Abandoned Golf Maintenance Building	Irregular Residential (5)	3,225 SF (shared between Parcels 1 & 2)	2.18 x 5 du/ac = 10 units
Parcel 2: Abandoned Golf Maintenance Building	Irregular Residential (5)	3,225 SF (shared between Parcels 1 & 2)	
Parcel 3: Vacant	Irregular Residential (5)	None	

The maximum allowable development under the existing designation within the City of Weston is based upon the Irregular Residential (5) land use designation. The Subject Properties as existing are permitted to contain a total of 10 residential units.

In accordance with the City of Weston's Comprehensive Plan, the Industrial (I) land use designation permits for the following uses:

- Light and heavy industrial uses
- Office uses
- Educational, scientific and industrial research facilities, research laboratories
- Community facilities
- Ancillary commercial uses within buildings devoted to primary industrial uses
- Utilities
- Distribution
- Transportation facilities
- Recreation and open space
- Non-residential agricultural uses
- Wholesaling uses

## **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.**

Please see **EXHIBIT A** which is water and wastewater availability issued by the City of Sunrise stating that sufficient water and sewer treatment is available for this project. The project will be responsible for any off-site improvements needed to upsize water mains which will be evaluated at the time of permitting.

#### **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. City Commission Meeting Minutes from when the WSP was adopted is attached on Exhibit A.

#### **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 potable water facility serving the area is the Sawgrass (WTP), which has a treatment capacity of 24 million gallons per day (MGD), as indicated in the table below from the Sunrise 10-Year Water Supply Facilities Work Plan (City of Sunrise, 2019).

**Table 3-4. Water Treatment Facility Capacity**

	<b>Springtree WTP (MGD)</b>	<b>Sawgrass WTP (MGD)</b>	<b>Southwest WTP (MGD)</b>	<b>System Total (MGD)</b>
Biscayne Treatment Permitted Capacity	24.0	24.0	2.0	50.0
Floridan Treatment Permitted Capacity	1.5	-	-	1.50
Treatment Capacity (Permitted) MGD	25.5	24.0	2.0	51.5
Ave Day Treated Water Supplied MGD	11.8	14.19	1.04	27.03

(Source: City of Sunrise, 2019)

According to the City of Sunrise Water Treatment Plant Operation Report, the current plant design flow remains at 24 MGD. The Sawgrass WTP is supplied by the Sawgrass (Arena) and Sawgrass (Flamingo Park) wellfields.

As outlined in the Sunrise 10-Year Water Supply Facilities Work Plan, the Sunrise Water Utility has completed several alternative water supply projects and has planned additional phased projects. The majority of the anticipated water demand through 2040 will be met by traditional water supply sources, including the Biscayne Aquifer, as well as existing treatment and distribution systems.

Additionally, the Sunrise Water Utility remains an active participant in the implementation of the C-51 Reservoir Project. While the City of Sunrise does not anticipate water demand exceeding supply until approximately 2040, plans and designs for alternative water supply projects are already underway to proactively address future needs.

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 – Golf Maintenance Building 3,225 SF x 0.1 GPD/SF =	1.08 ERC's or 323 GPD
<b>TOTAL WATER DEMAND</b>	<b>1.08 ERC's or 323 GPD</b>

<b>Table 6: Water Demand Proposed Land Use Designation</b>	
Site – Industrial (Self-Storage) 116,062 SF x 0.1 GPD/Unit =	38.69 ERC's or 11,606 GPD
<b>TOTAL WATER DEMAND</b>	<b>38.69 ERC's or 11,606 GPD</b>
<b>NET CHANGE</b>	<b>Increase of 37.61 ERC's or 11,283 GPD</b>

Based upon the analysis, the existing demand for sanitary sewer as compared to the proposed demand is an increase of 11,283 GPD based upon the additional residential units.

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.

Please see **EXHIBIT B** which is sanitary sewer availability issued by the City of Sunrise stating that sufficient water and sewer treatment is available for this project. The project will be responsible for any off-site improvements needed force mains and on-site improvements to existing lift station and force main which will be evaluated at the time of permit.

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.

Please see **EXHIBIT B** which is sanitary sewer availability issued by the City of Sunrise stating that sufficient water and sewer treatment is available for this project. The project will be responsible for any off-site improvements needed force mains and on-site improvements to existing lift station and force main which will be evaluated at the time of permit.

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

<b>Table 7: Sewer Demand Existing Land Use Designation</b>	
Site – Golf Maintenance: 3,225 SF x 0.1 GPD/SF =	1.08 ERC's or 323 GPD
<b>TOTAL SEWER DEMAND</b>	<b>1.08 ERC's or 323 GPD</b>

**Table 8: Sewer Demand Proposed Land Use Designation**

Site – Industrial (Self-Storage) 116,062 SF x 0.1 GPD/Unit =	38.69 ERC's or 11,606 GPD
<b>TOTAL SEWER DEMAND</b>	<b>38.69 ERC's or 11,606 GPD</b>
<b>NET CHANGE</b>	<b>Increase of 37.61 ERC's or 11,283 GPD</b>

Based upon the analysis, the existing demand for sanitary sewer as compared to the proposed demand is an increase of 11,283 GPD based upon the additional residential units.

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.

Refer to **EXHIBIT C** which is a letter from Republic Services stating the site can be served and their facilities have capacity.

2. 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.

Refer to **EXHIBIT C** which is a letter from Republic Services stating the site can be served and their facilities have capacity.

3. 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 – Golf Maintenance Building 3,225 SF x 4 LBS/DAY /100 SF	129 LBS per day
<b>TOTAL SOLID WASTE DEMAND</b>	<b>129 LBS per day</b>

**Table 10: Total Solid Waste Demand Proposed Land Use Designation**

Site – Industrial (Self-Storage) 116,062 x 4 LBS/DAY/100 SF	4,642 LBS per day
<b>TOTAL SOLID WASTE DEMAND</b>	<b>4,642 LBS per day</b>
<b>NET CHANGE</b>	<b>Increase of 4,513 LBS per day</b>

Based upon the analysis of the existing level of service and the proposed level of service for solid waste, there is net increase of 4,396 lbs/day based on the proposed LUPA.

- 4. 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.

**D. Drainage Analysis**

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

A new drainage system shall be designed onsite to meet Bonaventure Drainage District (BDD) (Operated by the City of Weston) & South Florida Water Management District (SFWMD) current criteria.

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

BDD operates under SFWMD 06-00067-S.

- 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.**

BDD operates under SFWMD 06-00067-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 properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

SFWMD 06-00067-S was previously approved for the entire BDD including this site and will need to be modified for the proposed site plan.

- 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.**

Heidi Henderson, P.E. is the consulting engineer for the City of Weston and BDD. Her contact information is: (954) 921-7781 and [HHenderson@cgasolutions.com](mailto:HHenderson@cgasolutions.com).

**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 of Weston 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.**

There is no increased demand as a result of the requested land use designation of Industrial (I).

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

There is no increased demand as a result of the requested land use designation of Industrial (I).

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

Not applicable.

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.**

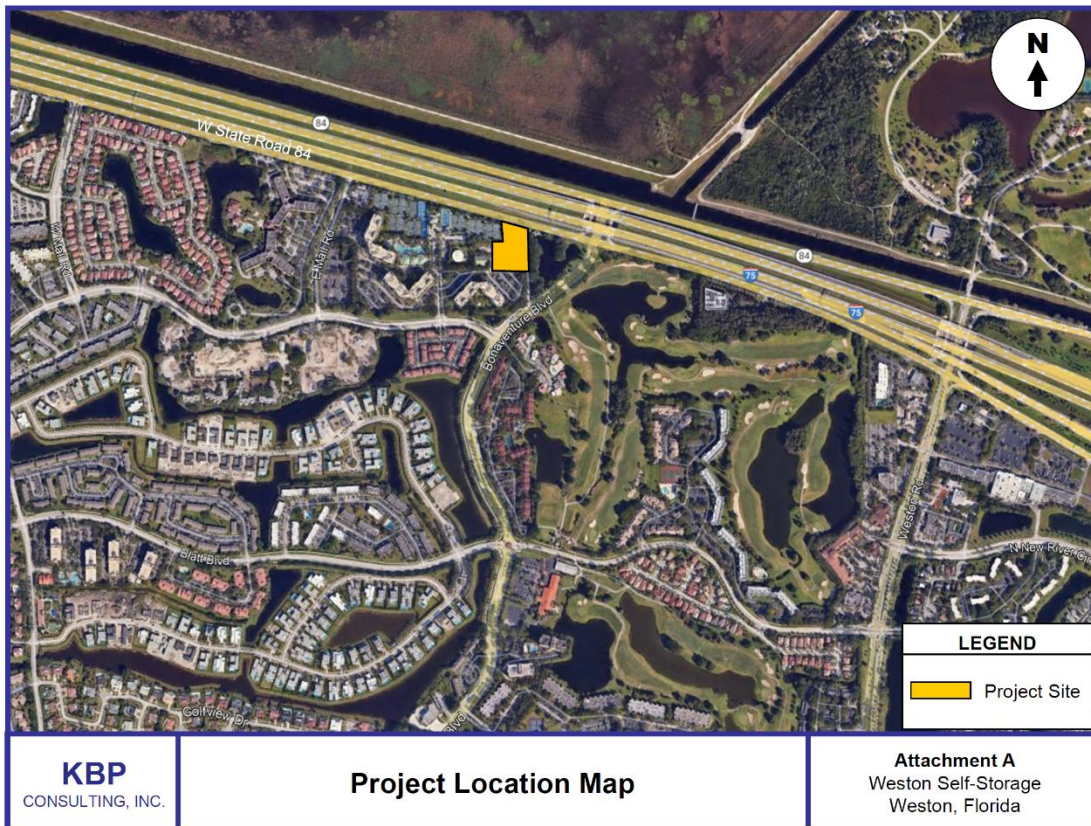
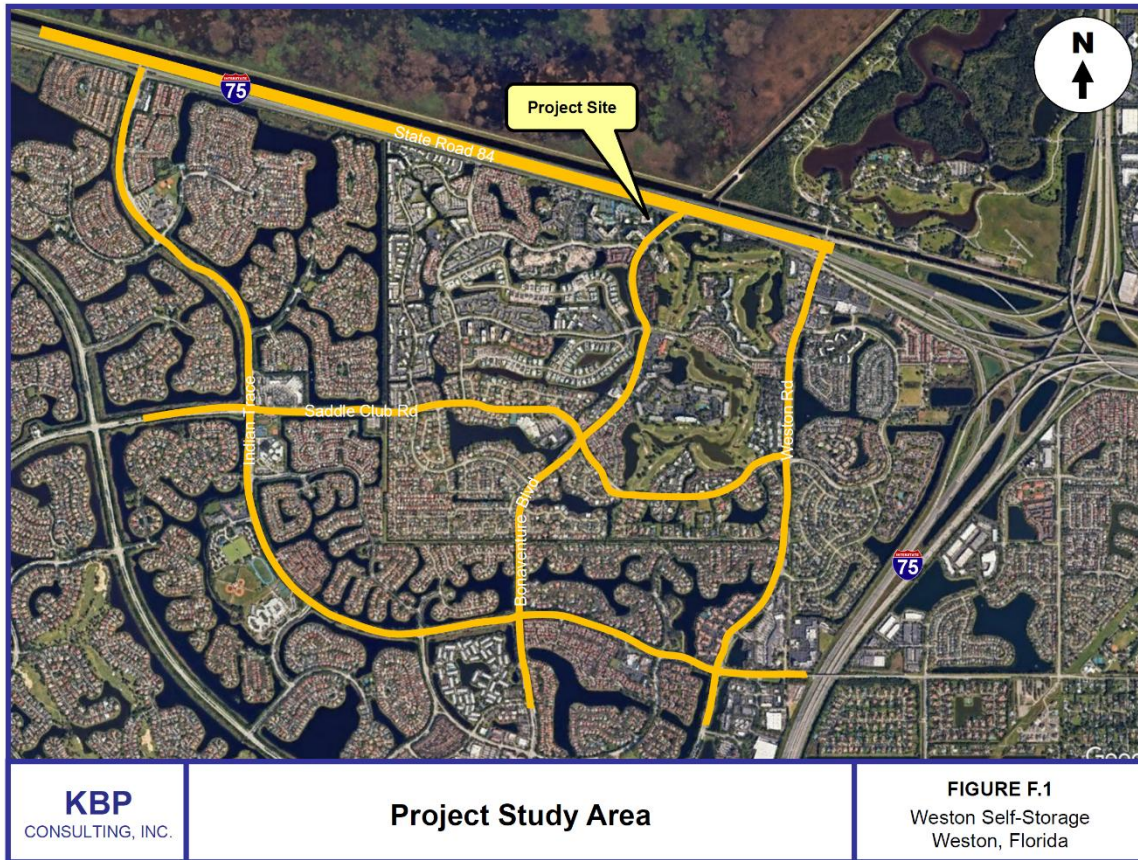
Not applicable.

**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 LUPA includes two (2) north-south roadways and three (3) east-west roadways. These five (5) roadways include State Road 84, Saddle Club Road, Indian Trace, Weston Road, and Bonaventure Boulevard. The project study area is presented graphically in **Figure F.1**. A Project Location Map is presented in **Attachment A**. 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 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.

The remainder of this page is intentionally left blank



<b>TABLE F.1.1</b> <b>Weston Self-Storage - Weston, Florida</b> <b>Existing (2020) Traffic Conditions (Daily Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Existing (2020) Daily		
						Volume <sup>1</sup>	v/c Ratio	LOS
State Road 84	Glades Parkway	Indian Trace	4	D	47,760	17,300	0.36	C
	Indian Trace	Bonaventure Blvd	4	D	47,760	16,700	0.35	C
	Bonaventure Blvd	Weston Road	4	D	47,760	16,300	0.34	C
	Weston Road	Sawgrass Xway	4	D	47,760	18,500	0.39	C
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	29,160	6,500	0.22	C
	Bonaventure Blvd	Weston Road	4	D	29,160	5,600	0.19	C
Indian Trace	SR 84	Saddle Club Road	4	D	37,810	18,400	0.49	C
	Saddle Club Road	Bonaventure Blvd	4	D	37,810	8,800	0.23	C
	Bonaventure Blvd	Weston Road	4	D	37,810	14,600	0.39	C
	Weston Road	I-75	2	D	15,930	11,100	0.70	C
Weston Road	Royal Palm Blvd	Indian Trace	4	D	37,810	23,000	0.61	C
	Indian Trace	Saddle Club Road	4	D	37,810	19,800	0.52	C
	Saddle Club Road	State Road 84	4	D	37,810	17,100	0.45	C
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	37,810	11,800	0.31	C
	Indian Trace	Saddle Club Road	4	D	37,810	7,800	0.21	C
	Saddle Club Road	State Road 84	4	D	32,400	11,300	0.35	C

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

<b>TABLE F.1.2</b> <b>Weston Self-Storage - Weston, Florida</b> <b>Existing (2020) Traffic Conditions (PM Peak Hour Volumes)</b>								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Existing (2020) PM Peak Hour		
						Volume <sup>1</sup>	v/c Ratio	LOS
State Road 84	Glades Parkway	Indian Trace	4	D	4,296	1,644	0.38	C
	Indian Trace	Bonaventure Blvd	4	D	4,296	1,587	0.37	C
	Bonaventure Blvd	Weston Road	4	D	4,296	1,549	0.36	C
	Weston Road	Sawgrass Xway	4	D	4,296	1,758	0.41	C
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	2,628	618	0.24	C
	Bonaventure Blvd	Weston Road	4	D	2,628	532	0.20	C
Indian Trace	SR 84	Saddle Club Road	4	D	3,401	1,748	0.51	C
	Saddle Club Road	Bonaventure Blvd	4	D	3,401	836	0.25	C
	Bonaventure Blvd	Weston Road	4	D	3,401	1,387	0.41	C
	Weston Road	I-75	2	D	1,440	1,055	0.73	C
Weston Road	Royal Palm Blvd	Indian Trace	4	D	3,401	2,185	0.64	C
	Indian Trace	Saddle Club Road	4	D	3,401	1,881	0.55	C
	Saddle Club Road	State Road 84	4	D	3,401	1,625	0.48	C
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	3,401	1,121	0.33	C
	Indian Trace	Saddle Club Road	4	D	3,401	741	0.22	C
	Saddle Club Road	State Road 84	4	D	2,920	1,074	0.37	C

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

**2. Identify the projected level of service for the roadways impacted by the proposed amendment**

for the 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 Weston Self-Storage - Weston, Florida Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Future (2045) Daily		
						Volume <sup>1</sup>	v/c Ratio	LOS
State Road 84	Glades Parkway	Indian Trace	4	D	47,760	17,400	0.36	C
	Indian Trace	Bonaventure Blvd	4	D	47,760	13,400	0.28	C
	Bonaventure Blvd	Weston Road	4	D	47,760	24,200	0.51	C
	Weston Road	Sawgrass Xway	4	D	47,760	33,300	0.70	C
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	29,160	6,800	0.23	C
	Bonaventure Blvd	Weston Road	4	D	29,160	7,700	0.26	C
Indian Trace	SR 84	Saddle Club Road	4	D	37,810	27,800	0.74	C
	Saddle Club Road	Bonaventure Blvd	4	D	37,810	17,800	0.47	C
	Bonaventure Blvd	Weston Road	4	D	37,810	20,400	0.54	C
	Weston Road	I-75	2	D	15,930	10,900	0.68	C
Weston Road	Royal Palm Blvd	Indian Trace	4	D	37,810	34,800	0.92	C
	Indian Trace	Saddle Club Road	4	D	37,810	27,800	0.74	C
	Saddle Club Road	State Road 84	4	D	37,810	29,400	0.78	C
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	37,810	21,400	0.57	C
	Indian Trace	Saddle Club Road	4	D	37,810	13,100	0.35	C
	Saddle Club Road	State Road 84	4	D	32,400	9,500	0.29	C

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

TABLE F.2.2 Weston Self-Storage - Weston, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Future (2045) PM Peak Hour		
						Volume <sup>1</sup>	v/c Ratio	LOS
State Road 84	Glades Parkway	Indian Trace	4	D	4,296	1,653	0.38	C
	Indian Trace	Bonaventure Blvd	4	D	4,296	1,273	0.30	C
	Bonaventure Blvd	Weston Road	4	D	4,296	2,299	0.54	C
	Weston Road	Sawgrass Xway	4	D	4,296	3,164	0.74	C
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	2,628	646	0.25	C
	Bonaventure Blvd	Weston Road	4	D	2,628	732	0.28	C
Indian Trace	SR 84	Saddle Club Road	4	D	3,401	2,641	0.78	C
	Saddle Club Road	Bonaventure Blvd	4	D	3,401	1,691	0.50	C
	Bonaventure Blvd	Weston Road	4	D	3,401	1,938	0.57	C
	Weston Road	I-75	2	D	1,440	1,036	0.72	C
Weston Road	Royal Palm Blvd	Indian Trace	4	D	3,401	3,306	0.97	D
	Indian Trace	Saddle Club Road	4	D	3,401	2,641	0.78	C
	Saddle Club Road	State Road 84	4	D	3,401	2,793	0.82	C
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	3,401	2,033	0.60	C
	Indian Trace	Saddle Club Road	4	D	3,401	1,245	0.37	C
	Saddle Club Road	State Road 84	4	D	2,920	903	0.31	C

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

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

- Irregular Residential (5 Dwelling Units / Acre)
- 2.18 Gross Acres (R/W added for Density Purposes)
- 10 Single Family Dwelling Units

**PROPOSED LAND USE AND INTENSITY**

- Industrial
- 1.44 Net Acres
- 15,681 Square Feet of Industrial Use (@ 0.25 FAR)
- Proposed: 116,082 Square Foot Self-Storage Facility

The trip generation analysis is based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #210 – Single-Family Detached Housing. The most appropriate land use category for the proposed land use designation/development is Land Use #151 – Mini-Warehouse. The trip generation equations/rates used to determine the vehicle trips associated with this analysis are presented below.

**ITE Land Use #210 – Single-Family Detached Housing**

- Weekday:  $\ln(T) = 0.92 \ln(X) + 2.68$   
where T = number of trips and X = number of dwelling units
- PM Peak Hour (4-6 PM):  $\ln(T) = 0.94 \ln(X) + 0.27$  (63% in / 37% out)

**ITE Land Use #151 – Mini-Warehouse**

- Weekday:  $T = 1.45 (X)$   
where T = number of trips and X = 1,000 square feet of gross floor area
- PM Peak Hour (Generator):  $T = 0.18 (X)$  (51% in / 49% out)

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

The remainder of this page is intentionally left blank

<b>TABLE F.3.1</b> <b>Weston Self-Storage - Weston, Florida Trip Generation Comparison</b> <b>Analysis</b>					
Land Use	Size	Daily Trips	PM Peak Hour Trips Of Generator		
			In	Out	Total
<i>Existing Future Land Use</i> Irregular Residential - Single-Family Housing	10 DU	121	7	4	11
<b>Sub-Total (Existing)</b>		<b>121</b>	<b>7</b>	<b>4</b>	<b>11</b>
<i>Proposed Future Land Use</i> Industrial - Self-Storage / Mini-Warehouse	116,062 SF	168	11	10	21
<b>Sub-Total (Proposed)</b>		<b>168</b>	<b>11</b>	<b>10</b>	<b>21</b>
<b>Difference (Proposed - Existing)</b>		<b>47</b>	<b>4</b>	<b>6</b>	<b>10</b>

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

The results of the trip generation comparison analysis indicate that the proposed LUPA will result in 47 additional daily vehicle trips and ten (10) additional PM peak hour 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**.

NOTE: Because of the location of the project driveway and associated turn lane restrictions not only at this location but in the immediately surrounding study area, the inbound travel patterns will be very different from the outbound travel patterns. As such, an inbound traffic assignment has been developed, and an outbound traffic assignment has been developed. Both are presented in **Attachments B-1** and **B-2**.

The remainder of this page is intentionally left blank

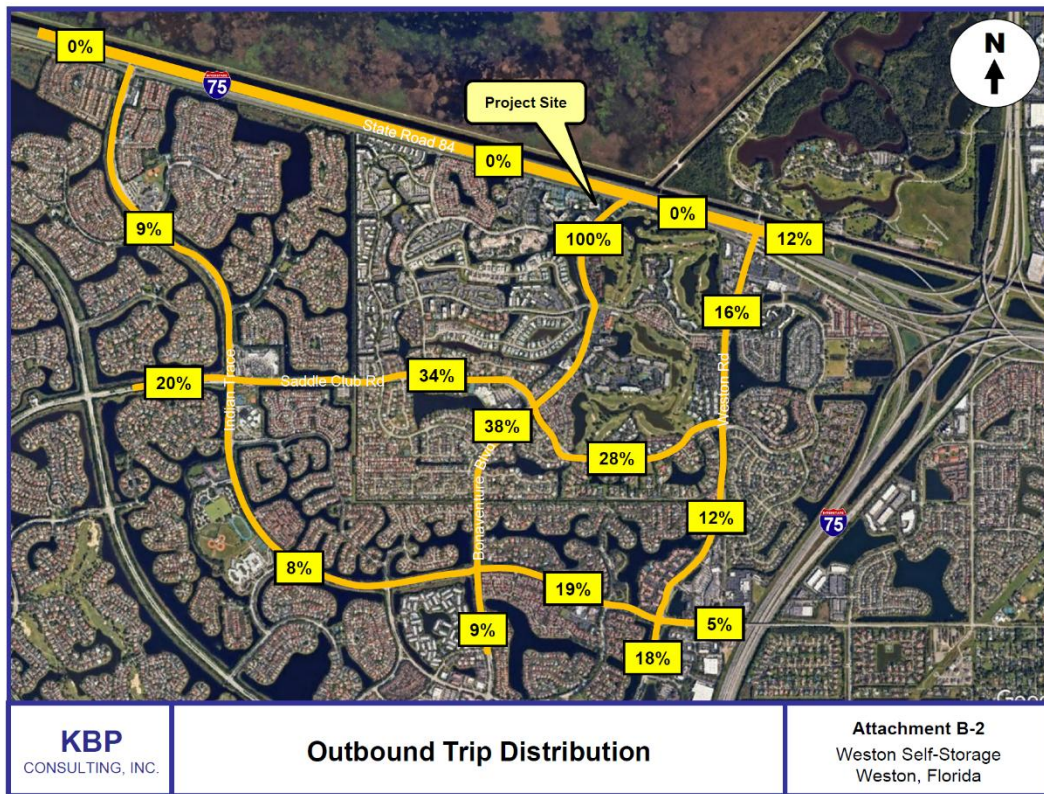
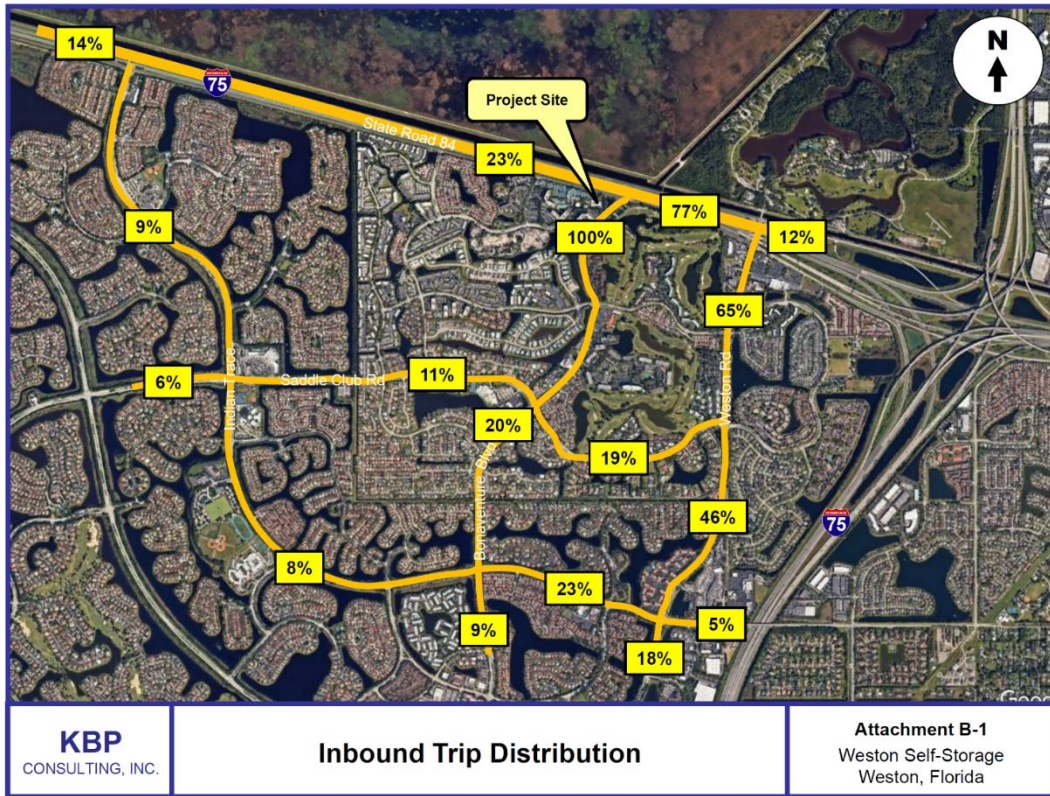
# LAND USE PLAN AMENDMENT – WESTON SELF-STORAGE

TABLE F.3.2															
Weston Self-Storage - Weston, Florida															
Future (2045) Total (w LUPA) Traffic Conditions (Daily Volumes)															
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume <sup>1</sup>	Daily Project Traffic							Future (2045) Total Daily		
						Inbound		Outbound		Total					
						% Assign. <sup>1</sup>	Project Traffic	% Assign. <sup>1</sup>	Project Traffic	Project Traffic	% of Cap.	Sig. Impact?	Volume <sup>1</sup>	v/c Ratio	LOS
						State Road 84	Glades Parkway	Indian Trace	4	D	47,760	14.0%	3	0.0%	0
Indian Trace	Bonaventure Blvd	4	D	47,760	23.0%		6	0.0%	0	6	0.01%	No	13,406	0.28	C
Bonaventure Blvd	Weston Road	4	D	47,760	77.0%		18	0.0%	0	18	0.04%	No	24,218	0.51	C
Weston Road	Sawgrass Xway	4	D	47,760	12.0%		3	12.0%	3	6	0.01%	No	33,306	0.70	C
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	29,160	11.0%	3	34.0%	8	11	0.04%	No	6,811	0.23	C
	Bonaventure Blvd	Weston Road	4	D	29,160	19.0%	5	28.0%	6	11	0.04%	No	7,711	0.26	C
Indian Trace	SR 84	Saddle Club Road	4	D	37,810	9.0%	2	9.0%	2	4	0.01%	No	27,804	0.74	C
	Saddle Club Road	Bonaventure Blvd	4	D	37,810	8.0%	2	8.0%	2	4	0.01%	No	17,804	0.47	C
	Bonaventure Blvd	Weston Road	4	D	37,810	23.0%	6	19.0%	4	10	0.03%	No	20,410	0.54	C
	Weston Road	I-75	2	D	15,930	5.0%	1	5.0%	1	2	0.01%	No	10,902	0.68	C
Weston Road	Royal Palm Blvd	Indian Trace	4	D	37,810	18.0%	4	18.0%	4	8	0.02%	No	34,808	0.92	C
	Indian Trace	Saddle Club Road	4	D	37,810	46.0%	11	12.0%	3	14	0.04%	No	27,814	0.74	C
	Saddle Club Road	State Road 84	4	D	37,810	65.0%	16	16.0%	4	20	0.05%	No	29,420	0.78	C
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	37,810	9.0%	2	9.0%	2	4	0.01%	No	21,404	0.57	C
	Indian Trace	Saddle Club Road	4	D	37,810	20.0%	5	38.0%	9	14	0.04%	No	13,114	0.35	C
	Saddle Club Road	State Road 84	4	D	32,400	100.0%	24	100.0%	23	47	0.15%	No	9,547	0.29	C

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

TABLE F.3.3 Weston Self-Storage - 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 <sup>1</sup>	PM Peak Hour Project Traffic							Future (2045) Total PM Pk Hr			
						Inbound		Outbound		Total						
						% Assign. <sup>1</sup>	Project Traffic	% Assign. <sup>1</sup>	Project Traffic	Project Traffic	% of Cap.	Sig. Impact?	Volume <sup>1</sup>	v/c Ratio	LOS	
State Road 84	Glades Parkway	Indian Trace	4	D	4,296	14.0%	1	0.0%	0	1	0.02%	No	1,654	0.39	C	
	Indian Trace	Bonaventure Blvd	4	D	4,296	23.0%	1	0.0%	0	1	0.02%	No	1,274	0.30	C	
	Bonaventure Blvd	Weston Road	4	D	4,296	77.0%	3	0.0%	0	3	0.07%	No	2,302	0.54	C	
	Weston Road	Sawgrass Xway	4	D	4,296	12.0%	0	12.0%	1	1	0.02%	No	3,165	0.74	C	
Saddle Club Road	Indian Trace	Bonaventure Blvd	4	D	2,628	11.0%	0	34.0%	2	2	0.08%	No	648	0.25	C	
	Bonaventure Blvd	Weston Road	4	D	2,628	19.0%	1	28.0%	2	3	0.11%	No	735	0.28	C	
Indian Trace	SR 84	Saddle Club Road	4	D	3,401	9.0%	0	9.0%	1	1	0.03%	No	2,642	0.78	C	
	Saddle Club Road	Bonaventure Blvd	4	D	3,401	8.0%	0	8.0%	0	0	0.00%	No	1,691	0.50	C	
	Bonaventure Blvd	Weston Road	4	D	3,401	23.0%	1	19.0%	1	2	0.06%	No	1,940	0.57	C	
	Weston Road	I-75	2	D	1,440	5.0%	0	5.0%	0	0	0.00%	No	1,036	0.72	C	
Weston Road	Royal Palm Blvd	Indian Trace	4	D	3,401	18.0%	1	18.0%	1	2	0.06%	No	3,308	0.97	D	
	Indian Trace	Saddle Club Road	4	D	3,401	46.0%	2	12.0%	1	3	0.09%	No	2,644	0.78	C	
	Saddle Club Road	State Road 84	4	D	3,401	65.0%	3	16.0%	1	4	0.12%	No	2,797	0.82	C	
Bonaventure Blvd	Royal Palm Blvd	Indian Trace	4	D	3,401	9.0%	0	9.0%	1	1	0.03%	No	2,034	0.60	C	
	Indian Trace	Saddle Club Road	4	D	3,401	20.0%	1	38.0%	2	3	0.09%	No	1,248	0.37	C	
	Saddle Club Road	State Road 84	4	D	2,920	100.0%	4	100.0%	6	10	0.34%	No	913	0.31	C	

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



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

A traffic analysis has been prepared for the Subject Properties and contained within the site plan submittal.

**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.**

Refer to **EXHIBIT D** which is a letter from Broward County providing the existing mass transit modes, existing and planned mass transit routes and schedule of service for the Subject Properties.

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

The proposed redevelopment of the Subject Properties is a self-storage use which generates very little traffic and need for other modes of transportation to and from the site. The use is passive and does not create impacts or strain on the adjacent roadways.

**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 D** of this application.

Name: Jie Bian, Director

Agency: Broward County Transportation Department-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.**

Not Applicable

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

Not Applicable

**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 Properties. In addition, there are no locally designated historic sites in the location of the Subject Properties

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

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

**C. Wetlands.**

Parcels 1 & 2 contained the golf maintenance building and there are no wetlands present. There are no wetlands on Parcel 3.

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

The Subject Properties are 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 Properties are 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 Subject Properties are 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.**

Parcels 1 & 2 have previously been developed and will not require alteration of the soil conditions or topography. No special soil conditions exist on the Subject Properties 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.**

Not Applicable

## **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 Properties. The proposed self-storage use is, as rule, a very low impact use and a quiet neighbor. The surrounding area, which is primarily multi-family residential, the City of Sunrise Utility Plant and the tennis courts, would benefit from this use due to its low and lack of impact to schools, roads or public services.

The City possesses an extensive review of subsequent applications that are typically reviewed concurrent with the proposed LUPA. A rezoning and site plan application are required in order to effectuate the proposed use stated 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:

**Objective 9.1:** 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.

**Policy 9.1.2:** 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.

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

**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.

**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.

**Policy 14.1.7:** 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 to ensure the proposed development meets the standards of the City's landscaping, open space and design criteria.

## **9. HURRICANE EVACUATION ANALYSIS**

The Subject Properties are located southwest of Interstate 75 (I-75), south of Interstate 595 (I-595) and State Road 84 (SR 84) in south-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 or Zones C, D or E). 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 Properties are not located within a CRA.

## **11. INTERGOVERNMENTAL COORDINATION**

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

The Subject Properties are located within the City of Weston 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.

## **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

The redevelopment of the Subject Properties seeks to address and implement solutions to address several of the Country's regional issues including but not limited to targeted redevelopment, multi-modal transportation and natural resource protection.

### Targeted Redevelopment

Within the Bonaventure area, there exists a need to bring forth certain land uses and specific characteristics of development that make this area look and feel like the southern part of the City. Large buffers and attractive buildings are consistent with Weston's unique character. Currently, the condition and uses within the Bonaventure area are old and in need of revitalization. The proposed redevelopment aims to provide the City with a convenient service and passive use while maintaining the desired quality of life and adequate public services and facilities residents have come to expect.

### Multi-Modal Transportation

The proposed redevelopment of the Subject Properties is a self-storage use which generates very little traffic and need for other modes of transportation to and from the site. The use is passive and does not create impacts or strain on the adjacent roadways.

### Natural Resource Protection

The redevelopment of the Subject Properties is occurring on an in-fill site looking to reinvigorate and reestablish itself. Parcels 1 & 2 are already developed and are currently permitted under the existing master South Florida Water Management District (SFWMD) permit. All the proposed drainage modifications and improvements for the existing and proposed development will be located on-site,

within the area under renovation. The Subject Properties will meet the adopted level of service standards established by the City's Comprehensive Plan and there are no natural resources that will be impacted by the proposed development. Development within the site will be required to meet all environmental standards of the City, Broward County Department of Planning and Environmental Protection and SFWMD. This ensures that the natural resources already established within the City remain and that the proposed development will be self-contained and not impact surrounding neighborhoods or environmentally sensitive areas.

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:

**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 8.12:** 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.

**Objective 9.1:** 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.

**Policy 9.1.2:** 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.

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

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

**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.

**Policy 13.2.1:** 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.

**Policy 14.1.7:** 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

March 3, 2025

Gabi Carreiro  
Flynn Engineering  
241 Commercial Blvd  
Lauderdale-By-The-Sea, FL 33308

***Via Email: [gabi@flynnengineering.com](mailto:gabi@flynnengineering.com)***

**Re: Water and Sewer Availability  
16600 W State Road 84, Weston, FL 33326  
(Parcel ID # 504005021155, 504005021156, 504005021150)**

Dear Ms. Carreiro:

The above referenced property is located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is existing 16-inch DIP, 16-inch PVC and 12-inch DIP watermain within the property limits. There is existing 16-inch sewer forcemain abutting the eastern property limits. The nearest gravity sewermain is located at the intersection of Bonaventure Blvd and Racquet Club Road.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available for any future development until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

If you wish to reserve additional plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at [https://library.municode.com/fl/sunrise/codes/code\\_of\\_ordinances](https://library.municode.com/fl/sunrise/codes/code_of_ordinances).

If we may be of further assistance to you, please advise.

Sincerely,  
CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "R. Ramgulam", written over the typed name.

Ravindra Ramgulam, PE, CFM  
City Engineer

## EXHIBIT B



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

March 3, 2025

Gabi Carreiro  
Flynn Engineering  
241 Commercial Blvd  
Lauderdale-By-The-Sea, FL 33308

***Via Email: [gabi@flynnengineering.com](mailto:gabi@flynnengineering.com)***

**Re: Water and Sewer Availability  
16600 W State Road 84, Weston, FL 33326  
(Parcel ID # 504005021155, 504005021156, 504005021150)**

Dear Ms. Carreiro:

The above referenced property is located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is existing 16-inch DIP, 16-inch PVC and 12-inch DIP watermain within the property limits. There is existing 16-inch sewer forcemain abutting the eastern property limits. The nearest gravity sewermain is located at the intersection of Bonaventure Blvd and Racquet Club Road.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available for any future development until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

If you wish to reserve additional plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at [https://library.municode.com/fl/sunrise/codes/code\\_of\\_ordinances](https://library.municode.com/fl/sunrise/codes/code_of_ordinances).

If we may be of further assistance to you, please advise.

Sincerely,  
CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "R. Ramgulam", written over the typed name.

Ravindra Ramgulam, PE, CFM  
City Engineer

## EXHIBIT C



We'll handle it from here.™

---

Republic Services Customer Service  
Recycling and Waste Services  
751 NW 31st Avenue  
Fort Lauderdale, FL 33311

**February 07, 2025**

Flynn Engineering  
241 Commercial Blvd.  
Fort Lauderdale, Florida 33308

**Attn :** Gabriela Carreiro

**Re:** "Letter of Service Availability for the Redevelopment of the Property Located at 16600 West State Road 84 in Weston. Parcel ID Numbers: 5040 05 02 1156, 5040 05 02 1155 and 5040 05 02 1150."

**Dear Gabriela,**

Please be advised that the request for a Level of Service letter for the above-referenced property has been reviewed and approved by James Woods, Division Sales Manager. This property is serviced by Republic Services, and the planned development of 3-story building with approximately 113,123 square feet of self-storage use will be serviced once the project reaches the construction phase. Solid waste disposal sites have the capacity to accommodate the proposed development.

Republic Services will provide all necessary services for solid waste, bulk waste, and recycling collection for the proposed residential project as long as our vehicles can access the container.

If you require any further assistance, please do not hesitate to contact me.

Sincerely,  
James Woods, DSM  
954-543-2528  
[jwoods@republicservices.com](mailto:jwoods@republicservices.com)



We'll handle it from here.™

---

## EXHIBIT D



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**

May 16, 2025

Tara Patton, AICP-Land Planner  
Planning and Entitlements, LLC  
10805 Gleneagles Road  
Boynton Beach, FL 33436

RE: Land Use Plan Amendment (LUPA) – 16600 West State Road 84 & 16491  
Racquet Club Road, Weston – Transit Verification Letter

Dear Tara Patton,

Broward County Transit (BCT) has reviewed your correspondence dated May 12, 2025 regarding the proposed LUPA for 16600 West State Road 84 & 16491 Racquet Club Road, Weston 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](mailto:dacohen@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Daniel Cohen*

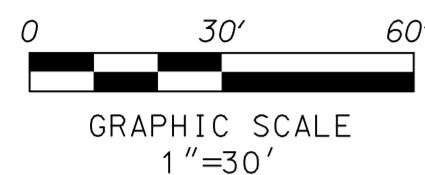
Daniel Cohen  
Service Planner  
Service and Strategic Planning – Broward County Transit



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](http://broward.org)

## APPENDIX I



PARCEL 1  
TITLE COMMITMENT 11216828  
PREPARED BY CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT DATE: MAY 14, 2024 AT 11:00 PM  
REVISION DATE: MAY 17, 2024

NO	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED?
6	P.B. 82, PG. 43	PLAT	YES	YES
7	ORB 3935, PG. 256	W. LAUD, WCD	YES	NO
9	ORB 6195, PG. 293	SBT EASEMENT	YES	NO
9	ORB 9410, PG. 539	EASEMENT ASSIGNMENT	YES	NO
9	ORB 9410, PG. 541	BILL OF SALE	YES	NO
10	ORB 26400, PG. 45	EASEMENT AGREEMENT	YES	YES

PARCEL 2  
TITLE COMMITMENT 11584244  
PREPARED BY CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT DATE: JANUARY 29, 2024 AT 5:00 PM

NO	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED?
5	ORB 3935, PG. 256	W. LAUD. WCD	YES	NO
6	P.B. 82, PG. 43	PLAT	YES	YES
6	ORB 3917, PG. 104	RESOLUTION	NO	NO
6	ORB 22378, PG. 701	PLAT NOTE AGREEMENT	NO	NO
6	ORB 23362, PG. 782	PLAT NOTE AMENDMENT	NO	NO
6	ORB 9410, PG. 539	ASSIGNMENT OF EASEMENTS	YES	NO
7	ORB 29339, PG. 567	PLAT NOTE AMENDMENT	NO	NO
8	ORB 6195, PG. 993	SBIT EASEMENT	YES	NO
8	ORB 9410, PG. 539	EASEMENT ASSIGNMENT	YES	NO
8	ORB 9410, PG. 541	BILL OF SALE	YES	NO
8	ORB 6272, PG. 57	COMMON WATER EASEMENT	NO	YES
11	ORB 26400, PG. 45	EASEMENT AGREEMENT	YES	YES

PARCEL 3  
TITLE COMMITMENT HM-BERKLEY (COCOWALK)-1  
PREPARED BY CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT DATE: MAY 13, 2024 AT 5:00 PM

NO	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED
4	ORB 3935, PG. 256	W. LAUD. WCD	YES	NO
5	P.B. 82, PG. 43	PLAT	YES	YES
5	ORB 22378, PG. 701	PLAT NOTE AGREEMENT	YES	NO
5	ORB 3352, PG. 762	PLAT NOTE AMENDMENT	YES	NO
5	ORB 9410, PG. 539	ASSIGNMENT OF EASEMENTS	YES	NO
5	ORB 29339, PG. 557	PLAT NOTE AMENDMENT	YES	NO
6	ORB 6123, PG. 26	DECLARATION OF RES	YES	NO
6	ORB 6328, PG. 684	AFFIDAVIT	YES	NO
6	ORB 6328, PG. 685	AMENDMENT	YES	NO
6	ORB 6377, PG. 343	AMENDMENT	YES	NO
6	ORB 6725, PG. 616	AMENDMENT	YES	NO
6	ORB 7293, PG. 952	AMENDMENT	YES	NO
6	ORB 7662, PG. 753	AMENDMENT	YES	NO
6	ORB 8114, PG. 19	AMENDMENT	YES	NO
6	ORB 8307, PG. 457	AMENDMENT	YES	NO
6	ORB 9683, PG. 287	AMENDMENT	YES	NO
6	ORB 10080, PG. 907	AMENDMENT	YES	NO
6	ORB 11 021, PG. 38	AMENDMENT	YES	NO
6	ORB 12079, PG. 288	AMENDMENT	YES	NO
6	ORB 12331, PG. 33	AMENDMENT	YES	NO
6	ORB 12587, PG. 160	AMENDMENT	YES	NO
6	ORB 15826, PG. 490	AMENDMENT	YES	NO
6	ORB 16178, PG. 556	AMENDMENT	YES	NO
6	ORB 16628, PG. 644	AMENDMENT	YES	NO
6	ORB 16628, PG. 711	AMENDMENT	YES	NO
6	ORB 17503, PG. 825	AMENDMENT	YES	NO
6	ORB 17671, PG. 223	AMENDMENT	YES	NO
6	ORB 18916, PG. 795	AMENDMENT	YES	NO
6	ORB 19717, PG. 964	AMENDMENT	YES	NO
6	ORB 20540, PG. 741	AMENDMENT	YES	NO
6	ORB 20687, PG. 497	AMENDMENT	YES	NO
6	ORB 20819, PG. 478	AMENDMENT	YES	NO
6	ORB 20940, PG. 266	AMENDMENT	YES	NO
6	ORB 21285, PG. 792	AMENDMENT	YES	NO
6	ORB 21676, PG. 745	AMENDMENT	YES	NO
6	ORB 21676, PG. 899	AMENDMENT	YES	NO
6	ORB 21974, PG. 233	AMENDMENT	YES	NO
6	ORB 22050, PG. 821	AMENDMENT	YES	NO
6	ORB 22115, PG. 7	AMENDMENT	YES	NO
6	ORB 23258, PG. 607	AMENDMENT	YES	NO
6	ORB 22831, PG. 807	AMENDMENT	YES	NO
6	ORB 23566, PG. 264	AMENDMENT	YES	NO
6	ORB 24497, PG. 453	AMENDMENT	YES	NO
6	ORB 24785, PG. 998	AMENDMENT	YES	NO
6	ORB 25826, PG. 500	AMENDMENT	YES	NO
7	ORB 30969, PG. 1824	STIPULATION	YES	NO
7	ORB 6195, PG. 935	SOUTHERN BELL EASEMENT	YES	NO
7	ORB 9410, PG. 539	ASSIGNMENT	YES	NO
7	ORB 9410, PG. 541	BILL OF SALE	YES	NO
8	ORB 6272, PG. 555	STORM WATER EASEMENT	YES	YES
9	ORB 6788, PG. 635	EASEMENT	YES	YES
10	ORB 20769, PG. 619	ORDINANCE	YES	NO
11	ORB 22378, PG. 678	AGREEMENT	YES	NO
12	ORB 22378, PG. 693	AGREEMENT	YES	YES
13	ORB 23362, PG. 773	AGREEMENT	YES	NO
14	ORB 25826, PG. 494	COVENANTS	YES	NO
15	ORB 27289, PG. 396	MODIFICATION	YES	NO
15	ORB 29882, PG. 387	EASEMENT AGREEMENT	YES	NO
16	ORB 31029, PG. 1900	EASEMENT	YES	YES

## LEGAL DESCRIPTION

A PORTION OF TRACT 57, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 82, PAGE 43, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:





































BEGINNING AT THE NORTHEAST CORNER OF PARCEL A OF "DOROTHEA SABETY PROPERTY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°52'54" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 151.72 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 151.72 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 151.72 FEET; THENCE SOUTH 89°52'54" EAST, A DISTANCE OF 6.55 FEET; THENCE NORTH 00°05'29" EAST, A DISTANCE OF 151.72 FEET; THENCE SOUTH 75°05'58" EAST ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 197.56 FEET TO THE INTERSECTION WITH THE CENTERLINE OF A 50.00 FOOT WIDE UTILITY RIGHT-OF-WAY, SEEMINGLY SUBDIVIDED ON SAID PLAT OF "DOROTHEA SABETY PROPERTY", AS RECORDED IN PLAT BOOK 152, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°05'29" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 297.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA  
AND CONTAIN 62,830 SQUARE FEET, MORE OR LESS.

## NOTES

1. 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.  
2. THE INFORMATION IS SHOWN ON THIS SHEET  
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD  
ELEVATION OF "SHAVANATURE"  
4. PLATS OF "SHAVANATURE" ARE BASED ON NAVD 1988 DATUM, BASED ON  
N.G.S. BENCHMARK 4H2222 HAVING AN ELEVATION OF 33.69'  
NAVD 1988.  
5. ADDRESS IS 16600 W STATE ROAD 84, WESTON, FL 33326.  
6. SIGN IS ACCORD TO BONAVENTURE BOULEVARD AND STATE  
ROAD 84 VIA ACCESS EASEMENTS RECORDED IN PLAT BOOK 82,  
PAGE 43, PLAT BOOK 152, PAGE 46, AND THE N.V.A.-L. OPENING  
AT SR 84 RECORDED IN O.R.B. 22378, PAGE 693, ALL OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.  
7. ANY OBSERVED ENCROACHMENTS ARE SHOWN HEREON.  
8. PER DOCUMENT RECORDED IN O.R.B. 26400, PAGE 45, AN ENCROACHING  
WALL EXISTS WITHIN THE BUILDING OUTSIDE THE PROPERTY. THIS WALL  
WAS NOT LOCATED AS IT FALLS WITHIN THE BUILDING.  
9. ACCORDING TO THE DOCUMENT, THE WALL FALLS BETWEEN 3.24' AND  
3.40' OUTSIDE THE PROPERTY.  
FLOOD INFORMATION  
A. COMMUNITY NUMBER : 120678  
B. PANEL NUMBER : 1201C0340J  
C. DATE : 07/31/2024  
D. ZONE : X (0.24), X  
E. BASE FLOOD ELEVATION: N/A

## TREE LIST

LEGEND						
	CONC. UTILITY POLE		SANITARY MANHOLE	293	18"	OAK
	WOOD UTILITY POLE		SIGN	294	24"	SHEFFLERA
	ELECTRIC SERVICE		CLEAN OUT	295	12"	SHEFFLERA
	WATER METER		MONITORING WELL	296	20"	BNYN
	WATER VALVE		SANITARY VALVE	297	13"	OAK
	FIRE HYDRANT		ATT. BOX	298	18"	OAK
	BACK FLOW PREVENTOR		OVERHEAD UTILITY LINE	299	24"	PODS
	LIGHT POLE		FENCE	300	20"	PODS
	STORM MANHOLE		ANCHOR	301	24"	SABAL PALM
	CATCH BASIN		FPL TRANSFORMER	302	12"	SABAL PALM
	FPL MANHOLE			303	12"	SABAL PALM
	LIGHT POLE			304	12"	SABAL PALM
				305	12"	SABAL PALM
				306	12"	SABAL PALM
				307	12"	SABAL PALM
				308	12"	SABAL PALM
				309	10"	SABAL PALM
				310	10"	SABAL PALM

## ABBREVIATIONS

L.ASPH	-	ASPHALT	386	24"	BANYAN
B.M.	-	BENCHMARK	387	24"	BANYAN
C	-	CALCULATED	388	10"	SHEFFLERA
CB	-	CATCH BASIN	389	10"	UNKNOWN
C.B.S.	-	CONCRETE BLOCK AND STUCCO	390	12"	GUMBO LIMBO
C.I.F.	-	CHAIN LINK FENCE	391	12"	SABAL PALM
CONC.	-	CONCRETE	392	12"	SABAL PALM
COR.	-	CORNER	393	12"	SHEFFLERA
D	-	DEED	394	12"	SHEFFLERA
(D)	-	DEED	394	12"	SHEFFLERA
D.E.	-	DRAINAGE EASEMENT	423	24"	BANYAN
I.R.	-	IRON ROD	424	6"	OAK
I.R.C.	-	IRON ROD AND CAP	425	8"	OAK
INV.	-	INVERT	426	12"	OAK
L.A.E.	-	LIMITED ACCESS EASEMENT	427	14"	GUMBO LIMBO
L.M.E.	-	LAKE MAINTENANCE EASEMENT	428	4"	OAK
L.B.	-	LICENSED BUSINESS	429	4"	OAK
L.S.	-	LICENSED SURVEYOR	430	12"	SHEFFLERA
W.D.D.	-	LAKE WORTH DRAINAGE DISTRICT	430	12"	SHEFFLERA
MON.	-	MONUMENT			
NBD	-	NAIL AND DISK			
O.R.B.	-	OFFICIAL RECORDS BOOK			
P.B.	-	PLAT BOOK			
B.C.R.	-	BROWARD COUNTY RECORDS			
PG.	-	PAGE			
S.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			
F.O.	-	FIBROPTIC			
E.P.	-	CENTERLINE			
N.V.A.L.	-	EDGE OF PAVEMENT			
S.W.S.E.	-	NON-VEHICULAR ACCESS LINE			
COV.	-	STORM WATER SURFACE EASEMENT			
	-	COVERED			

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

-----  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : MARCH 10, 2025



Tel: (561) 241-9988  
Fax: (561) 241-5182

**PORTION OF TRACT 57, BONAVENTURE  
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	2-1-24	JSH		ALTA SURVEY	
2	5-24-24	JSH		UPDATE TITLE	
3	3-10-25	JSH		UPDATE SURVEY, REVISE BOUNDARY	
4					
5					
6					

SEAL

JOB NO 22186-2

SCALE 1"=30'

DRAWN JSH

AJR

1 1

## APPENDIX II



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### BONAVENTURE - PORTION OF TRACT 57

#### LEGAL DESCRIPTION

A PORTION OF TRACT 57, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL A OF "DOROTHEA SABETY PROPERTY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}52'54''$  WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 197.55 FEET; THENCE NORTH  $00^{\circ}05'29''$  EAST, A DISTANCE OF 195.73 FEET; THENCE SOUTH  $89^{\circ}52'54''$  EAST, A DISTANCE OF 6.55 FEET; THENCE NORTH  $00^{\circ}05'29''$  EAST, A DISTANCE OF 151.72 FEET; THENCE SOUTH  $75^{\circ}05'58''$  EAST ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 197.56 FEET TO THE INTERSECTION WITH THE CENTERLINE OF A 50.00 FOOT WIDE UTILITY AND ACCESS EASEMENT AS SHOWN ON SAID PLAT OF "BONAVENTURE"; THENCE SOUTH  $00^{\circ}05'29''$  WEST, ALONG SAID CENTERLINE, A DISTANCE OF 297.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA AND CONTAIN 62,830 SQUARE FEET, MORE OR LESS.

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

#### ABBREVIATIONS

B.C.R.	=	BROWARD COUNTY RECORDS
L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

-----  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	BONAVENTURE	DATE:	2/14/2025
JOB NO.	22186	DWG BY:	JSH
		CK'D BY:	AJR
			SHEET 1 OF 2

