BROWARD COUNTY Planning Council

October 23, 2025

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

Dear Ms. Harris:

On October 21, 2025, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to transmit two (2) amendments to the Broward County Comprehensive Plan (BCCP). One amendment is to the Broward County Land Use Plan (BCLUP) Map (PC 25-1) and other amendment is to the Environmentally Sensitive Lands Map of the Natural Resource Map Series of the BCLUP (PCNRM 24-1). The transmittal resolutions for the proposed amendments are included with the amendment reports. The amendments are proposed for adoption by the County Commission no later than April 2026.

In accordance with the Florida Administrative Code, the amendments are provided in digital format. By copy of this letter, the proposed amendments, including applicable support documents, were also sent to the South Florida Regional Planning Council, the Florida Department of Transportation - District Four, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

The proposed amendments are not located within an Area of Critical State Concern and are not proposed for adoption under a joint planning agreement pursuant to Chapter 163, Florida Statutes.

We appreciate the continued assistance and cooperation of the Division of Community Planning in the development and refinement of the Broward County Comprehensive Plan.

Please contact me or Deanne Von Stetina, AICP, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DDV
Enclosures

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Cesar Martinez, PE, Planning & Environmental Administrator, Florida Department of Transportation, District IV
Larry Hymowitz, Planning Specialist, Planning & Environmental Management, Florida Department of Transportation, District IV
Peter Germain, Policy and Planning Analyst, Water Supply Implementation Unit, South Florida Water Management District
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
Alissa S. Lotane, State Historic Preservation Officer, Bureau of Historic Preservation, Florida Department of State
Scott Sanders, Conservation Planning Services, Florida Fish & Wildlife Conservation Commission
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of Agriculture and Consumer Services
Monica Cepero, Broward County Administrator
Maite Azcoitia, Broward County Deputy County Attorney
Jennifer Jurado, Ph.D., Chief Resiliency Officer and Deputy Director, Broward County Resilient Environmental Department
Darby Delsalle, AICP, Director, Broward County Housing & Urban Planning Division
Jeff Katims, AICP, Southwest Ranches, Complete Cities Planning Group
Heather Jo Allen, Esquire, Keiser Legal, PLLC
Anthony Fajardo, Director, Fort Lauderdale Development Services
Ella Parker, Manager, Fort Lauderdale Urban Design & Planning Division
Barbara Hall, Esquire, Greenberg Traurig, LLP

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

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on October 21, 2025, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider transmittal of Items 1-2 to designated State agencies for review.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, October 21, 2025. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

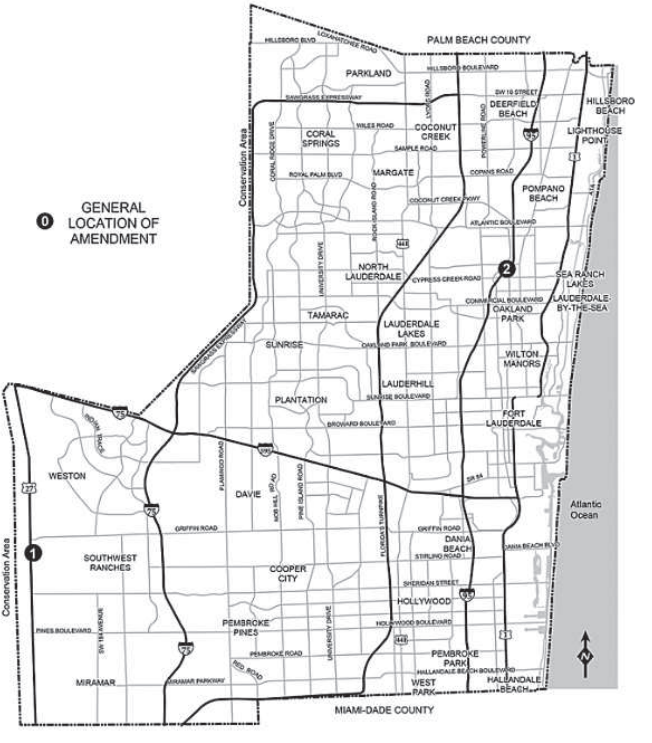
Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically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

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

PUBLIC HEARING AGENDA
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY COMPREHENSIVE PLAN
OCTOBER 21, 2025 - 10:00 A.M.

ITEM 1 AMENDMENT PC 25-1
Amendment to the Broward County Land Use Plan – Town of Southwest Ranches
From Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road.

ITEM 2 AMENDMENT PCNRM 24-1
Amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 66; approximately 6.2 acres; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale.



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

SUN-SENTINEL

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

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

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

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

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Oct 13, 2025
NOTICE OF CHANGE OF LAND USE PLAN
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: October 16, 2025.

Signature of Notary Public



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

7881626



Boca Raton's new city manager, Mark Sohaney in his office on Wednesday. "The fabric of Boca Raton is second to none, and I'm in the middle of that, so for me, I want to do my part into really advancing Boca Raton forward," he says. **MIKE STOCKER/SOUTH FLORIDA SUN SENTINEL**

Leader

from Page 1

These days, there has been lots of community engagement.

Members of Save Boca have submitted signatures to the city clerk for a proposed charter amendment that, if approved at the March 10 election, would grant city residents the right to vote on any selling or leasing of city-owned land. Signatures for an identical ordinance amendment were submitted and approved in August.

The city's March ballot also will feature a question pertaining to whether the city should move forward with the proposed redevelopment of the government campus plan with Terra and Frisbie groups. Currently, the plan proposes residences, recreational facilities, shops, dining and green space at the 30 acres between West Palmetto Park Road and Dixie Highway near the city's Brightline station.

Voters also will cast votes for a new mayor, along with City Council Seats A, B and D, which currently are held by Fran Nachlas, Marc Wigder and Andy Thomson.

The inevitable City Council change, however significant, doesn't shake Sohaney, though. He's accustomed to that, too, he said.

"I'm used to leadership change in my line of work, that's all we do is constantly change. You're either getting a new leader or you're leaving because of the nature of the military," he said. "I see the election and the ongoing dialogue really as an opportunity to continue building trust communication, and collaboration with the public."

Unlike the City Council seats, Sohaney's role isn't a political one. His main responsibility is executing the policy and direction decided by the council members, from fire and police to transportation and the library system.

Sohaney sees the six months from now until the election as a gracious buffer rather than as a race against time to be "very well prepared for the next mayor" and fully understand residents' primary issues. This is Sohaney's first foray into Boca Raton government — unlike other candidates, Sohaney didn't already work for the city.

And Save Boca's continued momentum allows for Sohaney to see city officials interact with citizens on a "hyperscale," especially as the government campus redevelopment project is adapted in real time.

"There could be some frustration and anxiety initially, but the process is working, and the citizens are going to get the final say, so it's a healthy thing," Sohaney said.

During his time in the military, Sohaney oversaw large-scale construction projects, managed a $300 million budget and responded to national disasters and national security concerns.

Sohaney's experience was a primary driver in council members' decision to choose him for the job.

"Mr. Sohany was just a master of major complex infrastructure projects, really looked at the big picture, and the city management officer in this city, I see as a person who's got to be able to manage the big picture, and work with this team who manages operations, who manages planning, who has a great nuts-and-bolts operations," Council member Wigder said during a public meeting on Aug. 12 when Sohaney was selected.

"He has just an unbelievable expertise in dealing with every level of state and federal government, which I think in this next phase of the city and starting off the next cycle I think will be just critical and and unmatched."

Council member Yvette Drucker called Sohaney "the bold choice, a new perspective, a visionary."

Though not quite on par with the national security concerns Sohaney is familiar with, Boca Raton is attempting to address different interests: improving upon the city's civic functions and further turning Boca Raton into a destination while maintaining a small(ish)-town charm.

"We'll find the right balance I'm sure, and I'm just glad and proud that I can be a part of it and use my leadership and expertise to help move the ball forward, if you will, and get Boca Raton in the best possible position for today and for future generations," he said.

Sohaney's first public City Council meeting will be on Oct. 14. Until then, he's making his way through a massive binder on his desk simply titled, "City Manager."

Hope

from Page 1

nonprofits.

The DeSantises touted the program in public events and news releases over the years, and it was expected to be a potential springboard for Casey DeSantis to run for governor. It largely avoided scrutiny until this year, when DeSantis asked the Legislature to enshrine the program into law.

The administration struggled to demonstrate that the program works. The governor has repeatedly said it has removed 30,000 people from government welfare, saving $100 million, but the administration hasn't provided data supporting those claims. (Hope Florida's website says it has helped 25,500 people "reduce or eliminate reliance on public assistance to meet food or cash needs.")

Other claims about Hope Florida have been disputed, including that the program helped reduce the number of Florida children in foster care by 7,000 and that it established Hope Florida liaisons in every sheriff's office.

Amid the scrutiny, Republican lawmakers found that a charity created to assist the program — the Hope Florida Foundation — was used last year to move $10 million from a Medicaid settlement to a political committee controlled by DeSantis' chief of staff, James Uthmeier.

The state attorney in Tallahassee has issued subpoenas for witnesses to testify next week in a criminal grand jury probe relating to the foundation, the Times/Herald reported.

DeSantis has said that Hope Florida uses existing resources, such as repurposing state employees as Hope navigators.

But in 2021, the Department of Children and Families asked to use $3 million from a federal grant to create a "Hope hotline." The department carries out the bulk of the Hope Florida program.

Between 2022 and 2024, the Agency for Persons with Disabilities, Department of Juvenile Justice, Department of Education and Department of Veterans Affairs submitted budget requests to get raises for Hope navigators or to create new positions for them. It's not clear whether all of the requests were granted.

DeSantis also pushed to expand Hope Florida into the executive office earlier this year. In its initial budget request, the governor's office asked for $535,000 to create an Office of Hope Florida. The governor later withdrew the request.

"Until we get clarity from them, I don't know if they're hiding the activity with different verbiage, or actually winding down the program."

— Rep. Alex Andrade, a Pensacola Republican

At the same time, the Department of Children and Families asked for $2 million to continue the Hope hotline this fiscal year. The call line was being paid for by federal child abuse prevention grants through the American Rescue Plan, which expired on Sept. 30, according to agency budget records.

Amid the scrutiny surrounding the program, lawmakers in June decided not to fund it. A spokesperson for DeSantis said at the time that existing money would cover the costs of the hotline.

Florida lawmakers are scheduled to convene for the 2026 legislative session beginning Jan. 13.

Morgan Jones, a spokesperson for the Department of Children and Families, would not say when contacted by a Times reporter this week what the lack of requests for additional funding for next year's budget means for the future of Hope Florida.

"As we look forward to the next fiscal year, DCF will fulfill the mission of Hope Florida using the Department's existing resources, and as such, did not request additional funding," she said in a statement.

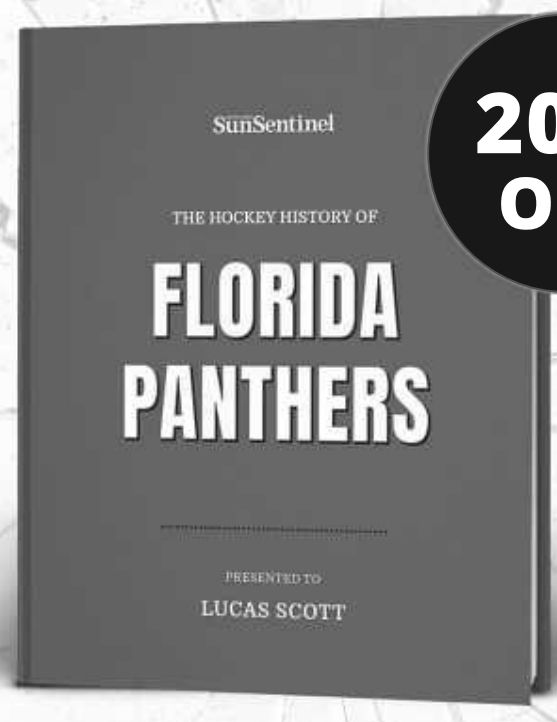
Rep. Alex Andrade, a Pensacola Republican whose health care budget committee investigated the program this year, said he has asked the secretaries of the Department of Children and Families and Agency for Health Care Administration for more information, but received no response.

"Until we get clarity from them, I don't know if they're hiding the activity with different verbiage, or actually winding down the program," Andrade said in a text message.

Times/Herald staff writers Alexandra Glorioso and Romy Ellenbogen contributed to this report.

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PUBLIC HEARING
BROWARD COUNTY COMPREHENSIVE PLAN
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BROWARD COUNTY COMPREHENSIVE PLAN
OCTOBER 21, 2025 - 10:00 A.M.

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From Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road.

ITEM 2 AMENDMENT PCNRM 24-1
Amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 66; approximately 6.2 acres; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale.



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EXPLANATION OF TRANSPORTATION TERMINOLOGY

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

TABLE OF CONTENTS

AMENDMENTS TO THE
BROWARD COUNTY COMPREHENSIVE PLAN
PC 25-1 AND PCNRM 25-1
TRANSMITTAL
"Expedited State Review Process"

OCTOBER 21, 2025

ITEM 1 **AMENDMENT PC 25-1**
Amendment to the Broward County Land Use Plan – Town of Southwest Ranches From Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road.

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ITEM 1

RESOLUTION NO. 2025-436

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE TOWN OF SOUTHWEST RANCHES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the Town of Southwest Ranches;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on August 28, 2025, with due public notice; and

WHEREAS, the Broward of County Commissioners held its transmittal public hearing on October 21, 2025, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

Section 1. The Board of County Commissioners hereby transmits to the Department of Commerce, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, and Department of Education, as applicable, for review and comment pursuant to Section 163.3184, Florida Statutes, Amendment PC 25-1, which is an amendment to the Broward County Land Use Plan within the Town of Southwest Ranches.

Section 2. The proposed amendment to the Broward County Comprehensive Plan is attached as Exhibit A to this Resolution.

Section 3. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this 21st day of October, 2025.

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

By: */s/ Maite Azcoitia* 08/28/2025
Maite Azcoitia (date)
Deputy County Attorney

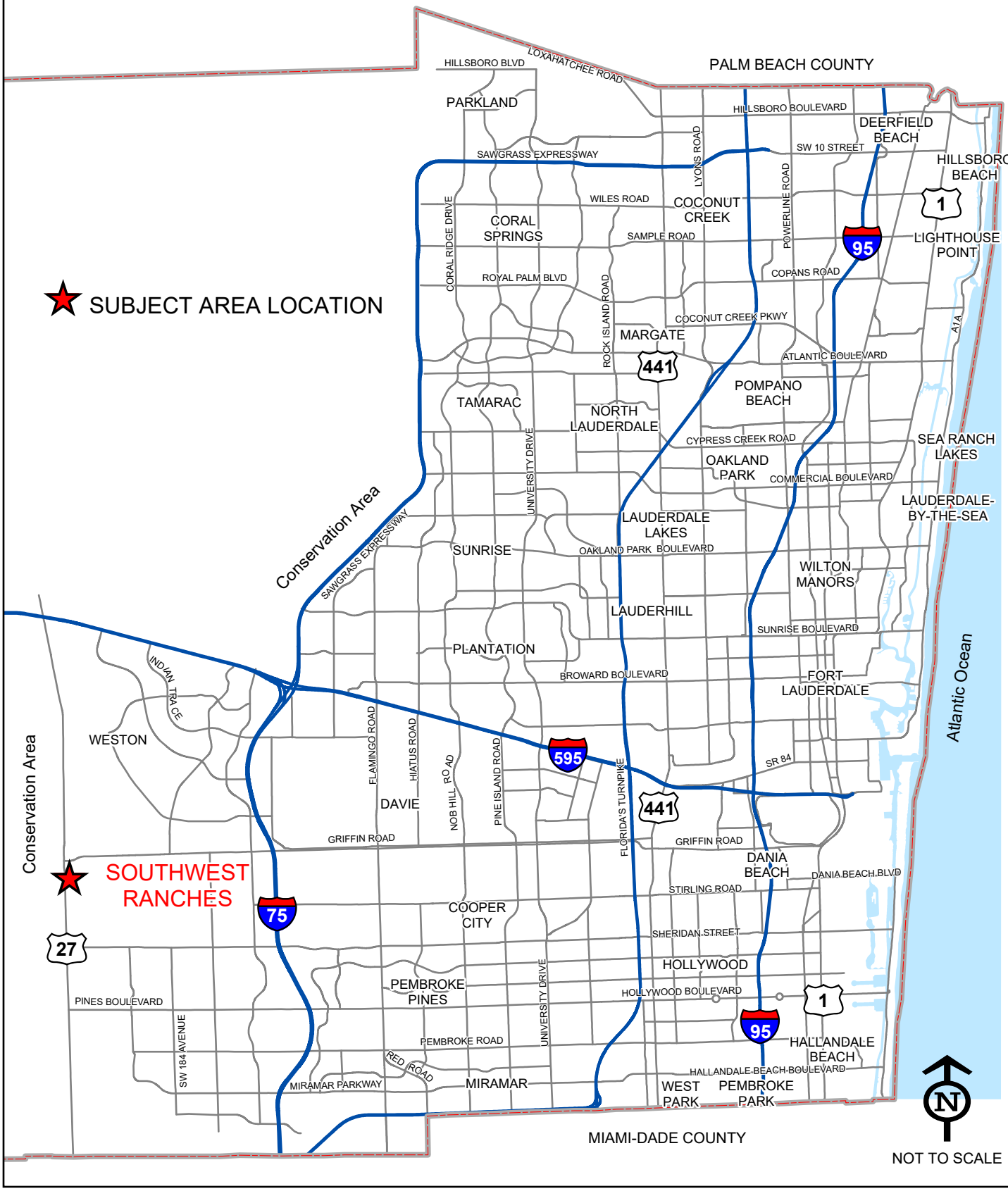
MA/gmb
PC25-1 Town of Southwest Ranches.TransReso
08/28/2025
#80041

EXHIBIT “A”

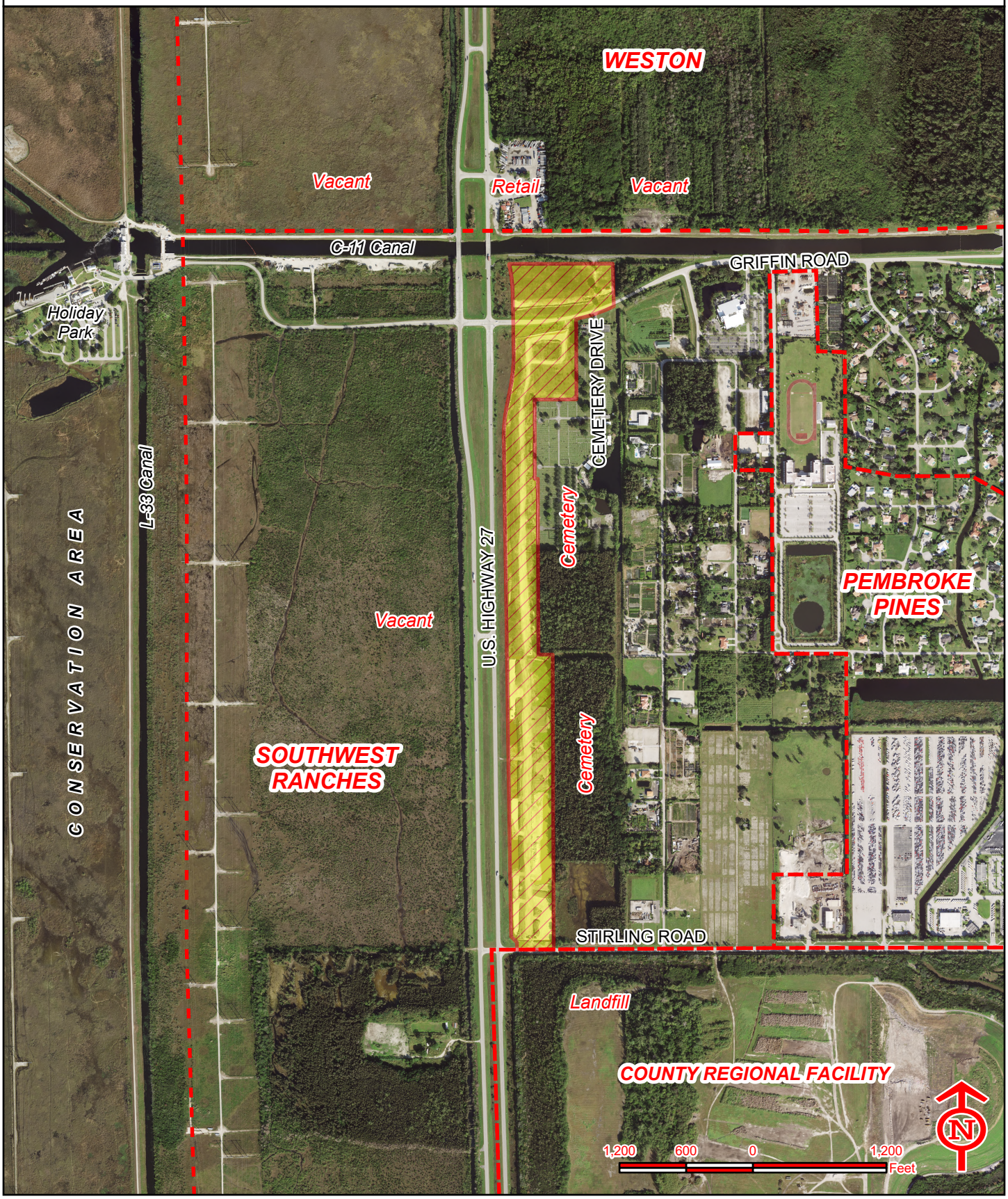
TO RESOLUTION NUMBER 2025 – 436

(PC 25-1)

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP
AMENDMENT PC 25-1



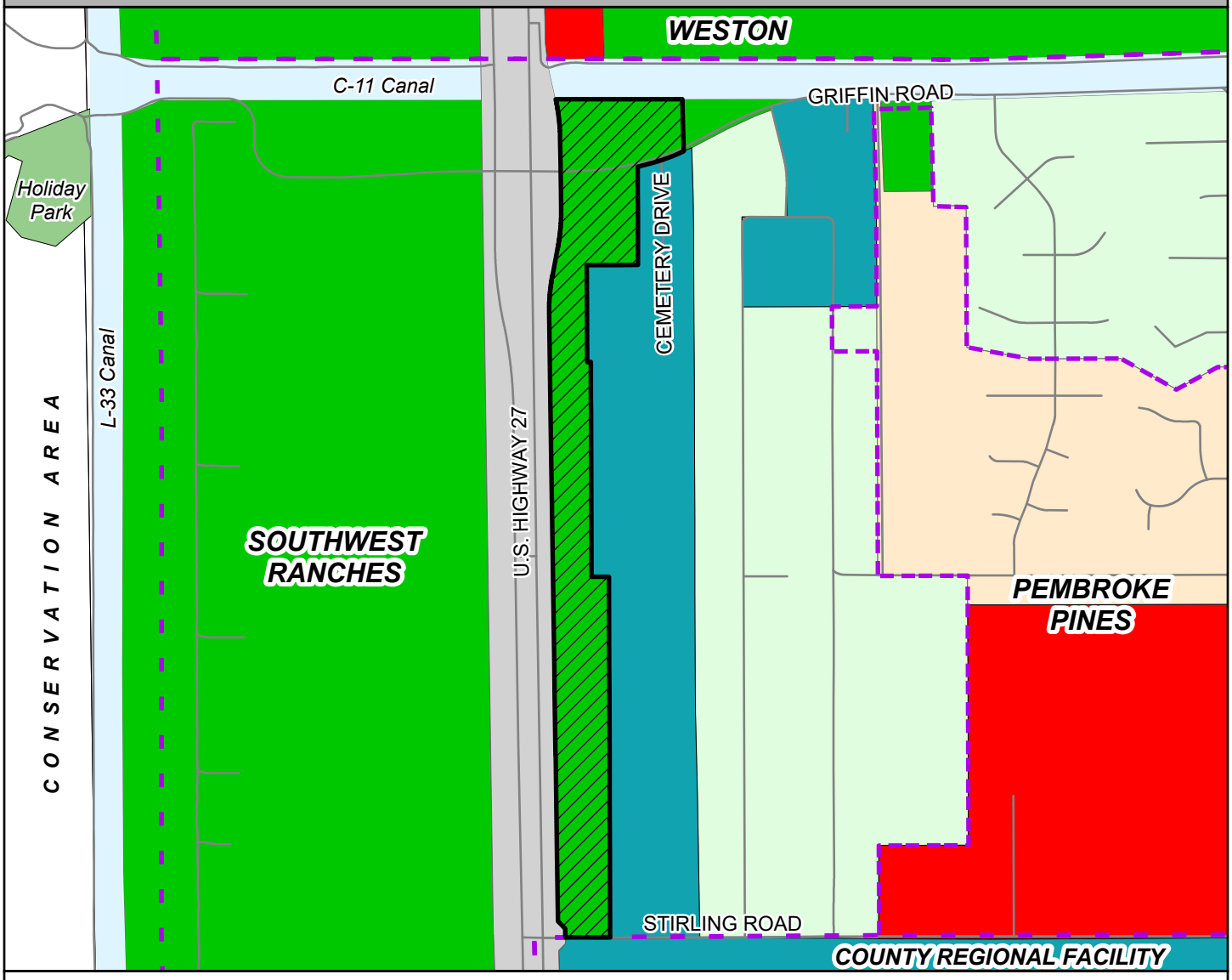
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-1



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-1

Current Land Use: Agricultural

Gross Acres: Approximately 58.7 acres



- Site
- Municipal Boundary
- Rural Ranches
- Estate (1) Residential
- Commerce
- Agricultural
- Recreation and Open Space
- Community
- Transportation
- Water / Primary Drainage
- Conservation - Reserve Water Supply Areas

N

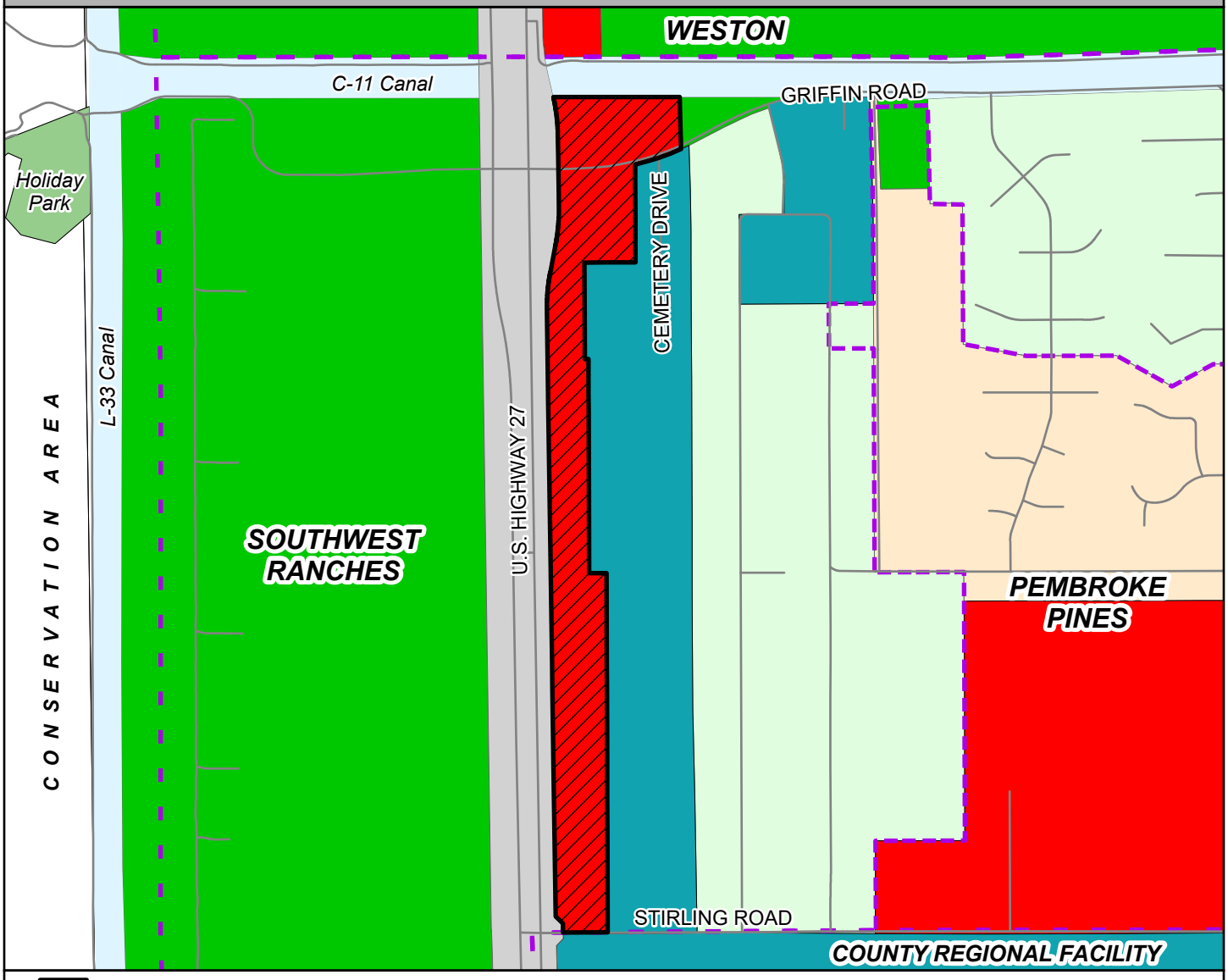
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MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-1

Proposed Land Use: Commerce

Gross Acres: Approximately 58.7 acres



- Site
- Municipal Boundary
- Rural Ranches
- Estate (1) Residential
- Commerce
- Agricultural
- Recreation and Open Space
- Community
- Transportation
- Water / Primary Drainage
- Conservation - Reserve Water Supply Areas

N

1,200 600 0 1,200

Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-1
(SOUTHWEST RANCHES)

RECOMMENDATIONS/ACTIONS ***DATE***

I. *Planning Council Staff Transmittal Recommendation* *August 19, 2025*

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP) and recommends approval, subject to the applicant's voluntary commitment to restrict development to a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial use. See Attachment 3.

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

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

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

RECOMMENDATIONS/ACTIONS (continued) ***DATE***

I. *Planning Council Staff Transmittal Recommendation (continued)* *August 19, 2025*

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

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

II. *Planning Council Transmittal Recommendation* *August 28, 2025*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 17-0: Abramson, Brunson, Castillo, Fernandez, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Railey, Rosenof, Ryan, Zeman and DiGiorgio)

III. *County Commission Transmittal Recommendation* *October 21, 2025*

Approval per Planning Council transmittal recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

INTRODUCTION AND APPLICANT'S RATIONALE

I. *Municipality:* Southwest Ranches

II. *County Commission District:* District 1

III. *Site Characteristics*

A. *Size:* Approximately 58.7 acres

B. *Location:* In Sections 27 and 34, Township 50 South, Range 39 East; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road.

C. *Existing Use:* Vacant

IV. *Broward County Land Use Plan (BCLUP) Designations*

A. *Current Designation:* Agricultural

B. *Proposed Designation:* Commerce

C. *Estimated Net Effect:* Reduction of 58.7 acres of agricultural uses
Addition of 58.7 acres of commerce uses

V. *Existing Uses and BCLUP Designations Adjacent to the Amendment Site*

A. *Existing Uses:*

North:	Retail and vacant
East:	Vacant and cemetery
South:	Landfill
West:	U.S. Highway 27 and vacant

B. *Planned Uses:*

North:	Commerce and Agricultural
East:	Agricultural and Community
South:	Community
West:	Transportation and Agricultural

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. *Applicant/Petitioner*

A.	*Applicants:*	Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC
B.	*Agent:*	Heather Jo Allen, Esq., AICP, Keiser Legal, PLLC
C.	*Property Owner:*	Bergeron US 27, LLC

VII. *Recommendation of Local Governing Body:* The Town of Southwest Ranches recommends approval of the proposed amendment.

VIII. *Applicant's Rationale*

The applicant states: "On January 26, 2017, the Town Council adopted Ordinance No. 2017-02, which amended the text of the Future Land Use Element of the Town Comprehensive Plan ("Plan") to establish a new land use designation entitled "US Highway 27 Business." In adopting Ordinance No. 2017-02, the Town Council agreed with the Town Comprehensive Plan Advisory Board that the US 27 corridor is "unsuitable or marginal for rural residential use" and is more suitable for light industrial and business development that would diversify the Town's tax base. As such, the Town Council adopted Future Land Use Objectives and Policies that would "form the framework for evaluating land use plan amendment petitions seeking the US Highway 27 designation" as well as "evaluating companion petitions for rezoning and site plan" while also protecting the Town's rural character and lifestyle. The US Highway 27 Business category provisions of the Plan were amended by the Town Council on February 11, 2021, pursuant to Ordinance No. 2021-006, and the Town Council adopted Ordinance No. 2021-007, which added regulations to the Town Unified Land Development Code to create the necessary associated zoning classification entitled "US Highway 27 Planned Business District" along with district regulations to implement the US Highway 27 Business Future Land Use category. The Town's Plan was subsequently recertified by the Broward County Planning Council on June 24, 2021, with a determination that the new US Highway 27 Business Future Land Use category is consistent with the County Commerce land use category. Recently, on September 26, 2024, the Town Council adopted Ordinance No. 2024-010, which further amended the US Highway 27 Business category provisions of the Plan to allow for connection to any municipal provider of water and sewer systems rather than solely to the City of Sunrise systems. The Applicant is the owner of the +/- 58.7 gross acre property that is generally located along the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town ("Amendment Site"). The Applicant is seeking to amend the Amendment Site's future land use designation from Agricultural (Town and County) to US Highway 27 Business (Town) and Commerce (County) in order to implement the Town's vision for the US 27 corridor ("Proposed Amendment").

VIII. *Applicant's Rationale (continued)*

The Applicant is proposing to develop the Amendment Site with the US 27 Highway Business Center planned development consisting of a maximum of 716,000 square feet of commercial and industrial uses, including a maximum of 116,000 square feet of development designated for commercial use. The Proposed Amendment provides the Town with an attractive development opportunity that will transform vacant property into a substantial revenue producing development while remaining true and consistent with the Town's goals, objectives, and policies. Moreover, this request is the result of the growing need for commercial and industrial uses in southwest Broward County, which is uniquely situated to service the tri-county area and beyond."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

II. Transportation & Mobility

The proposed amendment from the Agricultural land use category to the Commerce land use category is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 2,375 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact the following roadway segments (greater than 3% impact to capacity, and reduces acceptable level of service (LOS) to unacceptable LOS or exacerbates unacceptable LOS):

- **An additional 1,098 p.m. peak hour trips (72.2% capacity) on Griffin Road**, between U.S. Highway 27 and Southwest 184 Avenue;
- **An additional 177 p.m. peak hour trips (3.5% capacity) on Griffin Road**, between Interstate 75 and Southwest 148 Avenue;
- **An additional 210 p.m. peak hour trips (6.2% capacity) on Sheridan Street**, between Southwest 172 Avenue and Southwest 160 Avenue; and
- **An additional 170 p.m. peak hour trips (3.3% capacity) on Sheridan Street**, between Southwest 160 Avenue and Interstate 75.

The four (4) roadway segments denigrate from an acceptable LOS "C" or "D" to an unacceptable LOS "F," with the addition of the trips generated by the proposed amendment. See Attachment 2.

Further, the MPO Year 2050 Transportation Plan model analysis distribution indicates a **significant** impact to the following roadway segments (greater than 3% impact to capacity), noting each is projected to operate at an acceptable LOS B, C or D with or without the addition of the trips generated by the proposed amendment:

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. *Transportation & Mobility (continued)*

- U.S. Highway 27, four (4) segments between Pine Island Road and Saddle Club Road;
- Bonaventure Boulevard, two (2) segments between Griffin Road and Royal Palm Boulevard;
- Southwest 36 Street, between U.S. Highway 27 and South Post Road;
- South Post Road, between Bonaventure Boulevard and Weston Road;
- Griffin Road, three (3) segments between Southwest 184 Avenue and Interstate 75;
- Stirling Road, between U.S. Highway 27 and Southwest 196 Avenue; and
- Sheridan Street, two (2) segments between U.S. Highway 27 and Southwest 172 Avenue.

See Attachment 2.

Per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, Planning Council staff utilizes a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. The threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation.

The applicant has submitted a draft Declaration of Restrictive Covenants restricting the proposed amendment site to a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial uses. See Attachment 3. Based on the restrictions and alternative traffic analysis, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network by approximately 1,082 p.m. peak hour trips. See Attachment 4.

The MPO Year 2050 Transportation Plan model analysis for the distribution of the projected additional p.m. peak hour trips *as voluntarily restricted* indicates a **significant, but not adverse,** impact to the following roadway segments, which are projected to operate at an acceptable LOS B, C or D with or without the addition of the trips generated by the proposed amendment as restricted:

- U.S. Highway 27, two (2) segments between Sheridan Street and Griffin Road;
- South Post Road, between Bonaventure Boulevard and Weston Road;
- Griffin Road, between U.S. Highway 27 and Southwest 184 Avenue;
- Griffin Road, three (3) segments between Southwest 184 Avenue and Interstate 75; and
- Sheridan Street, two (2) segments between U.S. Highway 27 and Southwest 172 Avenue.

See Attachment 4.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. *Transportation & Mobility (continued)*

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is not provided within a ¼ mile of the proposed amendment site. Further, the BCT report notes there are currently no plans for future fixed-route bus improvements within the amendment site. In addition, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and access to any future transit. See Attachment 5.

The Broward County Urban Planning Division (BCUPD) report recommends that the development of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends building safe continuous sidewalks, or similar direct connection between the proposed buildings and parking, ADA-friendly design elements, shade elements, including landscaping and covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, and electric vehicle charging stations. See Attachment 6.

The applicant has provided correspondence acknowledging the review agency comments and will incorporate the recommendations as feasible during project design. See Attachment 7.

III. *Public Schools*

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 8.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. However, the proposed amendment site is within the 892-acre Water Preserve Areas Southwest Ranches consisting of non-forested fresh wetland, which is included in the Protected Natural Lands Inventory. See Attachment 9.

II. Wetlands

The BCRED report indicates that the proposed amendment site originally contained 30.37 acres of wetlands. Environmental Resource License (ERL) No. DF05-1107 was issued on October 16, 2006, and is anticipated to expire on May 12, 2026. This license authorized the filling of said wetlands, as well as retaining a 3.673 onsite wetland mitigation area**.** See Attachment 9. The applicant has acknowledged the ERL and indicated that the wetland mitigation will be satisfied onsite, as well as through offsite mitigation with the purchase of ten (10) credits from the Hole in the Donut Mitigation Bank. See Attachment 7.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Water Resources and Public Health. Lastly, the BCRED report notes that the Groundwater Maps have been updated and there is a new Future Conditions Groundwater Map that would need to be considered for the development of the stormwater management system. See Attachment 9.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

Vegetation: The BCRED report states that the proposed amendment site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the Town of Southwest Ranches. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. The BCRED report notes that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 9.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 9.

Air Quality: The BCRED report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 9.

Water Recharge: The BCRED report indicates that the proposed amendment would involve an increase in impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCRED staff recommends that the design of the development maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas. See Attachment 9.

The applicant has provided correspondence acknowledging the foregoing review agency comments. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. However, if archaeological materials or unmarked burials are discovered, development activities shall be discontinued and the County shall be notified of the discovery. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. *Affordable Housing*

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

II. *BrowardNext - Broward County Land Use Plan Policies*

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

III. *Other Pertinent Information*

Planning Council staff solicited comments from the adjacent jurisdictions of Unincorporated Broward County and the cities of Pembroke Pines and Weston. No comments have been received from the City of Pembroke Pines as of this writing. Comments from Unincorporated Broward County have been provided by the Urban Planning Division (BCUPD). The BCUPD report identifies that the proposed amendment site abuts the Broward County Landfill, which is a regional facility. See Attachment 6. The City of Weston requested additional information regarding the traffic impacts on public schools located near the intersection of Griffin Road and Bonaventure Boulevard. See Attachment 10. The applicant provided a traffic study to evaluate the potential impacts in the vicinity of said intersection related to traffic circulation and operations during school arrival and dismissal periods. See Attachment 11.

Regarding the notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent 7 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Agricultural to Commerce would be generally compatible with the surrounding non-residential uses. The applicant is proposing a planned development consisting of a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial uses. See Attachment 3.

The proposed amendment supports the Town of Southwest Ranches long-term vision for the U.S. Highway 27 corridor, including its local U.S. 27 Highway Business land use category, which facilitates a range of industrial and business uses. The amendment site is located with direct access to this major transportation corridor and is well-positioned to support employment opportunities and respond to the growing demand for light industrial and commercial uses in the southwest Broward County area.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity, and park acreage** will be available to serve the proposed land use. See Attachment 1. Further, no adverse impacts on **historical, cultural or natural resources** were identified.

Regarding impacts to the **regional transportation network**, distribution of the projected additional net 1,082 p.m. peak hour trips as voluntarily restricted indicates a significant impact to several roadway segments in the surrounding area. However, each segment is projected to operate at an acceptable level of service B, C or D with or without the addition of the trips generated by the proposed amendment. See Attachment 4.

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – BCLUP and recommends approval, subject to the applicant's voluntary commitment to restrict development to a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial uses. See Attachment 3.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of August 2025

2. Broward County Planning Council Traffic Analysis of July 18, 2025

3. Draft Declaration of Restrictive Covenants Limiting Development

4. Broward County Planning Council Alternate Traffic Analysis of July 18, 2025

5. Broward County Transit Division Report of March 12, 2025

6. Broward County Urban Planning Division Report of March 11, 2025

7. Applicant Response to Review Agency Comments Received August 5, 2025

8. School Board of Broward County Consistency Review Report of March 11, 2025

9. Broward County Resilient Environment Department Report of March 18, 2025

10. Email correspondence from the City of Weston dated March 6, 2025

11. Applicant's traffic study and response to the City of Weston comments, dated July 7, 2025

12. Broward County Parks and Recreation Division Report of March 19, 2025

13. Broward County Water Management Division Report of February 11, 2025

14. South Broward Drainage District Report of February 5, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL
SUPPLEMENTAL REPORT
PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-1

Prepared: August 2025

POTABLE WATER

The proposed amendment site will be served by the Pembroke Pines Water Treatment Plant, which has a current capacity of 18 million gallons per day (mgd). The current and committed demand on the treatment plant is 14.2 mgd, with 3.8 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 15.6 mgd, with 1.4 mgd available for water withdrawal, which expires on August 18, 2030. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 82.68 gpd per capita (3.53 persons per household (pph)) for residential uses. The amendment will result in a net increase of 0.05 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pembroke Pines adopted its 10-year Water Supply Facilities Work Plan on February 3, 2021, and that the Town of Southwest Ranches adopted its 10-year Water Supply Facilities Work Plan on March 23, 2017.

SANITARY SEWER

The proposed amendment site will be served by the Pembroke Pines Wastewater Treatment Plant, which has a current capacity of 9.52 mgd. The current and committed demand on the treatment plant is 7.28 mgd, with 2.24 mgd available. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 93 gpd per capita (3.53 pph) for residential uses. The amendment will result in a net increase of 0.05 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Pro for solid waste disposal service. Waste Pro collects and transports the Town's solid waste to the Okeechobee Landfill. The landfill has a capacity of 214 million cubic yards and a demand of 2,739.7 tons per day (tpd). Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commercial uses and 8.9 lbs per day per dwelling unit for residential uses. The proposed amendment will result in a net increase of 23,275.3 lbs per day or 11.6 tpd on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Broward Drainage District (SBDD). A surface water management permit from the SBDD may be required prior to any construction.

PARKS AND OPEN SPACE

The Town of Southwest Ranches has 152.83 acres in its parks and open space inventory. The 2050 projected population (8,642) requires approximately 25.9 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use plan amendment will result in a net decrease of 0.2 acres on the projected demand for local parks. The Town of Southwest Ranches continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak
PC 25-1

MPO Model Run Received: July 10, 2025
Prepared: July 18, 2025

INTRODUCTORY INFORMATION

Jurisdiction: Town of Southwest Ranches

Size: Approximately 58.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Agricultural
Potential Development:	23 single-family dwelling units
Trip Generation Rate:	"ITE Equation (210) Single-Family Detached Housing"*
Total P.M. Peak Hour Trips:	26 peak hour trips

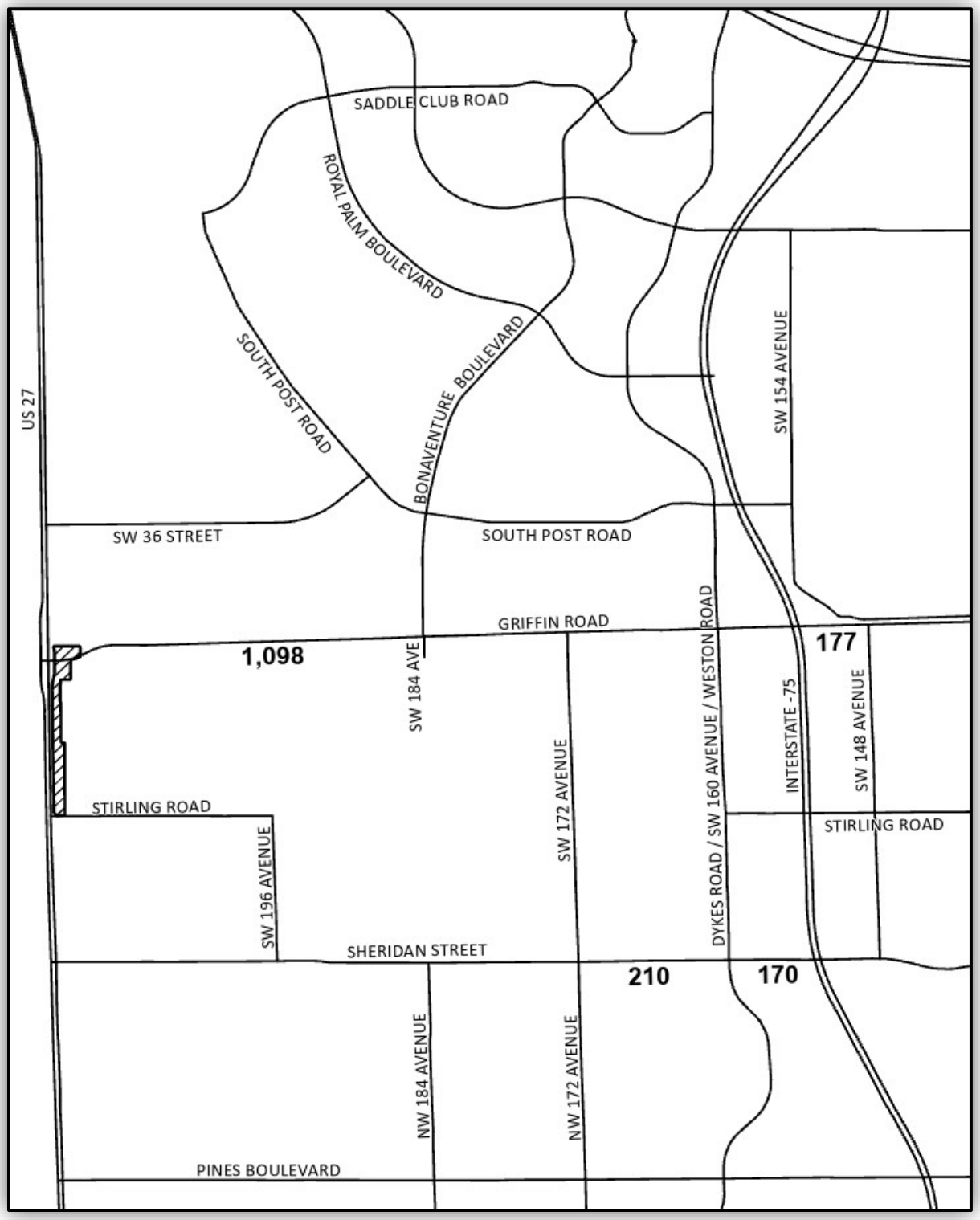
Potential Trips - Proposed Land Use Designations

Proposed Designation:	Commerce
Potential Development:	587,000 square feet of commercial use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips	2,401 peak hour trips
Net P.M. Peak Hour Trips	+ 2,375 peak hour trips

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

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



TRAFFIC ANALYSIS (continued)

Impacted Regional Transportation Network Without the Proposed Amendment: Year 2045:

Roadway	***Segment***	***Volume***	***Capacity***	***LOS***
1. U.S. Highway 27	Pines Boulevard to Sheridan Street	2,109	5,960	B
2. U.S. Highway 27	Sheridan Street to Stirling Road	2,109	5,960	B
3. U.S. Highway 27	Stirling Road to Griffin Road	2,109	5,960	B
4. U.S. Highway 27	Griffin Road to Saddle Club Road	1,368	5,960	B
5. Bonaventure Boulevard	Griffin Road to South Post Road	2,100	3,401	C
6. Bonaventure Boulevard	South Post Road to Royal Palm Boulevard	1,729	3,401	C
7. SW 36 Street	U.S. Highway 27 to South Post Road	162	1,197	C
8. South Post Road	Bonaventure Boulevard to Weston Road	988	1,440	C
9. Griffin Road	U.S. Highway 27 to SW 184 Avenue	998	1,520	C
10. Griffin Road	SW 184 Avenue to SW 172 Avenue	2,195	3,401	C
11. Griffin Road	SW 172 Avenue to SW 160 Avenue	2,917	3,401	C
12. Griffin Road	SW 160 Avenue to Interstate 75	4,722	5,121	C
13. Griffin Road	Interstate 75 to SW 148 Avenue	4,978	5,121	C
14. Stirling Road	U.S. Highway 27 to SW 196 Avenue	694	1,197	D
15. Sheridan Street	U.S. Highway 27 to SW 196 Avenue	409	1,520	C
16. Sheridan Street	SW 196 Avenue to SW 172 Avenue	1,292	3,401	C
17. Sheridan Street	SW 172 Avenue to SW 160 Avenue	3,363	3,401	D
18. Sheridan Street	SW 160 Avenue to Interstate 75	5,007	5,121	D

Impacted Regional Transportation Network With the Proposed Amendment: Year 2045:

Roadway	***Segment***	***Volume***	***Capacity***	***LOS***
1. U.S. Highway 27	Pines Boulevard to Sheridan Street	2,409	5,960	B
2. U.S. Highway 27	Sheridan Street to Stirling Road	2,584	5,960	B
3. U.S. Highway 27	Stirling Road to Griffin Road	2,584	5,960	B
4. U.S. Highway 27	Griffin Road to Saddle Club Road	1,569	5,960	B
5. Bonaventure Boulevard	Griffin Road to South Post Road	2,297	3,401	C
6. Bonaventure Boulevard	South Post Road to Royal Palm Boulevard	1,870	3,401	C
7. SW 36 Street	U.S. Highway 27 to South Post Road	226	1,197	C
8. South Post Road	Bonaventure Boulevard to Weston Road	1,103	1,440	C
9. Griffin Road	U.S. Highway 27 to SW 184 Avenue	2,096	1,520	F
10. Griffin Road	SW 184 Avenue to SW 172 Avenue	2,606	3,401	C
11. Griffin Road	SW 172 Avenue to SW 160 Avenue	3,322	3,401	D
12. Griffin Road	SW 160 Avenue to Interstate 75	5,079	5,121	D
13. Griffin Road	Interstate 75 to SW 148 Avenue	5,155	5,121	F
14. Stirling Road	U.S. Highway 27 to SW 196 Avenue	769	1,197	D
15. Sheridan Street	U.S. Highway 27 to SW 196 Avenue	815	1,520	C
16. Sheridan Street	SW 196 Avenue to SW 172 Avenue	1,531	3,401	C
17. Sheridan Street	SW 172 Avenue to SW 160 Avenue	3,573	3,401	F
18. Sheridan Street	SW 160 Avenue to Interstate 75	5,177	5,121	F

PLANNING COMMENTS

The proposed amendment is presumed to allow at least 587,000 square feet of commercial use. Based on this premise, the amendment is projected to increase traffic on the regional roadway network by approximately 2,375 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would **significantly and adversely** impact several roadway segments, as follows:

Significant impact: a substantial change in traffic conditions caused by a proposed development, typically resulting in increased congestion, delays or a reduced level of service that requires mitigation. Planning Council staff notes several roadway segments are projected to operate at an acceptable level of service† (LOS) (i.e. B, C or D) with or without the addition of the trips generated by the proposed amendment:

1. U.S. Highway 27, four (4) segments between Pines Boulevard and Saddle Club Road, are projected to operate at LOS "B"
2. Bonaventure Boulevard, two (2) segments between Griffin Road and Royal Palm Boulevard, are projected to operate at LOS "C"
3. Southwest 36 Street, between U.S. Highway 27 and South Post Road, is projected to operate at LOS "C"
4. South Post Road, between Bonaventure Boulevard and Weston Road, is projected to operate at LOS "C"
5. Griffin Road, three (3) segments between Southwest 184 Avenue and Interstate 75, are projected to operate at LOS "C" and "D"
6. Stirling Road, between U.S. Highway 27 and Southwest 196 Avenue, is projected to operate at LOS "D"
7. Sheridan Street, two (2) segments between U.S. Highway 27 and Southwest 172 Avenue, are projected to operate at LOS "C"

Adverse impact: a negative effect on traffic conditions or safety due to a proposed development, even if it does not require a formal mitigation. Planning Council staff notes the following four (4) affected roadway segments:

1. Griffin Road, between U.S. Highway 27 and Southwest 184 Avenue, denigrates from an acceptable LOS "C" to an unacceptable LOS "F," with the addition of the trips generated by the proposed amendment
2. Griffin Road, between Interstate 75 and Southwest 148 Avenue, denigrates from an acceptable LOS "C" to an unacceptable LOS "F," with the addition of the trips generated by the proposed amendment
3. Sheridan Street, between Southwest 172 Avenue and Southwest 160 Avenue, denigrates from an acceptable LOS "D" to an unacceptable LOS "F," with the addition of the trips generated by the proposed amendment
4. Sheridan Street, between Southwest 160 Avenue and Interstate 75, denigrates from an acceptable LOS "D" to an unacceptable LOS "F," with the addition of the trips generated by the proposed amendment

† Based on the MPO Roadway Capacity and LOS Analysis 2020 & 2045 Table. The MPO anticipates the updated table to be available in mid-August 2025.

ATTACHMENT 3

This instrument prepared by:

Heather Jo Allen, Esq.
Keiser Legal, PLLC
55 SE 2nd Avenue, Suite 102
Delray Beach, Florida 33444

RECEIVED
8/5/2025

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DRAFT

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this _____ of _____, 2025, by **BERGERON US 27, LLC**, a Florida limited liability company, and **BERGERON SW RANCHES US 27, LLC**, a Delaware limited liability company, (hereinafter collectively referred to as the "Declarant"), which shall be for the benefit of **BROWARD COUNTY**, a Political Subdivision of the State of Florida ("County").

Witnesseth:

WHEREAS, the Declarant is the owner of land located in the Town of Southwest Ranches ("Town"), Broward County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Declarant has made applications to the Town (Application No. PA-20-8) and County (County Planning Council Application No. PC25-1) requesting that the land use plan designation on the Property be changed from Agricultural (Town and County) to US Highway 27 Business (Town) and Commerce ("County") ("Amendment"); and

WHEREAS, the Declarant intends to develop the Property with a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial use, as specifically allowed and permitted by right under the zoning district entitled the US Highway 27 Planned Business District and more particularly described in Section 051-020 of the Town's Code of Ordinances ("Restricted Uses") attached hereto as Exhibit "B" and incorporated herein; and

WHEREAS, an impact analysis of all of the allowable uses under the County's Commerce designation would result in an overly broad and inaccurate depiction of what is actually permitted to be developed on the Property by the Town; and

WHEREAS, the Declarant requests that the County review the impacts of its Amendment based upon the Restricted Uses rather than inapplicable uses that might be allowed under the County's Commerce designation; and

WHEREAS, in connection with the Amendment, the Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below to provide assurances to and in favor of the County; and

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

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

2. Property Development Restriction. Declarant hereby declares that development of the Property is restricted to a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial use, as specifically allowed and permitted by right under the zoning district entitled the US Highway 27 Planned Business District pursuant to the Town's Code of Ordinances.

3. Voluntary Declaration. This Voluntary Declaration has been offered by the Declarant as an inducement for the County to approve a land use plan amendment for the Property identified as PC25-1.

4. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the then owner or owner(s) of the portion of the Property affected by such modification, amendment, or release, and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment, or release. Any amendment, modification, or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

5. Recordation and Effective Date. This Declaration shall not be effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval of the Amendment by the County and the expiration of all appeal periods or, if any appeal is filed, the conclusion of such appeal in a manner that does not affect the County's approval of the Amendment. Once recorded, this Declaration shall run with the Property for the sole benefit of the County and shall bind all successors-in-interest with respect to the Property. This Declaration shall not give rise to a cause of action by any party other than the County and no party other than the County shall be entitled to enforce this Declaration. Any failure by the County to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.

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

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

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

9. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Declaration.

10. Jurisdiction. This Declaration shall be construed and interpreted, and the rights of the parties hereto determined, in accordance with Florida law. The Declarant agrees to submit to the jurisdiction of Florida courts and federal courts located in Florida. The parties agree that proper venue for any suit concerning this Declaration shall be Broward County or the Federal Southern District of Florida.

11. Notice. All notices required or permitted to be given to or delivered by any party hereunder, shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service or prepaid overnight delivery service, by electronic transmission producing a written record, or alternatively shall be sent by United States Certified Mail with Return Receipt Requested. The effective date of any Notice shall be the date of delivery of the Notice if by personal delivery, courier services or prepaid overnight delivery service, or if mailed, upon the date which the return receipt is signed or delivery is refused or the Notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the address to which Notices may be delivered, and delivery to such address shall constitute binding notice given to such Party:

If to the County:

Broward County Attorney's Office
Attn: Andrew Meyers, Esq.
115 S. Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301

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If to the Declarant:
Ronald M. Bergeron, Sr.
Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC
19612 SW 69th Place
Pembroke Pines, Florida 33332

With a copy to:
Aleida Ors Waldman, Esq.
Aleida Ors Waldman, P.A.
19612 SW 69th Place
Pembroke Pines, FL 33332

[THE REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

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In witness whereof, Declarant has executed this Declaration as follows:

Witnesses:

Bergeron US 27, LLC,
a Florida limited liability company

(Signature) _____

By: _____
Ronald M. Bergeron, Sr.,
Managing Member

Print Name: _____

(Signature) _____

Print Name: _____

State of _____)
) SS
County of _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of I physical presence or I online notarization, by Ronald M. Bergeron, Sr. as Managing Member of Bergeron US 27, LLC, a Florida limited liability company who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ___ day of _____, 2025.

DRAFT

Bergeron SW Ranches US 27, LLC,
a Delaware limited liability company

(Signature) _____

By: _____
Ronald M. Bergeron, Sr.,
Managing Member

Print Name: _____

(Signature) _____

Print Name: _____

State of _____)
) SS
County of _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of I physical presence or I online notarization, by Ronald M. Bergeron, Sr. as Managing Member of Bergeron SW Ranches US 27, LLC, a Delaware limited liability company who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ___ day of _____, 2025.

DRAFT

_____
Notary Public

_____
Typed, printed of stamped name of Notary Public

My Commission Expires:

Exhibit "A"
Legal Description
The Property

A PORTION OF TRACTS 51, 52, 61, AND 62, OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°46'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 1317.07 FEET; THENCE NORTH 01°19'41" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR 874.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 89°57'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 90.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'39" EAST, 322.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AND A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 24°26'02" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET AND A CENTRAL ANGLE OF 24°12'21", AN ARC DISTANCE OF 781.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 97.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86060-2516; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 45°14'08" WEST, 69.95 FEET; 2) NORTH 00°50'31" WEST 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 3) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET AND A CENTRAL ANGLE OF 11°36'38", AN ARC DISTANCE OF 292.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 89°57'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 933.35 FEET TO THE POINT OF BEGINNING.

AND

TRACTS 71, 90, 103, & 122, AND PORTIONS OF TRACTS 6, 7, 8, 25, 26, 39, 40, 57, 58, 72, 89, 104, & 121, OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 39 EAST, AND THE PLATTED RIGHTS-OF-WAY ADJACENT THERETO, "EVERGLADES LAND COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89°51'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR 328.93 FEET; THENCE NORTH 02°25'14" WEST 10.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE

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ROAD NO. 25 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 86060-2516 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) CONTINUE NORTH 02°25'14" WEST 45.04 FEET; 2) NORTH 45°29'17" WEST 70.27 FEET; 3) NORTH 00°50'31" WEST 4478.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 4) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 279.55 FEET TO A POINT OF TANGENCY; 5) NORTH 10°57'10" EAST 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 6) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 11°47'41", FOR AN ARC DISTANCE OF 296.85 FEET TO A POINT OF TANGENCY; 7) NORTH 00°50'31" WEST 150.00 FEET; 8) NORTH 44°45'52" EAST 71.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 94.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 12°22'13", FOR AN ARC DISTANCE OF 425.29 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF "SHARON GARDENS MEMORIAL PARK", AS RECORDED IN PLAT BOOK 84, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°12'20" EAST ALONG SAID WESTERLY BOUNDARY 665.12 FEET TO A POINT ON THE NORTH LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE", AS RECORDED IN PLAT BOOK 110, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°46'19" WEST ALONG SAID NORTH LINE 350.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°23'54" WEST 27.00 FEET TO A POINT ON A LINE 27.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG SAID PARALLEL LINE 712.00 FEET; THENCE NORTH 89°23'54" EAST 27.00 FEET TO A POINT ON SAID WEST LINE OF "SHARON GARDENS MEMORIAL PARK REVISION THREE"; THENCE SOUTH 00°11'26" EAST ALONG THE WEST LINE OF SAID "SHARON GARDENS MEMORIAL PARK REVISION THREE" AND SAID "SHARON GARDENS MEMORIAL PARK" 1579.82 FEET; THENCE NORTH 89°49'12" EAST ALONG SAID WESTERLY BOUNDARY OF "SHARON GARDENS MEMORIAL PARK" 128.21 FEET; THENCE SOUTH 00°11'00" EAST ALONG THE EAST LINES OF SAID TRACTS 71, 90, 103, AND 122 AND THE EXTENSIONS THEREOF 2631.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 122; THENCE SOUTH 89°51'57" WEST ALONG THE SOUTH LINE OF SAID TRACTS 121 AND 122 FOR 331.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 56.546 ACRES, MORE OR LESS.

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Exhibit "B"
Town of Southwest Ranches
Code of Ordinances Section 051-020
The Restricted Uses

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Sec. 051-020. - Permitted, prohibited and special exception uses.

(A) *Unauthorized use.* No land or improvements thereon shall be used for any purpose other than as provided in this section. Further, no land shall be used for any use not authorized by an approved master development plan for a given parcel or tract.

(B) *Permitted uses.* Uses followed by a "P" are permitted, subject to compliance with all applicable conditions for the use set forth in section 051-030.

(C) *Special exception uses.* Uses followed by an "SE" are special exception uses that require town council approval pursuant to the procedures and requirements of article 112—Special exception uses, with an additional required finding that the use does not involve chemicals, substances or byproducts that are combustible, carcinogenic, biohazardous, or are otherwise toxic to humans or animals.

(D) *Prohibited uses.* Uses followed by an "NP" are prohibited.

(E) *Unlisted uses.* An unlisted use may be permitted if it is not a listed permitted, conditional, special exception, or prohibited use in any district, pursuant to the findings and procedures of this subsection.

(1) The town council may approve a use that it finds is similar to a listed special exception use in this district upon consideration of an application for similar special exception use that shall follow the process for special exception uses in article 112.

(2) The town administrator may approve a use upon finding the use similar to a listed permitted use in this district subject to the following requirements:

(a) Finding that the use possesses similar characteristics to a permitted use in this district, including but not limited to operating hours, emission of noise, odor, dust, smoke or other particulates, vibration, and glare. Approval of a similar use may be made subject to any master plan and site plan conditions that are applicable to the similar use, or as deemed appropriate by the town administrator to mitigate potential incompatibilities with residential uses.

(b) The use shall not involve chemicals, substances or byproducts that are combustible, carcinogenic, biohazardous, or that are otherwise toxic to humans or animals.

(c) The town administrator shall provide written notice to all town council members the intent to authorize the similar use. If no councilmember files a written objection with the town administrator within ten (10) business days, the town administrator may approve the use.

(d) If by the end of the ten (10)-day period any councilmember files an objection, the use may only be approved as a special exception use.

(F) *Schedule of uses.* The schedule in this subsection enumerates those uses that are permitted, prohibited and subject to special exception permit.

	Use	
1.	Abrasive product manufacturing	NP

2.	Accessory uses and structures, including outdoor storage, incidental fuel storage and caretaker/watchman living quarters, [subject to subsections 051-030 (C), (D) and (E), respectively]	P
3.	Acid (corrosive) manufacturing, including hydrochloric, nitric, picric, sulfurous, and sulfuric	NP
4.	Adult entertainment	NP
5.	Agricultural equipment sales and display	P
6.	Agricultural uses (non-residential)	P
7.	Airport and airport hanger	NP
8.	Alkaline products manufacturing	NP
9.	Ammunition reloading	NP
10.	Animal burial ground	NP
11.	Animal hospital or veterinary clinic including equine [subject to subsection 051-030(A)—Noise]	P
12.	Animal refuge	SE
13.	Asphalt manufacturing or refining	NP
14.	Asphalt paving plant	NP
15.	Assembly of appliances and instruments	P
16.	Assembly of pre-manufactured components	P
17.	Automobile, commercial vehicle, RV, boat, tractor, trailer storage, transport, parking or open-air storage [subject to subsection 051-030(B)—Screening]	P
18.	Automobile, motor vehicle, motorcycle, vehicle accessories, parts sales and	P

	display—New and used	
19.	Automobile, motor vehicle detailing including car washes	P
20.	Automobile wrecking yard	NP
21.	Awning and canvas repair	P
22.	Battery repair and rebuilding	NP
23.	Boarding kennel [subject to subsection 051-030(A)—Noise]	P
24.	Boat sales, including outdoor display, and indoor minor repair of components as an accessory use (ex: upholstery, wiring and electronics, switchgear, pumps, batteries, hydraulics, window seals, etc.) but excluding any work relating to the hull and power generating components.	P
25.	Body and paint shop, both as stand-alone use and accessory to auto sales	NP
26.	Bookbinding—No use of adhesives	P
27.	Bottling plant—Only liquids safe for human consumption	P
28.	Broadcasting, movie production, relay station	P
29.	Brewing and distilling subject to ability of municipal sewer to treat e!uent	P
30.	Brick, tile, terra cotta manufacturing	NP
31.	Bulk storage excluding chemicals	P
32.	Building supplies sales and display. May be outdoors if roofed and if screened from view pursuant to subsection 51-030(B)	P
33.	Butane or propane manufacturing	NP
34.	Carnival, circus, circus quarters	NP

35.	Carpet manufacture, power looms	NP
36.	Cement and concrete products manufacturing, batching or mixing plant	NP
37.	Cemetery, columbarium, mausoleum	P
38.	Chemical manufacturing	NP
39.	Clothing fabrication—No use of chemicals	P
40.	Cold storage facility [subject to subsection 051-030(A)—Noise]	SE
41.	Commercial recreation uses including rifle and gun range—Indoors only [subject to subsection 051-030(A)—Noise]	P
42.	Contractor shops-indoor only; carpentry shops are subject to subsection 051-030(A)—Noise	P
43.	Contractor yards, principal or accessory to a contractor shop	SE
44.	Courier, packing or delivery service	P
45.	Creosote manufacture or treatment	NP
46.	Daycare	P
47.	Dental lab	P
48.	Disinfectant and insecticide manufacturing	NP
49.	Distribution warehouse, truck or freight terminal [subject to section 051-030 (A)—Noise]	SE
50.	Educational lab	P
51.	Electronics assembly	P
52.	Electronics manufacturing	NP

53.	Fabrication	P
54.	Feed, seed and fertilizer sales and display	P
55.	Fertilizer compounding	NP
56.	Food catering service	P
57.	Food processing, packaging and distribution without refrigeration	P
58.	Food processing, packaging and distribution with refrigeration [subject to subsection 051-030(A)—Noise]	SE
59.	Foundry	NP
60.	Frozen food lockers, bulk storage & warehousing [subject to subsection 051-030(A)—Noise]	SE
61.	Fruit packing and shipping	P
62.	Funeral home or mortuary including monument sales and display	P
63.	Furniture manufacturing [subject to subsection 051-030(A)—Noise]	P
64.	Furniture, appliance repair [subject to subsection 051-030(A)—Noise]	P
65.	Gas station, fuel sales	NP
66.	Glass and mirror shop	P
67.	Hazardous materials storage in bulk	NP
68.	Home improvement center including accessory outdoor sale and display of utility trailers, lawn furniture and barbeques	P
69.	Hospitals, sanitariums, orphanages, and similar institutions for the treatment of persons (excluding adult day care)	NP

70.	Hotel	P
71.	Household items repair shop	P
72.	House wrecking yards; used building materials yard	NP
73.	Ice manufacturing including storage, distributing and self-service ice station [subject to subsection 051-030(A)—Noise]	P
74.	Incineration, reduction, or storage of garbage, o"al, dead animal refuse, and rancid fats	NP
75.	Industrial lab	SE
76.	Junk yard	NP
77.	Laboratories/labs: see individual lab types: dental lab; educational lab; industrial lab; and research and development lab	—
78.	Lawnmower rental, sales, repair [repair subject to subsection 051-030(A)—Noise]	P
79.	Light manufacturing	SE
80.	Livery stable, riding academy or dude ranch	P
81.	Livestock auction	P
82.	Lumber yard with planning mill	NP
83.	Machine shop, including use of screw machines [subject to subsection 051-030(A)—Noise]	P
84.	Manufacturing of canvas, cork, textiles -no chemical treatment of textiles	P
85.	Manufacturing of glass products from previously manufactured glass	P

86.	Machinery sales and display	P
87.	Medical waste incineration, sterilization or transfer station	NP
88.	Metalsmithing [subject to subsection 051-030(A)—Noise]	P
89.	Mobile collection center and food units	NP
90.	Motor vehicle repair, including body shops, both as a principal use and accessory use	NP
91.	Motor vehicle and equipment wholesale and public auctions including boat, RV, commercial vehicles (whole car or salvage)	NP
92.	New equipment and tool sales and display including tool rental (commercial and contractor)	P
93.	Night club, music hall, bar, tavern, pool or billiard room, penny arcades, games of skill and science	NP
94.	O#ces	P
95.	Paint or varnish manufacture	NP
96.	Paper or pulp mills	NP
97.	Penal Institutions and detention centers	NP
98.	Personal services	P
99.	Pest control service	NP
100.	Petroleum product manufacturing	NP
101.	Poisonous gas storage	NP
102.	Photographic, radio and TV studio	P

103.	Printing plant—No use of solvents or o"set printing	P
104.	Railroad freight or passenger station, transfer, storage or team tracks	NP
105.	Recycling facility	NP
106.	Research and development lab	SE
107.	Restaurant including bakery and delicatessen	P
108.	Restaurant and hotel supplies and equipment sales and display, including store fixtures	P
109.	Retail sales, including firearms, ammunition [subject to 051-030(F—Incidental retail sale of prepackaged chemicals)]	P
110.	Rock, gravel, or sand distribution	P
111.	Self-storage and mini warehouses	P
112.	Sewage or water treatment, pumping and storage plants	NP
113.	Sharpening and grinding [subject to subsection 051-030(A)—Noise]	P
114.	Sign printing shop - digital printing only	P
115.	Slaughterhouse	NP
116.	Smelting or refining of ores or metals	NP
117.	Swimming pool supplies retail sales and display [subject to subsection 051-030(F)—Incidental sale of prepackaged chemicals]	P
118.	Tank storage of bulk oil or gas	NP
119.	Theatrical studio	P
120.	Tire recapping and vulcanizing	NP

121.	Tractor, construction equipment sales and display	P
122.	Trade and vocational schools	P
123.	Truck stop	NP
124.	Upholstery shop	P
125.	Utility trailer sales and display	P
126.	Welding equipment and supplies sales and display	P
127.	Wholesale (no chemicals)	P

(Ord. No. 2021-007, § 2(Exh. A), 2-11-2021)

ATTACHMENT 4

TRAFFIC ANALYSIS – Peak
(as voluntarily restricted by the applicant)
PC 25-1

MPO Model Run Received: July 10, 2025
Prepared: July 18, 2025

INTRODUCTORY INFORMATION

Jurisdiction: Town of Southwest Ranches

Size: Approximately 58.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Agricultural
Potential Development:	23 single-family dwelling units
Trip Generation Rate:	"ITE Equation (210) Single-Family Detached Housing"*
Total P.M. Peak Hour Trips:	26 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designation:	Commerce
Potential Development:	116,000 square feet of commercial use 600,000 square feet of industrial use
Trip Generation Rates:	"ITE Equation (820) Shopping Center" "ITE Equation (110) General Light Industrial"
Total P.M. Peak Hour Trips	628 + 480 = 1,108 peak hour trips

Net P.M. Peak Hour Trips + 1,082 peak hour trips

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

TRAFFIC ANALYSIS (continued)

PLANNING COMMENTS

The proposed amendment, as voluntarily restricted to 116,000 square feet of commercial use and 600,000 square feet of industrial use, is projected to increase traffic on the regional roadway network by approximately 1,082 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, as voluntarily restricted, would **significantly, but not adversely,** impact several roadway segments which are projected to operate an acceptable level of service† (LOS) (i.e. B, C or D) with or without the addition of the trips generated by the proposed amendment:

1. U.S. Highway 27, two (2) segments between Sheridan Street and Griffin Road, are projected to operate at LOS "B"
2. South Post Road, between Bonaventure Boulevard and Weston Road, is projected to operate at LOS "C"
3. Griffin Road, between U.S. Highway 27 and Southwest 184 Avenue, is projected to operate at LOS "D"
4. Griffin Road, three (3) segments between Southwest 184 Avenue and Interstate 75, are projected to operate at LOS "C"
5. Sheridan Street, two (2) segments between U.S. Highway 27 and Southwest 172 Avenue, are projected to operate at LOS "C"

† Based on the MPO Roadway Capacity and LOS Analysis 2020 & 2045 Table. The MPO anticipates the updated table to be available in mid-August 2025.

ATTACHMENT 5

Transportation Department
Service and Strategic Planning Division
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

VIA EMAIL

March 12, 2025

RECEIVED
3/12/2025

Alicia Joseph, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-1 (US 27 Business Center) in the Town of Southwest Ranches

Dear Ms. Joseph:

Broward County Transit (BCT) has reviewed your correspondence from February 4, 2025, regarding the LUPA of the property situated on the east side of US 27 between Stirling Road to the south and the South New River (C-11) Canal to the north in the Town of Southwest Ranches for current and planned transit service. Within a quarter mile of the amendment site, there is no current transit service provided by either BCT or a Community Shuttle. Additionally, there are currently no plans for future fixed-route bus improvements.

BCT has no objections to this LUPA but recommends that the proposed development on the amendment site be designed to provide safe movement for pedestrians and bicyclists to connect to the existing sidewalk/bicycle network and access any future transit.

Please feel free to call me at 954-357-6543 or email me at kffrench@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Khalilah Ffrench, P.E.
Program Development Administrator
Service and Strategic Planning

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

ATTACHMENT 6

Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: March 11, 2025

RECEIVED 3/11/2025

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

FROM: Josie P. Sesodia, AICP, Director Sesodia

SUBJECT: PC 25-1: US 27 Business Center (Town of Southwest Ranches)

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 25-1. The subject site is in Town of Southwest Ranches involving approximately 58.7 acres. The amendment proposes:

Current Designations:	58.7 Acres of Agriculture
Proposed Designation:	58.7 Acres of Commerce
Estimated Net Effect:	*Reduction of 58.7 acres of agricultural uses* *Addition of 58.7 acres of commerce uses*

Analysis of Natural and Historic Resources

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

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

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

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

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

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

Affordable Housing

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

Although the application does not propose residential development, UPD staff notes that in accordance with BCLUP Policy 2.16.4, properties with Commerce designated land use, with direct access to a State Road, County arterial or other qualified road, may have mixed uses including affordable multifamily housing with unlimited residential density. The site is adjacent to the north and south sides of Griffin Road, identified as a County arterial on the Broward County Trafficways Plan; therefore, the site qualifies for Policy 2.16.4.

According to the application, the Town Council adopted Ordinance 2017-02 that establishes a new local land use designation entitled "US Highway 27 Business." In adopting Ordinance No. 2017-02, the Town Council determined that the US 27 corridor is "unsuitable or marginal for rural residential use" and is more suitable for light industrial and business development. A draft Declaration of Restrictive Covenant (DRC), attached to the application as Exhibit F, restricts the proposed development to 716,000 square feet of commercial and industrial uses, with a maximum of 116,000 square feet of development designated for commercial use

The applicant is advised that the proposed DRC is subject to the execution and recordation of the agreement with Broward County, as deemed acceptable to the County Attorney's Office, restricting the development to commercial and industrial uses.

Redevelopment Analysis

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

Intergovernmental Coordination

On the north, the amendment site abuts the C-11 Canal, just south of the City of Weston. On the south, the amendment site abuts the Broward County Landfill, located in the Broward Municipal Services District.

Complete Streets

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

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

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

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The proposed development consists of several parcels that front the east side of US 27 between Stirling Road and the C-11 Canal (south New River Canal). The two northern parcels are located along Griffin Road. The requested land use designations would allow some retail commercial. The project site is separated from other uses to the east by Menorah Gardens, a private cemetery.

Schools and residential development: The front entrance to the Franklin Academy of Pembroke Pines High School (private) is located 0.7 miles east of the subject site's northern parcels. There are very few houses west of the school and most residential development is east of the school, within a mile of the subject site.

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

Parks: The entrance to the County's Everglades Holiday Park is off Griffin Road on the west side of US 27.

Bicycle lanes – US 27 has a north-bound, buffered and marked bicycle lane for the full length of the subject property. A parallel facility abuts the south bound lanes, as well.

Broward County Staff Complete Streets Comments

US 27 – This roadway is designated as a Florida Strategic Intermodal System (SIS) freight facility which provides a north/south truck route on the western edge of southeast coastal counties.

Accessibility between parcels – Due to the speed of pass-by freight traffic and the fact that commercial development onsite will provide new employment opportunities, internal circulation between future buildings and parcels could facilitate safer travel between uses, particularly if retail commercial that includes food sales is provided on any of the parcels on the subject site.

EV Charging – The provision of electric vehicle charging facilities would be beneficial for the new employees. Since US 27 is a regional, intercounty roadway, charging stations could benefit commuters as well.

Staff suggests the following features be considered in the site design to enhance onsite connectivity between buildings, as well as from the site to surrounding uses and public transportation opportunities. Enhancing safe mobility options reduces accidents and promotes active mobility choices for short distance travel (three miles or less).

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

Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or hcunniff@broward.org.

cc: Leonard Vialpando, Director, Resilient Environment Department
Ralph Stone, Director, Housing Finance Division
Darby Delsalle, AICP, Assistant Director, Urban Planning Division
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division
Susanne Carrano, Senior Planner, Urban Planning Division
Richard Ferrer, Historic Preservation Officer, Urban Planning Division
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division

ATTACHMENT 7

KEISER LEGAL

RECEIVED 8/6/25

MEMORANDUM

DATE: August 6, 2025

TO: Alicia Joseph, Planner, Broward County Planning Council

PROJECT: PC25-1: US 27 Business Center Land Use Plan Amendment

SUBJECT: Response to Agency Comments

RESILIENT ENVIRONMENT DEPARTMENT (RED)

- ***Wetlands*** *- [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3] An Environmental Resource License, No. DF05-1107, was issued on 10/16/2006 and expires on 5/12/2026. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 30.37 acres of wetlands. When the project licensed under DF05-1107 is complete, there will be a 3.673 wetland mitigation area remaining on site.*
- **Response**: The Applicant acknowledges the aforementioned policies. With respect to the onsite wetland mitigation area, the Time-Zero Monitoring Report was issued on by The Chappell Group, Inc. on November 22, 2024, and maintenance and monitoring will be performed in accordance with the applicable permits. It also should be noted that in addition to the proposed onsite mitigation area, the remaining mitigation required for the wetland impacts has been satisfied through the purchase of ten (10) credits from the Hole in the Donut Mitigation Bank, which will significantly improve the regional benefits of natural wetland functions throughout South Florida.

- ***Upland Resources (including Tree Preservation and Greenways)*** *- [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1] Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the Town of Southwest Ranches. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.*
- **Response:** The Applicant acknowledges the aforementioned policies. However, it should be noted that the entire site was vegetated with non-native/invasive Melaleuca and Australian pine trees. As such, no tree preservation was required since the existing vegetation was all invasive.

- ***Air Quality*** *- [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in a change of 2,375 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a moderate impact on air quality. The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. There are two (2) air permitted facility located within half a mile of the proposed amendment site. One of these facilities received an NOV after exceeding PM emissions standards, then subsequently paid the fine in 2018. Additionally, there are no facilities in the area with existing or potential odor or noise problems." (AR 3/14/25)*
- **Response:** The Applicant acknowledges the aforementioned policies.

- ***Protected Natural Lands*** *– The project site is within the Water Preserve Areas Southwest Ranches which is an 892-acre non-forested fresh wetland included in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx*
- **Response**: The applicant acknowledges the existence of the Protected Natural Lands Inventory dated October 2018.

- ***Marine and Riverine Resources*** *- [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12] While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.*
- **Response**: The Applicant acknowledges the aforementioned policies.

- ***Water Recharge*** *- [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1] The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2] The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land us designation could potentially result in an increase of 44.025 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor. The impact level is determined*

by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation. Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. Please see attached Water Recharge Questionnaire.

- **Response**: The Applicant acknowledges the aforementioned policies.

- ***CCAP - Healthy Community Actions****: The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect) , and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3 .1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials) , through the application, design, permitting and construction process.*
- **Response**: The Applicant acknowledges the aforementioned policies.

Broward County Urban Planning Division (UPD)

- ***Complete Streets****: The intent of this section is to provide suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service). Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:*
  - *Policy 2.19.1 states that Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.*
  - *Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into nonresidential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County "End of Trips Facilities Guide."*
  - *Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.*
  - *Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.*
- **Response***:* The Applicant acknowledges the aforementioned policies. It should be noted that there is no transit service currently provided within a quarter mile of the Amendment Site as the nearest existing transit service is approximately 2.5 miles to the south of the Amendment Site at US 27 and Pines Boulevard (Route 7). There is currently no planned expansion. However, Broward County Transit has indicated that the Amendment Site will be noted as a key area of development for possible service expansion and/or new service once development is completed in conjunction with a transit service market analysis. Additionally, bicycle parking, electric vehicle charging stations will be addressed at site plan for each development/building within the Amendment Site. ADA requirements will always be met with each development/building. Additionally, direct connections between proposed developments, covered sidewalks, lighting and landscaping suggestions will be considered at the time of site plan and provided when possible and when not in conflict with the Town's Code.

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

LAND USE NON-RESIDENTIAL
SBBC-3998-2025

County No: PC 25-1
US 27 Business Center LUPA
March 11, 2025

RECEIVED
3/11/2025

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

ATTACHMENT 8

SCHOOL CONSISTENCY REVIEW REPORT
LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date:	**Units Permitted**	**Units Proposed**	**Existing Land Use:** Agricultural
Name: US 27 Business Center LUPA	NET CHANGE (UNITS):	**Proposed Land Use:** US Highway 27
SBBC Project Number: SBBC-3998-2025	**Students** / **Perm** / **Proposed** / **NET CHANGE**	**Current Zoning** Agricultural
County Project Number: PC 25-1	**Elem**	**Proposed Zoning:** US Highway 27
Municipality Project Number: PA-20-8	**Mid**	**Section:** 27
Owner/Developer: Bergeron US 27, LLC	**High**	**Township:** 50
Jurisdiction: Southwest Ranches	**Total**	**Range:** 39

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have direct physical impact on Broward County Public Schools.

Reviewed By:

3/11/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 9

RECEIVED
3/18/2025

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

For: Broward Planning Council

Applicant: Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC

Amendment No.: PC 25-1

Jurisdiction: Town of Southwest Ranches

Size: Approximately 58.7 acres

Existing Use: Vacant

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 58.7 acres of agricultural uses
Addition of 58.7 acres of commerce uses

Location: In Sections 27 and 34, Township 50 South, Range 39 East; generally located on the east side of US Highway 27, between the C-11 Canal and Stirling Road.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

There is no known contamination within ¼ mile of the site boundaries.

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

This site was used as a disaster debris management site for IRMA in 2017. There is/was no issue documented during closure.

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

An Environmental Resource License, No. DF05-1107, was issued on 10/16/2006 and expires on 5/12/2026. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 30.37 acres of wetlands.

When the project licensed under DF05-1107 is complete, there will be a 3.673 wetland mitigation area remaining on site.

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

Surface Water Management Licensing has no jurisdiction on this part of the County. Please contact South Broward Water Control District and SFWMD.

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

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

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

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are two (2) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the two (2) facilities, one (1) is a hazardous material facility and one (1) is a facility that has both hazardous materials and storage tanks. (PD 03/13/2025)

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 03/13/2025)

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 03/13/2025)

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **2,375 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

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

There are **two (2)** air permitted facility located within half a mile of the proposed amendment site. One of these facilities received an NOV after exceeding PM emissions standards, then subsequently paid the fine in 2018. Additionally, there are no facilities in the area with existing or potential odor or noise problems." (AR 3/14/25)

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

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

Protected Natural Lands –

The project site is within the Water Preserve Areas Southwest Ranches which is an 892-acre non-forested fresh wetland included in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes.

The inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:
http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx

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

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

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

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

See attached Document.

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

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be

coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: http://www.broward.org/NatureScape/Pages/Default.aspx

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

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

The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land us designation could potentially result in an increase of 44.025 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

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

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT

I. Information about the Proposed Amendment

For: Broward Planning Council

Applicant: Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC

Amendment No.: PC 25-1

Jurisdiction: Town of Southwest Ranches

Size: Approximately 58.7 acres

Existing Use: Vacant

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 58.7 acres of agricultural uses
Addition of 58.7 acres of commerce uses

Location: In Sections 27 and 34, Township 50 South, Range 39 East; generally located on the east side of US Highway 27, between the C-11 Canal and Stirling Road.

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

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

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

A typical value for an impervious area produced by this type of development is approximately 10 percent or equal to 5.87 acres.

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

A typical value for an impervious area produced by this type of development is potentially 85 percent or equal to 49.895 acres

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

The change in land use (current to proposed) could potentially result in a increase of 75 percent impervious surface on the property, which is the equivalent of a increase of 44.025 acres of impervious area and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land us designation could potentially result in an increase of 44.025 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

IV. ***Comments***

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

Prepared by: Monica Pognon, Broward County Natural Resources Division (3/18/2025).

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

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council

Applicant/Agent: Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC

Amendment No.: PC 25-1

Jurisdiction: Town of Southwest Ranches

Size: Approximately 58.7 acres

Existing Use: Vacant

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 58.7 acres of agricultural uses
Addition of 58.7 acres of commerce uses

Location: In Sections 27 and 34, Township 50 South, Range 39 East; generally located on the east side of US Highway 27, between the C-11 Canal and Stirling Road.

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

II. Wetland Review

A. *Are wetlands present on subject property?* Yes. Originally 30.37 acres of wetlands.

B. *Describe extent (i.e. percent) of wetlands present on subject property. When the project licensed under DF05-1107 is complete, there will be a 3.673 wetland mitigation area remaining on site.*

C. *Describe the characteristics and quality of wetlands present on subject property.* Mitigation for licensed impacts under a Conservation Easement.

D. *Is the property under review for an Environmental Resource License?* DF05-1107 was issued for this site on 10/16/2006 and modified on 5/12/2009, 9/12/2013, 5/16/2018, 6/12/2023, 6/26/2024, 7/3/2024 and 9/5/2024. The current expiration date is 5/12/2026.

E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Yes.

III. Comments:

An Environmental Resource License, No. DF05-1107, was issued on 10/16/2006 and expires on 5/12/2026. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 30.37 acres of wetlands.

Completed by: Linda Sunderland, PWS, Environmental Program Supervisor

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

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

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

Date: 3/17/2025

Re: Initial Resilience Review of PC 25-1, US 27 Business Center SW Ranches

---

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas
[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]
The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

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

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

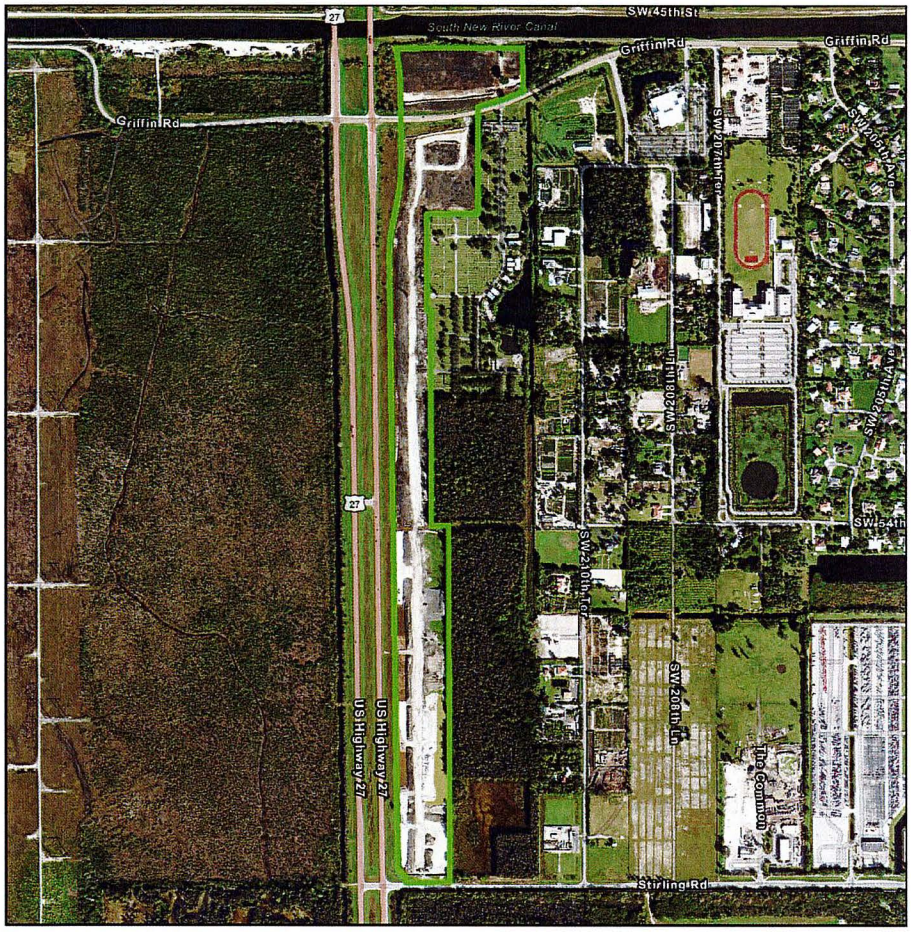
Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as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

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

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

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

Broward County Land Use Plan
Proposed Amendment PC 25-1
Priority Planning Area Map



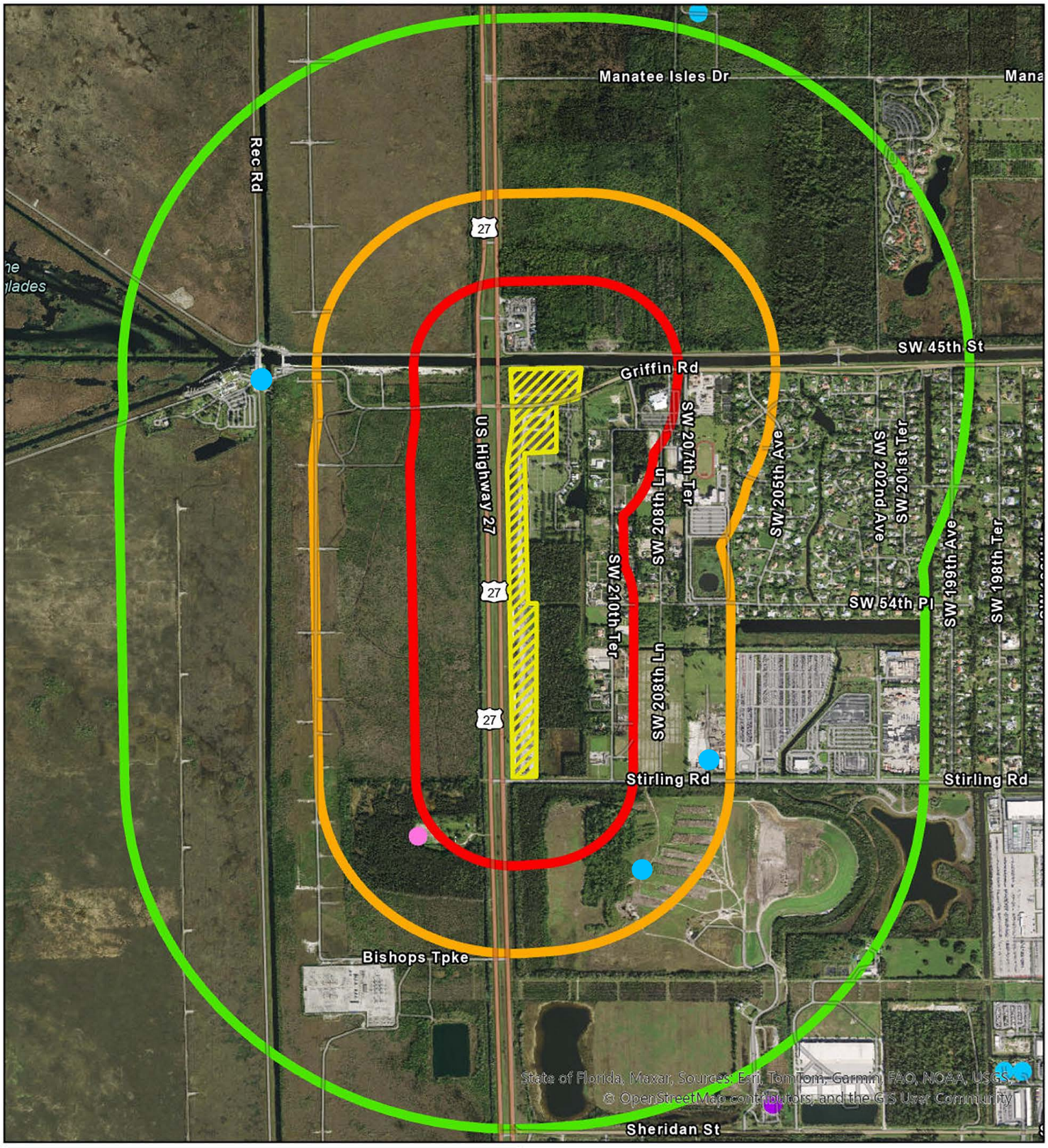
Proposed Amendment Site

Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 25-1 is located outside of a Priority Planning Area)

0 0.07 0.15 Miles

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	**Address**	**Type of Facility based on SIC**	**Type of License**
Seminole Fuel Stop	4690 N US27, Weston, FL 33332	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank
Road Runner Tire Services	4690 US27, Weston, FL 33332	7538 - General Automotive Repair Shops	Hazardous Material

Broward County Land Use Plan
Proposed Amendment 25-1



Legend

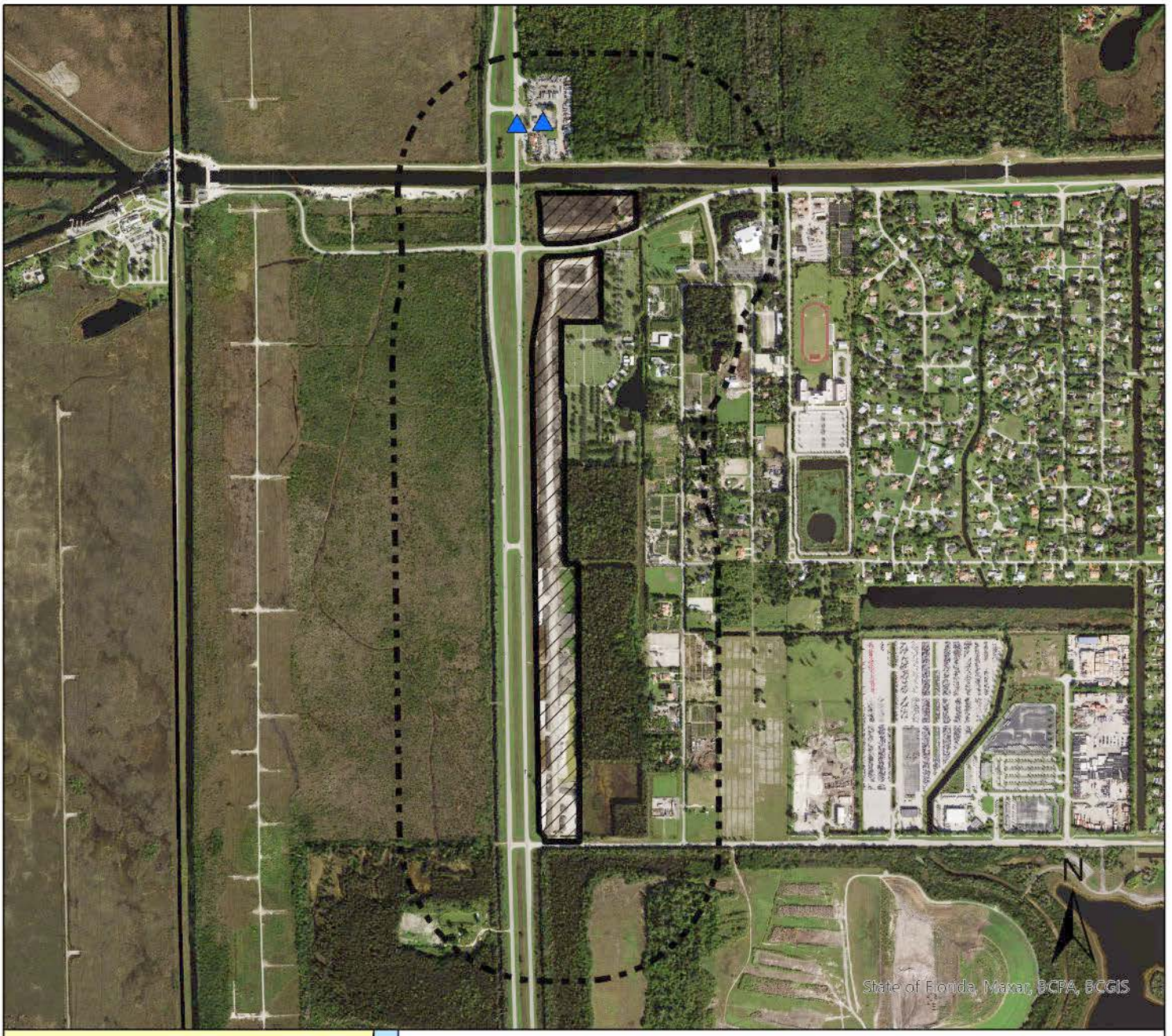
- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

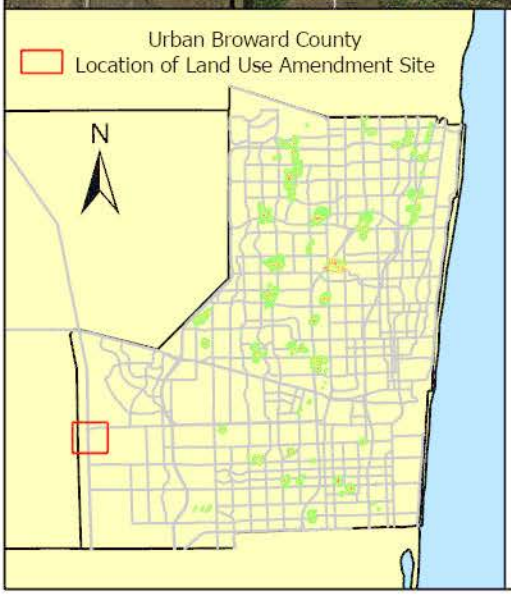
0 0.25 0.5 1 Miles

N

Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: Ashley Robins on 3/12/25
Natural Resources Division

PC 25-1 Town of Southwest Ranches





0 0.1 0.2 Miles

Prepared on: 3/13/2025 9:51 AM
Prepared by: PDURIUS

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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

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

ATTACHMENT 10

Margaret Brown
Mayor

Henry Mead
Vice Mayor

Byron L. Jaffe
Commissioner

Mary Molina-Macfie
Commissioner

Fabio A. Andrade
Commissioner

Donald P. Decker
City Manager/CEO

March 6, 2025

Barbara Blake Boy, Executive Director
Broward Planning Council
115 S Andrews Ave, Ste 307
Fort Lauderdale, FL 33301

RECEIVED
3/12/2025

RE: PC25-1 - US 27 Business Center – Southwest Ranches

Dear Ms. Boy:

This letter is in response to land use plan amendment number PC 25-1 - US 27 Business Center in the Town of Southwest Ranches. The owner of the property, Bergeron US 27, LLC is applying for a future land use to amend the land use from Agricultural to Commerce on the Broward County Future Land Use Plan Map. The City of Weston reviewed this application and is hereby requesting additional information regarding potential traffic impacts on Griffin Rd. Specifically, the City requests more information regarding AM peak hour trips at the Griffin Rd./Bonaventure Blvd. intersection to determine potential impacts on Cypress Bay High School and Falcon Cove Middle School.

Traffic Impacts

According to the applicant's traffic generation analysis, the amendment site will generate 7,396 daily trips and 1,013 PM Peak hour trips, including 353 trips in and 660 trips out. The analysis conducted by Kimley Horn projects 50 percent of traffic assignment to Griffin Rd. Seven percent of that traffic is assigned to Bonaventure Blvd in Weston and 43 percent of that traffic is projected to continue east on Griffin Road heading toward I-75.

Cypress Bay High School and Falcon Cove Middle school are located on Bonaventure Blvd. just north of Griffin Road. The City has concerns regarding the potential impact in the AM peak hour especially during school drops for both schools in the morning. In addition, Manatee Isles Drive/SW 36 Street no longer connects from the City to US 27 due to the SFWMD Impoundment Project, so all westbound traffic in Weston must utilize Bonaventure Blvd. and Griffin Road to access US 27. There is no analysis on AM peak hour trips in the application for the City to determine how this proposed amendment will impact the Griffin Rd./Bonaventure Blvd. intersection. For this reason, the City is requesting the applicant provide this information.

The City does not see a major impact with traffic on US 27 north of Griffin Rd. towards I-75.

Other Levels of Service

The City does not have concerns with other impacts proposed by this amendment including potable, water, sewer and drainage.

The City looks forward to working with the applicants to obtain information regarding the AM peak hour traffic and its impact on the two schools. Should you have any questions regarding this correspondence, please contact Jim Hickey, Director of Development Services for the City at (954) 766-2786 or jhickey@cgasolutions.com.

Sincerely,

THE CITY OF WESTON

Donald P. Decker
City Manager/CEO

#82439

ATTACHMENT 11

TRAFFIC OPERATIONS EVALUATION

RECEIVED
7/7/2025

GRIFFIN ROAD & BONAVENTURE BLVD
WESTON, FL

Kimley»Horn

July 1, 2025
Kimley-Horn Project #241209000

TRAFFIC OPERATIONS EVALUATION

GRIFFIN ROAD & BONAVENTURE BLVD
WESTON, FL

Prepared by:

Kimley»Horn

477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/840-0848 TEL

Registry No. 35106

July 1, 2025

Kimley-Horn Project #241209000

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INTRODUCTION

Kimley-Horn has conducted traffic analyses in conjunction with the proposed amendment to the Future Land Use designation for certain parcels of land on the east side of US 27, between Stirling Road to the south and South New River (C-11) Canal to the north in Southwest Ranches, Florida. The maximum intensity evaluated for that change in the Future Land Use designation would allow a maximum of 116,000 square feet of commercial use and 600,000 square feet of light industrial use on those parcels.

As a part of the review of this proposed Land Use Plan amendment, the following supplemental evaluation has been prepared. This supplemental evaluation has been conducted to review traffic conditions in the vicinity of Griffin Road & Bonaventure Boulevard, specifically related to traffic circulation and operations during the arrival and dismissal periods for Falcon Cove Middle School and Cypress Bay High School.

Figure 1 illustrates the location of the parcels subject to the proposed Land Use Plan Amendment and the intersection studied in this supplemental evaluation.



NORTH

LEGEND

Project Site

Intersection Analyzed

FIGURE 1
Griffin Road Analysis
Project Location
KH #241209000

Kimley»Horn

DATA COLLECTION

The following data was collected to quantify the vehicular queuing and traffic operations at the study intersection of Griffin Road & Bonaventure Boulevard and the surrounding area:

- Drone photography and videography
- Intersection turning movement counts

Drone photography data was collected at the intersection of Bonaventure Boulevard & Griffin Road and the surrounding vicinity on Thursday, May 29, 2025. Video data was collected during the morning drop-off and afternoon pick-up times for Falcon Cove Middle School and Cypress Bay High school.

The drone observations provided video and photographic footage of vehicular queuing that occurred in the vicinity of Griffin Road & Bonaventure Boulevard during the school pick-up and drop-off times. This footage was reviewed to determine the maximum vehicular queues that formed during each period. Intersection turning movement counts were collected on Wednesday, May 28, 2025, during the AM peak period (7 AM to 10 AM) and PM peak period (2 PM to 4 PM) at the intersection of Griffin Road & Bonaventure Boulevard.

The turning movement counts were collected outside of peak season and therefore adjusted using a Peak Season Conversion Factor (PSCF) of 1.02, based on the most recent data provided by Florida Department of Transportation.

EXISTING QUEUE OBSERVATIONS

Drone photography for queueing analysis was conducted during the drop-off and pick-up periods for Falcon Cove Middle School and Cypress Bay High School. The time periods during which the drone footage was collected ranged from 7:00 AM to 9:20 AM and 2:00 PM to 4:40 PM. The pick-up and drop-off times provided on the schools' websites are summarized below:

Table 1: School Drop-Off and Pick-Up Times

	Cypress Bay High School	Falcon Cove Middle School
Drop-Off Time	7:30 AM	9:25 AM
Pick-Up Time	2:45 PM	3:55 PM

The drone footage was reviewed, and the highest observed queues are illustrated in Figure 2 through Figure 5. The peak periods are summarized below for each of the individual movements:

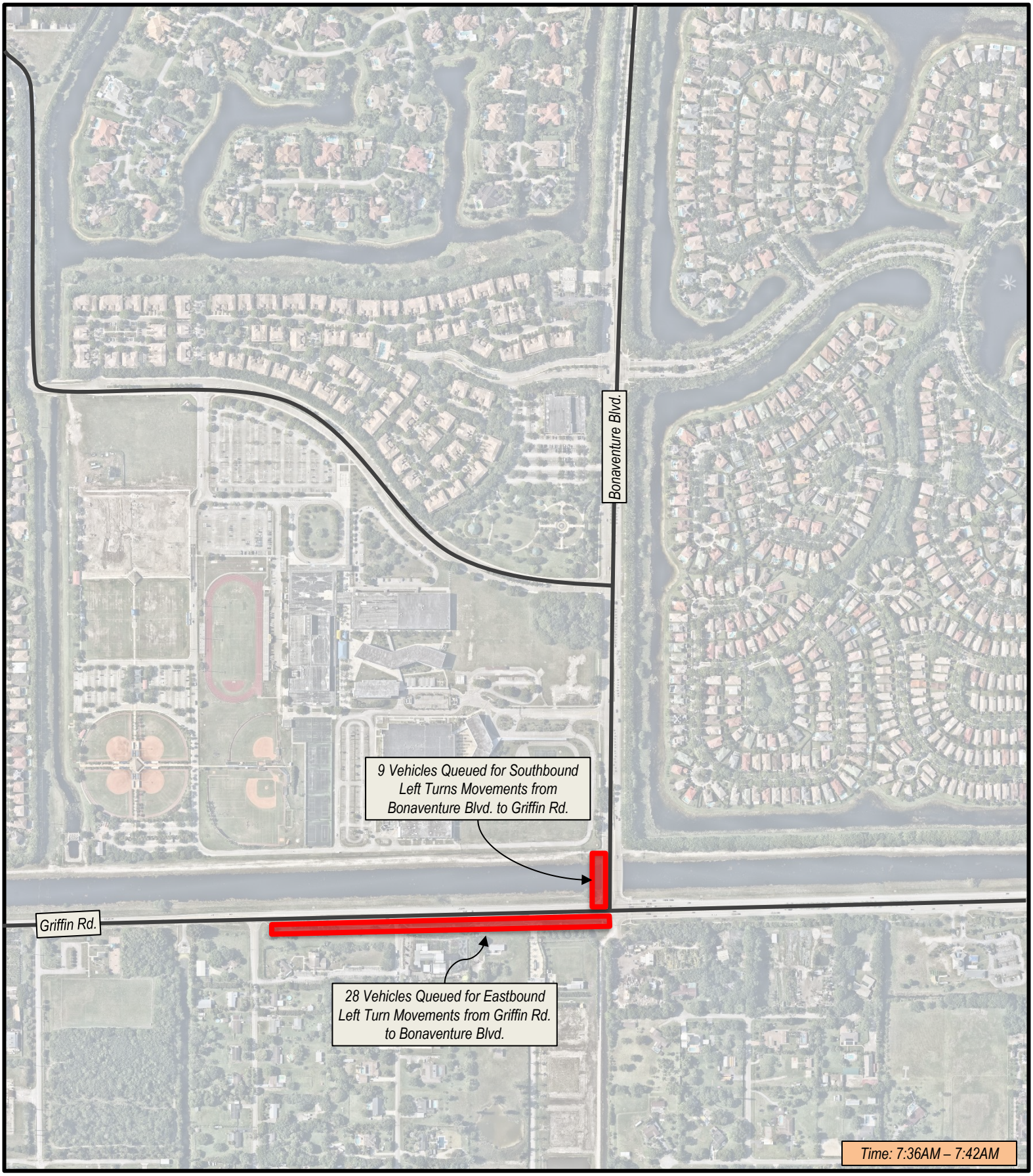
- Bonaventure Boulevard & Griffin Road
  - Eastbound left turn lane - 7:30 AM to 8:00 AM
  - Southbound left turn lane - 2:30 PM to 3:00 PM

The peak AM period for the highest observed queues at the intersection of Griffin Road & Bonaventure Boulevard occurred between 7:30 AM and 8:00 AM. The peak queue observed was 28 vehicles for the eastbound left turn lane and 9 vehicles for the southbound left turn lane. The peak PM period for the highest observed queues at the intersection of Griffin Road & Bonaventure Boulevard occurred between 2:30 PM and 3:00 PM. The peak queue observed was 5 vehicles for the eastbound left turn lane and 25 vehicles for the southbound left turn lane. It should be noted that within a minute and a half from the start of the queue, most of the queue had dissipated.

As shown in the project distribution from the Land Use Plan Amendment analysis, 7 percent of the total project trips, equating to 6 trips in the AM peak hour and 46 trips during the PM peak hour, are expected to utilize the eastbound left turn lanes to access Bonaventure Boulevard from Griffin Road. The proposed development is not anticipated to generate new trips that use the southbound left turn lanes; therefore, the project traffic is not anticipated to add to that queue length.

Additionally, 7 percent of the project trips are expected to utilize the southbound right turn lane to reach the project site, including 32 AM peak hour trips and 23 PM peak hour trips. No queuing was observed at the southbound right turn lanes, indicating that queue storage is expected to remain adequate with the addition of project traffic.

Project traffic is not anticipated to utilize Vista Park Boulevard; therefore, the proposed development is not anticipated to cause deficiencies along Vista Park Boulevard.



NORTH

LEGEND

Peak Queue

FIGURE 2
Griffin Road Analysis
AM Peak Queue – High School Arrival
KH #241209000

Kimley»Horn



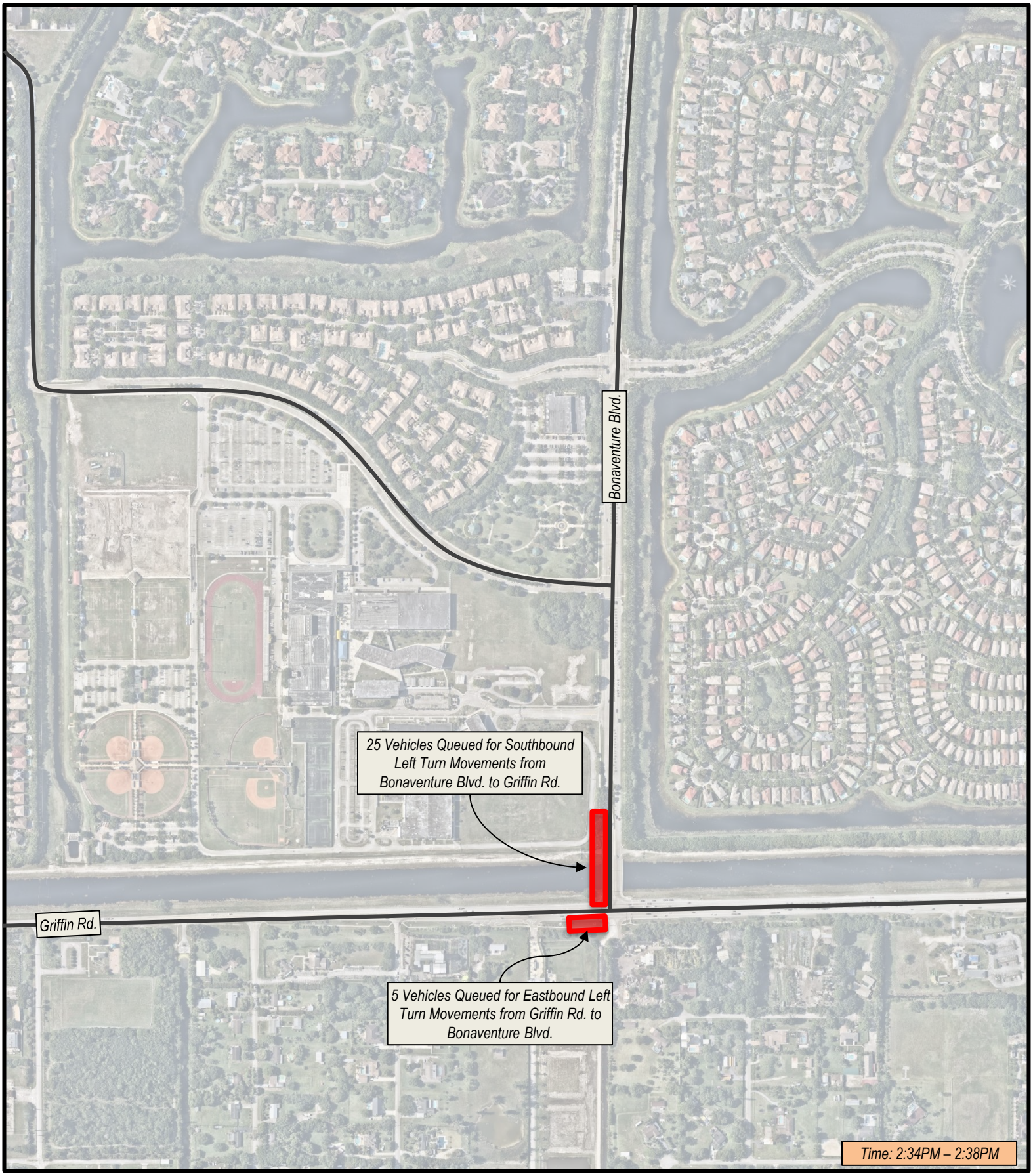
NORTH

LEGEND

Peak Queue

FIGURE 3
Griffin Road Analysis
PM Peak Queue – Middle School Arrival
KH #241209000

Kimley»Horn



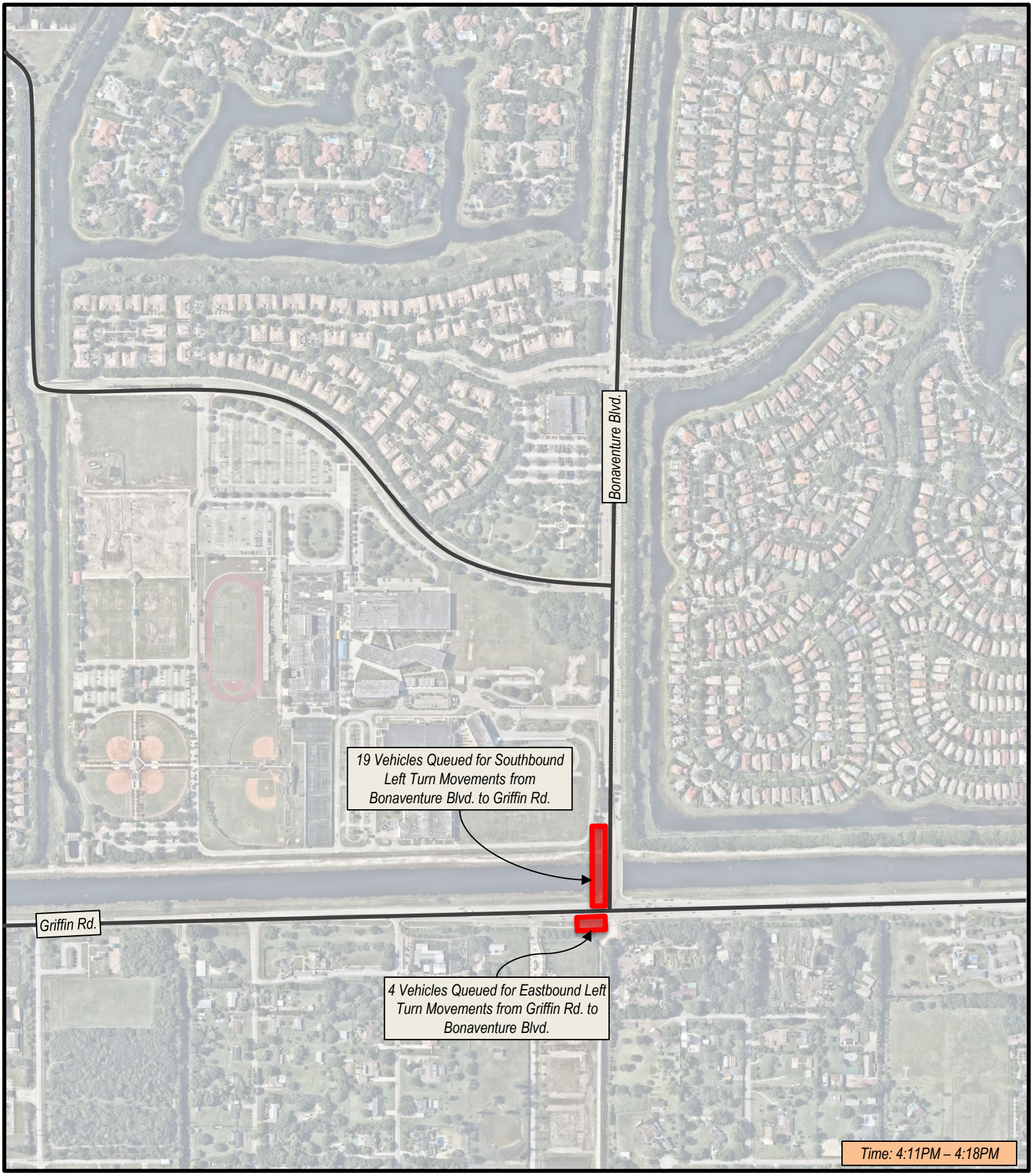
NORTH

LEGEND

Peak Queue

FIGURE 4
Griffin Road Analysis
PM Peak Queue – High School Dismissal
KH #241209000

Kimley»Horn



NORTH

LEGEND

Peak Queue

FIGURE 5
Griffin Road Analysis
PM Peak Queue – Middle School Dismissal
KH #241209000

Kimley»Horn

INTERSECTION ANALYSES

For this analysis, the study intersection was analyzed during three distinct scenarios: Existing Conditions (2025), Future Background Conditions (2029), and Future Total Conditions (2029). The existing year analysis is based on turning movement count data collected on Wednesday, May 28, 2025. Existing count data was adjusted using a Peak Season Correction Factor of 1.02. Future Background (2029) analysis include background traffic growth. The traffic volume growth rate was assumed to be 1.0% compounded annually. The Future Total (2029) analysis uses the Future Background (2029) volumes as a baseline and includes the addition of project traffic for this site. The Future Total (2029) volumes assume a fully built out condition for the site.

Existing Conditions (2025) Analysis

Analyses were conducted at the study intersections to evaluate Level of Service and delay for drivers during existing conditions. Signal timing data was provided by Broward County at the signalized intersections within the study area. Signal timing worksheets are included in Appendix C, for reference.

Synchro Results

Synchro 12 software was used to analyze the study intersections, utilizing *HCM 7th Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized below in Table 2 for the AM and PM peaks hours of operation. The LOS and delay for the signalized intersection was analyzed based on the LOS and delay of the overall intersection operations.

Table 2: Existing Year (2025) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Bonaventure Blvd. & Griffin Rd.	Signalized	EB	9.4	A	10.1	B
			WB	19.9	B	17.3	B
			NB	91.7	F	88.5	F
			SB	72.9	E	71.7	E
			Overall	**28.3**	**C**	**30.3**	**C**

As illustrated in the table above, the intersection of Bonaventure Blvd. & Griffin Rd. currently operates at LOS C during the AM and PM peak hours of operation. It should be noted that the northbound approach is shown to operate at LOS F, however this leg of the intersection services a very minor volume of traffic (12 vehicles in the AM peak hour and 15 vehicles in the PM peak hour).

Background Year (2029) Conditions

Background traffic is calculated from historical annual growth rates and/or traffic from the unbuilt portions of committed developments. A compounding annual growth rate of 1.0% was applied to the existing year count data for the study intersections.

Synchro Results

Synchro 12 software was used to analyze the study intersections, utilizing *HCM 7th Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized below in Table 3 for the AM and PM peaks hours of operation. The LOS and delay for the signalized intersection was analyzed based on the LOS and delay of the overall intersection operations.

Table 3: Background Year (2029) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Bonaventure Blvd. & Griffin Rd.	Signalized	EB	10.2	B	10.9	B
			WB	21.5	C	18.5	B
			NB	91.7	F	88.5	F
			SB	70.7	E	69.4	E
			Overall	**28.7**	**C**	**30.4**	**C**

As illustrated in the table above, the intersection of Bonaventure Blvd. & Griffin Rd. is expected to operate at LOS C during the AM and PM peak hours of operation. It should be noted that the northbound approach is shown to operate at LOS F, however this leg of the intersection services a very minor volume of traffic (12 vehicles in the AM peak hour and 15 vehicles in the PM peak hour).

Future Total (2029) Conditions

The Future Total (2029) conditions represent the future traffic volumes that include a combination of background traffic growth on the transportation network and project traffic. The net change in trip generation potential that was calculated for the site was distributed across the transportation network using the project trip distribution shown in Figure 6. The project traffic volumes were then added to the Background Year (2029) intersection volumes to determine Future Total (2029) intersection volumes.

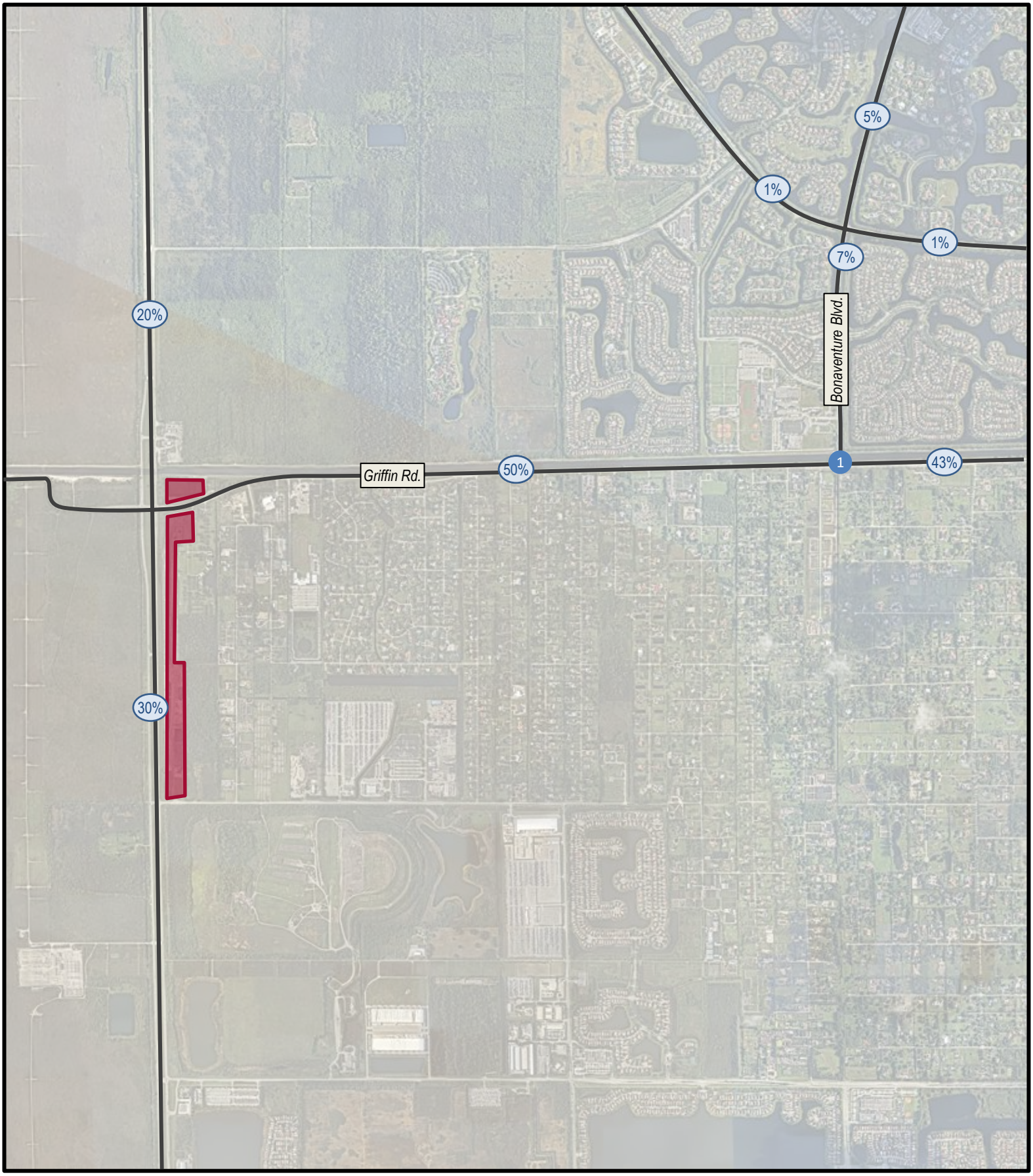
Synchro Results

Synchro 12 software was used to analyze the study intersections, utilizing *HCM 7th Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized below in Table 4 for the AM and PM peaks hours of operation. The LOS and delay for the signalized intersection was analyzed based on the LOS and delay of the overall intersection operations.

Table 4: Future Total (2029) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Bonaventure Blvd. & Griffin Rd.	Signalized	EB	11.4	B	12.3	B
			WB	24.3	C	20.4	C
			NB	91.7	F	88.5	F
			SB	69.1	E	68.1	E
			Overall	**29.7**	**C**	**28.7**	**C**

As illustrated in the table above, the intersection of Bonaventure Blvd. & Griffin Rd. is expected to operate at LOS C during the AM and PM peak hours of operation. It should be noted that the northbound approach is shown to operate at LOS F, however this leg of the intersection services a very minor volume of traffic (12 vehicles in the AM peak hour and 15 vehicles in the PM peak hour). It may be possible to optimize the signal timing to reduce the delay for this leg of the intersection, however any additional timing given to the northbound approach will increase the delay for the major eastbound and westbound approaches.



NORTH

LEGEND

Project Site

XX% Intersection Analyzed

FIGURE 6
Griffin Road Analysis
US 27 Business Center Distribution
KH #241209000

Kimley»Horn

CONCLUSION

Kimley-Horn and Associates has prepared this supplemental traffic evaluation to evaluate traffic conditions in the vicinity of the intersection of Griffin Road & Bonaventure Boulevard in conjunction with transportation impacts associated with the proposed Future Land Use Amendment analysis. The existing and future conditions in the vicinity of Griffin Road & Bonaventure Boulevard were evaluated during school arrival and dismissal periods. The analysis noted that the peak queuing condition in the AM peak hour was experienced in the eastbound left turn movement at the intersection. This Amendment would add only 6 AM peak hour trips to this movement (e.g., 1 vehicle every 10 minutes on average) and thus constitutes a *de minimis* impact on that movement. In the PM peak hour, the peak queuing condition occurs in the southbound left turn movement (southbound Bonaventure Boulevard turning onto eastbound Griffin Road). This project would add 0 trips to that movement and therefore has no impact on that queue.

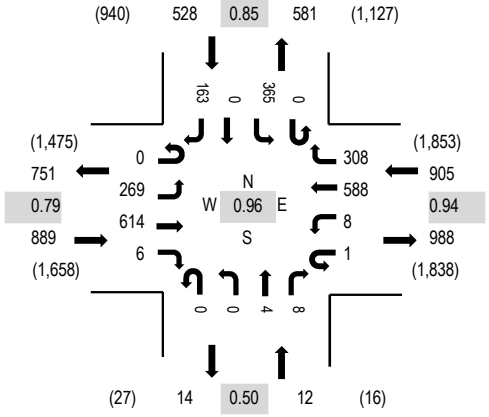
Additionally, LOS analyses were conducted at the intersection of Griffin Road & Bonaventure Boulevard. The analysis indicated that, although some approaches operate beyond LOS D conditions, the overall intersection will operate at LOS C with the addition of project traffic. There is likely opportunity for all of the approaches to operate at an acceptable LOS and delay by coordinating with Broward County to optimize signal timing at this location.

APPENDIX A: TRAFFIC COUNT DATA

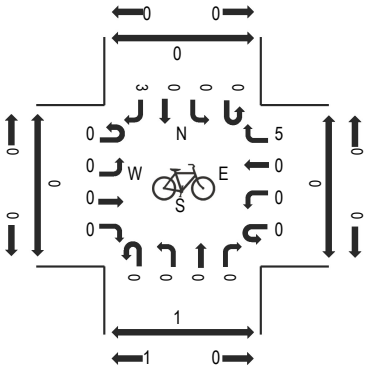
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SW 184TH AVE & GRIFFIN ROAD AM
Date: Wednesday, May 28, 2025
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

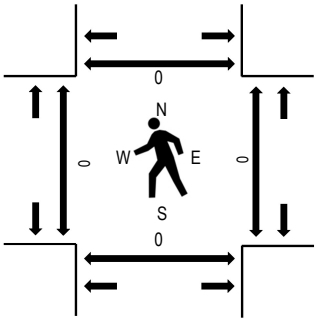
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	GRIFFIN ROAD Eastbound				GRIFFIN ROAD Westbound				SW 184TH AVE Northbound				BONAVENTURE BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	30	128	0	0	0	176	79	0	0	0	0	0	74	0	32	519	2,172	0	0	0	0
7:15 AM	1	65	179	1	0	3	152	103	0	0	0	2	0	40	0	29	575	2,258	0	0	0	0
7:30 AM	0	67	138	1	1	3	123	68	0	0	0	0	0	80	0	28	509	2,235	0	0	0	0
7:45 AM	0	78	113	1	0	1	141	76	0	0	1	2	0	108	0	48	569	2,334	0	0	0	0
8:00 AM	0	52	152	1	0	0	166	81	0	0	0	1	0	102	0	50	605	2,295	0	0	0	0
8:15 AM	0	67	143	2	1	5	159	71	0	0	0	2	0	70	0	32	552		0	0	0	0
8:30 AM	0	72	206	2	0	2	122	80	0	0	3	3	0	85	0	33	608		0	0	0	0
8:45 AM	0	45	114	0	0	5	146	89	0	1	0	1	0	93	0	36	530		0	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	12	18	0	0	0	10	4	0	0	0	0	0	1	0	0	45
Lights	0	247	568	5	1	7	553	301	0	0	4	6	0	355	0	157	2,204
Mediums	0	10	28	1	0	1	25	3	0	0	0	2	0	9	0	6	85
Total	0	269	614	6	1	8	588	308	0	0	4	8	0	365	0	163	2,334

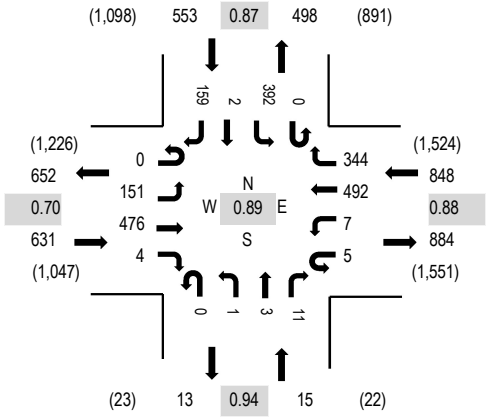
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		7.8%				4.8%				16.7%				3.0%			5.6%
Heavy Vehicle %	0.0%	8.2%	7.5%	16.7%	0.0%	12.5%	6.0%	2.3%	0.0%	0.0%	0.0%	25.0%	0.0%	2.7%	0.0%	3.7%	5.6%
Peak Hour Factor		0.79				0.94				0.50				0.85			0.96
Peak Hour Factor	0.25	0.86	0.75	0.75	0.50	0.60	0.89	0.80	0.00	0.25	0.33	0.67	0.00	0.84	0.00	0.82	0.96

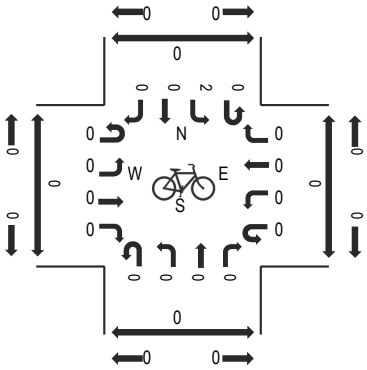
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SW 184TH AVE & GRIFFIN ROAD PM
Date: Wednesday, May 28, 2025
Peak Hour: 03:00 PM - 04:00 PM
Peak 15-Minutes: 03:45 PM - 04:00 PM

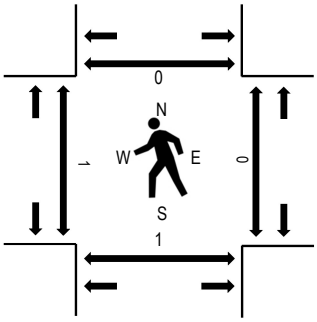
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	GRIFFIN ROAD Eastbound				GRIFFIN ROAD Westbound				SW 184TH AVE Northbound				BONAVENTURE BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
2:00 PM	0	29	77	2	0	3	82	61	0	2	0	1	0	73	0	53	383	1,644	0	0	0	0
2:15 PM	0	23	66	0	1	1	81	70	0	2	1	0	0	66	0	47	358	1,737	0	0	0	0
2:30 PM	0	28	96	1	0	1	113	66	0	0	0	0	0	78	0	47	430	1,860	0	0	0	0
2:45 PM	0	25	68	1	0	1	106	90	0	1	0	0	0	141	0	40	473	1,945	0	0	0	0
3:00 PM	0	26	85	1	1	3	115	74	0	0	1	3	0	128	1	38	476	2,047	0	0	0	0
3:15 PM	0	38	98	2	1	1	131	63	0	0	0	3	0	108	0	36	481		0	0	0	0
3:30 PM	0	37	119	1	1	1	115	100	0	1	0	3	0	88	1	48	515		1	0	1	0
3:45 PM	0	50	174	0	2	2	131	107	0	0	2	2	0	68	0	37	575		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	4	1	0	0	9	0	0	0	2	0	0	3	1	2	22
Lights	0	149	458	2	5	6	454	338	0	1	1	9	0	380	1	145	1,949
Mediums	0	2	14	1	0	1	29	6	0	0	0	2	0	9	0	12	76
Total	0	151	476	4	5	7	492	344	0	1	3	11	0	392	2	159	2,047

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		3.5%				5.3%				26.7%				4.9%			4.8%
Heavy Vehicle %	0.0%	1.3%	3.8%	50.0%	0.0%	14.3%	7.7%	1.7%	0.0%	0.0%	66.7%	18.2%	0.0%	3.1%	50.0%	8.8%	4.8%
Peak Hour Factor		0.70				0.88				0.94				0.87			0.89
Peak Hour Factor	0.00	0.76	0.68	0.63	0.63	0.58	0.94	0.80	0.00	0.63	0.38	0.92	0.00	0.82	0.50	0.88	0.89

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8630 WEST-W OF US441

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.05	1.07
2	01/07/2024 - 01/13/2024	1.04	1.06
3	01/14/2024 - 01/20/2024	1.02	1.04
4	01/21/2024 - 01/27/2024	1.00	1.02
5	01/28/2024 - 02/03/2024	0.99	1.01
6	02/04/2024 - 02/10/2024	0.98	1.00
* 7	02/11/2024 - 02/17/2024	0.97	0.99
* 8	02/18/2024 - 02/24/2024	0.97	0.99
* 9	02/25/2024 - 03/02/2024	0.97	0.99
*10	03/03/2024 - 03/09/2024	0.97	0.99
*11	03/10/2024 - 03/16/2024	0.97	0.99
*12	03/17/2024 - 03/23/2024	0.97	0.99
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.98	1.00
*15	04/07/2024 - 04/13/2024	0.99	1.01
*16	04/14/2024 - 04/20/2024	0.99	1.01
*17	04/21/2024 - 04/27/2024	0.99	1.01
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.98	1.00
20	05/12/2024 - 05/18/2024	0.98	1.00
21	05/19/2024 - 05/25/2024	0.99	1.01
22	05/26/2024 - 06/01/2024	1.00	1.02
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.03	1.05
25	06/16/2024 - 06/22/2024	1.03	1.05
26	06/23/2024 - 06/29/2024	1.04	1.06
27	06/30/2024 - 07/06/2024	1.04	1.06
28	07/07/2024 - 07/13/2024	1.05	1.07
29	07/14/2024 - 07/20/2024	1.05	1.07
30	07/21/2024 - 07/27/2024	1.04	1.06
31	07/28/2024 - 08/03/2024	1.03	1.05
32	08/04/2024 - 08/10/2024	1.01	1.03
33	08/11/2024 - 08/17/2024	1.00	1.02
34	08/18/2024 - 08/24/2024	1.00	1.02
35	08/25/2024 - 08/31/2024	1.00	1.02
36	09/01/2024 - 09/07/2024	1.00	1.02
37	09/08/2024 - 09/14/2024	1.00	1.02
38	09/15/2024 - 09/21/2024	1.00	1.02
39	09/22/2024 - 09/28/2024	1.00	1.02
40	09/29/2024 - 10/05/2024	1.00	1.02
41	10/06/2024 - 10/12/2024	1.00	1.02
42	10/13/2024 - 10/19/2024	1.00	1.02
43	10/20/2024 - 10/26/2024	1.00	1.02
44	10/27/2024 - 11/02/2024	1.00	1.02
45	11/03/2024 - 11/09/2024	1.00	1.02
46	11/10/2024 - 11/16/2024	1.00	1.02
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.03	1.05
50	12/08/2024 - 12/14/2024	1.04	1.06
51	12/15/2024 - 12/21/2024	1.05	1.07
52	12/22/2024 - 12/28/2024	1.04	1.06
53	12/29/2024 - 12/31/2024	1.02	1.04

* PEAK SEASON

APPENDIX B: VOLUME DEVELOPMENT SHEETS

VOLUME DEVELOPMENT SHEET

The Project

Bonaventure Blvd. & Griffin Rd.

EXISTING GEOMETRY

COUNT DATE: May 28, 2025
AM PEAK HOUR FACTOR: 0.96

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		269	614	6		9	588	308		0	4	8		365	0	163
Peak Season Correction Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
AM Peak Season Volume		274	626	6		9	600	314		0	4	8		372	0	166
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		11	25	0		0	24	13		0	0	0		15	0	7
Background Traffic Volumes		285	651	6		9	624	327		0	4	8		387	0	173

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering							43.0%									7.0%
							195									32
Exiting		7.0%	43.0%													
		6	34													
AM TOTAL PROJECT TRAFFIC	0	6	34	0	0	0	195	0	0	0	0	0	0	0	0	32
Future Total AM Volumes	0	291	685	6	0	9	819	327	0	0	4	8	0	387	0	205

VOLUME DEVELOPMENT SHEET

The Project

Bonaventure Blvd. & Griffin Rd.

EXISTING GEOMETRY

COUNT DATE: May 28, 2025
PM PEAK HOUR FACTOR: 0.89

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		151	476	4		12	492	344		1	3	11		392	2	159
Peak Season Correction Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
PM Peak Season Volume		154	486	4		12	502	351		1	3	11		400	2	162
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		6	20	0		0	20	14		0	0	0		16	0	7
Background Traffic Volumes		160	506	4		12	522	365		1	3	11		416	2	169

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering							43.0%									7.0%
							144									23
Exiting		7.0%	43.0%													
		46	280													
PM TOTAL PROJECT TRAFFIC	0	46	280	0	0	0	144	0	0	0	0	0	0	0	0	23
Future Total PM Volumes	0	206	786	4	0	12	666	365	0	1	3	11	0	416	2	192

APPENDIX C: SIGNAL TIMING

Station : 3490 - Griffin Rd & Bonaventure Blvd (Standard File)

Phase	1 (EL)	2 (WT)	3 (ST)	4 (NT)	5	6 (ET)	7	8	9	10	11	12	13	14	15	16
Walk		7	7	7		7										
Ped Clearance		28	28	24		28										
Min Green	4	12	6	6		12										
Gap Ext	1.5	2.5	2	3		2.5										
Max1	18	50	30	45		50										
Max2																
Yellow Clr	4	5	4	4	3.5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2		2			1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON		ON										
Auto Flash Entry				ON												
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON	ON	ON	ON	ON	ON
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell	ON	ON	ON	ON	ON	ON
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				

Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						
Exit 2						
Exit 3						
Exit 4						

Queue Jump				
Free Mode				
Alt Table				

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 3490 - Griffin Rd & Bonaventure Blvd (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		25	255																							
6		100	254																							
23		25	255																							
Day Plan 2											**Easy**															
		25	255																							
6		100	254																							
23		25	255																							
Day Plan 3											**Easy**															
		25	255																							
6		100	254																							
12		23	23			23	1		17		18	120	30	15		120										
13	30	100	254																							
23		25	255																							

Station : 3490 - Griffin Rd & Bonaventure Blvd (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

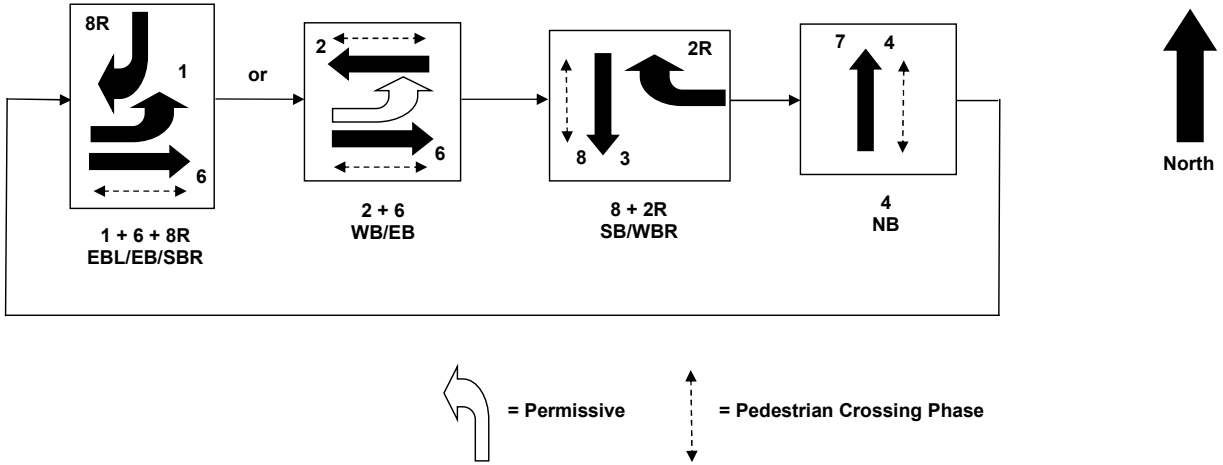
Scheduler

| | Month | | | | | | | | | | | | Day of Weekk | | | | | | | Day of Month | | | | | | | | | | | | | | | | | | |

Sequence of Operation

Griffin Road and Bonaventure Boulevard

Intersection Number 3490 (Southwest Ranches) Mod 5 and Higher



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3490	**Initial Operation Date**	02/06/02
Controller Type	2070 LN	**System Number**	
Modification Number	7	**Modification Date**	10/07/2022
Drawing/Project No	03030801	**FPL Grid Number**	85975746906
Intersection	GRIFFIN ROAD and BONAVENTURE BLVD		
Municipality	SOUTHWEST RANCHES		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1,8R	2	3,8,2R	4,7		6		
Direction	EBL	WB	SB	NB		EB		
Initial Green(MIN)	4	12	6	6		12		
Vehicle Ext.(GAP)	1.5	2.5	2.0	3.0		2.5		
Maximum Green I	18	50	30	45		50		
Maximum Green II								
Yellow Clearance	4.0	5.0	4.0	4.0		5.0		
All Red Clearance	2.0	2.0	2.0	2.0		2.0		
Phase Recall	OFF	MIN	OFF	OFF		MIN		
Detector Delay			30-RT					
Walk		7	7	7		7		
Pedestrian Clearance		28	28	24		28		
Permissive	YES							
Flash Operation		YELLOW	RED	RED		YELLOW		

Attachment

NOTES:

1. ANTI-BACKDOWN EASTBOUND: PHASES 2+6 ON---> OMIT PHASE 1.
2. FLASH OPERATION: 2300-0600, 7 DAYS.
3. 2R (WBR) OVERLAPPED WITH 3 (SB); 8R (SBR) OVERLAPPED TO 1 (EBL).
4. MOD. 7 UPDATES PHASE 1 MAXIMUM GREEN TIME.

Submitted By _____ **Approved By** _____

APPENDIX D: SYNCHRO REPORTS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	274	626	9	600	314	4	372	0	166
Future Volume (vph)	274	626	9	600	314	4	372	0	166
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Detector Phase	1	6	2	2	2	4	3	3	3 1
Switch Phase									
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Act Effct Green (s)	136.5	135.5	109.1	109.1	109.1	6.5	29.2	29.2	53.2
Actuated g/C Ratio	0.75	0.74	0.60	0.60	0.60	0.04	0.16	0.16	0.29
v/c Ratio	0.47	0.25	0.02	0.30	0.31	0.18	0.73	0.73	0.30
Control Delay (s/veh)	11.2	9.0	22.1	21.0	3.0	55.8	88.6	88.6	5.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.2	9.0	22.1	21.0	3.0	55.8	88.6	88.6	5.1
LOS	B	A	C	C	A	E	F	F	A
Approach Delay (s/veh)		9.7		14.9		55.8		62.8	
Approach LOS		A		B		E		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 23.9	Intersection LOS: C
Intersection Capacity Utilization 64.6%	ICU Level of Service C
Analysis Period (min) 15	

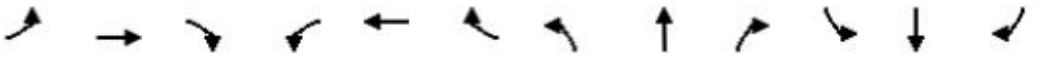
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	
90th %ile Green (s)	25.8	119.0	87.2	87.2	87.2	8.0	37.0	37.0	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
70th %ile Green (s)	23.3	124.3	95.0	95.0	95.0	6.7	33.0	33.0	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
50th %ile Green (s)	21.9	140.4	112.5	112.5	112.5	0.0	29.6	29.6	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
30th %ile Green (s)	18.1	143.9	119.8	119.8	119.8	0.0	26.1	26.1	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
10th %ile Green (s)	12.9	149.7	130.8	130.8	130.8	0.0	20.3	20.3	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	274	626	6	9	600	314	0	4	8	372	0	166
Future Volume (vph)	274	626	6	9	600	314	0	4	8	372	0	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85		0.90		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3534		1770	3539	1583		1676		1681	1681	1583
Flt Permitted	0.35	1.00		0.40	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (perm)	653	3534		743	3539	1583		1676		1681	1681	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	288	659	6	9	632	331	0	4	8	392	0	175
RTOR Reduction (vph)	0	0	0	0	0	140	0	8	0	0	0	128
Lane Group Flow (vph)	288	665	0	9	632	191	0	4	0	196	196	47
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	131.9	131.9		105.5	105.5	105.5		2.9		29.2	29.2	49.6
Effective Green, g (s)	131.9	131.9		105.5	105.5	105.5		2.9		29.2	29.2	49.6
Actuated g/C Ratio	0.72	0.72		0.58	0.58	0.58		0.02		0.16	0.16	0.27
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0		3.0	3.0	
Lane Grp Cap (vph)	595	2547		428	2040	912		26		268	268	429
v/s Ratio Prot	c0.05	0.19			0.18			c0.00		c0.12	0.12	0.03
v/s Ratio Perm	c0.29			0.01		0.12						
v/c Ratio	0.48	0.26		0.02	0.31	0.21		0.16		0.73	0.73	0.11
Uniform Delay, d1	9.7	8.8		16.6	20.0	18.7		88.8		73.2	73.2	50.1
Progression Factor	1.00	1.00		1.00	1.00	1.00		1.00		1.00	1.00	1.00
Incremental Delay, d2	0.6	0.2		0.1	0.4	0.5		2.9		9.8	9.8	0.1
Delay (s)	10.3	9.0		16.7	20.4	19.2		91.7		83.0	83.0	50.2
Level of Service	B	A		B	C	B		F		F	F	D
Approach Delay (s/veh)		9.4			19.9			91.7			72.9	
Approach LOS		A			B			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	64.6%	ICU Level of Service	C
Analysis Period (min)	15		

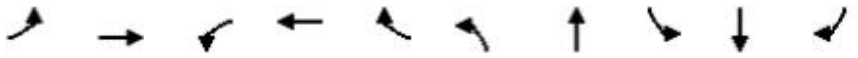
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	154	486	12	502	351	1	3	400	2	162
Future Volume (vph)	154	486	12	502	351	1	3	400	2	162
Turn Type	pm+pt	NA	Perm	NA	Perm	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Detector Phase	1	6	2	2	2	4	4	3	3	3 1
Switch Phase										
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Act Effct Green (s)	130.8	129.8	112.7	112.7	112.7	6.6	6.6	32.4	32.4	45.9
Actuated g/C Ratio	0.71	0.71	0.62	0.62	0.62	0.04	0.04	0.18	0.18	0.25
v/c Ratio	0.27	0.21	0.02	0.24	0.33	0.02	0.21	0.71	0.71	0.33
Control Delay (s/veh)	10.8	10.3	18.8	18.0	2.6	85.0	48.3	83.7	84.2	6.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	10.8	10.3	18.8	18.0	2.6	85.0	48.3	83.7	84.2	6.0
LOS	B	B	B	B	A	F	D	F	F	A
Approach Delay (s/veh)		10.4		11.7			50.6		61.5	
Approach LOS		B		B			D		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay (s/veh): 25.1	Intersection LOS: C
Intersection Capacity Utilization 58.0%	ICU Level of Service B
Analysis Period (min) 15	

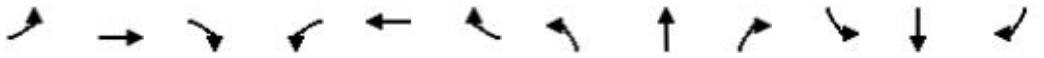
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	0	
90th %ile Green (s)	15.4	117.0	95.6	95.6	95.6	8.2	8.2	38.8	38.8	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
70th %ile Green (s)	12.8	122.0	103.2	103.2	103.2	6.8	6.8	35.2	35.2	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
50th %ile Green (s)	11.1	125.5	108.4	108.4	108.4	6.0	6.0	32.5	32.5	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Min	Min	Gap	Gap	
30th %ile Green (s)	8.9	139.6	124.7	124.7	124.7	0.0	0.0	30.4	30.4	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	
10th %ile Green (s)	7.4	145.1	131.7	131.7	131.7	0.0	0.0	24.9	24.9	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	154	486	4	12	502	351	1	3	11	400	2	162
Future Volume (vph)	154	486	4	12	502	351	1	3	11	400	2	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00	1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00	0.88		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3535		1770	3539	1583	1770	1639		1681	1686	1583
Flt Permitted	0.41	1.00		0.46	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (perm)	760	3535		859	3539	1583	1774	1639		1681	1686	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	162	512	4	13	528	369	1	3	12	421	2	171
RTOR Reduction (vph)	0	0	0	0	0	147	0	12	0	0	0	130
Lane Group Flow (vph)	162	516	0	13	528	222	1	3	0	210	213	41
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	127.4	127.4		110.3	110.3	110.3	4.2	4.2		32.4	32.4	43.5
Effective Green, g (s)	127.4	127.4		110.3	110.3	110.3	4.2	4.2		32.4	32.4	43.5
Actuated g/C Ratio	0.70	0.70		0.60	0.60	0.60	0.02	0.02		0.18	0.18	0.24
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	590	2460		517	2133	954	40	37		297	298	376
v/s Ratio Prot	c0.02	0.15			0.15			c0.00		0.12	c0.13	0.03
v/s Ratio Perm	c0.17			0.02		0.14	0.00					
v/c Ratio	0.27	0.21		0.03	0.25	0.23	0.03	0.09		0.71	0.71	0.11
Uniform Delay, d1	9.8	9.9		14.7	17.0	16.8	87.4	87.5		70.8	70.9	54.6
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	0.3	0.2		0.1	0.3	0.6	0.3	1.0		7.5	7.9	0.1
Delay (s)	10.1	10.1		14.8	17.3	17.4	87.7	88.6		78.3	78.8	54.7
Level of Service	B	B		B	B	B	F	F		E	E	D
Approach Delay (s/veh)		10.1			17.3			88.5			71.7	
Approach LOS		B			B			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	30.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.37		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	58.0%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	285	651	9	624	327	4	387	0	173
Future Volume (vph)	285	651	9	624	327	4	387	0	173
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Detector Phase	1	6	2	2	2	4	3	3	3 1
Switch Phase									
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Act Effct Green (s)	135.0	134.0	106.3	106.3	106.3	6.5	30.7	30.7	56.0
Actuated g/C Ratio	0.74	0.73	0.58	0.58	0.58	0.04	0.17	0.17	0.31
v/c Ratio	0.50	0.27	0.02	0.32	0.32	0.18	0.72	0.73	0.30
Control Delay (s/veh)	12.1	9.6	23.3	22.6	3.1	55.8	86.3	86.6	4.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	12.1	9.6	23.3	22.6	3.1	55.8	86.3	86.6	4.8
LOS	B	A	C	C	A	E	F	F	A
Approach Delay (s/veh)		10.3		16.0		55.8		61.2	
Approach LOS		B		B		E		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 24.2	Intersection LOS: C
Intersection Capacity Utilization 66.3%	ICU Level of Service C
Analysis Period (min) 15	

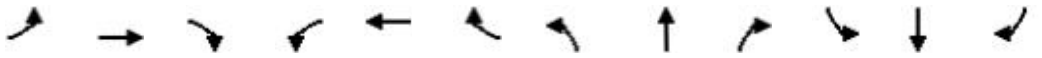
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	
90th %ile Green (s)	27.3	118.1	84.8	84.8	84.8	8.0	37.9	37.9	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
70th %ile Green (s)	24.6	123.3	92.7	92.7	92.7	6.7	34.0	34.0	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
50th %ile Green (s)	23.2	139.0	109.8	109.8	109.8	0.0	31.0	31.0	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
30th %ile Green (s)	19.3	141.8	116.5	116.5	116.5	0.0	28.2	28.2	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
10th %ile Green (s)	14.3	147.8	127.5	127.5	127.5	0.0	22.2	22.2	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	285	651	6	9	624	327	0	4	8	387	0	173
Future Volume (vph)	285	651	6	9	624	327	0	4	8	387	0	173
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85		0.90		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3535		1770	3539	1583		1676		1681	1681	1583
Flt Permitted	0.34	1.00		0.39	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (perm)	624	3535		724	3539	1583		1676		1681	1681	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	300	685	6	9	657	344	0	4	8	407	0	182
RTOR Reduction (vph)	0	0	0	0	0	151	0	8	0	0	0	130
Lane Group Flow (vph)	300	691	0	9	657	193	0	4	0	203	204	52
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	130.4	130.4		102.7	102.7	102.7		2.9		30.7	30.7	52.4
Effective Green, g (s)	130.4	130.4		102.7	102.7	102.7		2.9		30.7	30.7	52.4
Actuated g/C Ratio	0.71	0.71		0.56	0.56	0.56		0.02		0.17	0.17	0.29
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0		3.0	3.0	
Lane Grp Cap (vph)	580	2518		406	1986	888		26		282	282	453
v/s Ratio Prot	c0.06	0.20			0.19			c0.00		0.12	c0.12	0.03
v/s Ratio Perm	c0.31			0.01		0.12						
v/c Ratio	0.52	0.27		0.02	0.33	0.22		0.16		0.72	0.72	0.12
Uniform Delay, d1	10.6	9.4		17.8	21.6	20.1		88.8		72.1	72.1	48.2
Progression Factor	1.00	1.00		1.00	1.00	1.00		1.00		1.00	1.00	1.00
Incremental Delay, d2	0.8	0.3		0.1	0.4	0.6		2.9		8.5	8.9	0.1
Delay (s)	11.4	9.7		17.9	22.1	20.6		91.7		80.6	81.0	48.3
Level of Service	B	A		B	C	C		F		F	F	D
Approach Delay (s/veh)		10.2			21.5			91.7			70.7	
Approach LOS		B			C			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.56		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	66.3%	ICU Level of Service	C
Analysis Period (min)	15		

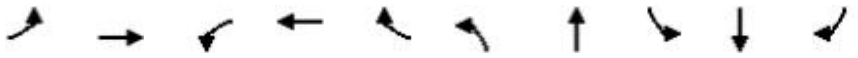
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	160	506	12	522	365	1	3	416	2	169
Future Volume (vph)	160	506	12	522	365	1	3	416	2	169
Turn Type	pm+pt	NA	Perm	NA	Perm	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Detector Phase	1	6	2	2	2	4	4	3	3	3 1
Switch Phase										
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Act Effct Green (s)	128.8	127.8	110.3	110.3	110.3	6.6	6.6	34.4	34.4	48.3
Actuated g/C Ratio	0.70	0.70	0.60	0.60	0.60	0.04	0.04	0.19	0.19	0.26
v/c Ratio	0.29	0.22	0.03	0.26	0.35	0.02	0.21	0.69	0.70	0.32
Control Delay (s/veh)	11.5	11.0	19.5	19.1	2.7	85.0	48.3	81.1	81.3	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.5	11.0	19.5	19.1	2.7	85.0	48.3	81.1	81.3	5.8
LOS	B	B	B	B	A	F	D	F	F	A
Approach Delay (s/veh)		11.1		12.4			50.6		59.5	
Approach LOS		B		B			D		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.70	
Intersection Signal Delay (s/veh): 25.0	Intersection LOS: C
Intersection Capacity Utilization 59.0%	ICU Level of Service B
Analysis Period (min) 15	

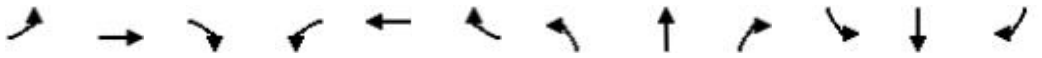
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	0	
90th %ile Green (s)	15.9	116.0	94.1	94.1	94.1	8.2	8.2	39.8	39.8	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
70th %ile Green (s)	13.2	120.8	101.6	101.6	101.6	6.8	6.8	36.4	36.4	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
50th %ile Green (s)	11.5	124.0	106.5	106.5	106.5	6.0	6.0	34.0	34.0	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Min	Min	Gap	Gap	
30th %ile Green (s)	9.2	137.4	122.2	122.2	122.2	0.0	0.0	32.6	32.6	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	
10th %ile Green (s)	7.8	140.8	127.0	127.0	127.0	0.0	0.0	29.2	29.2	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	160	506	4	12	522	365	1	3	11	416	2	169
Future Volume (vph)	160	506	4	12	522	365	1	3	11	416	2	169
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00	1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00	0.88		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3535		1770	3539	1583	1770	1639		1681	1686	1583
Flt Permitted	0.39	1.00		0.45	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (perm)	735	3535		842	3539	1583	1774	1639		1681	1686	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	168	533	4	13	549	384	1	3	12	438	2	178
RTOR Reduction (vph)	0	0	0	0	0	158	0	12	0	0	0	133
Lane Group Flow (vph)	168	537	0	13	549	226	1	3	0	219	221	45
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	125.4	125.4		107.9	107.9	107.9	4.2	4.2		34.4	34.4	45.9
Effective Green, g (s)	125.4	125.4		107.9	107.9	107.9	4.2	4.2		34.4	34.4	45.9
Actuated g/C Ratio	0.69	0.69		0.59	0.59	0.59	0.02	0.02		0.19	0.19	0.25
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	568	2422		496	2086	933	40	37		315	316	397
v/s Ratio Prot	c0.02	0.15			0.16			c0.00		0.13	c0.13	0.03
v/s Ratio Perm	c0.18			0.02		0.14	0.00					
v/c Ratio	0.30	0.22		0.03	0.26	0.24	0.03	0.09		0.70	0.70	0.11
Uniform Delay, d1	10.6	10.7		15.7	18.2	18.0	87.4	87.5		69.4	69.5	52.8
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	0.3	0.2		0.1	0.3	0.6	0.3	1.0		6.5	6.6	0.1
Delay (s)	10.9	10.9		15.7	18.5	18.6	87.7	88.6		75.9	76.1	53.0
Level of Service	B	B		B	B	B	F	F		E	E	D
Approach Delay (s/veh)		10.9			18.5			88.5			69.4	
Approach LOS		B			B			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	30.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	59.0%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	291	685	9	819	327	4	387	0	205
Future Volume (vph)	291	685	9	819	327	4	387	0	205
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Detector Phase	1	6	2	2	2	4	3	3	3 1
Switch Phase									
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Act Effct Green (s)	135.0	134.0	104.0	104.0	104.0	6.5	30.7	30.7	58.3
Actuated g/C Ratio	0.74	0.73	0.57	0.57	0.57	0.04	0.17	0.17	0.32
v/c Ratio	0.60	0.28	0.02	0.43	0.33	0.18	0.72	0.73	0.33
Control Delay (s/veh)	14.3	9.7	24.4	25.8	3.7	55.8	86.3	86.6	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.3	9.7	24.4	25.8	3.7	55.8	86.3	86.6	4.5
LOS	B	A	C	C	A	E	F	F	A
Approach Delay (s/veh)		11.0		19.5		55.8		58.0	
Approach LOS		B		B		E		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 25.0	Intersection LOS: C
Intersection Capacity Utilization 72.0%	ICU Level of Service C
Analysis Period (min) 15	

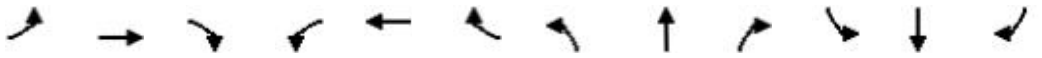
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Protected Phases	1	6		2		4	3	3	3 1
Permitted Phases	6		2		2				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	
90th %ile Green (s)	28.9	118.1	83.2	83.2	83.2	8.0	37.9	37.9	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
70th %ile Green (s)	27.0	123.3	90.3	90.3	90.3	6.7	34.0	34.0	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	
50th %ile Green (s)	26.0	139.0	107.0	107.0	107.0	0.0	31.0	31.0	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
30th %ile Green (s)	21.8	141.8	114.0	114.0	114.0	0.0	28.2	28.2	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	
10th %ile Green (s)	16.5	147.8	125.3	125.3	125.3	0.0	22.2	22.2	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	291	685	6	9	819	327	0	4	8	387	0	205
Future Volume (vph)	291	685	6	9	819	327	0	4	8	387	0	205
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85		0.90		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3535		1770	3539	1583		1676		1681	1681	1583
Flt Permitted	0.25	1.00		0.38	1.00	1.00		1.00		0.95	0.95	1.00
Satd. Flow (perm)	458	3535		699	3539	1583		1676		1681	1681	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	306	721	6	9	862	344	0	4	8	407	0	216
RTOR Reduction (vph)	0	0	0	0	0	151	0	8	0	0	0	151
Lane Group Flow (vph)	306	727	0	9	862	193	0	4	0	203	204	65
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	130.4	130.4		100.4	100.4	100.4		2.9		30.7	30.7	54.7
Effective Green, g (s)	130.4	130.4		100.4	100.4	100.4		2.9		30.7	30.7	54.7
Actuated g/C Ratio	0.71	0.71		0.55	0.55	0.55		0.02		0.17	0.17	0.30
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0		6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0		3.0	3.0	
Lane Grp Cap (vph)	498	2518		383	1941	868		26		282	282	473
v/s Ratio Prot	c0.08	0.21			0.24			c0.00		0.12	c0.12	0.04
v/s Ratio Perm	c0.36			0.01		0.12						
v/c Ratio	0.61	0.29		0.02	0.44	0.22		0.16		0.72	0.72	0.14
Uniform Delay, d1	13.1	9.5		18.9	24.6	21.2		88.8		72.1	72.1	46.9
Progression Factor	1.00	1.00		1.00	1.00	1.00		1.00		1.00	1.00	1.00
Incremental Delay, d2	2.3	0.3		0.1	0.7	0.6		2.9		8.5	8.9	0.1
Delay (s)	15.3	9.8		19.0	25.4	21.8		91.7		80.6	81.0	47.0
Level of Service	B	A		B	C	C		F		F	F	D
Approach Delay (s/veh)		11.4			24.3			91.7			69.1	
Approach LOS		B			C			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	29.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	72.0%	ICU Level of Service	C
Analysis Period (min)	15		

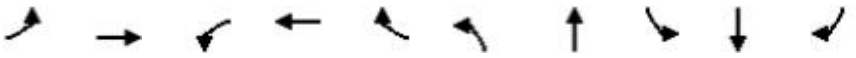
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	206	786	12	666	365	1	3	416	2	192
Future Volume (vph)	206	786	12	666	365	1	3	416	2	192
Turn Type	pm+pt	NA	Perm	NA	Perm	Perm	NA	Split	NA	pt+ov
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Detector Phase	1	6	2	2	2	4	4	3	3	3 1
Switch Phase										
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Act Effct Green (s)	128.6	127.6	108.1	108.1	108.1	6.6	6.6	34.6	34.6	50.5
Actuated g/C Ratio	0.70	0.70	0.59	0.59	0.59	0.04	0.04	0.19	0.19	0.28
v/c Ratio	0.43	0.34	0.03	0.34	0.35	0.02	0.21	0.69	0.69	0.35
Control Delay (s/veh)	13.2	12.4	21.2	21.5	2.8	85.0	48.3	80.7	81.0	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.2	12.4	21.2	21.5	2.8	85.0	48.3	80.7	81.0	5.4
LOS	B	B	C	C	A	F	D	F	F	A
Approach Delay (s/veh)		12.5		15.0			50.6		57.1	
Approach LOS		B		B			D		E	

Intersection Summary	
Cycle Length: 183	
Actuated Cycle Length: 183	
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay (s/veh): 23.9	Intersection LOS: C
Intersection Capacity Utilization 66.8%	ICU Level of Service C
Analysis Period (min) 15	

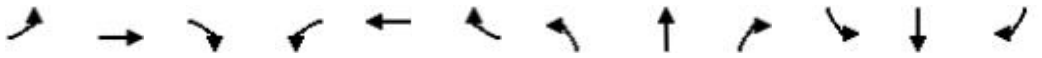
Splits and Phases: 1: Griffin Rd. & Bonaventure Blvd.





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Protected Phases	1	6		2			4	3	3	3 1
Permitted Phases	6		2		2	4				
Minimum Initial (s)	4.0	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	
Minimum Split (s)	10.0	42.0	42.0	42.0	42.0	37.0	37.0	41.0	41.0	
Total Split (s)	18.0	138.0	120.0	120.0	120.0	15.0	15.0	30.0	30.0	
Total Split (%)	9.8%	75.4%	65.6%	65.6%	65.6%	8.2%	8.2%	16.4%	16.4%	
Maximum Green (s)	12.0	131.0	113.0	113.0	113.0	9.0	9.0	24.0	24.0	
Yellow Time (s)	4.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lead/Lag	Lead		Lag	Lag	Lag	Lag	Lag	Lead	Lead	
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	None	None	None	None	
Walk Time (s)		7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Don't Walk (s)		28.0	28.0	28.0	28.0	24.0	24.0	28.0	28.0	
Pedestrian Calls (#/hr)		0	0	0	0	0	0	0	0	
90th %ile Green (s)	19.0	116.0	91.0	91.0	91.0	8.2	8.2	39.8	39.8	
90th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
70th %ile Green (s)	15.6	120.8	99.2	99.2	99.2	6.8	6.8	36.4	36.4	
70th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Gap	Gap	Gap	Gap	
50th %ile Green (s)	13.7	123.1	103.4	103.4	103.4	6.0	6.0	34.9	34.9	
50th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Min	Min	Gap	Gap	
30th %ile Green (s)	10.6	137.4	120.8	120.8	120.8	0.0	0.0	32.6	32.6	
30th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	
10th %ile Green (s)	8.8	140.8	126.0	126.0	126.0	0.0	0.0	29.2	29.2	
10th %ile Term Code	Gap	Coord	Coord	Coord	Coord	Skip	Skip	Gap	Gap	

Intersection Summary
Cycle Length: 183
Actuated Cycle Length: 183
Offset: 9.5 (5%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Control Type: Actuated-Coordinated



Lane Configurations												
Traffic Volume (vph)	206	786	4	12	666	365	1	3	11	416	2	192
Future Volume (vph)	206	786	4	12	666	365	1	3	11	416	2	192
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00	1.00		0.95	0.95	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00	0.88		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (prot)	1770	3537		1770	3539	1583	1770	1639		1681	1686	1583
Flt Permitted	0.32	1.00		0.34	1.00	1.00	0.95	1.00		0.95	0.95	1.00
Satd. Flow (perm)	596	3537		631	3539	1583	1774	1639		1681	1686	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	217	827	4	13	701	384	1	3	12	438	2	202
RTOR Reduction (vph)	0	0	0	0	0	162	0	12	0	0	0	149
Lane Group Flow (vph)	217	831	0	13	701	222	1	3	0	219	221	53
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA		Split	NA	pt+ov
Protected Phases	1	6			2			4		3	3	3 1
Permitted Phases	6			2		2	4					
Actuated Green, G (s)	125.2	125.2		105.7	105.7	105.7	4.2	4.2		34.6	34.6	48.1
Effective Green, g (s)	125.2	125.2		105.7	105.7	105.7	4.2	4.2		34.6	34.6	48.1
Actuated g/C Ratio	0.68	0.68		0.58	0.58	0.58	0.02	0.02		0.19	0.19	0.26
Clearance Time (s)	6.0	7.0		7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	494	2419		364	2044	914	40	37		317	318	416
v/s Ratio Prot	c0.03	0.23			0.20			c0.00		0.13	c0.13	0.03
v/s Ratio Perm	c0.27			0.02		0.14	0.00					
v/c Ratio	0.44	0.34		0.04	0.34	0.24	0.03	0.09		0.69	0.69	0.13
Uniform Delay, d1	11.8	11.9		16.7	20.4	19.0	87.4	87.5		69.2	69.3	51.4
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	0.6	0.4		0.2	0.5	0.6	0.3	1.0		6.4	6.5	0.1
Delay (s)	12.4	12.3		16.9	20.8	19.6	87.7	88.6		75.6	75.7	51.6
Level of Service	B	B		B	C	B	F	F		E	E	D
Approach Delay (s/veh)		12.3			20.4			88.5			68.1	
Approach LOS		B			C			F			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	183.0	Sum of lost time (s)	25.0
Intersection Capacity Utilization	66.8%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

ATTACHMENT 12

From: West, Dan
To: Joseph, Alicia
Subject: Fw: PC 25-1 (US 27 Business Center) Town of Southwest Ranches
Date: Wednesday, March 19, 2025 8:36:14 AM
Attachments: image002.png

Alicia,

Sorry for the delay and we discussed internally and have no objections.

Dan

From: Joseph, Alicia <ALIJOSEPH@broward.org>
Sent: Tuesday, March 18, 2025 10:03 AM
To: West, Dan <danwest@broward.org>; SMS_Linda_Briggs_Thompson <9548098437@tmomail.net>; Briggs, Linda <lbriggs@broward.org>
Cc: Therrien, Michel mtherrien@broward.org>
Subject: RE: PC 25-1 (US 27 Business Center) Town of Southwest Ranches

Good morning!

It would be greatly appreciated if you could share Parks review agency comments for PC 25-1. If you need additional time, please let me know when you anticipate providing comments.

Thanks so much,



Alicia Joseph, Planner
954.357.6698 (direct) www.broward.org/planningcouncil

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The Planning Council offices are open Monday through Friday. I am in the office every Tuesday through Friday from 7:30 a.m. to 5:30 p.m.

ATTACHMENT 13

Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

RECEIVED 2/11/2025

February 11, 2025

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

via email to ALIJOSEPH@broward.org

FROM: Dunia De La Horra Fernandez
Broward County Water Management Division

SUBJECT: US 27 Business Center, PC 25-1
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Alicia:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-1 and have no comments or objections.

Sincerely,

Dunia De La Horra Fernandez

Dunia De La Horra Fernandez
Program/Project Coordinator Senior
Broward County Water Management Division
2555 W. Copans Rd., Pompano Beach, FL 33069
Office: 954-831-0755
E-mail: ddelahorrafernandez@broward.org

ATTACHMENT 14

From: Luis Ochoa
To: Joseph, Alicia
Cc: Michael Gracia
Date: Wednesday, February 5, 2025 1:43:29 PM
Attachments: image001.jpg
image002.jpg

External Email Warning
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Report Suspicious

Hi there – SBDD has reviewed the LUPA request and has no objections.

Should you have any questions do not hesitate to contact me.

Thanks,

Luis Ochoa, P.E.
District Director
South Broward Drainage District
(954) 680-3337 Ext. 203 Office
(954) 680-3339 Fax
luis@sbdd.org E-mail

From: Joseph, Alicia <ALIJOSEPH@broward.org>
Sent: Tuesday, February 4, 2025 1:26 PM
To: Luis Ochoa <luis@sbdd.org>
Subject: PC 25-1 (US 27 Business Center) Town of Southwest Ranches

Good afternoon, Luis,

Broward County Planning Council staff has received a land use plan amendment to the Broward County Land Use Plan: **PC 25-1 (US 27 Business Center)** located in the Town of Southwest Ranches. The amendment and associated backup materials are available on our website for your review: https://www.broward.org/PlanningCouncil/Pages/PendingBCLUPAmendments.aspx *(please scroll to PC 25-1 and select the links)*

The proposed amendment is anticipated for first public hearing before the Broward County

Planning Council for its **April 2025** meeting.

We are requesting that comments be digitally submitted to our office by **March 4, 2025**, to allow adequate time for consideration, discussion and incorporation into the Planning Council's staff report.

Please note that in an effort to go green, Planning Council staff is sharing land use plan amendments and backup materials to all review agencies digitally and no hard copies will follow this email.

Should you have any questions, or if you have any trouble with the links, please contact me.

Thank you in advance for your timely response.

Respectfully,

Alicia Joseph, Planner
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6698 (direct) www.broward.org/planningcouncil

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

ITEM 2

RESOLUTION NO. 2025-437

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A PROPOSED AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; UPDATING THE ENVIRONMENTALLY SENSITIVE LANDS MAP OF THE NATURAL RESOURCE MAP SERIES OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF FORT LAUDERDALE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Broward County now wishes to propose an update to the Environmentally Sensitive Lands Map of the Natural Resource Map Series of the Broward County Comprehensive Plan within the City of Fort Lauderdale;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on August 28, 2025, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on October 21, 2025, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

Section 1. The Board of County Commissioners hereby transmits to the Department of Commerce, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, and Department of Education, as applicable, for review and comment pursuant to Section 163.3184, Florida Statutes, Amendment PCNRM24-1, which is an update to the Environmentally Sensitive Lands Map of the Natural Resource Map Series of the Broward County Comprehensive Plan within the City of Fort Lauderdale.

Section 2. The proposed amendment to the Broward County Comprehensive Plan is attached as Exhibit A to this Resolution.

Section 3. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this 21st day of October, 2025.

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

By: */s/ Maite Azcoitia* 08/28/2025
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
PCNRM24-1 Environmentally Sensitive Lands Map City of Fort Lauderdale.TransReso
08/28/2025
#80041

EXHIBIT “A”

TO RESOLUTION NUMBER 2025 – 437

(PCNRM 24-1)

MAP 1 - AMENDMENT PCNRM 24-1

Broward County Land Use Plan: Environmentally Sensitive Lands

PCNRM 10-1 Amended Map to Include Wedge.
Please contact the Planning Council at
954.357.8051, if you need additional information.

Legend

- Designated lands
- Protected lands
- Section Township Range
- Municipal Boundaries

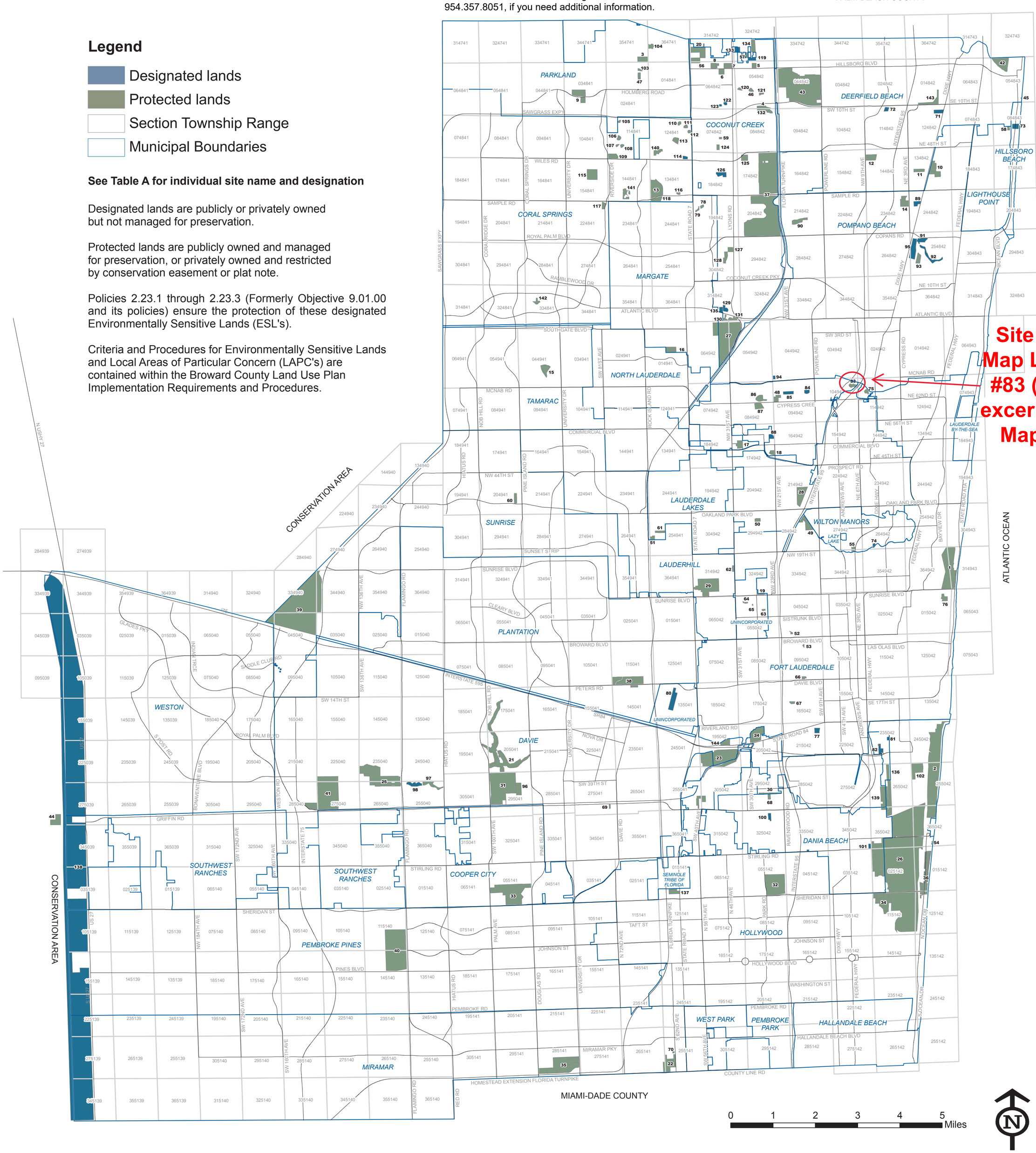
See Table A for individual site name and designation

Designated lands are publicly or privately owned but not managed for preservation.

Protected lands are publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note.

Policies 2.23.1 through 2.23.3 (Formerly Objective 9.01.00 and its policies) ensure the protection of these designated Environmentally Sensitive Lands (ESL's).

Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern (LAPC's) are contained within the Broward County Land Use Plan Implementation Requirements and Procedures.



III.B. Natural Resource Map Series: Environmentally Sensitive Lands

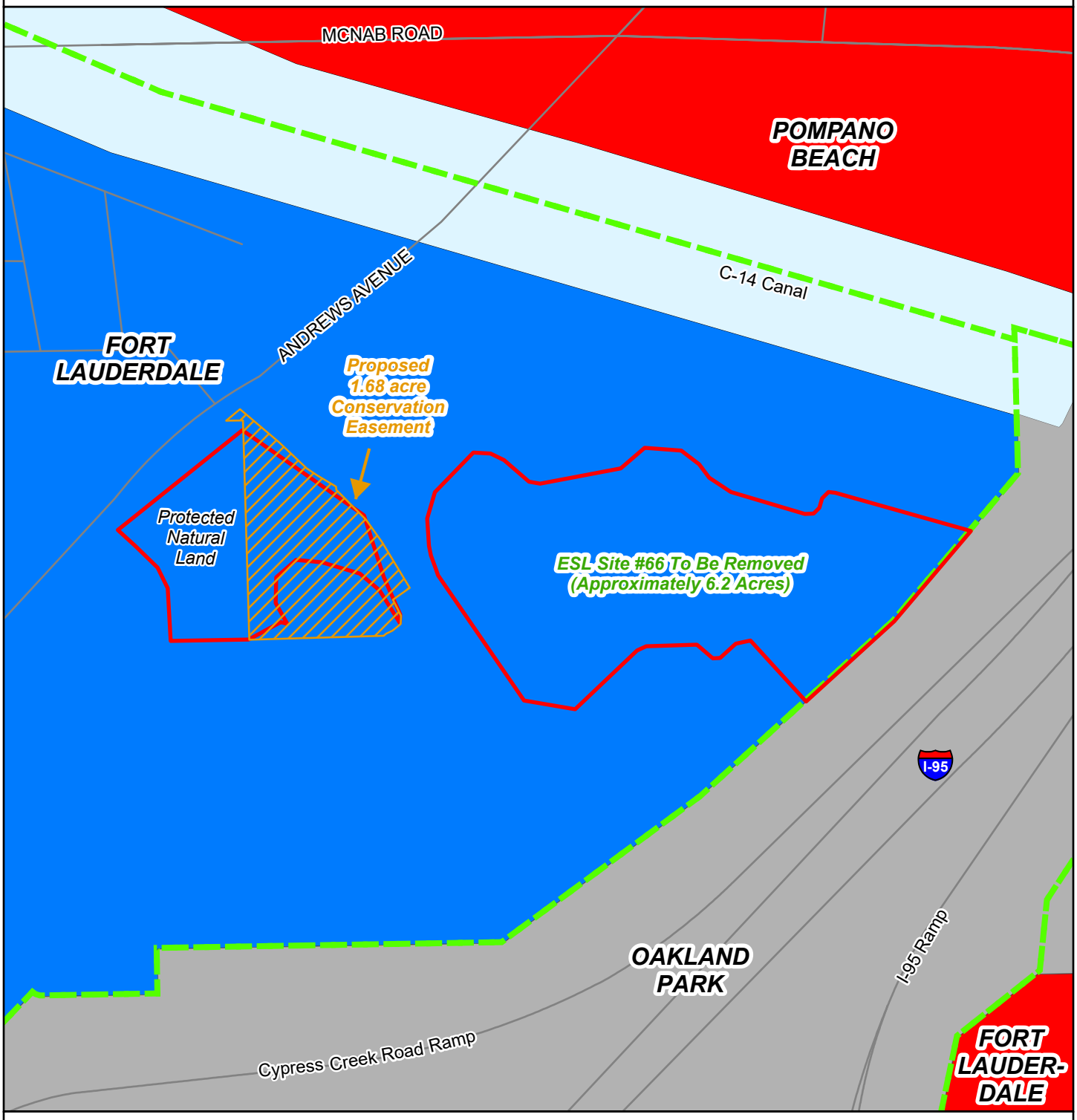
Source:
Broward County Natural Resources Planning and Management Division
Prepared By
Land Preservation Program
954-519-0305
Adopted: January 28, 2020

This map is for conceptual purposes only and should not be used for legal boundary determinations. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH OF ENVIRONMENTALLY SENSITIVE LANDS EXCERPT
AMENDMENT PCNRM 24-1



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PCNRM 24-1



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCNRM 24-1

NATURAL RESOURCE MAP SERIES -
ENVIRONMENTALLY SENSITIVE LANDS MAP
REMOVAL OF SITE 66 – CITY OF FORT LAUDERDALE

RECOMMENDATIONS/ACTIONS ***DATE***

I. *Planning Council Staff Transmittal Recommendation* *August 19, 2025*

Although Planning Council staff has not previously supported these types of amendments due to concerns regarding sea level rise, stormwater management and the protection of natural resources, including wetlands, staff does not object to the proposed amendment, recognizing the Planning Council's discussion and actions regarding similar applications at its May 22, 2025, meeting.

Further, staff suggests that any recommendation of approval recognize the restoration and preservation of the existing 1.68-acre natural area to the west of the site as a conservation easement, as well as the offsite mitigation. See Map 2 and Attachments 1, 7 and 8.

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

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

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

RECOMMENDATIONS/ACTIONS (continued) ***DATE***

II. *Planning Council Transmittal Recommendation* *August 28, 2025*

Planning Council recommended approval of the proposed amendment to remove Site 66/ Map Label 83 from the Environmentally Sensitive Lands Map, recognizing the restoration and preservation of the existing 1.68-acre natural area to the west of the site as a conservation easement, as well as the offsite mitigation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-2: Yes: Abramson, Brunson, Castillo, Fernandez, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof and DiGiorgio. No: Ryan and Zeman.)

III. *County Commission Transmittal Recommendation* *October 21, 2025*

Approval per Planning Council transmittal recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCNRM 24-1

INTRODUCTION AND APPLICANT'S RATIONALE

I. *Municipality:* Fort Lauderdale

II. *County Commission District:* District 4

III. *Site Characteristics*

A. *Size:* Approximately 6.2 acres

B. *Location:* In Section 10, Township 49 South, Range 42 East; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95.

C. *Existing Use:* Natural area

D. *Broward County Land Use Plan (BCLUP) Designation:* Activity Center

IV. *Existing Uses and BCLUP Designations Adjacent to the Amendment Site*

A. *Existing Uses:*

North:	Office
East:	Interstate 95
South:	Hotel, retail and office
West:	Office and natural area

B. *Planned Uses:*

North:	Activity Center
East:	Transportation (Interstate 95)
South:	Activity Center
West:	Activity Center

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. *Applicant/Petitioner*

A.	*Applicant:*	RD Investment Properties, LLC
B.	*Agent:*	Barbara A. Hall, Esq., Greenberg Traurig, LLP
C.	*Property Owner:*	CPN West, LLC

VI. *Recommendation of Local Governing Body:* The City of Fort Lauderdale supports the proposed amendment.

VII. *Applicant's Rationale*

The applicant states: "The removal of the LAPC designation for Site #83 and its removal from the ESL Map, is consistent with the land use plan for the reason that the Site no longer meets the land use plan criteria for designation as an LAPC because it is dominated by exotics and not sustainable as a Cypress Wetland Forest. The County has issued an Environmental Resource Permit for development of the Site, which required the preservation and restoration of an adjacent 1.68-acre site at a cost of half a million dollars and offsite mitigation in the Pembroke Pines Mitigation Bank for which more than a million dollars has been paid, assuring that no loss of wetland function will result from the development of the Site.

When developed in accordance with the criteria of the City's Uptown Urban Village Activity Center and the LAPC Agreement with the City, the development of the Site will bring 86,000 square feet of native canopy at maturity, three lakes with pedestrian paths surrounding the lakes, housing with 63 affordable units within walking distance of the office uses within the same office park; all within a part of the County that lacks sufficient housing. The Site's development will also result in a valuable tax base for a site now assessed at only $27,700.00."

See **Attachments 1, 7 and 8** for the detailed rationale and mitigation plan.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCNRM 24-1

BACKGROUND INFORMATION

Environmentally Sensitive Land (ESL) "means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of an ESL are contained within the Implementation Requirements and Procedures Section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands are contained within the Broward County Land Use Plan."

Pursuant to Policy 2.23.1 of the BrowardNext - Broward County Land Use Plan (BCLUP), Broward County maintains the Environmentally Sensitive Lands (ESL) Map that identifies natural resources, including Local Areas of Particular Concern (LAPC's). The Map was developed from a comprehensive study prepared by the Environmental Coalition of Broward County in 1987 and was initially adopted as part of the 1989 BCLUP.

The proposed amendment would remove an approximately 6.2-acre LAPC site identified as "Site 66 / Map Label 83" from the ESL Map. The site is located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale, and has a land use designation of Activity Center, a mixed-use category which generally permits residential, hotel, commercial, office, industrial, community facility and recreation and open space uses. **See Maps 1 through 3.** The subject site is a "protected land" on the ESL Map which means that it is privately owned and restricted by conservation easement or plat note. Protected lands are subject to the provisions of the Broward County Land Development Code per BCLUP Policy 2.23.2. These provisions regulate clearing activities on the site, as well as require the applicant to prepare an Environmental Impact Report identifying the effects that proposed development would have on the unique natural qualities and resources of the area and identifying strategies to protect the resource or mitigate unavoidable adverse impacts on the resource.

Based on information provided by the applicant, the 6.2-acre site is vacant and previously was considered a cypress forested wetland that is currently an exotic species dominated wetland. The applicant has voluntarily committed to mitigate the loss of Site 66 / Map Label 83 via offsite mitigation at the Florida Wetlandsbank at Pembroke Pines, as well as restoring and maintaining the 1.68-acre natural area to the west of the site, contributing funds to the City's Greenway Trail and planting native tree canopy adjacent to and within the amendment area. **See Attachments 1, 7 and 8 and Map 2.**

REVIEW AGENCY COMMENTS

The proposed amendment to remove the existing 6.2-acre Site 66 / Map Label 83 from the Environmentally Sensitive Lands Map was distributed to County and municipal agencies for comments and input. The following comments have been received:

The **City of Fort Lauderdale** supports the proposed amendment, noting the applicant has voluntarily committed to provide at least 86,000 square feet of native tree canopy at maturity within and adjacent to the subject site, $126,500 contribution towards a contemplated greenway trail and the restoration of the 1.68-acre natural area to the west of the amendment site. **See Attachments 2 and 8.**

The **Broward County Urban Planning Division (BCUPD)** staff evaluated the site based on BCLUP Policy 2.21.5 which addresses sea level rise, and Policies 2.23.1, 2.23.2, 2.23.3 and 2.23.4 which address Local Areas of Particular Concern (LAPC's). The BCUPD staff states that the site continues to function as a wetland, is consistent with LAPC criteria, and may also be prone to flooding and the impacts of sea level rise. Any development of the site would be required to demonstrate that it can be served by adequate storm water management and drainage facilities, does not adversely affect groundwater quality or environmentally sensitive lands, and does not increase saltwater intrusion or area-wide flooding. In addition, the protected designations (LAPC, Natural Resource Area and listed on the Urban Wilderness Lands Inventory) of the site have been in place for more than 40 years and removal of the LAPC designation would likely result in the removal of its listing in the Urban Wilderness Lands Inventory. The BCUPD staff does not support the removal of the site from the ESL Map. **See Attachment 3.**

The **Broward County Environmental Permitting Division (BCEPD)** report summarizes the environmental protection and preservation of the site since 1979, which remain in place, as well as the environmental license and permit applications associated with the property as of 2022, which remain under review. The BCEPD staff finds that the subject site meets several LAPC criterion: the site is a mature Cypress Wetland Community with a predominance of native vegetation in various stages of growth that serves as a wildlife refuge from surrounding development for a variety of species. Further, the site is unique and diverse, with a low level of exotic vegetation and the interior hydrology is well established and inhospitable to many exotic plants. In addition, the BCEPD report identifies that mature cypress/maple swamp habitat is a limited resource in Broward County, and that its proximity to other resources, such as parks, several ESLs and location along the proposed expansion of the Broward County Greenway System heightens its value as a LAPC, as well as the cumulative impact to overall wetland resources from projects proposing impacts to "isolated" wetlands. The BCEPD staff objects to the removal of the site from the ESL Map, as it continues to demonstrate characteristics of a LAPC and is inconsistent with several BCLUP policies. **See Attachment 4.**

The **Broward County Parks and Recreation Division (BCPRD)** report identifies the environmental protections placed on the subject site in 1979, including designation as a LAPC/ESL and inclusion on the Urban Wilderness Inventory, should remain intact. The BCPRD report also indicates the original wetland character persists and could be restored to high quality wetland habitat with proper site management. **See Attachment 5.**

REVIEW AGENCY COMMENTS (continued)

The relevant BCLUP Policies that are cited by the review agencies are provided in Attachment 6, for ease of reference.

The applicant has provided additional information in response to review agency concerns:

- The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity;
- The proposed tree canopy shall be provided within the boundary limits of the LAPC site and adjacent property to the south (property folio numbers 494210360030 and 494210360040);
- In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase;
- Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500 to the City of Fort Lauderdale for the construction of a 1,200 foot long Greenway Trail adjacent to the C-14 Canal; or if the City decides not to build the Greenway Trail, said payment may be used by the City to install tree canopy elsewhere in the City;
- The restoration plan for the 1.68-acre site to the west of the LAPC site shall be designated with a conservation easement and implemented prior to the issuance of the final certificate of occupancy for the residential building; and
- Based on its environmental analysis of the site, the applicant continues to indicate the site no longer meets the criteria of the LAPC.

See Attachments 7 and 8.

The additional information noted in Attachments 7 and 8 was distributed to the County review agencies for consideration. Planning Council staff has confirmed that the review agencies' initial comments remain unchanged, and no further comments have been issued.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PCNRM 24-1

PLANNING COUNCIL STAFF ANALYSIS AND RECOMMENDATION

The subject application is for the removal of an approximately 6.2-acre LAPC site identified as "Site 66 / Map Label 83" from the ESL Map. The site is a natural area surrounded by development with the exception of a natural area to the west. This site has been depicted on the Environmentally Sensitive Lands Map (Map) of the BrowardNext – Broward County Land Use Plan (BCLUP) Natural Resource Map Series since its initial adoption in 1989.

Planning Council staff and County review agencies find that the amendment site is a mature Cypress Wetland Community with a predominance of native vegetation in various stages of growth that serves as a wildlife refuge for a variety of species. The interior hydrology is well established and inhospitable to many exotic plants. The value of the site as a LAPC is heightened with its proximity to other resources, such as parks, several ESLs and location near the proposed expansion of the Broward County Greenway System. In addition, the site is located within an area prioritized for resilience planning consideration, as indicated on the Floodplains, Flood Prone Areas and Coastal Storm Area Map, and is therefore, prone to flooding and/or the impacts of sea level rise.

Planning Council staff analysis of the BCLUP Highlighted Regional Issues, Climate Change Resilience Vision and World-Class Natural Resource Protection and Enhancement Vision sets the foundation for the recognition of the unique natural resources found in Broward County. The following Strategies should be considered in the planning analysis:

1. Strategy CCR-2: Increase the resilience of our community to the effects of climate change.
    a. Implementation strategies include: In coordination with municipalities, adopting land use regulations to limit development and redevelopment in areas particularly vulnerable to flooding due to sea level rise, stormwater inundation, and other impacts of climate change.
2. Strategy EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.
    a. Implementation strategies include: Acquire, protect, preserve and enhance Local Areas of Particular Concern.

In addition to the referenced Strategies, Planning Council staff finds that although the property is privately held and controlled, the Policies and Recommended Practices included in **Attachment 6** are applicable and should be considered in the examination of the proposed amendment.

PLANNING COUNCIL STAFF ANALYSIS AND RECOMMENDATION (continued)

The applicant has indicated the 6.2-acre site no longer meets the LAPC criteria and is currently an exotic species dominated wetland that was previously considered a cypress forested wetland. The applicant has voluntarily committed to mitigate the loss of the subject site via offsite mitigation at the Florida Wetlandsbank at Pembroke Pines, as well as restoring and maintaining the 1.68-acre natural area to the west of the site that will also be subject to a conservation easement, contributing funds to the City's Greenway Trail and planting native tree canopy adjacent to and within the amendment area. Further, the project's stormwater management plan will be sufficient to meet all water quality and quantity requirements. **See Attachments 1, 7 and 8 and Map 3.**

Planning Council staff does not object to the proposed amendment, recognizing the Planning Council's discussion and actions regarding similar applications at its May 22, 2025, meeting.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PCNRM 24-1

ATTACHMENTS

1. Applicant's Rationale and Applicant to Amend the Environmentally Sensitive Lands Map

2. City of Fort Lauderdale Resolution 25-94

3. Broward County Urban Planning Division Report of December 12, 2023

4. Broward County Environmental Permitting Division Report of December 14, 2023

5. Broward County Parks and Recreation Division Report of May 3, 2024

6. BrowardNext - Broward County Land Use Plan Highlighted Regional Issues, Policies, Implementation Requirements and Procedures, and Recommended Practices Relevant to Proposed Amendment

7. Additional Information and Response to Broward County Review Agency Comments Submitted by Applicant, Received July 28, 2025

Update: August 28, 2025:

8. ~~Draft~~ Executed LAPC Agreement with the City of Fort Lauderdale

ATTACHMENT 1

REQUEST FOR AMENDMENT TO ENVIRONMENTALLY SENSITIVE LANDS MAP

SITE NO. 83



Site No. 83
Folio No. 494210360040
Fort Lauderdale, FL

Table of Contents

Section	Documents
1	Applicant Letter and LAPC Criteria Applied to Site 83
2	Site Photos
3	Application for Amendment to the Environmentally Sensitive Lands Map
4	Exhibits

Section 1

Applicant Letter and
LAPC Criteria Applied to
Site No. 83

RELATED

October 17, 2023

Barbara Blake Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue
Room 307
Fort Lauderdale, Florida 33301

Re: Request for Amendment to Environmentally Sensitive Lands Map
Cypress Creek Site

Dear Ms. Boy

RD Investment Properties, LLC, as applicant, is respectfully requesting an amendment to the County's Environmental Sensitive Lands ("ESL") Map to remove Site #83 from that map.



The site is 6.1786 acres and located in the City of Fort Lauderdale, north of Cypress Creek Road and adjacent to and west of the I-95 right-of way. Site # 83 is located within an office park containing three office buildings and a hotel. The site and neighboring office park are designated Commerce on the County land use plan and Commercial on the City plan. The aerial below shows the site location, the approximate boundaries, and the site's surroundings.



THE RELATED GROUP 2850 Tigertail Avenue #800, Miami, FL 33133 T 305 460 9900 F 305 460 9911 www.relatedgroup.com

Site #83 was originally designated as an LAPC in the Native Vegetative Communities Category due to the presence of a Cypress Wetland Hammock on the property. However, regional and nearfield drainage have reduced the site's hydrology such that the total wetland area has been reduced to the small interior of the now exotic forest,

Today, the site does not meet the criteria for designation as an LAPC. An evaluation of the Cypress Creek site against the criteria for designation as an LAPC prepared by J.J. Goldasich and Associates is attached to this letter. In summary, that evaluation has concluded that the site does not meet the criteria of (i) uniqueness, (ii) diversity, (iii) low level of exotic invasion, (iv) potential for protection, and (v) geography required for designation as an LAPC.

We respectfully request that the County favorably consider this amendment application.

Yours truly,

Ron Melendez
Executive Vice President, Florida Region
Related Group

JJ Goldasich and Associates, Incorporated (JJGA) has conducted multiple site visits and agency site meetings to facilitate the ecological assessment of this parcel for the preparation of an Environmental Assessment (EA). The site reviews included the entire site and directly adjacent areas and in particular evaluated the conditions existing conditions within the 6.1786-acre area which is designated as a Local Area of Particular Concern (LAPC) and Site No. 83 on the Environmentally Sensitive Lands (ESL) Map. Following is a summary of the findings relative to the LAPC site designation criteria:

Evaluation of Cypress Creek Site for Continued LAPC Designation

According to the Broward County Land Use Plan, Section 2, Implementation Requirements and Procedures, Section 6. "Criteria and Procedures For Environmentally Sensitive Lands", subsection g., "Local Areas of Particular Concern", subsection 3., "Native Vegetative Communities", for a site to qualify as a Local Area of Particular Concern in the category of Native Vegetative Communities, it should meet all of the criterion for that designation. The outline below evaluates Site No. 83 against the each of the criteria specified in the Land Use Plan for a site to qualify as a Local Area of Particular Concern.

1. Shows a predominance of native vegetation associated with one or more of the following ecological communities.- in this case the site was designated as a **Cypress Wetland Community**.

   DISCUSSION:
   The site may have at one time contained a native cypress forest wetland community, but is now dominated by non-native, invasive plants in all strata. Isolation, lack of suitable hydrology and habitat fragmentation has resulted in the complete loss of the character of a cypress forest wetland community typically found in south Florida. The current designation for this community based on the Florida Land Use, Cover, and Forms Classification System (FLUCCS) would not be "Cypress Wetland Community" (FLUCCS 6210), but rather "Exotic Wetland Community" (FLUCCS 6190).

2. Uniqueness – The site contains a significant sample of rare or endangered species or, the site is among a small number of sites in Broward County representing a particular ecological community

   DISCUSSION:
   The site was designated as an LAPC as a result of site assessment procedures consistent with the Plan and this site was considered to contain a unique cypress forested wetland character during the designation process. However, most of the unique conditions of a cypress forested wetland have been lost during the ensuing years. The mature cypress trees have been significantly reduced due to storm events, wind damage and loss of general health due to the loss of wetland sustaining hydrology within the system. In addition to the loss of many of the mature cypress trees, exotic tree and shrub invasion has caused a loss of successful native wetland plant growth and development. This has included the iconic cypress trees that once defined this area. Therefore, the site is no longer

Summary

Based upon this evaluation we have determined that Site 83 does not meet any of the LAPC designation criteria that it may have achieved at some time in its past and this area does not and cannot function as a high-quality cypress forested wetland area.

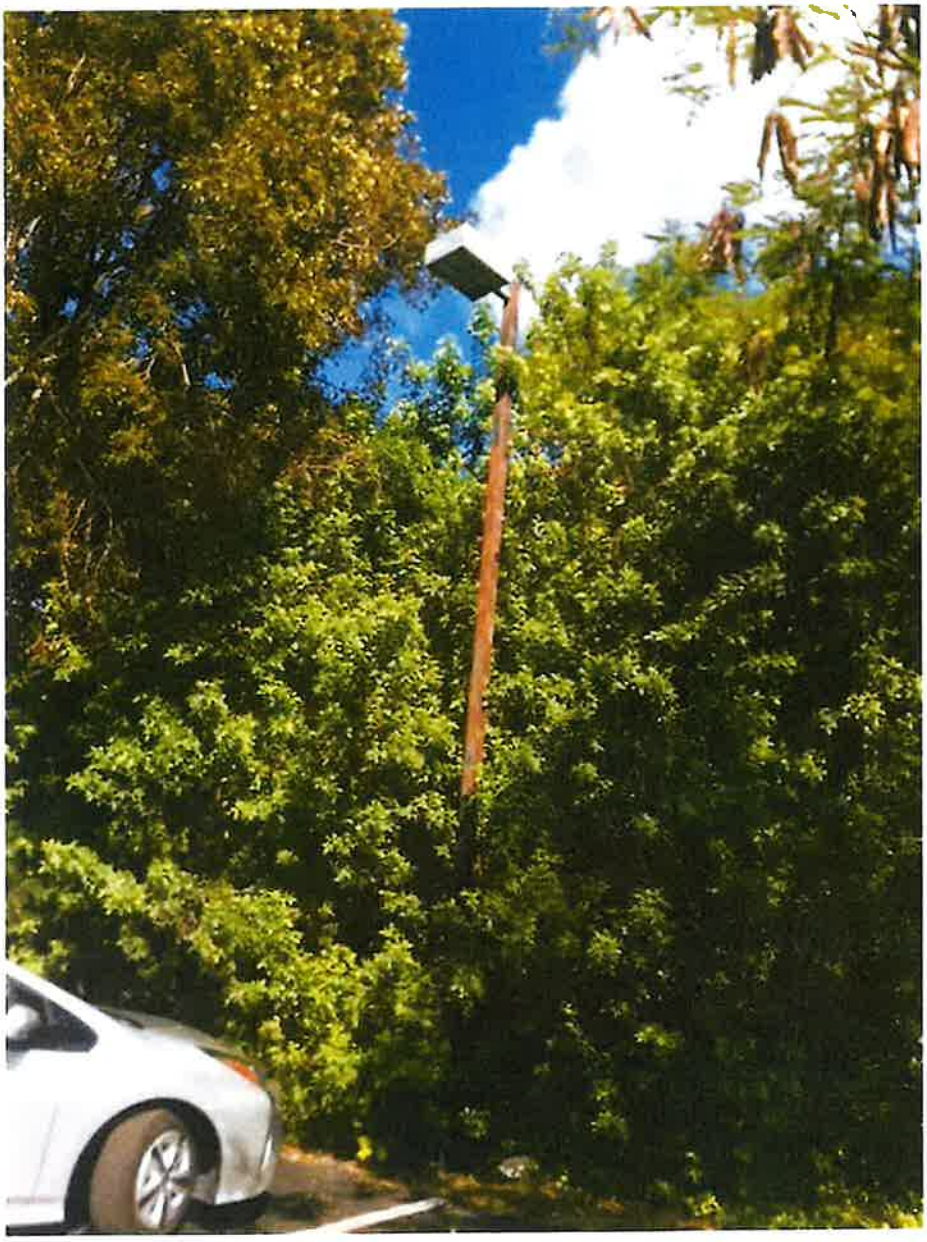
Section 2

Site Photos
Site No. 83


NW 1ST AVE
NW 1ST LN
CYPRESS CREEK RD RAMP
I95 RAMP
















NW 1ST AVE
NW 1ST LN
CYPRESS CREEK RD RAMP
95 RAMP










NW 1ST AVE
NW 1ST LN
CYPRESS CREEK RD RAMP
I95 RAMP





Section 3

Application for Amendment
to the Environmentally Sensitive Lands Map
Site No. 83

1. TRANSMITTAL INFORMATION

A. Letter from applicant, agent or property owner requesting that the Planning Council process an amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan.

Response: A letter from the applicant and justification for the amendment are attached to this application

B. Letter from municipal mayor or manager indicating the local government's position on the proposed amendment to be provided no later than 21 days prior to the first Planning Council scheduled public hearing.

Response: Will be supplemented no later than 21 days prior to the first Planning Council scheduled public hearing.

C. Name, title, address, telephone number and e-mail address of the municipal contact person.

Response: **Jim Hetzel, Principal Planner, City of Fort Lauderdale,**
700 NW 19th Ave., Fort Lauderdale, FL 33311
JHetzel@fortlauderdale.gov
(954) 828 9310

2. APPLICANT INFORMATION

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

Response: **RD Investment Properties, LLC**
Alexis Wong
2850 Tigertail Avenue, Suite 800, Miami, FL 33133
alexis.wong@relatedgroup.com
305.965.5567

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

Response: **Jim Goldasich, JJ Goldasich and Associates, Inc.**
7050 W. Palmetto Park Road, 15-507
Boca Raton, Florida 33433
jjg@jjgoldasich.com
561.212.4108

Barbara A. Hall
Greenberg Traurig
401 East Las Olas Blvd
Fort Lauderdale, Florida 33301
hallb@gtlaw.com
954-768-8236

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

Response: **CPN West LLC**
Yoav Merary
6301 NW 5 Way, Suite 2600, Fort Lauderdale, FL 33309

D. Applicant's rationale for the amendment.

Response: See the letter from the applicant and the site evaluation prepared by JJ Goldasich & Associates, Incorporated, submitted with this application.

3. AMENDMENT SITE DESCRIPTION

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

Response: The LAPC Site #*83 is located within an office park bordered on the east by I-95, with driveway access from the west, off North Andrews Avenue, at a location almost a half mile north of Cypress Creek Road. The acreage of the amendment site is 6.1786 acres. Because of its location within an office park, not contiguous to water bodies or rights of way (other than Interstate I-95) the gross acreage of the amendment site is the same as the actual acreage.

The LAPC site to be removed by this application is the site shown as #83 on the Environmentally Sensitive Lands ("ESL Map"), which is part of the Land Use Plan Map Series, as depicted below.



The amendment site is described on the Survey which is attached as Exhibit 3-A. The area for which wetland permits are in process within the amendment site is 5.54 acres. The remaining 0.6386 acres consist of urban lawn, swales and developed area.

The amendment site was once considered a cypress wetland forest but is now dominated by the invasive exotic Brazilian pepper (*Schinus terebinthifolious*) tree. The understory is dominated by young Brazilian pepper saplings, shoe button Ardisia (*Ardisia elliptica*) and various native and non-native ferns. The LAPC area once designated as a wetland forest has been altered by regional and nearfield

drainage which has reduced the hydrology such that the total wetland area has been reduced to the small interior of the now exotic forest.

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

Response: An original signed and sealed survey, including a legal description of the LAPC is attached. See Exhibit 3-A.

C. Aerial photograph.

Response: An aerial photograph which is outlined in red to show the location and approximate limits of the amendment site is depicted below. A larger highlighted aerial photo is attached to this application as Exhibit 3-B.

The site is part of an office park that has been developed with three office buildings that surround the site on the north and west. The site is adjacent to I-95 on the east and bordered by a hotel located within the office park and car dealership outside the office park, to the south.



D. Recorded plat(s), if applicable.

Response: The Reflections Plat which includes the amendment site and an agreement amending the Preserve Site shown on the plat are attached as Exhibit 3-D

4. EXISTING AND PROPOSED USES

A. Existing use of amendment site and adjacent areas. Provide cross-sections of the existing conditions on the subject site.

As depicted on the aerial photographs (Exhibit 3-B) and the site photographs (included in Section 1 of this application package), the site is vacant, overgrown with invasive vegetation, and contains a small area of degraded wetland vegetation in the interior. The site is within a developed office park that includes three office building and a hotel with ground level parking for all of those uses

A cross-section of the existing uses of the amendment site is included in Exhibit 4-A

B. Proposed use of the amendment site including proposed square footage for each non-residential use and/or dwelling unit count. Provide draft cross-sections of post-development conditions on the subject site.

A cross-section of the post-development condition is attached as Exhibit 4-B-1

The site together with almost 2 additional adjacent acres are proposed to be developed with 428 residential units to provide housing within the surrounding established office park, consistent with the City's proposed Transit Oriented Development District. A conceptual Site Plan for the development is attached as Exhibit 4-B-2

If *the amendment site is not developed, please provide the following information:*

(The site itself is not developed. The surrounding portions of the office park are developed)

5. LAPC CATEGORIES

Indicate if the amendment site contains resources or characteristics of Local Areas of Particular Concern (LAPC) as described in the Implementation Requirements and Procedures section of the Broward County Land Use Plan.

A. Marine Resources

Response: There are no marine resources or areas that contain such characteristics of LAPC as described by the BCLUP within the amendment area.

B. Natural Landforms and Features

Response: There are no natural landforms or areas that contain characteristics of an LAPC as described by the BCLUP within the amendment area.

C. Native Vegetative Communities

Response: There are no intact native vegetative communities or areas that contain such characteristics of LAPC as described by the BCLUP within the amendment area. The amendment area contains a remnant cypress wetland forest that presented a good quality cypress forest prior to the 1980s. However, loss of hydrology and influx of non-native and invasive undesirable vegetation have resulted in the loss of this original community structure. The area contains remnants of the cypress tree community that once made this area suitable for LAPC designation, however the current condition of the area does not meet the requirements as described in the BCLUP.

D. Wildlife

Response: There is limited wildlife utilization on this site and the site does not provide such characteristics of LAPC as described by the BCLUP within the amendment area.

E. Economic Resources

Response: There are no economic resources or areas that contain such characteristics of LAPC as described by the BCLUP within the amendment area.

F. Cultural Resources

Response: There are no cultural resources or areas that contain characteristics of an LAPC as described by the BCLUP within the amendment area.

6. ENVIRONMENTAL ANALYSIS

A. An environmental analysis must be provided to determine the proposed amendment's environmental impacts both on-site and to adjacent properties.

Response: An environmental assessment (EA) of the amendment site and adjacent lands was conducted. The site was found to be a poor-quality wetland forest dominated by non-native and invasive or otherwise undesirable vegetation. Little native wildlife utilization is present on the site due to the dense Brazilian pepper forest. A copy of the Environmental Assessment (EA) is included with this application as Exhibit 6-A.

B. A proposed mitigation strategy which identifies measures to avoid and/or minimize any potential risks as indicated by the environmental analysis.

Response: An alternatives analysis for this area was conducted in connection with the Environmental Permit Application in order to determine if avoidance or minimization strategies were available to prevent impacts to the wetland. The results of the alternatives analysis revealed that onsite avoidance of impacts to the LAPC are not practicable. A copy of the alternatives analysis is attached to this application as Exhibit 6-B.

In view of the hydrologic conditions that have resulted over time in the degradation of the onsite wetland community, the appropriate mitigation strategy was determined to be the purchase of mitigation credits in the offsite Wetlandsbank in Pembroke Pines. Wetland credits have been purchased to allow for that transfer.

C. Broward County Environmental Resource License — provide information including the permit number and status of any license related to the proposed amendment site.

Response: The following permits consistent with this LAPC amendment application are in process:

Manor at Cypress Creek S10/T49S/R42E
Surface Water Management License Application No. L2023-090
Environmental Resource License Application No. DF22-1357
SFWMD Application No. 230405-60
JJGA File: 22-1576

D. Federal and/or State Environmental Permits — provide information including the permit number and status of any license related to the proposed amendment site.

Response: The amendment area is not jurisdictional to the federal government and does not contain any areas of WOTUS. A copy of the "No Permit Required" (NPR) letter is attached to this application as Exhibit 6-D.

A permit application has been filed and is pending with Broward County for a SFWMD permit issued by Broward County under its delegated authority from the South Florida Water Management District. That application number is 230405-60.

E. Surface Water Management Plan - indicate if a Plan has been approved by, or an application submitted to, the South Florida Water Management District (SFWMD) and/or any independent drainage district, for the amendment site. Provide information including the permit number and status of any license related to the proposed amendment site.

Response: A SWM application has been submitted to Broward County Environmental Permitted Division Surface Water Management Licensing Program and is being processed at the current time. The SWM application number is L2023-090.

F. Identify the drainage district and drainage systems serving the amendment site, including any planned drainage improvements, including year, funding sources and other relevant information.

Response: The amendment area is not within a drainage district and will be serviced by the regional drainage system. A SFWMD Permit has been submitted and is being processed at the current time. The SFWMD Permit number is 230405-60. A copy of the drainage improvements proposed by the project are provided as an attachment to this application as Exhibit 6-F

G. Identify the management of storm water retention on-site, as well as the extent to which the amendment site provided storm water retention to surrounding properties and how potential run-off will be mitigated throughout the affected area.

Response: The management of storm water retention on site is being provided through swale, lake and dry retention areas to meet the 25-year/3-day storm event, and to mitigate the runoff from the proposed development. The proposed facilities will also provide drainage improvements that will serve the already existing office park.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated.

A. Wetlands — describe whether the amendment will impact existing wetlands, lakes or aquifer recharge areas. If so, describe what management practices will be used to protect or mitigate the area's natural features.

Response: The amendment area will impact existing degraded wetlands. That area to be impacted is dominated by the invasive exotic Brazilian pepper tree and is a very poor-quality wetland. The wetland permits are being processed to achieve authorization to impact these wetland areas and will include offsite wetland mitigation. The SWM Permit Number is L2023-090 and the SFWMD Permit Number is 230405-60.

B. 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.

Response: The site contains wetland soils that are not suitable for development and construction of structures. The wetland soils will be excavated for use in landscape berms or removed to an approved offsite location. A copy of the soil map is attached to this application as Exhibit 7-B.

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

Response: The Environmental Assessment (EA) for the site included wildlife site use determinations during all seasons of the year. The site provides poor wildlife habitat and wildlife utilization is generally low. No listed species have been identified on the site or on directly adjacent parcels. There is no critical habitat or areas that contain critical habitat like features within the amendment area.

D. Tree Canopy and Ground Cover, including plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services. If yes, identify the species and show the location on a map.

Response: The site contains a remnant cypress wetland forest with some of the cypress trees remaining within the canopy. However, this site is now dominated by the invasive exotic Brazilian pepper (*Schinus terebinthifolious*) tree. The understory is dominated by young Brazilian pepper saplings, shoe button Ardisia (*Ardisia elliptica*) and various native and non-native ferns and herbaceous plants. No plants listed protected by the Florida Department of Agriculture and Consumer Services are found within the site.

E. Priority Planning Area — indicate whether the amendment is located within a priority planning area. If yes, address Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

Response: The property is not located within a priority planning area.

F. Flood Zone Area per the Federal Emergency Management Agency's Flood Insurance Rate Map.

Response: The site is within flood zone AE in the effective FIRMETTE at elevation of 6 feet NAVD and elevation 7 feet NAVD in the preliminary FEMA map. Refer to the FEMA maps attached as Exhibit 7-F.

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

Response: The amendment is not located within a wellfield protection zone of influence.

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

Response: The property has not been designated as a historic site.

I. Archaeological sites listed on the Florida Master Site File.

Response: The property is not located as an archeological site.

J. Local Parks — indicate if the amendment site is utilized to meet the municipal "community parks" requirement, as defined by the Broward County Land Use Plan. If yes, indicate whether the municipality will continue to meet the "community parks" acreage requirement based on its projected build-out population.

Response: None of the property has been utilized to meet the City's community park requirement.

K. 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.

Response: The property is not near a public beach.

L. Hurricane Evacuation - indicate if the amendment site is located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division. If yes, provide a hurricane evacuation analysis based on the proposed use of the amendment site, considering the number of permanent and seasonal residential dwelling units requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times.

Response: The property is not located within a hurricane evacuation zone.

8. INTERGOVERNMENTAL COORDINATION

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

Response: An aerial outlining the nearby city boundaries is attached as Exhibit 8.

As can be seen from the aerial, the site might technically be considered to be adjacent to the City of Oakland Park, but only because the portion of I-95, which is adjacent to and east of the site, is within the City of Oakland Park. No other portions of Oakland Park are adjacent to the amendment site.

To the north, the amendment site is separated from the City of Pompano Beach by the office buildings within the office park that contains the amendment site and by the C-14 Canal. Therefore the amendment site is not adjacent to the City of Pompano Beach.

The site is bordered on all other sides by properties within the City of Fort Lauderdale.

9. PUBLIC OUTREACH

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

Response: The site is not adjacent to, or within 300 feet of, any master associations or homeowners' associations. Approximately 78% of the property surrounding the amendment site is owned by CPN West LLC, the owner of the amendment site, or by CPN West LLC's affiliated entity, F Land LLC. The other portion of the office park contains a Westin Hotel at 6650 North Andrews Avenue. There have been discussions with representatives of the Westin Hotel regarding the development of the amendment site. In addition, the applicant has sent letters to the hotel's ownership and to the owner of the car dealership at 6606 North Andrews Avenue (not part of the the office park) advising the owner of this LAPC application. Copies of those letters are included as Exhibit 9.

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

Response: Although the Property is designated on the Environmentally Sensitive Land Map, the current state of the wetlands within the Property no longer comports with the Environmentally Sensitive Lands Policies:

- **POLICY 2.23.1** Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the Future Broward County Land Use Map Series.

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

- **POLICY 2.23.3** Broward County shall implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

To be designated as a Local Area of Particular Concern, the site must have (i) uniqueness, (ii) diversity, (iii) low level of exotic invasion, (iv) potential for protection, and (v) geography. As noted in the site evaluation prepared by JJ Goldasich & Associates, Incorporated, while this area may at one time have qualified as a LAPC, the site is currently a poor-quality wetland forest dominated by non-native and invasive or otherwise undesirable vegetation. Regional and nearfield drainage has been reduced the hydrology such that the total wetland area has been reduced to the small interior of the now exotic forest. The evaluation performed by JJ Goldasich & Associates, Incorporated has determined that the site conditions do not qualify for an LAPC designation.

In addition, the City is in the process of adopting a Transit Oriented Development district for this area to encourage the development of housing close to offices and other non-residential uses. The Uptown Fort Lauderdale area is lacking in housing for the nearby employment uses. The City has been engaged in a multiple-year planning process that has included a ULI study and code amendments to achieve a mixed use environment in the Uptown area. In furtherance of that goal, the City is processing a Transit Oriented District to the City Plan which will be filed as an Activity Center amendment to the County Plan for the project area shown below.



Those changes if approved and if this amendment is approved, it will allow the amendment site, now zoned Uptown Urban Mixed Use, to be developed for residential use.

- **Strategy TR-1**: "Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned "activity centers," such as municipal downtowns, and established and planned "transit oriented" corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities."

- **POLICY 2.4.11** Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and is compatible with adjacent land uses.

- **POLICY 2.3.3** To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

11. ADDITIONAL SUPPORT DOCUMENTS

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

Response: A copy of the most recent Request for Additional Information and Response Document along with an Exhibit to those responses showing a site plan of wetland impacts (collectively the "Permit Documents", which is attached as Composite Exhibit 11-A).

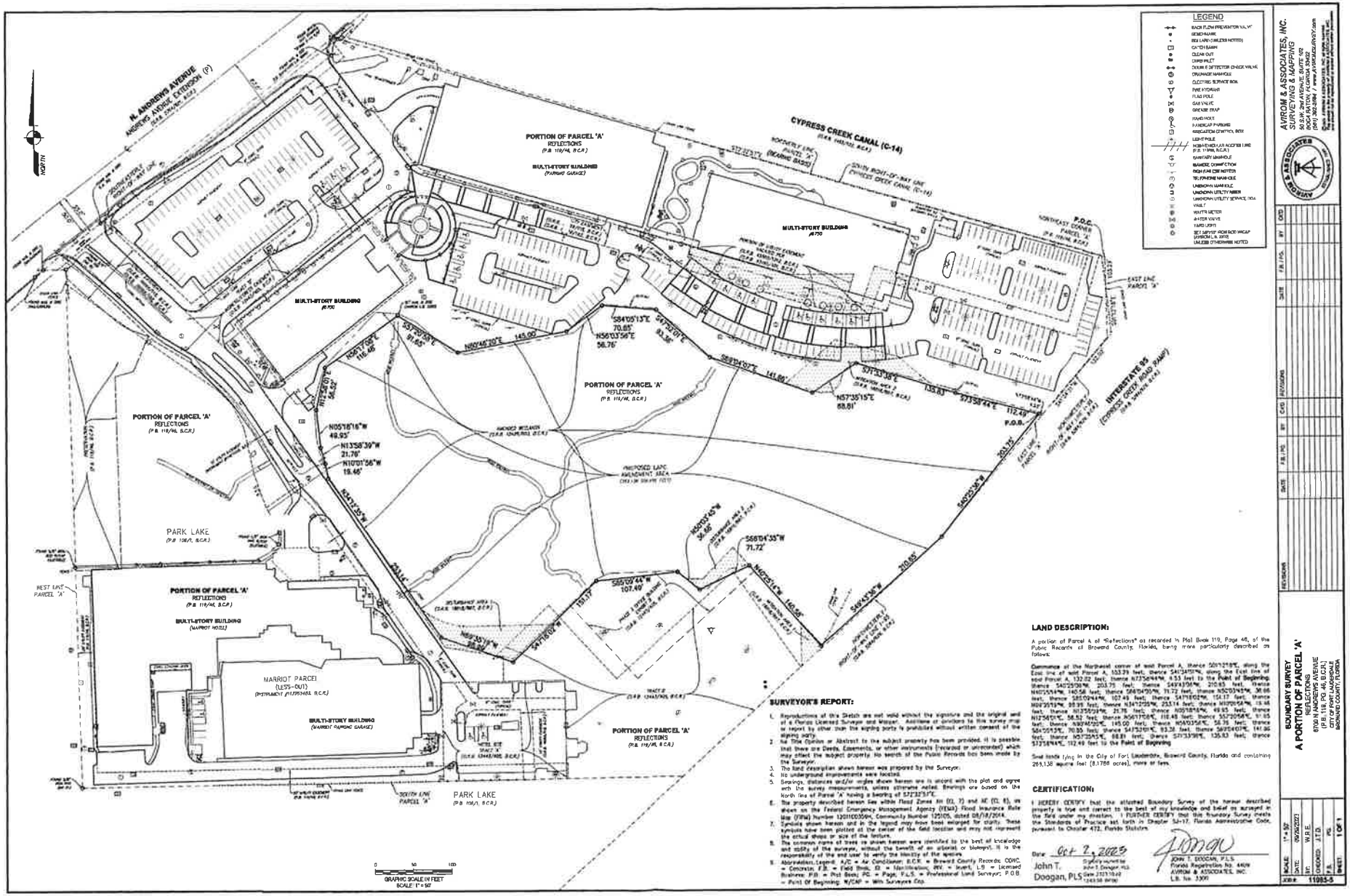
B. Any proposed voluntary mitigation or draft agreements.

Response: A letter from the Wetlandsbank Company confirming that the applicant has purchase 3.89 forested credits from the Florida Wetlandsbank at Pembroke Pines is included with this application as Exhibit 11-B.

Exhibit List

Exhibit 3-A	Survey
Exhibit 3-B	Aerial Photo
Exhibit 3-D	Plat
Exhibit 4-A	Cross Section of Existing Uses
Exhibit 4-B-1	Cross Section of Post Development Conditions
Exhibit 4-B-2	Conceptual Site Plan
Exhibit 6-A	Environmental Assessment
Exhibit 6-B	Alternatives Analysis
Exhibit 6-D	No Permit Required Letter
Exhibit 6-F	Proposed Drainage Improvements
Exhibit 7-B	Soils Map
Exhibit 7-F	FEMA Map
Exhibit 8	Aerial of Adjacent City Limits
Exhibit 9	Letters to neighboring property owners.
Exhibit 11-A	Permit Documents
Exhibit 11-B	Letter from Wetlandsbank

Exhibit 3-A Survey



LEGEND

BACK FLOW PREVENTER W.M. "P"
BENCHMARK
BOLLARD (UNLESS NOTED)
CATCH BASIN
CLEAN OUT
CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAINAGE MANHOLE
ELECTRIC SERVICE BOX
FIRE HYDRANT
FLAG POLE
GAS VALVE
GREASE TRAP
HAND HOLE
HANDICAP PARKING
IRRIGATION CONTROL BOX
LIGHT POLE
NON-MOTORIZED ACCESS LINE (P.B. 119/44, B.C.R.)
SANITARY MANHOLE
SHARPE DEPRESSION
SIGN (SEE DESCRIPTION)
TELEPHONE MANHOLE
UNKNOWN MANHOLE
UNKNOWN UTILITY MARKER
UNKNOWN UTILITY SERVICE BOX
VAULT
WATER METER
WATER VALVE
YARD LIGHT
SET 5/8"X30" IRON ROD W/CAP STAMPED L.B. 3909 UNLESS OTHERWISE NOTED

LAND DESCRIPTION:

A portion of Parcel A of "Reflections" as recorded in Plat Book 119, Page 44, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel A, thence S01°12'58"E, along the East line of said Parcel A, 153.79 feet; thence S41°34'05"W, along the East line of said Parcel A, 132.02 feet; thence N73°56'44"W, 8.53 feet to the Point of Beginning; thence S41°25'30"W, 203.75 feet; thence S49°43'04"W, 210.65 feet; thence N40°25'44"W, 140.58 feet; thence S84°04'35"W, 71.72 feet; thence N50°03'45"W, 38.66 feet; thence S81°02'44"W, 107.49 feet; thence S41°58'02"W, 154.17 feet; thence N69°25'51"W, 88.89 feet; thence N34°27'05"W, 253.14 feet; thence N10°01'56"W, 19.46 feet; thence N13°58'39"W, 21.78 feet; thence N05°18'16"W, 49.93 feet; thence N12°56'01"E, 58.52 feet; thence N56°17'08"E, 116.48 feet; thence S33°30'59"E, 91.65 feet; thence N56°46'20"E, 145.00 feet; thence N04°03'56"E, 58.76 feet; thence S84°05'13"E, 70.85 feet; thence S41°32'01"E, 93.38 feet; thence S69°04'07"E, 141.86 feet; thence N57°35'15"E, 88.81 feet; thence S73°58'44"E, 135.83 feet; thence S73°58'44"E, 112.49 feet to the Point of Beginning.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 269,138 square feet (6.1788 acres), more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and agree with the survey measurements, unless otherwise noted. Bearings are based on the North line of Parcel 'A' having a bearing of S73°25'5"E.
6. The property described hereon lies within Flood Zones AH (EL. 7) and AE (EL. 8), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0035H, Community Number 125105, dated 08/18/2014.
7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
8. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or botanist. It is the responsibility of the end user to verify the identity of the species.
9. Abbreviation Legend: A/C = Air Conditioner, B.C.R. = Broward County Records; CONC. = Concrete; F.D. = Field Brok, ID = Identification, INV = Invert, L.S. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; W/CAP = With Surveyors Cap.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: Oct 2, 2023

John T. Doogan, PLS

Digitally signed by John T Doogan PLS
Date: 2023.10.02 12:43:58 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 6409
AVIROM & ASSOCIATES, INC.
L.B. No. 3909

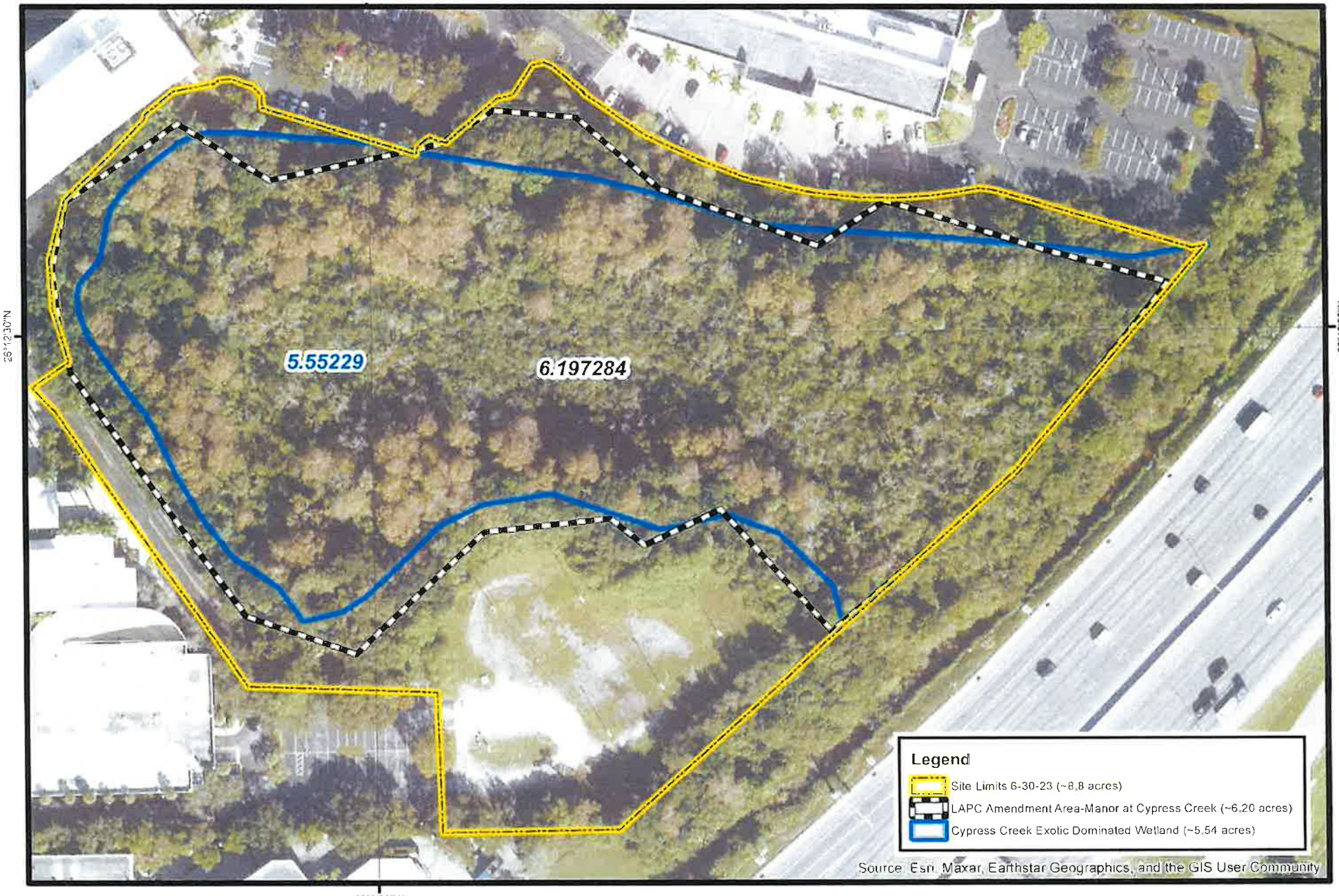
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2941 / www.AVIROMSURVEY.com

NO.	REVISIONS	DATE	F.B. / PG.	BY	CHKD

BOUNDARY SURVEY
A PORTION OF PARCEL 'A'
REFLECTIONS
8700 N ANDREWS AVENUE
(P.B. 119/44, B.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

SCALE:	1" = 50'
DATE:	09/26/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	PG.
SHEET:	1 OF 1
JOB #:	11955-5

Exhibit 3-B Aerial Photo



06/05/2019	Revision Date: 10/14/2023	*J. J. Goldasich and Associates, Incorporated*	***Related - Cypress Creek Parcel***	**Revised Site Plan Wetland Impacts**	#1 BC RAI #1
100 50 0 100 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Amendment Area LAPC & Wetland Area Aerial Photograph with Project Limits Ft. Lauderdale, Broward County, Florida		#2 BC RAI #2 #3 Revised Plar #4 Revised Plan 4

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

SITE NO. 83


Legend
Red Apple Uniforms
Charter Schools USA
Arizona College of Nursing - Fort
Aerotek
North Fort Lauderdale Subaru
Microsoft
Michael B Lewis Tax and Business Service
Xendoo Online Bookkeeping...
Regus - Fort Lauderdale - Cypress Park West
Google Earth
300 ft
N

Exhibit 3-D Plat

(note: the plat note creating the preserve area was amended twice by documents recorded in OR Book 18818, page 897 and 12425, Page 603)

AMENDED 32528/0303

SEE ORB 12425 pg 1683 for AMEND.

Plat Book 114 Page 46

REFLECTIONS

Being a Portion of the Northeast 1/4 of Section 10, Township 49 South, Range 42 East in Broward County, Florida.

SHEET 1 OF 1

LEGEND

- ⊙ - Indicates Permanent Reference Monuments set by this plat.
- ——— - Indicates easement (see each for size and type)
- BM Elev. 8.36 - Indicates Benchmark elevation.
- ⊛ - Indicates Permanent Reference Monument found R.L.S. #2021.
- - - - - - Indicates non-vehicular access line.
- P.O.B. - Indicates Point of Beginning.
- P.O.C. - Indicates Point of Commencement.
- ——— Indicates Plat Limits

NOTE: THERE SHALL BE NO DEVELOPMENT ACTIVITY IN THE WETLAND RESTORATION AREA OR WETLAND PRESERVATION AREAS.

BYERS ENGINEERING COMPANY — CONSULTING ENGINEERS - LAND SURVEYORS

GENERAL NOTES

County officials shall have access over the roadways as they may exist from time to time to the restoration and preservation areas for the purpose of monitoring the condition of the areas for an indefinite period of time.

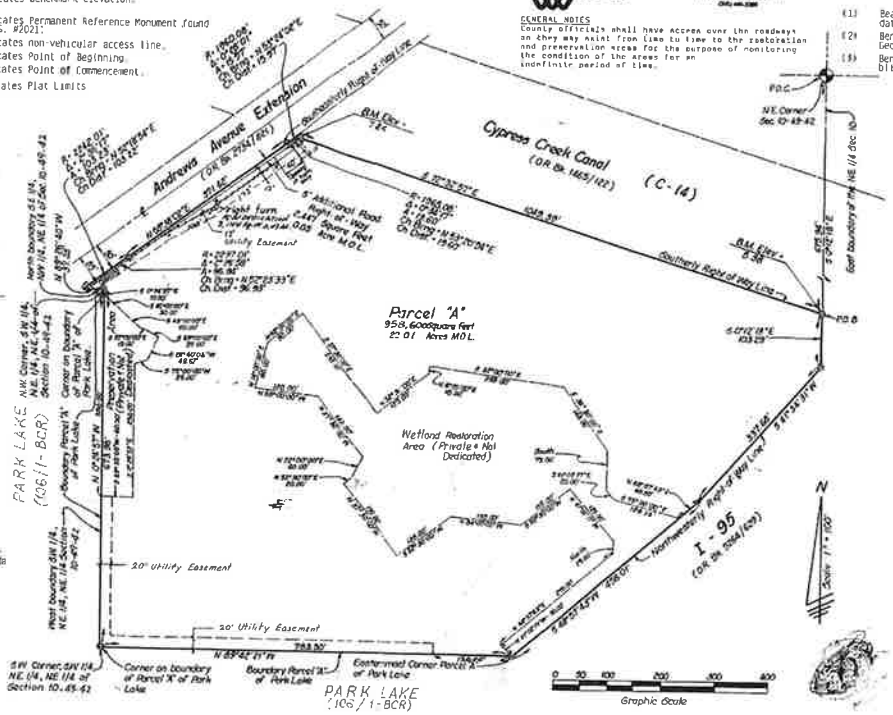
SURVEYOR'S NOTES

(1) Bearings shown hereon are based on an assumed datum.

(2) Benchmarks shown hereon refer to the National Geodetic Vertical datum.

(3) Benchmark Elevations shown hereon were established using Third Order Procedures.





DEDICATION AND ACKNOWLEDGEMENT

State of Florida } SS
County of Broward }

Know all men by these presents that Cypress Creek Associates, Ltd., a Florida Limited Partnership, owner of the lands described and shown hereon as "REFLECTIONS", has caused said lands to be platted as shown and does hereby dedicate to the perpetual use of the public all rights of way and easements for the purposes indicated hereon this 4th day of April, 19 84, A.D.

Cypress Creek Associates, Ltd.
Zaremba Cypress Creek Corporation as General Partner

By: Robert McCalla, Vice President

Witness: Laurie L. Harrington
Witness: Margery H. Schaffer

State of Florida } SS
County of Broward }

Before me personally appeared Robert McCalla, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice-President of Zaremba Cypress Creek Corporation and acknowledged to and before me that he executed such instrument as such Vice-President of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 4th day of April, 19 84, A.D.

My Commission expires: 7/26/86

Laurie L. Harrington
Notary Public - State of Florida at Large

LEGAL DESCRIPTION

That portion of the Northeast 1/4 of Section 10, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northeast corner of said Section 10 and run thence South 01°27'18" East along the East boundary of the Northeast 1/4 of said Section 10, a distance of 475.76 feet to an intersection with the Southerly Right-of-Way line of the "Cypress Creek Canal (C-14)" and for a Point of Beginning; thence continue South 01°27'18" East, a distance of 1811.99 feet to an intersection with the Northwesterly Right-of-Way line of Interstate 95; thence South 41°34'31" West, along said Northwesterly Right-of-Way line, a distance of 337.68 feet; thence South 41°53'41" West along said Northwesterly Right-of-Way line, 458.01 feet to the Easternmost corner of Parcel "A" of Park Lake as shown on Plat recorded in Plat Book 106, Page 1 of the Public Records of Broward County, Florida; thence North 89°43'21" West along the boundary of Parcel "A" of said Park Lake, a distance of 783.50 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10 (same being a corner on the boundary of Parcel "A" of said Park Lake); thence North 0°24'57" West along the West boundary of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10 (same being a boundary of Parcel "A" of said Park Lake), a distance of 573.38 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10 (same being a corner on the boundary of Parcel "A" of said Park Lake); thence North 89°41'40" West along the North boundary of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10 (same being a boundary of Parcel "A" of said Park Lake), a distance of 37.24 feet to an intersection with the Southeasterly Right-of-Way line of Andrews Avenue Extension; thence Northeasterly along said Southeasterly Right-of-Way line and a curve to the right having a radius of 2792.01 feet, a central angle of 3°36'37" and an arc distance of 175.33 feet; thence North 53°58'02" East along said Southeasterly Right-of-Way line, a distance of 371.82 feet; thence Northeasterly along said Southeasterly Right-of-Way line and a curve to the left having a radius of 1960.08 feet, a central angle of 9°28'01" and an arc distance of 15.57 feet to an intersection with the Southerly Right-of-Way line of the "Cypress Creek Canal (C-14)"; thence South 72°31'57" East along said Southerly Right-of-Way line, a distance of 1049.79 feet to the Point of Beginning.

Containing 23.13 acres more or less.

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 10943, Page 312 of the Public Records of Broward County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed and attested to and its corporate seal to be affixed hereon this 4th day of April, 1984 A.D.

NEI I-95, INC., a Corporation of the State of Florida

By: George M. Levy, President

WITNESSES:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

Before me personally appeared George M. Levy, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of NEI I-95 INC., and acknowledged before me that he executed such instrument as such President of said I-95 INC., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 3 day of April, 1984 A.D.

My Commission Expires: 2/17/87

Notary Public - State of Florida at Large

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 10943, Page 312 of the Public Records of Broward County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed and attested to and its corporate seal to be affixed hereon this 4th day of April, 1984 A.D.

Michael May Sr., INC., a Corporation of the State of Florida

By: Michael May Sr., President

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

Before me personally appeared Michael May, Sr., to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Mike May Sr., INC., and acknowledged to and before me that he executed such instrument as such President of said INC., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 6th day of April, 1984 A.D.

My Commission Expires: 4/23/85

Notary Public - State of Florida at Large

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 10943, Page 312 of the Public Records of Broward County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed and attested to and its corporate seal to be affixed hereon this 4th day of April, 1984 A.D.

COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA

By: Richard Brantley, Senior Vice President

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

Before me personally appeared Richard Brantley, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Senior Vice President of COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA, and acknowledged to and before me that he executed such instrument as such Senior Vice President of COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 4th day of April, 1984 A.D.

My Commission Expires: 2/16/88

Notary Public - State of Florida at Large

BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

By: Henry P. Cook, P.E. Director of Engineering Florida Certificate No. 12506 Date: 4-25-84

BROWARD COUNTY OFFICE OF PLANNING

This plat is approved and accepted for record this 25th day of April, 19 84, A.D.

By: Norman D. Standlee, Director

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this plat with regard to the dedication of right of way for Traffic-ways by resolution accepted the 23rd day of June, 19 83, A.D.

John Turner

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION, MIAMI'S SECTION

State of Florida } SS
County of Broward }

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, the 20th day of September, 19 83, A.D.

F. T. Johnson
County Administrator

By: Phyllis J. Flanagan, Deputy

By: Dick E. Brouwer, Chairman, County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

This plat was filed for record this 26th day of April, 19 84, A.D., and recorded in Plat Book 114 Page 46 of the Public Records of Broward County, Florida record verified.

F. T. Johnson
County Administrator

By: Carole C. Dowden, Deputy

SURVEYOR'S CERTIFICATE

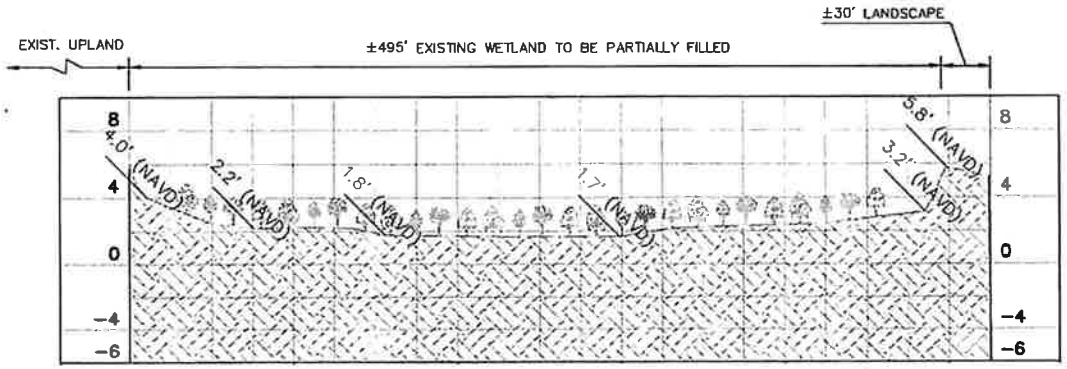
I hereby certify to the best of my knowledge and belief that this plat is a true and correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes. Permanent reference monuments were set on the 20th day of October, 1983 A.D.

Thomas O. Walsh, Jr., P.L.S.
Florida Certificate No. 3040

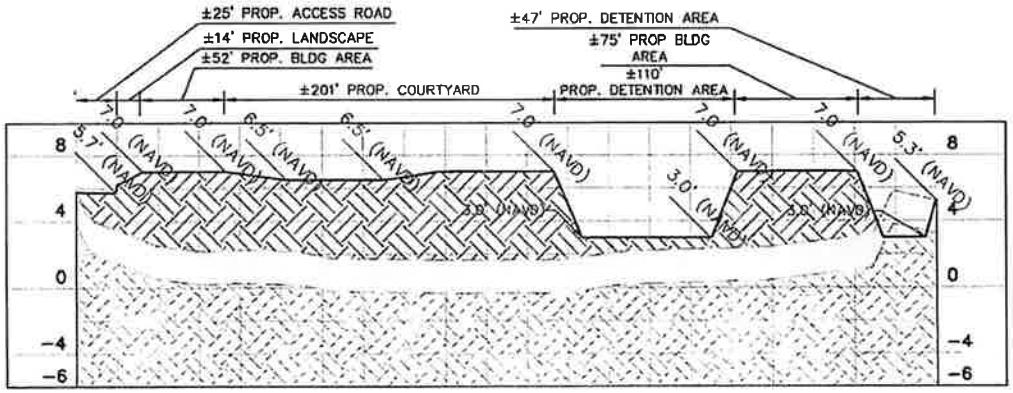
F.B. 101 Pg. 37

PB 114 PG 46 & 47

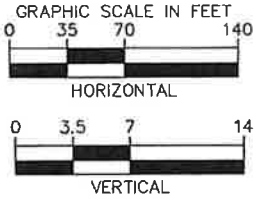
Exhibit 4-A Cross Section of Existing Uses



EXISTING CONDITIONS SECTION A-A (TYP.)



PROPOSED CONDITIONS SECTION A-A (TYP.)



LEGEND:

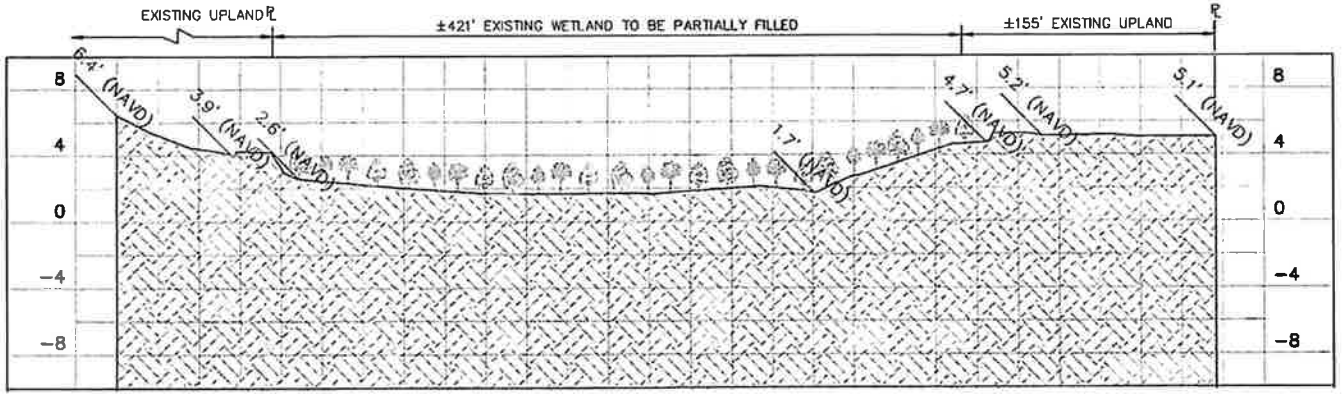
- WETLAND IMPACT FILL (±8.57 AC – 51,685 CU.YD)
- 2' VEGETATED SOIL REMOVAL (±8.63 AC – 27850 CU.YD)
- EXIST. SUBSTRATE
- PROPOSE LAKE 1.20 AC

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC
1615 S. CONGRESS AVE, SUITE 201
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175

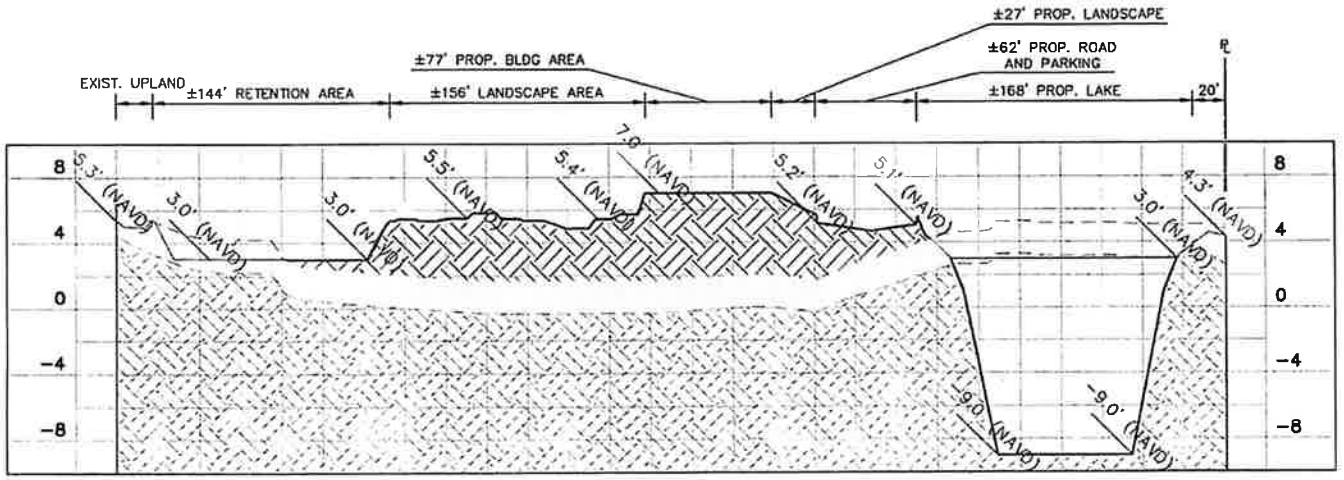
CYPRESS CREEK RD
THE RELATED GROUP OF FLORIDA

WETLAND SECTION EXHIBIT

SHEET NUMBER
2 OF 3



EXISTING CONDITIONS SECTION B-B (TYP.)



PROPOSED CONDITIONS SECTION B-B (TYP.)

GRAPHIC SCALE IN FEET

0 35 70 140

HORIZONTAL

0 3.5 7 14

VERTICAL

LEGEND:

- WETLAND IMPACT FILL (±8.57 AC – 51,685 CU.YD)
- 2' VEGETATED SOIL REMOVAL (±8.63 AC – 27850 CU.YD)
- EXIST. SUBSTRATE
- PROPOSE LAKE 1.20 AC

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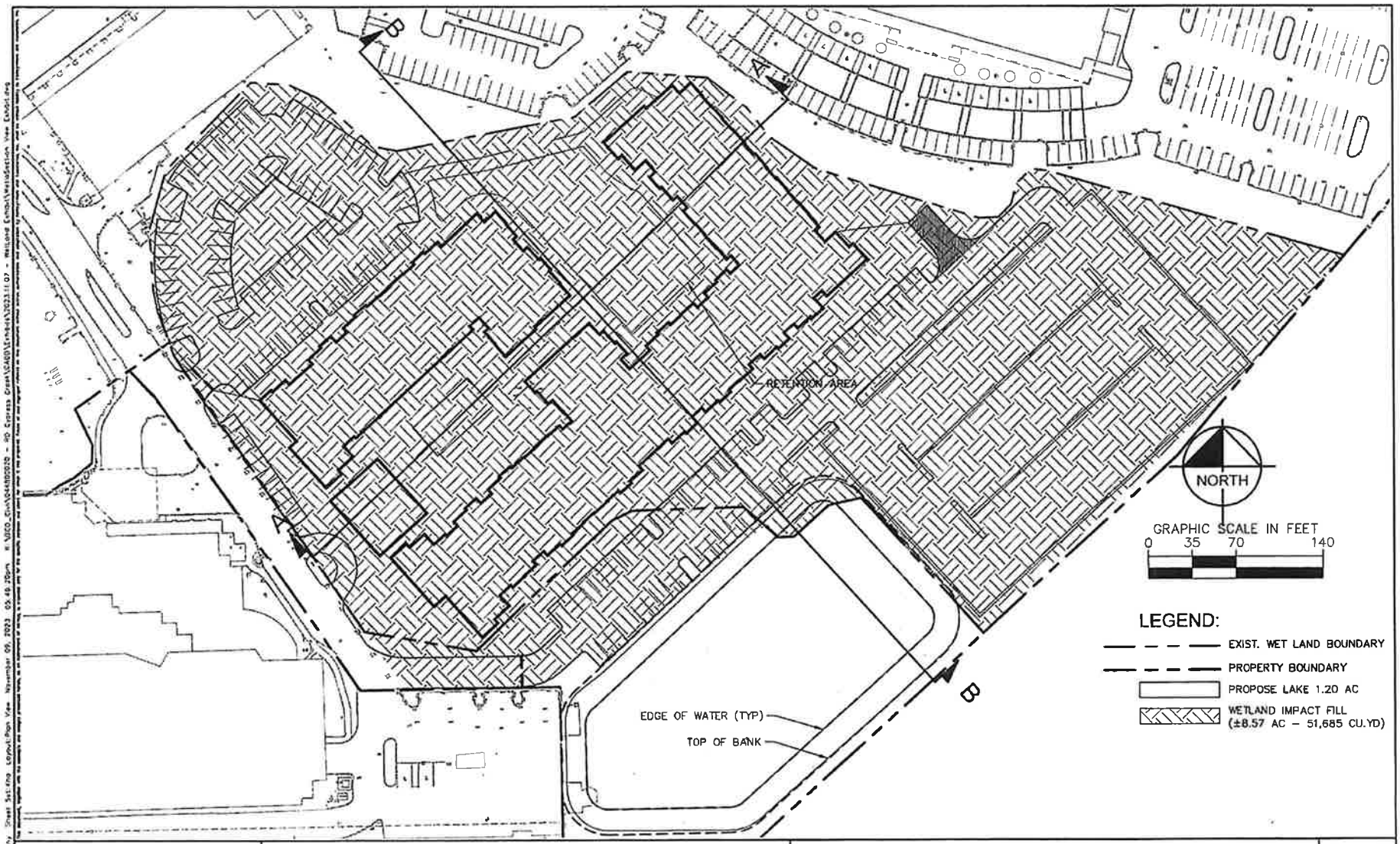
CYPRESS CREEK RD
THE RELATED GROUP OF FLORIDA

WETLAND SECTION EXHIBIT

SHEET NUMBER

3 OF 3

Exhibit 4-B-1 – Cross Section of Post Development Conditions



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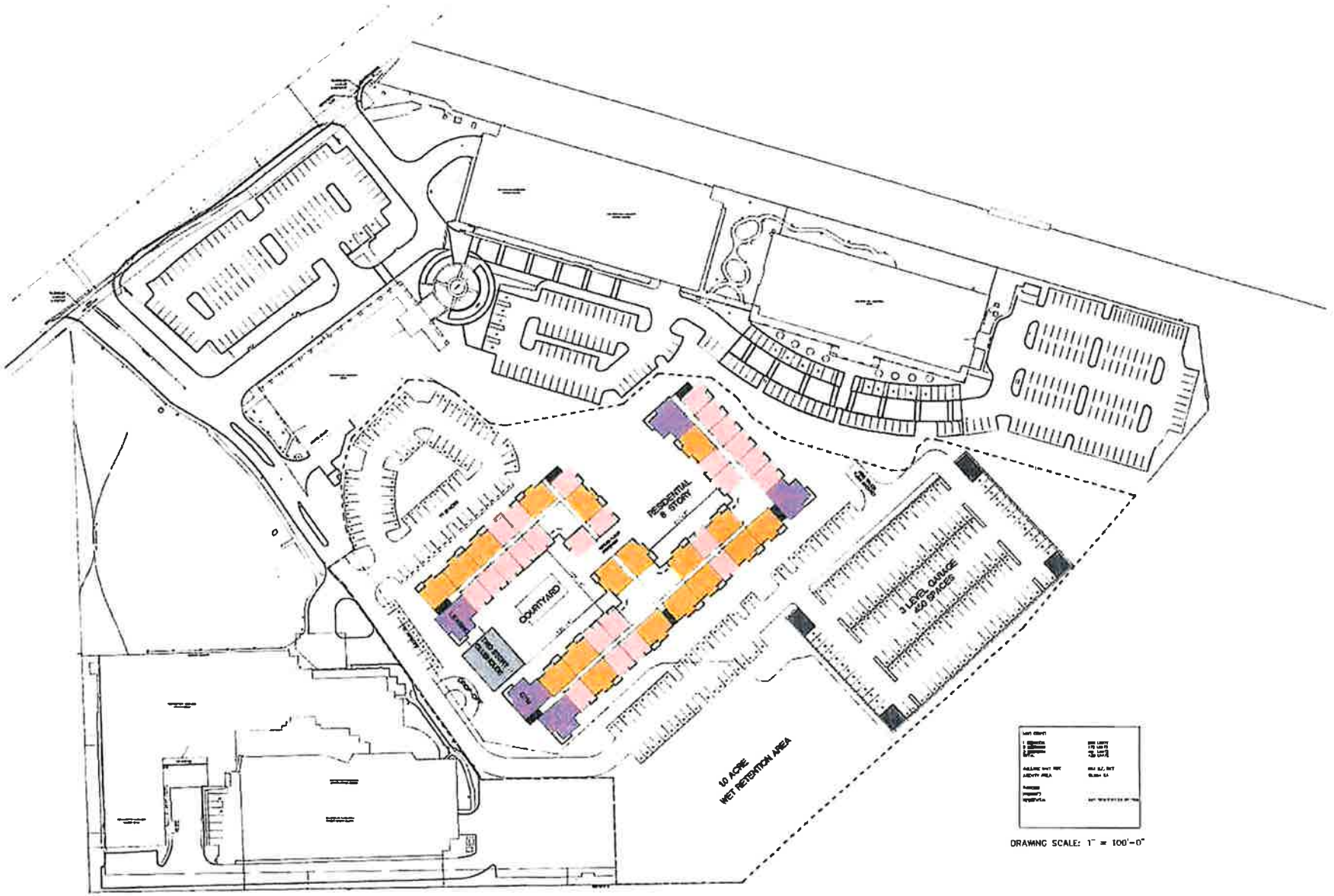
1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-339-2345 FAX: 561-883-0175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CYPRESS CREEK RD
THE RELATED GROUP OF FLORIDA

WETLAND SECTION EXHIBIT

SHEET NUMBER
1 OF 3

Exhibit 4-B-2 Conceptual Site Plan



DRAWING SCALE: 1" = 100'-0"

Exhibit 6-A Environmental Assessment

Manor at Cypress Creek – Environmental Assessment (EA)

Fort Lauderdale, Broward County, Florida

Prepared For:
Manor at Cypress Creek
In Support of LAPC Application
Prepared By:
Jim Goldasich, SPWS
9/13/2023

J. J. Goldasich and Associates, Incorporated

Boca Raton, Wellington, and Moore Haven, Florida

This report reviews the environmental conditions on the amendment site and directly adjacent areas and evaluates the ecological quality of the amendment area. A UMAM assessment is provided that rates the current natural system quality based on Location and Landscape Support, Water Environment and Natural Community Structure.

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Site Photo #2: 2023 Conditions within the amendment area. 5
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Vegetation: 6
Site Photo #3: Perimeter conditions at the edge of the amendment area. 6
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Executive Summary:

The Manor at Cypress Creek Site has been the subject of several site assessments during 2021-2023 in order to define current natural system habitat values, wildlife utilization, listed species site use, and wetland functions. The field assessments were conducted during daylight hours spanning several years to confirm initial findings. Initial scoping of the site in the office was conducted. This office assessment was designed to identify onsite and offsite adjacent natural system quality and extent so that subsequent field reviews could target important areas and current field conditions. Review of the Manor at Cypress Creek permit and Site aerials indicated that following permit issuance the wetland mitigation area was established according to permit conditions. Aerials clearly showed the lack of buffers on the adjacent commercial development and this appeared to limited the fecundity of the native wetland trees and shrubs. The results of field analysis confirmed conditions presented by the aerial review and loss of site hydrology identified during the onsite assessments further reduced wetland quality and the wetland values and functions provided by the system. The LAPC amendment Site is bounded by commercial development on the north, west and south with a FDOT drainage ditch and Interstate 95 on the east. There were no sightings of listed fauna during the site assessments and no designated critical habitat exists onsite or in directly adjacent lands. The interior of the LAPC is dominated by a mix of remnant cypress trees, Brazilian pepper and shoe button Ardisia with minimal understory. The buffer areas are not existent and contain roadways, commercial development, parking areas and a drainage ditch. Where vegetated, these areas contain St. Augustine grass or Brazilian pepper. A list of potential listed fauna that were considered by the site assessment is included in the Appendix to this report, none were identified as using the site.



Site Photo #1: Typical site conditions at Manor at Cypress Creek during July 2023.



06/05/2019	Revision Date: 9/14/2023	***J. J. Goldasich and Associates, Incorporated***	***Related - Cypress Creek Parcel***	**Project Site 2023 Aerial**	#1 BC RAI #1
					#2 BC RAI #2
110 55 0 110 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass	Proposed Project Limits FLUCCS Map Ft. Lauderdale, Broward County, Florida	#3 Revised Plan
					#4 LAPC App.

Document Name: Natural System Map-Revised Site Plan

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Introduction:

The Manor at Cypress Creek LAPC amendment Site is an approximately ±5.54 acre site located in Section 10, Township 49 South, Range 42 East in Fort Lauderdale, Broward County Florida. The approximate center of the site is -80.14195^0 West Longitude and 26.208258^0 North Latitude (see Figure 1, Site Aerial). The most recent (2023) aerial photograph of the site confirms that the amendment area has remained undeveloped and the adjacent areas are developed with commercial structures, parking areas and roadways. The preliminary Manor at Cypress Creek Site review consisted of a "scoping" review of existing conditions presented by the aerial. Onsite assessments have been conducted during 2019-2023 and were designed to expand upon the results of the aerial review and to evaluate site natural resource conditions, listed species site use, wetland quality, native and non-native tree fecundity and overall ecological health of the LAPC amendment area and adjacent lands.



Site Photo #2: 2023 Conditions within the amendment area.

Overall Site Characteristics and Natural System Setting:

Ecological review of the parcel and adjacent lands confirm that the amendment area contains a non-native dominated forest area with a perimeter of developed areas with urban grasses, pavement and parking areas. The area on the east end of the amendment area within the LAPC limits falls within a FDOT drainage ditch for Interstate 95. This FDPT drainage ditch has also become overgrown with non-native Brazilian pepper. This is due to the inability to effectively access these areas of the site for needed ongoing maintenance and the extremely rapid growth of the exotic and invasive Brazilian pepper trees and non-native understory plants. The antecedent weather during site assessments included all seasonal conditions including dry and wet season reviews. The general site setting is that of developed parcel with onsite wetland area without suitable buffers between the amendment area and development. Due to the adjacent lands being developed, the LAPC amendment area is completely isolated from other natural systems other than the FDOT drainage ditch. Add to the fact that the adjacent upland development effectively surrounds the amendment area there is no possibility for regional interaction, connectivity, and wildlife corridor establishment. As a result, the onsite

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amendment area is isolated and does not interact with other nearfield wetlands, surface waters or natural areas.

Vegetation:

Vegetation found on the site consists of a primarily non-native herbaceous upland rangeland with a native herbaceous and native shrub wetland community. Dominant trees included the exotic Brazilian pepper (*Schinus terebinthifolius*), Bishops wood (*Bischofia japonica*), shoe button Ardisia (*Ardisia elliptica*), wax myrtle (*Myrica cerifera*), cocoplum (*Chrysobalanus icaco*), remnant mature cypress trees (*Taxodium* spp.), and scattered red bay (*Persea borbonia*) are typically found in extremely small numbers. Other vegetation that has encroached into the amendment area includes St. Augustine grass (*Stenotaphrum secundatum*), umbrella tree (*Heptapleurum actinophyllum*), snake plant (*Dracaena sp.), Areca palm (Dypsis lutescens), various Philodendron taxa, (Philodendron hederaceum* and P. spp.) and rosery pea (*Abrus precatorious*).



Site Photo #3: Perimeter conditions at the edge of the amendment area.

Wildlife Sightings:

All areas of the site were evaluated for faunal use by both direct and indirect methods. In addition, all potential wildlife aggregation areas were given additional specific detailed assessment for faunal use by searching for burrows, tracks, scat, roosting sites, raceways, and nests. No significant wildlife utilization was observed on the property or in directly adjacent areas. No burrows, nests, raceways, or roosting sites were identified by either direct or indirect means. No direct or indirect indication of significant wildlife use in the amendment area was noted during any of the multiple site assessments and wildlife surveys.



Document Name: Natural System Map-Revised Site Plan

06/05/2019	Revision Date: 9/14/2023	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	**Project Aerial LAPC Limits**	#1 BC RAI #1
160 80 0 160 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass	Broward County Mapped LAPC Area Aerial Photograph with Project Limits Ft. Lauderdale, Broward County, Florida	#2 BC RAI #2 #3 Revised Plan #4 LAPC App.

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Document Name: Natural System Map-Revised Site Plan

06/05/2019	Revision Date: 9/14/2023	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	**Project Aerial LAPC Limits**	#1 BC RAI #1
100 50 0 100 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Amendment Area LAPC Aerial Photograph with Project Limits Ft. Lauderdale, Broward County, Florida		#2 BC RAI #2
		(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass			#3 Revised Plan
					#4 LAPC App.

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Typical fauna actually observed during the field reviews consisted of Basiliscus lizard (*Basiliscus* sp.), brown or Cuban anole (*Anolis sagrei),* and several urban songbirds such as the common grackle (*Quiscalus quiscula*), various sparrows (*Passer* spp.) and northern mockingbirds (*Mimus polyglottos*), all of which are normally present in such urban areas. None of these animals are listed by any agency as needing particular protection measures. As the site contained a poor quality assemblage of vegetation within the amendment area, wading bird use of this site was not confirmed or evident. In summary, none of the animals observed on the site are listed on the State of Florida or federal endangered species lists. Other arthropods such as spiders (Arachnids), ants (Formicidae), bees and wasps (Hymenoptera), house fly (*Musca domestica*) and horse fly (Tabanidae) were generally found throughout the parcel in both the air and on the ground. Wildlife utilization on the site is classified as poor.

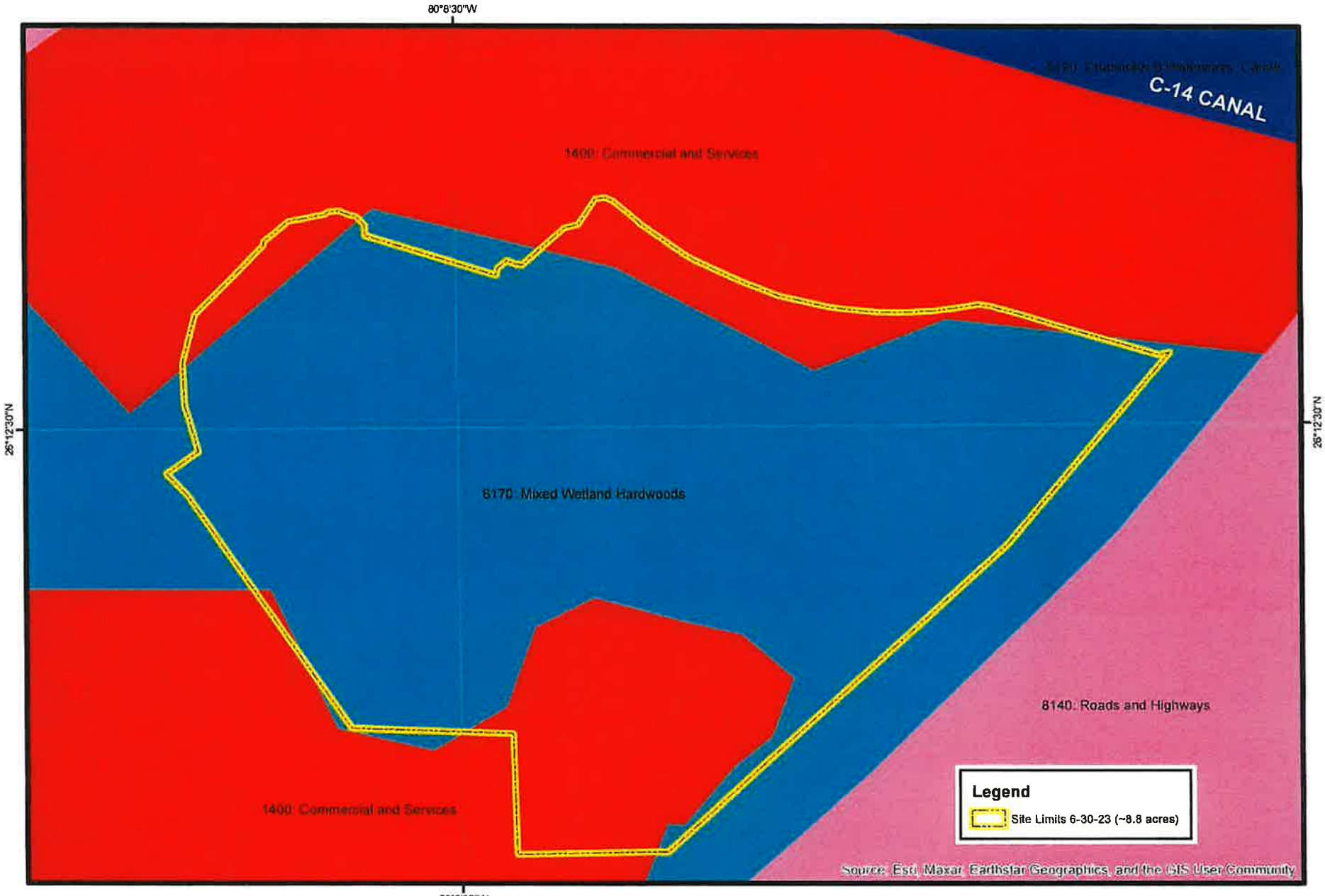


Overall wildlife utilization of the site was poor during the site assessments and no listed species were observed on the subject site. Indirect evidence of site use by listed fauna was not present during the site assessments and there is no critical habitat found onsite or in directly adjacent areas.

Site Photo #3: Site conditions.

LAPC Amendment Area Functional Assessment:

A wetland functional assessment was undertaken on the site based upon current site conditions. The assessment was conducted pursuant to the Florida Uniform Wetland Assessment Methodology (UMAM). The UMAM score for the amendment area wetland is 0.27. Isolation, poor native vegetative community structure and lack of wetland hydrology were the primary factors that negatively impacted the score.



Document Name: Natural System Map-Revised Site Plan

06/05/2019	Revision Date: 9/14/2023	***J. J. Goldasich and Associates, Incorporated***	***Related - Cypress Creek Parcel***	**Project Site FLUCCS Map**	#1 BC RAI #1
110 55 0 110 Feet		**Ecological Services** **Natural System Analysis** **DESIGN/PERMIT-BUILD-MAINTAIN**	Proposed Project Limits FLUCCS Map Ft. Lauderdale, Broward County, Florida		#2 BC RAI #2
		(561) 883-9555 **jjg@jjgoldasich.com** **Seagrass to Sawgrass**			#3 Revised Plan
					#4 LAPC App.

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Conclusions and LAPC Amendment Area Condition:

The Manor at Cypress Creek parcel contains a poor quality forested wetland area that has been invaded by dense non-native vegetation. This vegetation limits the ability of native plants to grow and develop due to the rapid growth of the invasive plants. Loss of natural hydrology and resultant drying of the site further increases the ability of the invasive vegetation to flourish and out compete the native vegetation that once was found in abundance in this area. The site will continue to degrade due to the loss of natural hydrological regime and non-native and undesirable plant invasion.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Manor at Cypress Creek-Actual Conditions	**TBD**	**W-1**

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
4220/6190	**Exotic Forest**	**Impact**	**5.55** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e OFW, AP, other local/state/federal designation of importance)
C-14 Canal	**3**	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

AA is a mixed exotic forest with remnant cypress trees. Direct connection to surface waters or wetlands does not exist.

Assessment area description

Mixed exotic forest community with scattered cypress trees in decline due to drainage and exotic vegetation encroachment.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Regional drainage canal, commercial buildings, parking lots interstate, surface and local roadways, sidewalks.	**Not unique to this area of Florida.**
Functions	Mitigation for previous permit/other historic use
wildlife uses, feeding.	**Not used for mitigation or other important historic uses.**
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
None.	**None.**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Little native wildlife utilization has been observed during several site assessments conducted over several years and in all seasonal conditions. Site assessments have been conducted during daylight, dusk and dawn periods.

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
JJG, AJG	**2021, 2022**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Manor at Cypress Creek-Actual Conditions	**TBD**	**W-1**
Impact or Mitigation	**Assessment Conducted by**	**Assessment Date**
Impact	**JJG, AJG**	**2021, 2022**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		Current	With Impact
500(6)(a) Location and Landscape Support	a. Quality and quantity of **habitat support** outside of AA.	X	X
	b. **Invasive plant species.**		
	c. **Wildlife access** to and from AA (proximity and barriers)		
	d. **Downstream benefits** provided to fish and wildlife.		X
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA		
	f. **Hydrologic connectivity** (impediments and flow restrictions)	X	
	g. **Dependency** of downstream habitats on quantity or quality of discharges		
	h. Protection of wetland functions provided by uplands (**upland** AAs only)		
Current: 2 / With Impact: 0	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**	X	X
	b. Reliability of **water level indicators**		
	c. Appropriateness of **soil moisture.**		
	d. **Flow rates/points of discharge**		
	e. **Fire frequency/severity**		
	f. **Type of vegetation.**		
	g. **Hydrologic stress** on vegetation	X	
	h. **Use by animals** with hydrologic requirements		
	i. **Plant community composition associated** with water quality (i.e., plants tolerant of poor WQ)		X
	j. **Water quality of standing water by observation** (i.e., discoloration, turbidity)		
	k. **Water quality data** for the type of community		
	l. **Water depth, wave energy, and currents**		
Current: 3 / With Impact: 0	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
500(6)(c) Community Structure X Vegetation Benthic Both	I. Appropriate/desirable species		X
	II. Invasive/exotic plant species	X	
	III. Regeneration/recruitment		
	IV. Age, size distribution.		
	V. Snags, dens, cavity, etc.		
	VI. Plants' condition.		
	VII. Land management practices.	X	
	VIII. Topographic features (refugia, channels, hummocks)		X
	IX. Submerged vegetation (only score if present).		
	X. Upland assessment area		
Current: 3 / With Impact: 0	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.27	0.00

Impact Acres =	5.55

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	1.499

Impact Delta (ID)	
Current - w/Impact	0.27

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a miligation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the miligaiton bank.

Exhibit 6-B Alternatives Analysis

Alternatives Analysis

Cypress Creek - Related Parcel
Manor at Cypress Creek Environmental Resource Permit and License Application

Broward County, Florida

Prepared For:
Broward County Resilient Environment Department
Environmental Resource Permitting and Licensing

Prepared By:
Jim Goldasich, SPWS

3/31/2023

J. J. Goldasich and Associates, Incorporated

Boca Raton, Wellington, and Moore Haven, Florida

This Alternatives Analysis covers the proposed residential development for the Cypress Creek - Related Parcel Site in City of Fort Lauderdale, Florida relative to potential alternative sites for development, reduction elimination and the regulations contained in 62-331.053(1) FAC and Appendix C of the 404 Handbook along with the 404(b)(1) Guidelines (40 CFR 230.10) and the National Environmental Policy Act (NEPA) analysis (CEQ regulations 40 CFR 1500-1508).

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Cypress Creek - Related Project Purpose and Need:

The central area of Broward County in the City of Fort Lauderdale is in need of additional residential housing units for the influx of individuals seeking housing in the area. The need for additional residential units comes from an increase in population due to a steady increase in intensity of people relocating to the area and natural human fertility. The socio-economic attraction to the south Florida area, and the City of Fort Lauderdale in particular augmented by the pandemic has further fueled the rapid increase in the need for residential housing in this area. The project purpose is to provide suitable residential units in the City of Fort Lauderdale area that are consistent with adjacent communities in this area of Broward County, complies with local site planning requirements, county, and city zoning codes and meet the local governmental comprehensive plan. This area of Ft. Lauderdale is a special use area that has been targeted by the City of Ft. Lauderdale for multi-use commercial and residential development such as is being proposed for this project by Related.

The proposed project introduces residential units to what has historically been a largely commercial area. The addition of residential units aligns with the City of Fort Lauderdale's vision to create a mixed-use Uptown Urban Village, or a "live, work, and entertain" area that meets the needs of a changing workforce and adds a mix of uses to the Uptown area. Moreover, the project stands to support the City of Fort Lauderdale's initiatives to incorporate transit-oriented development within downtown Fort Lauderdale due to the project's proximity to the Tri-Rail Cypress Creek Station and Cypress Creek Mobility Hub.

The project will provide an additional environmental benefit to the region, due to improvements that will be made to existing stormwater management systems. By incorporating berms, surface grading adjustments and French drain installations, and the construction of a 1.0-acre wet retention pond, stormwater storage and treatment will be enhanced, allowing for higher quality stormwater discharge into the C-14 Canal. Marine productivity will benefit due to the discharge of stormwater of improved quality to offsite estuaries. This water quality improvement is a direct result of project related enhanced treatment of site stormwater.

Cypress Creek - Related Parcel Project Description:

The Cypress Creek - Related Parcel site is located in Section 10, Township 49 South, Range 42 East, south of the C-14 Canal and between I-95 and Andrews Avenue in the City of Fort Lauderdale, Broward County (see Figure 1, Site Aerial). The site totals approximately 8.2 acres. The site is currently zoned as a mixed use commercial parcel with an exotic dominated wetland. The wetland area is dominated by exotic vegetation such as Australian pines (*Casuarina equisetifolia*), Bishop's wood Tree (*Bischofia japonica*), and Brazilian pepper (Schinus terebinthifolius), with an understory of young trees and shrubs. The site is bounded by the C-14 Canal on the north and Interstate-95 on the east. The approximate central location of the site is 26.208534^0 west / -80.141769^0 north. Wetland impacts resulting from this action total 5.5 acres. The project site is located within an existing office and hotel campus totaling --- acres.

The proposed project purpose is to construct a mixed use commercial and residential apartment complex. This would introduce a residential apartment complex into the existing commercial campus to serve both office uses on the campus as well as the central area of Broward County with residential units, having good access to the mass transit and regional roadways, and interstate highway system. The facility must include the following necessary components:

a. Located near Regional Highway System in central Broward County,
b. Sufficient Stormwater Management areas to meet water quality criteria,
c. Open space including green areas, buffers, roadway medians,
d. 8.2 Acres for 420 Residential Dwelling Units in proximity to commercial and office uses that have created housing demand in the area,
e. Engineered, safe and efficient onsite roadways with ingress/egress to regional roadway system,
f. Greenspace/Park areas sufficient to meet the City of Fort Lauderdale design criteria
g. Amenities such as a club house, fitness center, sundry room, club room, spa, and recreational facilities for residents,
h. A pocket park,
i. Greenways and residential walkways connecting offsite areas,
j. Overall parcel size of approximately ±8.2 acres,

Additional elements of the project include the necessary amenities associated with a residential development and special elements associated with the special land use designation for this area. Such items are needed for safety and include a pocket park, residential walkways and greenways, surfacewater management facilities with safe and adequate access for both residents and visitors, capable of meeting site plan and engineering design standards, zoning, land use and City of Fort Lauderdale, Broward County and State of Florida rules and regulations for residential developments. The most difficult element associated with identifying suitable alternative sites for this analysis is the extreme lack of suitably sized vacant lands in this area of Broward County. As can be seen on the study area map, there are very few open areas that have not already been developed. However, every attempt has been made to identify suitably sized tracts of land even if those tracts may not be currently available, are not under single ownership or are not in the private sector. Considerations for the least environmentally damaging project alternative (LEDPA) were applied to all of the alternative sites in an identical manner. This Alternatives Analysis evaluates both onsite and offsite alternative sites and site plans designed for wetland and natural system impact avoidance and/or minimization to the greatest extent practicable while still meeting the original project purpose.

Cypress Creek – Manor at Cypress Creek – Project Area:

The study area is defined roughly by Powerline Road on the west, Atlantic Boulevard on the north, Federal Highway on the east and Commercial Boulevard on the south (see Figure 3-Study Area Map). Even if the study area were doubled in size, appropriate vacant parcels would be impossible to find. This Study Area, as defined by Figure 3) totals approximately 9 square miles (~5,900 acres) in the central area of developable Broward County, Florida. The proposed project

site is currently a mixed use commercial facility with a hotel and office structures. The onsite alternatives are limited because there are only two access points along the west at Andrews Avenue and the undeveloped areas are dominated by exotic dominated forest community. Few undeveloped parcels of land remain in the project area and fewer still that meet the project purpose for size. Many of the parcels that remain undeveloped have been set aside as wetland mitigation sites or are owned by governmental units. As a result, very few sites are available as likely offsite alternative locations for this project. The analysis also envisions carving out smaller areas of larger parcels for appropriately sized projects. The various potential alternative development parcels have been designated as "Alternative Site-*N*" (AS-1, and 2) for the purposes of this analysis. It should not be construed that any artificially assembled or divided into smaller parcel(s) are actually part of a larger plan of development.

Manor at Cypress Creek - Offsite Alternatives Analysis – Development Parcel:

The proposed 8.2-acre project will consist of an 8.2 acre residential apartment development that will include, 420 residential units, a pocket park, residential walkways, a greenway, roadways, recreational areas, a club house, surfacewater management features, wetland buffers, and required stormwater maintenance areas along with adjacent commercial office spaces. Additional elements of the project are incorporated in order to make the site capable of meeting site plan, zoning, land use and City of Fort Lauderdale, Broward County and State of Florida rules and regulations. The site must also have safe and adequate access and be within the area targeted for residential development. All of the sites will be evaluated according to their ability to reasonably meet the goals of the project purpose at a realistically attainable cost with the least potential for environmental impacts.

The approximate estimated land sale for the Cypress Creek - Related Parcel site is $9,500,000.00 ($1,158,536 per acre). Development costs are projected to be moderately high due to the low topography within the central area of the site but high on the majority of the remaining development area, and availability of suitable nearfield fill for development. The poor quality of the natural systems found within the proposed development areas also contribute to a moderate mitigation cost. Of utmost importance is the fact that the offsite access is good with existing regional and local roads that are already in place and additional wetland impacts for offsite access will not be required.

Project Practicability:

Onsite Alternative Developments:

1. **No Action Alternative** – No Project,
2. **Upland Only Alternative** - Proposed Development-Build on Uplands Only

1. No-action Alternative:

This would result if the project were not conducted and no development were proposed at the site.

Environmental Impacts:

If the project were not undertaken, the onsite wetland area would remain in the current condition and continue to degrade over time due to the ongoing drainage of the site. In addition, the dense exotic tree cover will continue to be a seed source that will contribute seeds, and ultimately, invasive trees to the nearfield wetlands and offsite wetland mitigation areas. The consequences of this contribution will be increased wetland maintenance costs and loss of wetland values and functions in both the onsite and offsite wetlands.

Project Practicability, Technology and Engineering Design:

The cost of the project would be $0 as the site would not be purchased for development. The owners would lose the economic return that is reasonable to expect from the sale of property for development uses. Since the project would not go forward practicability, technology and engineering are not a factor.

The existing technology is available and suitable to allow the property to remain as a vacant forested exotic dominated wetland. The wetland has provided limited wetland values and functions for many years and will continue to provide the limited wetland and stormwater benefits without the project going forward.

Engineering design and logistics are not a factor since the project would continue to function as it has in the past without the need for any additional engineering design or improvements.

2. Onsite Upland Only Alternative:

The residential development is located with limited access due to the interstate highway on the east side and the C-14 Canal on the north side. Therefore, the pre-engineered access points for the site must be used for ingress and egress. The primary access points are on the west end of the site. Essentially all of the vacant areas of the parcel contains degraded exotic dominated wetlands so development on non-wetland areas is not possible. If this option were selected, the project could not move forward and the "No Project" alternative would be implemented.

Environmental Impacts:

Environmental impacts would be minimal since no wetlands would be impacted and the limited upland areas do not provide high quality native habitat. The wetlands would remain in their current state and continue to degrade due to natural succession, as wetland mitigation would not be conducted and the regional benefits of the wetland mitigation would be lost. The exotic dominated wetland would continue to degrade and provide the current minimal level of wetland values and functions.

Project Practicability, Technology and Engineering Design:

The development would not occur since there would be significantly less land to develop and the project would not go forward.

Engineering design and logistics could provide a development at the site in a safe and efficient manner but the development would be too small to support the costs necessary for such a development.

Offsite Alternatives Analysis – Individual Site Elements Evaluated:

The Applicant considered a series of three alternative sites, an upland only alternative, and a no action alternative. These alternative development sites/plans were selected based upon their availability and potential capability of being developed for this project after consideration of spacing, views, access to mass transit, cost, access, location with respect to commercial and residential development, existing design and development technologies and logistics in light of the overall project purpose. Based upon these constraints and the requirement to avoid and minimize wetland impacts to the greatest extent practicable, a total of three sites were selected. These three alternative sites, the no project alternative, and the preferred alternative are each evaluated in this "Alternatives Analysis". The alternatives are:

3. **Preferred Alternative** – Proposed Development
4. **Alternative Site #1** – RCC II, Incorporated, 800 Corporate Drive, Fort Lauderdale
5. **Alternative Site #2** – Pine Crest Preparatory School, NE 62nd Street, Fort Lauderdale

Each of the alternative sites were assessed in an identical manner according to the eight constraints listed below (a. – k.) and compared to the Cypress Creek - Related Parcel Project Site and project purpose according to the same set of criteria:

a. Meet Project Purpose
b. Land Use
c. FLUCCS
d. Listed Species
e. Proximity to Market
f. Wetlands

g. Availability
h. Cost
i. Historical Resources
j. High value Uplands
k. Transportation Access

The Alternatives Analysis provides a written analysis of each potential alternative location that describes the site and the various elements used to reach a decision point. For clarity, each of the alternative parcels decision items have also been placed into a matrix and scored according to the results of the assessment. A summary decision matrix is also provided at the end of the discussion that provides a synopsis of the overall results and findings of this Alternatives Analysis. The summary matrix clearly shows the Least Environmentally Damaging Project Alternative (LEDPA) based on the elements evaluated for each alternative site and each alternative site plan for the development parcel.

This alternatives analysis includes the no action alternative as well as alternative development plans that do not directly impact wetlands. As presented in the alternatives analysis, it is clear that the proposed project is the least environmentally damaging project alternative that meets the project purpose. The revised total wetland impacts associated with the development are approximately 5.5 acres.

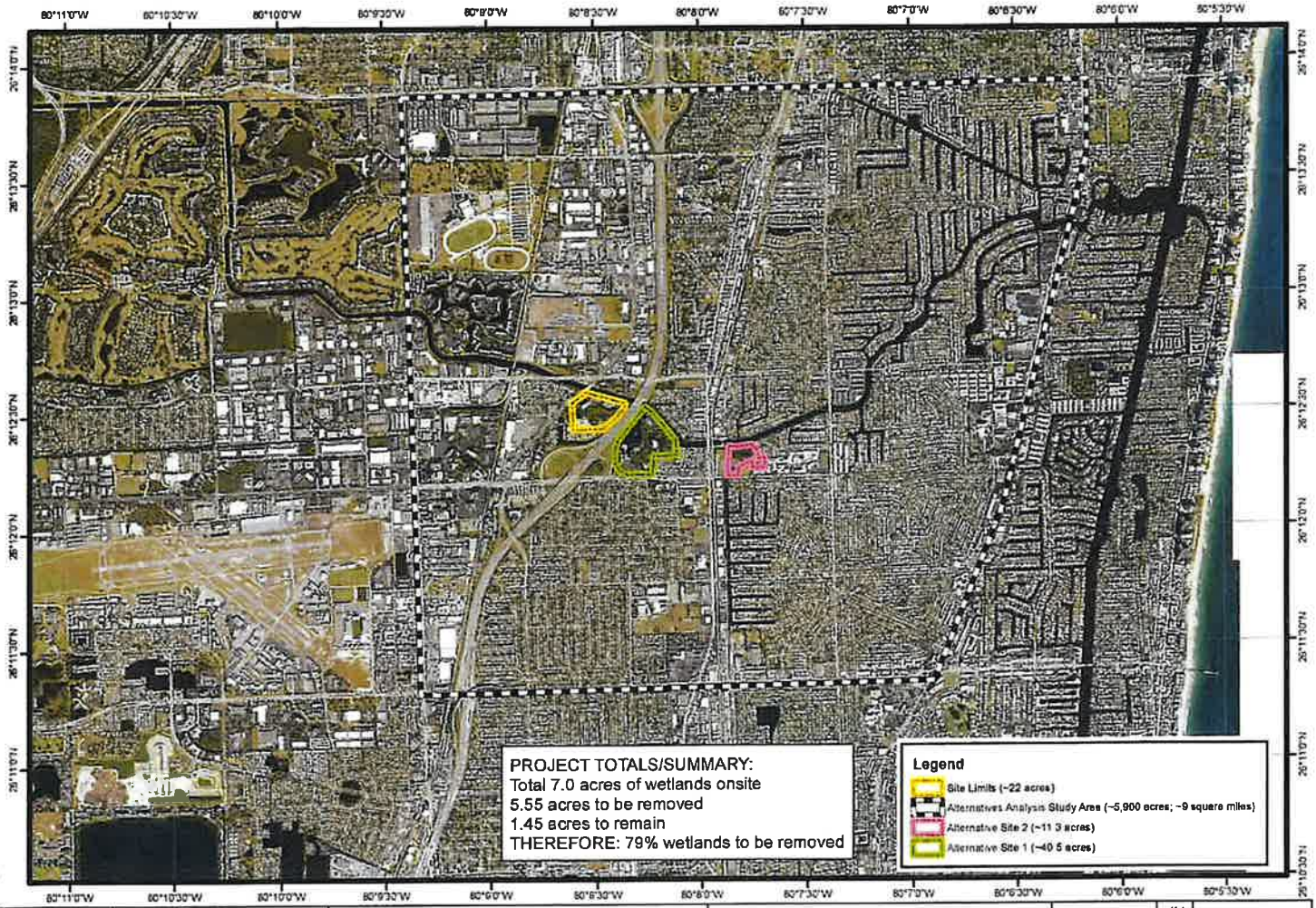


Document Name: Natural System Map

06/05/2019	Revision Date: 3/28/2023	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	Development Site & Offsite Enhancement Area	#1
100 50 0 100 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Revised Site Limits with Site Plan Offsite Adjacent Enhancement Area Ft. Lauderdale, Broward County, Florida		#2
		(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass			#3
					#4

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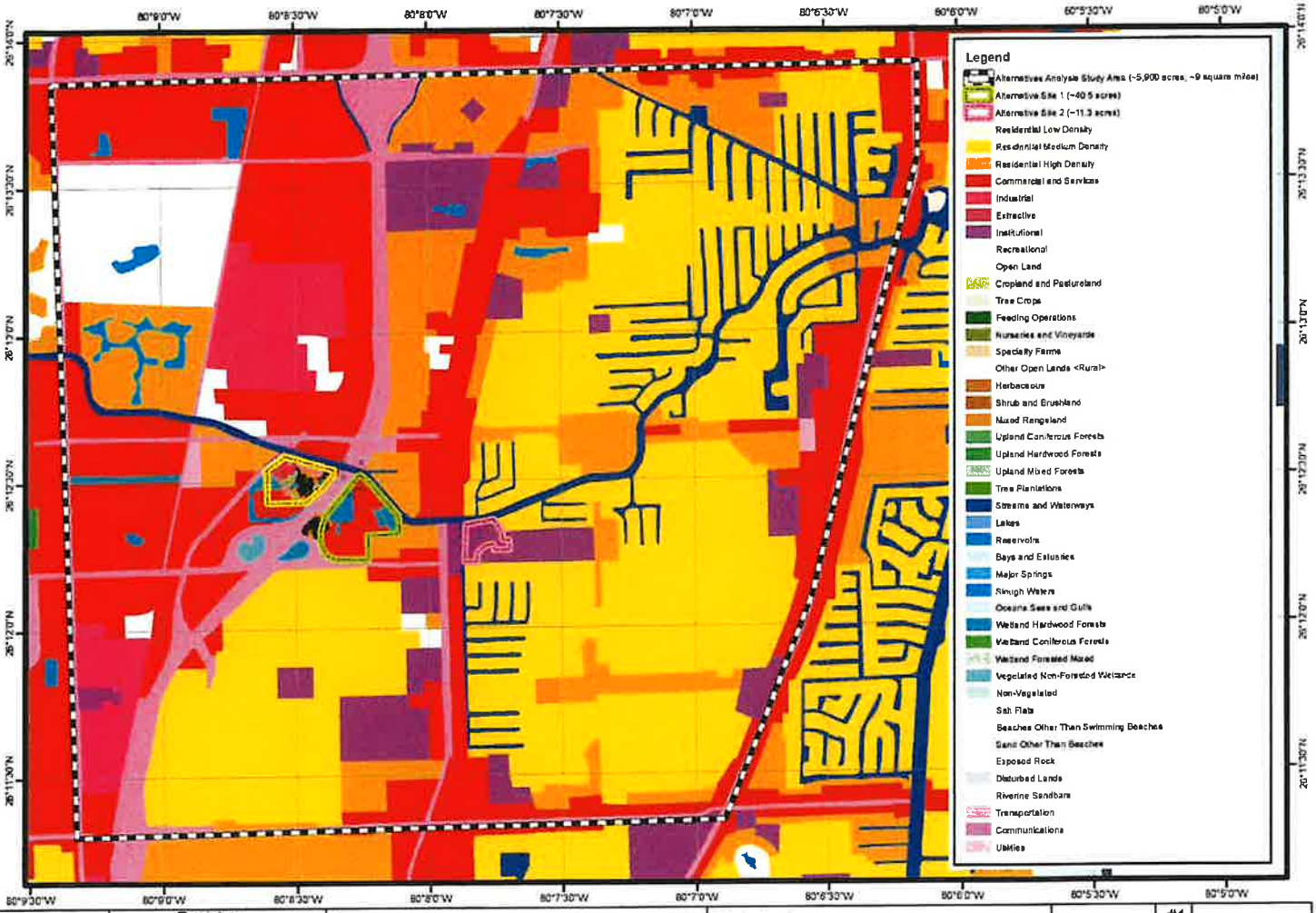


Document Name: Natural System Map

06/05/2019	Revision Date: 9/2/2022	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	Alternatives Analysis Study Area Map	#1
2,900 1,450 0 2,900 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass	Alternatives Analysis Study Area Map with Alternative Sites and Aerial Photograph Ft. Lauderdale, Broward County, Florida	#2 #3 #4

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Document Name: Natural System Map

06/05/2019	Revision Date: 9/2/2022	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	Alternatives Analysis FLUCCS Map	#1
2,300 1,150 0 2,300 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass	Alternatives Analysis Map with FLUCCS Ft. Lauderdale, Broward County, Florida	#2
					#3
					#4

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Project Alternatives:

Preferred Project Alternative:

Environmental Impacts:

The environmental impacts of the development are filling or excavation of 5.5 acres of exotic dominated wetlands. Multiple environmental assessments and wildlife surveys conducted on the Cypress Creek - Related Parcel site between 2019-2022 have not identified site use by federally listed wildlife or plants and the site does not contain any cultural resources. There are no surface waters or areas of ponded or flooded exotic dominated wetlands that would attract wading birds, including the wood stork.

Consequences if the Project is Not Implemented:

If the project were not implemented this area of Broward County would lose the needed residential development of 420 residential apartment dwelling units along with the associated economic input to the area. There would be a significant loss of construction dollars that would not be circulated in this area and the associated workers would have to seek employment elsewhere. Local businesses would lose patrons that would otherwise live in the residential community and employment opportunities arising from the additional population would be lost to the area. The wetlands would remain and continue to degrade as a result of the exotic tree, shrub, and Brazilian pepper infestation, lack of suitable hydrology and minimal wildlife values. Exotic plant seeds would continue to be dispersed into nearfield wetlands and natural areas by the wind and urban birds that use the site. The environmental and water quality improvements to the stormwater system will not be realized and the offsite benefits to the Atlantic Ocean estuaries will not occur. The loss of this project would also result in the loss of the City of Ft. Lauderdale's vision for this area as a re-vitalized residential and commercial mixed use facility.

Offsite Upland Alternative:

There are no suitable available upland sites in the vicinity of the project, (see attached "Study Area Map-Figure 3).

Alternative Site 1 – RCC II, Incorporated Site, Fort Lauderdale, (~40.5 acres)

Location and Size:

The ~40.5-acre Alternative Site 1 (see Figure 2) is located adjacent to the east side of Interstate-95 and south of the C-14 Canal in the City of Fort Lauderdale, Florida. The parcel has approximately 6.9 acres of pond, 4.7 acres of cypress dominated wetlands and 5.6 acres of upland forest within developed areas of the site. Based on this analysis, approximately 12% of

this site contains wetland characteristics. In addition, approximately 17% of the site contains a surface water pond. The remainder of the site also contains a large number of tree resources. The site is owned by a private entity and was not known to be for sale during the initial due diligence for the project site selection. If the site were available for sale, the size of the site would allow for potential use for this residential development if it were possible to sub-divide, it for development. The vacant area of the site contains 100% wetlands so the impacts would be similar but slightly lower in area for this site than the proposed project site wetland impacts. However, the quality of the wetlands in the site are higher than the proposed project wetlands. The parcel has good direct connection to the offsite regional roadway network.

Evaluation Parameters:

The availability of the site, upland resources, and the wetland areal extent and quantity were used as the primary evaluation criteria.

Site Availability and Probable Cost:

Alternative Site 1 is approximately ~40.5 acres and has a land value of $45,000,000.00. This cost is not supportable by the project, even if the site were available. However, this site was not available at the time of the project site sale.

Quantity and Quality of Wetlands:

The site contains areas that are most likely jurisdictional wetlands totaling approximately 100% of the vacant areas of the site (4.7 acres). Development of this site would result in smaller wetland impacts but the impacts would be to much higher quality wetlands than the proposed project wetland impacts. Projected UMAM values would be in the range of 0.80 for all wetland areas. The percentage of wetlands on the vacant areas of Alternative Site 1 is more than the percentage found on the development site but with similar acreage than the development site. The overall wetland impacts would be higher and to higher quality wetlands on this alternative site than on the Preferred Alternative site.

Quantity and Quality of High Value Uplands:

Alternative Site 1 contains areas of high quality native upland communities within the development areas, loss of these upland communities would result in increased natural system losses when compared to the Preferred Alternative.

Federally Listed Wildlife:

Listed taxa may use the site include Florida's Bonneted Bat (*Eumops floridanus*) but the site is similarly situated with the proposed project and listed species use is not expected.

Historical or Archeological Values:

Analysis of the site from adjacent properties has not identified any historical sites or archeological artifacts within the property limits.

Transportation Access or Availability:

Access to the site is good because the site is adjacent to many offsite roadways.

Alternative Site 1 Result:

The vacant areas of Alternative Site 1 contain a large area of native forested wetlands with good quality upland habitat mixed within the developed areas of the site. Total wetland cover in the vacant areas of the site would make development of this site in only uplands impossible and wetland impacts would be to higher quality wetlands when compared to that proposed by the Preferred Alternative. Transportation access is good. AA Site 1 was considered to not be available for purchase during the due diligence period. Further consideration of the Alternative Site 1 is not warranted due to high quality wetlands, high quality native upland forested areas, lack of availability and overall cost.



06/05/2019	Revision Date: 9/2/2022	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	**Alternatives Analysis Site #1 Map**	#1
260 130 0 260 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Alternatives Analysis Site #1 Map with Aerial Photograph Ft. Lauderdale, Broward County, Florida		#2
		(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass			#3
					#4

Document Name: Natural System Map

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Alternative Site 2 – Pine Crest Prep. School, NE 62nd Street (~11.3 acres)

The 11.3-acre Alternative Site 2 is located north of NE 62nd Street and south of the C-14 Canal, City of Fort Lauderdale, Broward County, Florida. The site is directly adjacent to a regional canal (C-14) and to the east of the proposed development site by approximately ¾ of a mile. The site is owned by a private entity and used as a school site.

Site Availability and Probable Cost:

The Alternative Site 2 was not considered to have been available for purchase during the pre-project planning activities for the subject development. Even so, a cost analysis was conducted for this parcel resulting in a projected cost of $15,700,000. This land cost is much higher than the cost for the proposed development site and, if available, the site would have to be cleared for the proposed project development. This site was not available during the site selection process.

Quantity and Quality of Wetlands:

There are no wetlands on the site.

Quantity and Quality of High Value Uplands:

The Alternative Site 2 does contain approximately 4.7 acres of good quality uplands. The upland forest is confined to the northern end of the site and it may be possible to save some of the trees with development targeted to the areas already developed. This would require the removal of the school buildings. The site is too small for the development even if it were available during the site selection process.

Federally Listed Wildlife:

Potential site use by listed taxa may include the site including the eastern indigo snake (*Drymarchon corais couperi*), and Florida's Bonneted Bat (*Eumops floridanus*) but since the site is similar to the proposed development parcel, site use by listed fauna is not expected.

Historical or Archeological Values:

Analysis of the site has not identified any historical sites or archeological artifacts within the property limits.



Document Name: Natural System Map

06/05/2019	Revision Date: 9/2/2022	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	Alternatives Analysis Site #2 Map	#1	
130 65 0 130 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Alternatives Analysis Site #2 Map with Aerial Photograph Ft. Lauderdale, Broward County, Florida		#2	
		(561) 883-9555 jg@jgoldasich.com Seagrass to Sawgrass			#3	
					#4	

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www.GoldasichEnvironmental.com

Transportation Access or Availability:

Access to the site is moderate since it is directly adjacent to SW 62nd Street but it is located in a residential area with poor vehicular circulation. Access to the regional interstate highway system is poor. It is likely that improvements to the transportation network would be required for the development of this site. Additional offsite improvements to the transportation network may result in additional wetland impacts.

Alternative Site 2 Results:

The Alternative Site 2 would have no wetland impacts except that roadway improvements may result in associated wetland impacts. High value uplands are present on the site but historical sites and archeological resources are not found on the site. The site would most likely not have been available for development at the time of project planning for this project. The site was removed from further consideration due to high value upland impacts, school site uses, transportation costs, and lack of availability.

Conclusions:

The Cypress Creek - Related Parcel project purpose is to construct a residential development that is capable of providing a high-quality apartment development along with the required setbacks, required utilities, roadways, surface water management areas, maintenance areas, flood protection features and amenities as required by local zoning and land use regulations. Other sites that may be suitable in size provide a less suitable location, poorer access, are not available, and/or result in more environmental impacts than the proposed Cypress Creek - Related Parcel development. Therefore, based upon site constraints, project purpose, project practicability and unavoidable environmental impacts, the Cypress Creek - Related Parcel project site is the "Least Environmentally Damaging Project Alternative" (LEDPA).

Project Alternatives Analysis Site Summary Matrix:

CONSTRAINT	Preferred Alternative	Upland Only Alternative	Alternate Site #1 RCC II, Inc.	Alternate Site #2 Pinecrest	No-action Alternative
Meet Project Purpose	5	0	5	5	0
Land Use	4	4	4	2	4
FLUCCS	4	4	4	4	4
Listed Species	5	5	4	4	4
Proximity to Market	5	5	5	4	5
Wetlands	2	5	1	5	4
Availability	5	0	0	0	0
Cost	3	0	0	0	0
Historical Resources	5	5	5	5	5
High Value Uplands	5	5	3	2	5
Transportation Access	5	5	5	2	5
Total	**48**	**38**	**36**	**33**	**36**

Preferred Alternative:

Preferred Alternative Constraint Matrix:

Preferred Alternative	Constraint Description	Score
Latitude / Longitude:	26.208534^0 / -80.141769^0	
Meet Project Purpose	Yes, project area sufficient for development	5
Land Use	Commercial and vacant	4
FLUCCS	1400, 6170	4
Listed Species	Low, poor quality, no forage, little useful water	5
Proximity to Market	Within market area	5
Wetlands	5.4 acres, mixed poor quality	2
Availability	Multiple parcels, applicant has site under contract	5
Direct Costs	$9.5 M or $1.2 M / acre	3
Historical Resources	None	5
High Value Uplands	None	5
Transportation Access	Adjacent major roadways, Cypress Creek Tri-rail, mobility hub	5
Total		**48**

Upland Only Alternative:

Upland Only Alternative Constraint Matrix:

No Action Onsite	Constraint Description	Score
Latitude / Longitude	26.208534^0 / -80.141769^0	
Meet Project Purpose	No, insufficient area available for project	0
Land Use	Commercial and vacant	4
FLUCCS	1400	4
Listed Species	Low, poor quality, no forage, little usable water	5
Proximity to Market	Within market area	5
Wetlands	<1 acres	5
Availability	Only upland area not available	0
Cost	$1.2 M / acre with $0 return if available	0
Historical Resources	None	5
High Value Uplands	None	5
Transportation Access	Adjacent major roadways	5
Total		**38**

No Action Alternative:

No Action Alternative Constraint Matrix:

No Action Onsite	Constraint Description	Score
Latitude / Longitude	26.208534^0 / -80.141769^0	
Meet Project Purpose	No project	0
Land Use	Commercial and vacant	4
FLUCCS	1400, 6170	4

No Action Onsite	Constraint Description	Score
Latitude / Longitude	26.208534^0 / -80.141769^0	
Listed Species	Low, poor quality, no forage, little usable water	4
Proximity to Market	Within market area	5
Wetlands	Wetlands would continue to degrade due to agriculture	4
Availability	No sale	0
Cost	No sale	0
Historical Resources	None	5
High Value Uplands	None	5
Transportation Access	Adjacent major roadways	5
Total		**36**

Alternative 1: RCC II, Incorporated, 800 Corporate Drive, Fort Lauderdale, (~40.5 acres)

Alternative Site #1 Constraint Matrix:

Alternative Site 1	Constraint Description	Score
Latitude / Longitude	26.068918^0 / -80.302244^0	
Meet Project Purpose	Yes, sufficient size for project, not for sale, cannot sub-divide	5
Land Use	Commercial	4
FLUCCS	1400, 6170, 5300	4
Listed Species	Good forage habitat for wood stork, other listed species	4
Proximity to Market	Within market area	5
Wetlands	Greater wetland impacts than project site (quantity and quality)	1
Availability	Not available	0
Cost	$11,000,000/ acre, if available	0
Historical Resources	None	5
High Value Uplands	~5.6 acres upland forest within development areas	3
Transportation Access	Good access	5
Total		**36**

Alternative 2: Pinecrest, NE 62nd Street, Fort Lauderdale (~11.3 acres)

Site #2 Constraint Matrix:

Alternative Site 2	Constraint Description	Score
Latitude / Longitude	26.093057^0 / -80.327830^0	
Meet Project Purpose	Yes, but not available, School ownership	5
Land Use	Educational facilities	2
FLUCCS	1710	4
Listed Species	Minimal listed species site use	4
Proximity to Market	Within market area	4
Wetlands	No wetlands	5
Availability	Not available, private school owned	0
Cost	$1,389,380 / acre, if available	0

Alternative Site 2	Constraint Description	Score
Latitude / Longitude	26.093057^0 / -80.327830^0	
Historical Resources	No known archaeological resources	5
High Value Uplands	4.7 acres of native trees/upland forest, too small for proposed development	2
Transportation Access	Poor access, no regional roadways	2
Total		**33**

Exhibit 6-D No Permit Required Letter

FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

October 6, 2021

CPN West, LLC
% Yoav Merary
6030 Hollywood Blvd., #240
Hollywood, FL 33024
Sent via e-mail: merrary@gmail.com

File No. 06-402032-001-NPR, Broward County

Dear Yoav Merary:

On April 10, 2021, we received your request for verification that a State 404 Program permit will not be required for the activity described below.

The proposed activity is to construct a commercial development located at PCN: 494210360010 (Section 10, Township 49 South, Range 42 East), in Broward County.

Based on a review of the information submitted, the Department has verified that the activity as proposed does not involve discharge of dredged or fill material into the waters of the United States and therefore, does not require a permit or other form of authorization under the State 404 Program, as described in Chapter 62-331, Florida Administrative Code (F.A.C.).

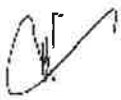
This verification reflects current regulations and is only valid for a period of no longer than five years from the date of this letter unless new information warrants a revision of this verification before the expiration date.

Please retain this letter. The activities described above may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to enforcement action and possible penalties.

This letter does not relieve you from the responsibility of obtaining other federal, state (including ERP), or local authorizations that maybe required for this activity.

If you have any questions regarding this letter or permitting requirements, please contact Kyle Nichols by telephone at 561-681-6637 or by e-mail at Kyle.H.Nichols@FloridaDEP.gov.

Sincerely,



Norva Blandin, MSEM
Program Administrator
Permitting Program
Southeast District

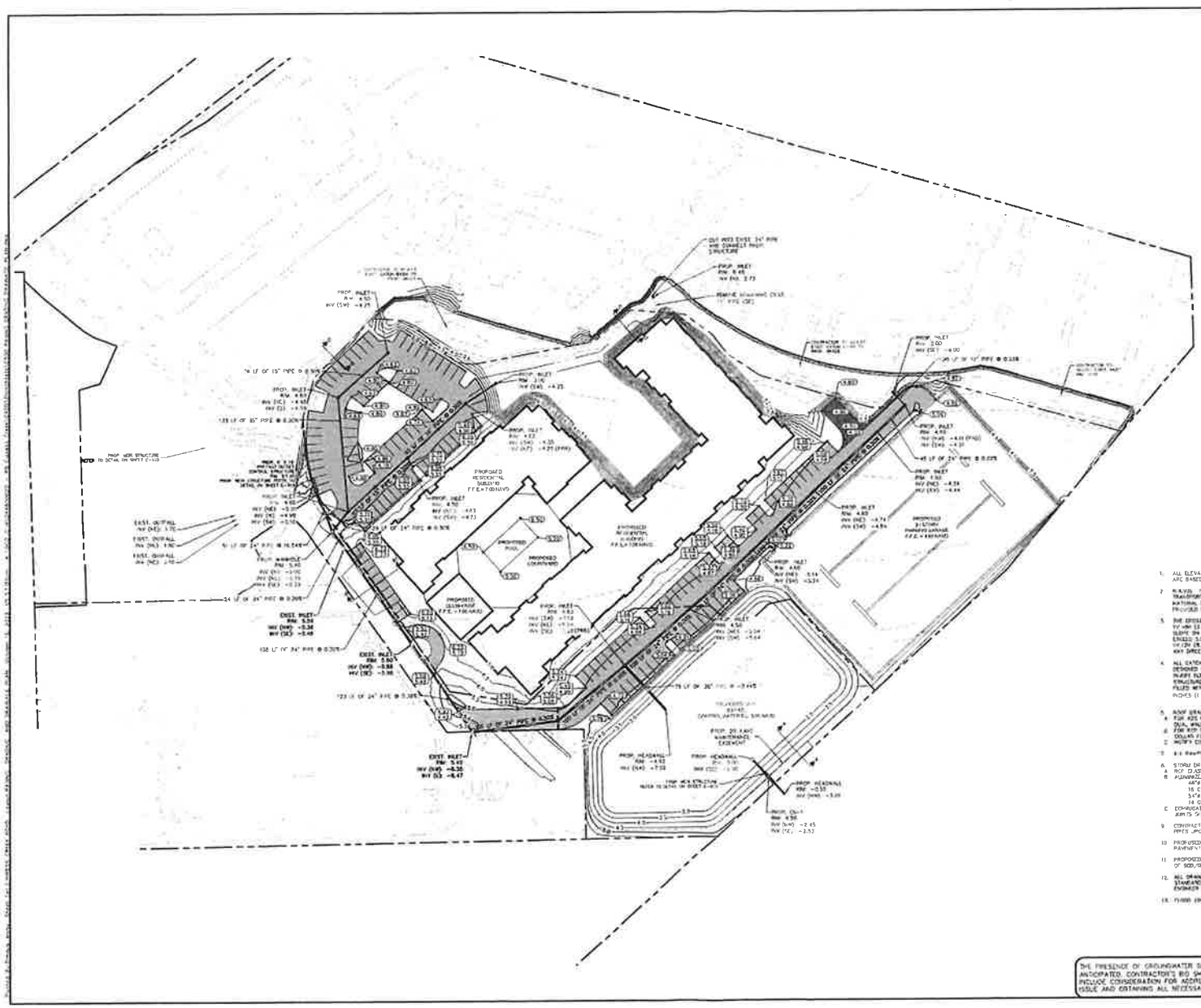
Enclosures:

Project drawings, 1 page
62-340, F.A.C., Data forms, 18 pages
Site photo log, 5 pages
WOTUS Information Form (with supporting information) 27 pages (available in file)

CC: Jim Goldasich, JJGA, jjg@jjgoldasich.com

FDEP – Norva Blandin, Jeff Meyer, Kyle Nichols

Exhibit 6-F Proposed Drainage Improvements



PAVING, GRADING, AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988)
2. HARD ROCK ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 3784 ELEVATION 13.40'. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD-29), ADD 0.50', PROVIDED BY KIMLEY-HORN & ASSOCIATES, INC. SURVEYING & MAPPING
3. THE DESIGN SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1:20) PER LIMITS ADA SPECIFICATIONS. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 8.3% (1:12). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (ENGINEER TO VERIFY).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH A TWENTY FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLES) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH CRUSHED STONE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1 1/2") SHALL BE PLACED AT THE BASE OF THE STRUCTURE.
5. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED FITTINGS SADDLE TEE 4"-24" DIAMETER
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION FIRST MIXED 2500 CONCRETE COLLARS FOR JOINING MARRIAGE PIPE AND STUB PIPE DETAIL
   C. WORK CONSTRUCT FOR CONNECTION WHERE TO STEEL PIPE
6. ALL INLETS SHALL COMPLY WITH FDOT INDEX 304.
7. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. RCP CLASS III PER ASTM C-76
   B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      METAL AND SHALLOW SHALL BE 3/4" X 3/4" X 7-1/2" CORRUGATION
      15 GA WITH A MINIMUM THICKNESS OF 0.064"
      3/4" AND LARGER SHALL BE 3/4" X 3/4" X 7-1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
   JOINTS SHALL BE WATER TIGHT
8. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
9. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED
10. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD, GRASS OR ANY OTHER LANDSCAPING MATERIAL
11. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. FLOOD ZONE IS "ZONE X" MAP #####

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDITIONAL DEWATERING ISSUE AND OBTAINING ALL NECESSARY PERMITS

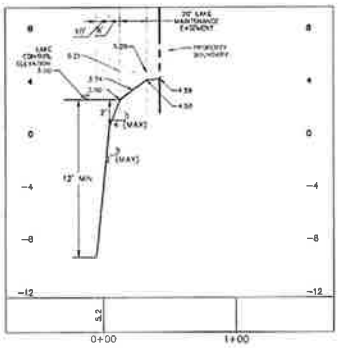
CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW
DIAL 811
Know what's below. Call before you dig.

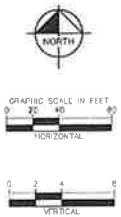
Kimley»Horn

CYPRESS CREEK RD
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OF FLORIDA
BROWARD COUNTY, FLORIDA

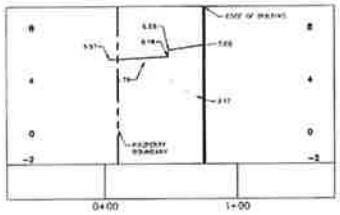
PAVING, GRADING, AND DRAINAGE PLAN

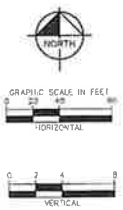
C-400



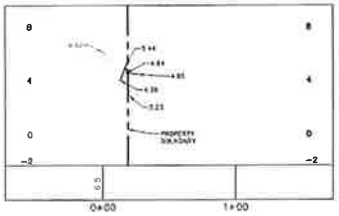


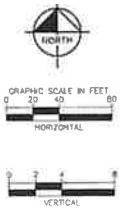
SECTION A



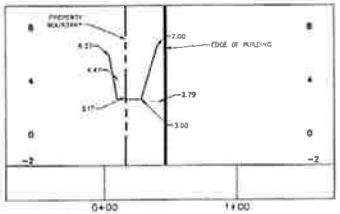


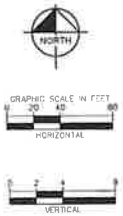
SECTION B





SECTION C





SECTION D

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

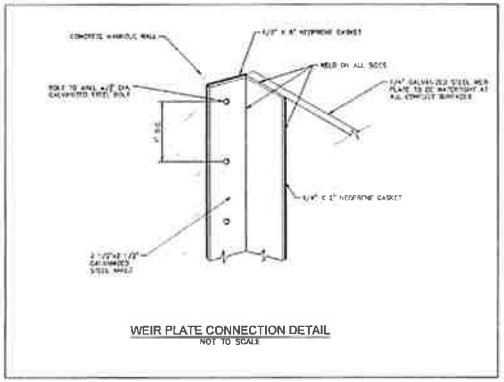
CALL 2 WORKING DAYS BEFORE YOU DIG
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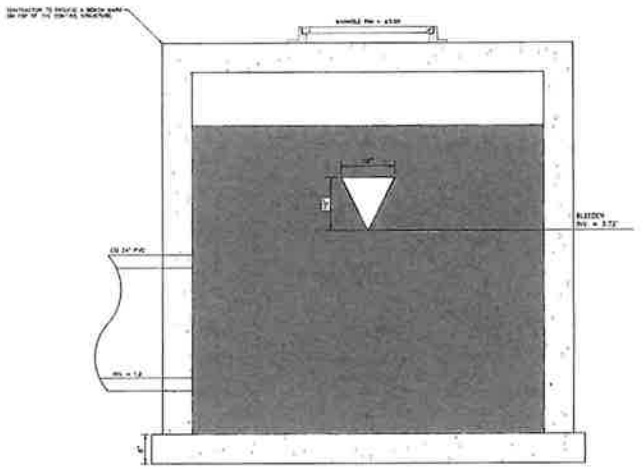
CYPRESS CREEK RD
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TYPICAL SECTIONS

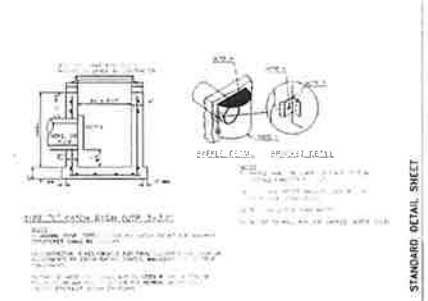
C-401



WEIR PLATE CONNECTION DETAIL
NOT TO SCALE

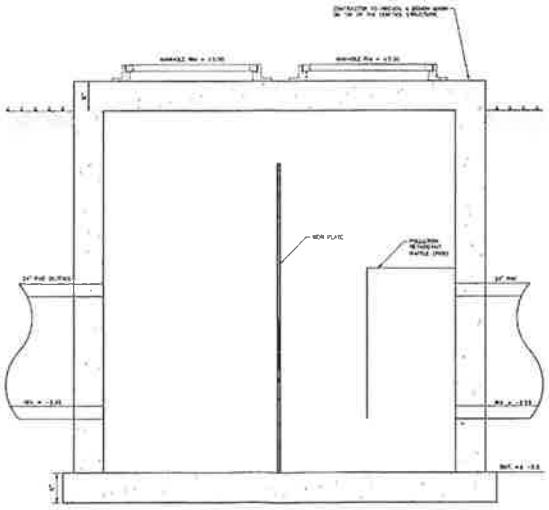


6X18 PRECAST CONTROL STRUCTURE
NOT TO SCALE

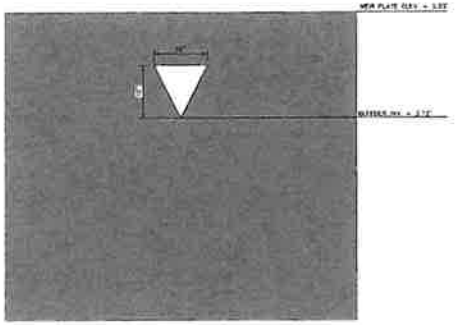


POLLUTION RETARDANT BASIN & BAFFLE DETAIL
FOR NEW STORM SEWERS (D62)

STANDARD DETAIL SHEET



CONTROL STRUCTURE CS-1 DETAIL
NOT TO SCALE



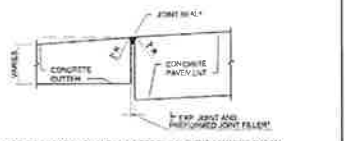
WEIR PLATE DETAIL
NOT TO SCALE

Kimley»Horn

CYPRESS CREEK RD
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OF FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

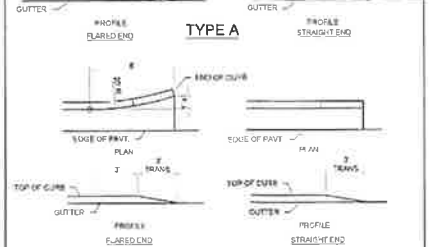
C-410



* APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN

CONCRETE CURB AND GUTTER
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT
SHEET 6

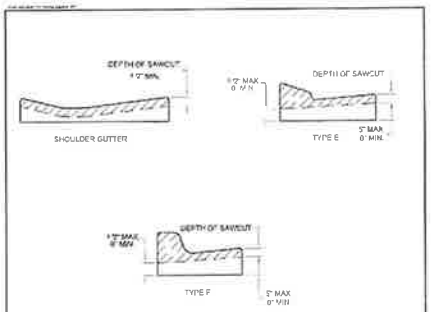
ROAD 008



NOTES:
1. FOR CURB, GUTTER AND CURB & GUTTER PROVIDE 1/8" - 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 526 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3

CONCRETE CURB AND GUTTER
CURB AND GUTTER ENDINGS
SHEET 5

ROAD 009

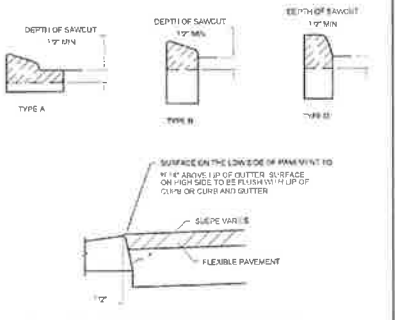


SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS

NOTES:
1. FOR CURB, GUTTER AND CURB & GUTTER PROVIDE 1/8" - 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 526 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3

CONCRETE CURB AND GUTTER
CONTRACTION JOINT IN CURB
SHEET 6

ROAD 010



* APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN
APPLIES TO SHOULDER GUTTER ONLY WHERE ADJOINING TRAFFIC LANES.

NOTES:
1. FOR CURB, GUTTER AND CURB & GUTTER PROVIDE 1/8" - 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 526 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3

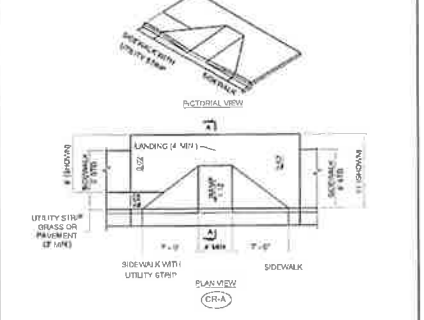
CONCRETE CURB AND GUTTER
CONTRACTION JOINT IN CURB
SHEET 7

ROAD 011



DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS

ROAD 013



SIDEWALK CURB RAMPS
SHEET 1

ROAD 014

Kimley»Horn

CYPRESS CREEK ROAD
PREPARED FOR
THE RELATED GROUP
OF FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

C-411

TABLE OF DETECTABLE WARNINGS		
CURB RAMP TYPE	CURB RADIUS (FT)	TOTAL AREA (SF)
CR-A	N/A	8
CR-B	N/A	8
CR-C	N/A	8
CR-D	25	11
CR-E	N/A	8
CR-F	15	8
	20	11
	25	13
	30	14
CR-G	15	10
	20	11
	25	12
	30	14
CR-H	15	8
	20	8
	30	8
CR-K	N/A	8
CR-L	15	12
	15	12
FLUSH SHOULDER OPTION A	15	11
	20	14
	25	15
	30	17
	40	19
	50	21
OPTION B	15	10
	20	12
	25	15

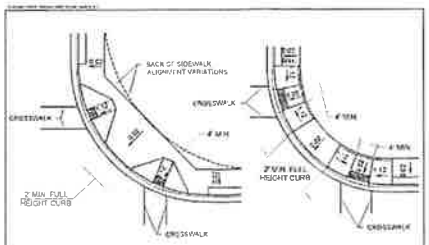
NOTE

DUE TO CONSTRUCTION APPLICATIONS CR-L IS THE ONLY CURB RAMP FOR WHICH A DETECTABLE WARNING QUANTITY WAS CALCULATED USING A CURB RADIUS OF 15'.

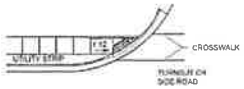
FOR FLUSH SHOULDER OPTIONS WITH 5' SIDEWALKS, THE BACK OF SIDEWALK IS MEASURED AT 10' FROM THE EDGE OF TRAVELED WAY.

AREAS OF DETECTABLE WARNINGS FOR SIDEWALK CURB RAMP AND FLUSH SHOULDER APPLICATIONS

"TABLE OF DETECTABLE WARNINGS" SHEET 2D — ROAD 033



RADIAL SIDEWALK RAMPS



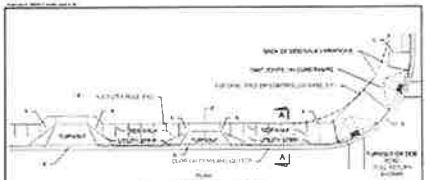
LINEAR SIDEWALK RAMPS

NOTES

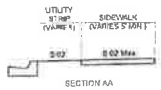
1. WHERE CROSSWALK MARKINGS ARE USED, RAMPS SHALL FALL WITHIN THE CROSSWALK LIMITS. A CLEAR SPACE OF 48" MINIMUM IS REQUIRED AT THE BOTTOM OF THE RAMP WITHIN A MARKED CROSSWALK. IF CROSSWALK MARKINGS ARE NOT PRESENT, A CLEAR SPACE OF 48" MINIMUM IS REQUIRED AT THE BOTTOM OF THE RAMP OUTSIDE OF ACTIVE TRAVEL LANES.
2. CROSSWALK WIDTHS AND CONFIGURATIONS VARY, MUST CONFORM TO INDEX NO. 17344 AND 17346.

TYPICAL PLACEMENT OF SIDEWALK CURB RAMPS AT CURBED RETURNS

TYPICAL PLACEMENT OF SIDEWALK CURB RAMPS AT CURBED RETURNS SHEET 2B — ROAD 034



SIDEWALK WITH UTILITY STRIP

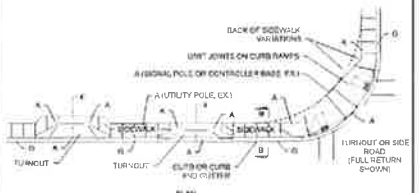


SECTION AA

1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION SECTION 522.
2. INCLUDE DETECTABLE WARNINGS ON SIDEWALK CURB RAMPS AND CONSTRUCT IN ACCORDANCE WITH INDEX NO. 304.
3. DETECTABLE WARNINGS ARE NOT REQUIRED WHERE SIDEWALKS INTERSECT URBAN FLARED TURNOUTS.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 10".
5. FOR TURNOUTS SEE INDEX NO. 515.
6. CONSTRUCT SIDEWALKS WITH 1' THICK EDGE BEAM THROUGH THE LIMITS OF ANY SURFACE MOUNTED PEDESTRIAN/BICYCLE PICKET RAILING OR PIPE GUIDERAIL SHOWN IN THE PLANS.

CONCRETE SIDEWALK ON CURBED ROADWAYS

CONCRETE SIDEWALK SHEET 1 — ROAD 033



PLAN

SIDEWALK WITHOUT UTILITY STRIP



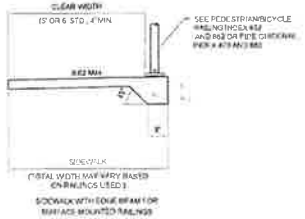
SECTION BB

NOTES FOR CONCRETE SIDEWALK ON CURBED ROADWAYS

1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION SECTION 522.
2. INCLUDE DETECTABLE WARNINGS ON SIDEWALK CURB RAMPS AND CONSTRUCT IN ACCORDANCE WITH INDEX NO. 304.
3. DETECTABLE WARNINGS ARE NOT REQUIRED WHERE SIDEWALKS INTERSECT URBAN FLARED TURNOUTS.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 10".
5. FOR TURNOUTS SEE INDEX NO. 515.
6. CONSTRUCT SIDEWALKS WITH 1' THICK EDGE BEAM THROUGH THE LIMITS OF ANY SURFACE MOUNTED PEDESTRIAN/BICYCLE PICKET RAILING OR PIPE GUIDERAIL SHOWN IN THE PLANS.

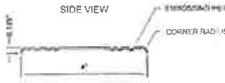
CONCRETE SIDEWALK ON CURBED ROADWAYS

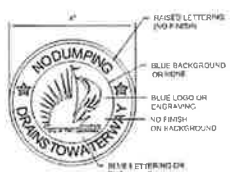
CONCRETE SIDEWALK SHEET 2 — ROAD 036



SIDEWALK WITH EDGE BEAM FOR SURFACE MOUNTED RAILINGS

CONCRETE SIDEWALK SHEET 3 — ROAD 037





FINISH		
W BAKED ENAMEL - 1 COLOR OPTION		
MATERIAL	THICKNESS	WEIGHT
304 ANNEALED STAINLESS STEEL	0.060"	3.2 LBS

NOTES:

1. DRAIN MARKER SHALL BE BY LONDON, INC., OR EQUAL.
2. SECURE WITH SIMPLEX RFC ADHESIVE.

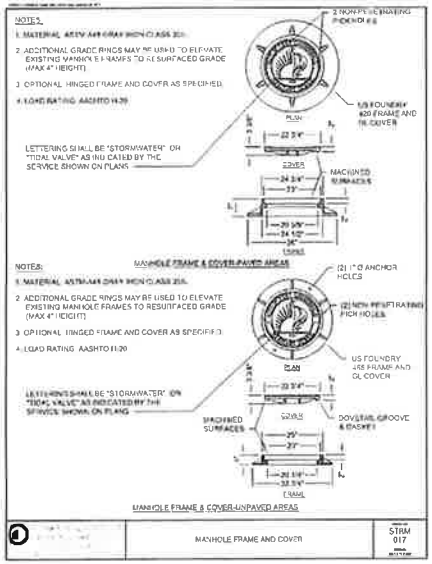
DRAIN MARKER — STIM 021

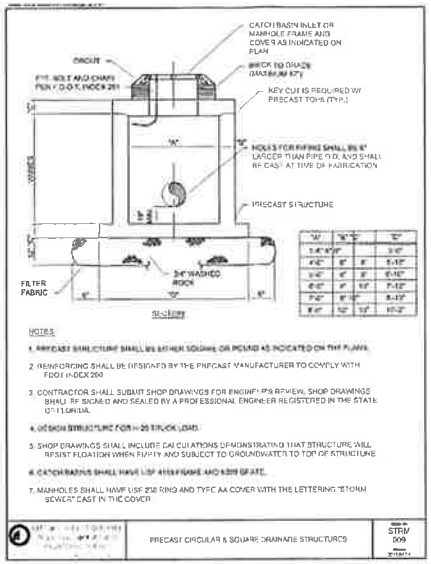
Kimley»Horn

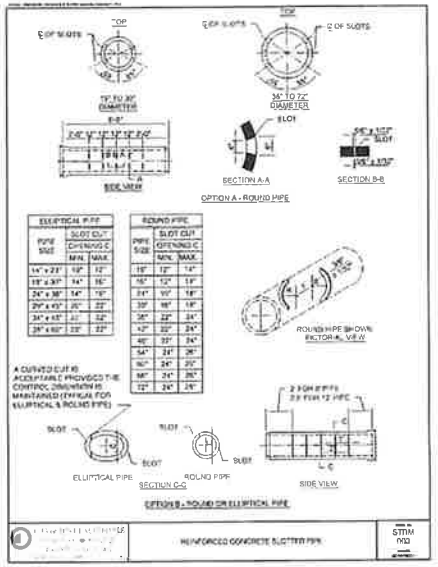
PAVING, GRADING, AND DRAINAGE DETAILS

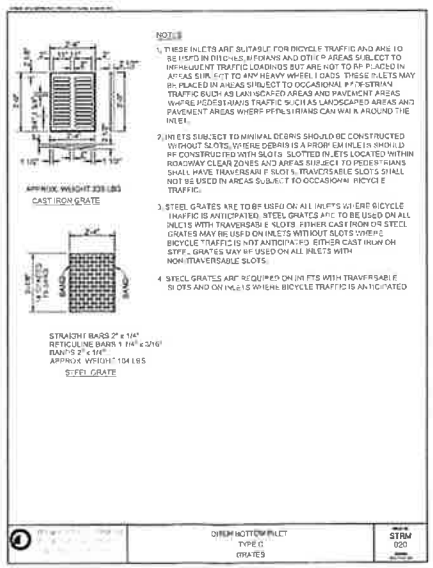
CYPRESS CREEK ROAD
PREPARED FOR
THE RELATED GROUP OF FLORIDA

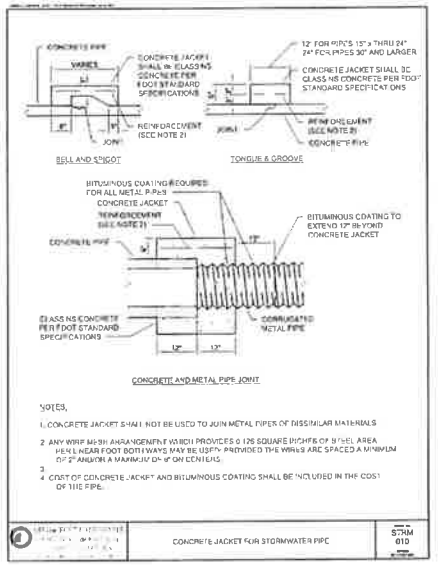
SHEET NUMBER
C-412











Kimley»Horn

CYPRESS CREEK RD
PREPARED FOR
THE RELATED GROUP
OF FLORIDA

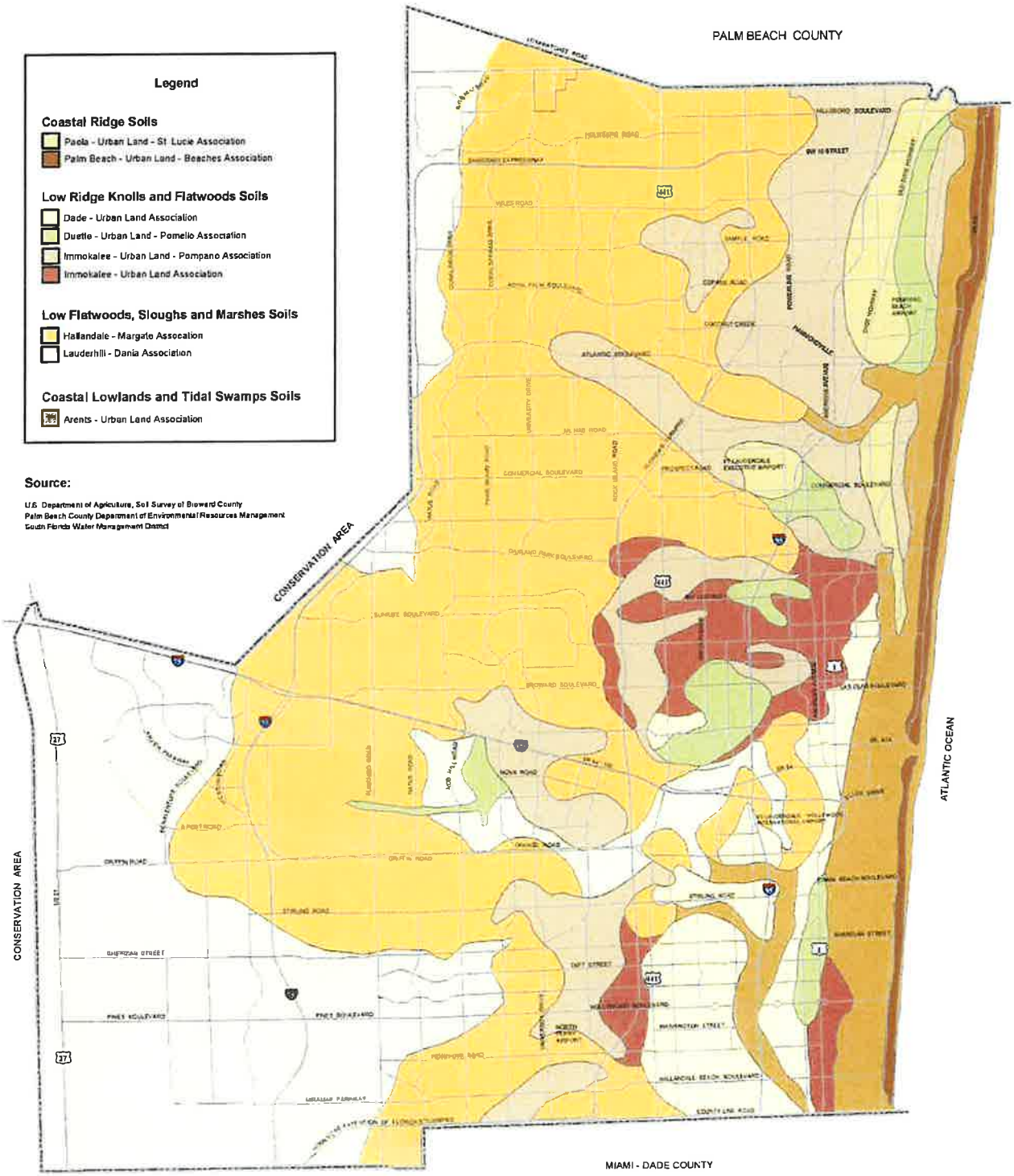
PAVING, GRADING, AND DRAINAGE DETAILS

C-413

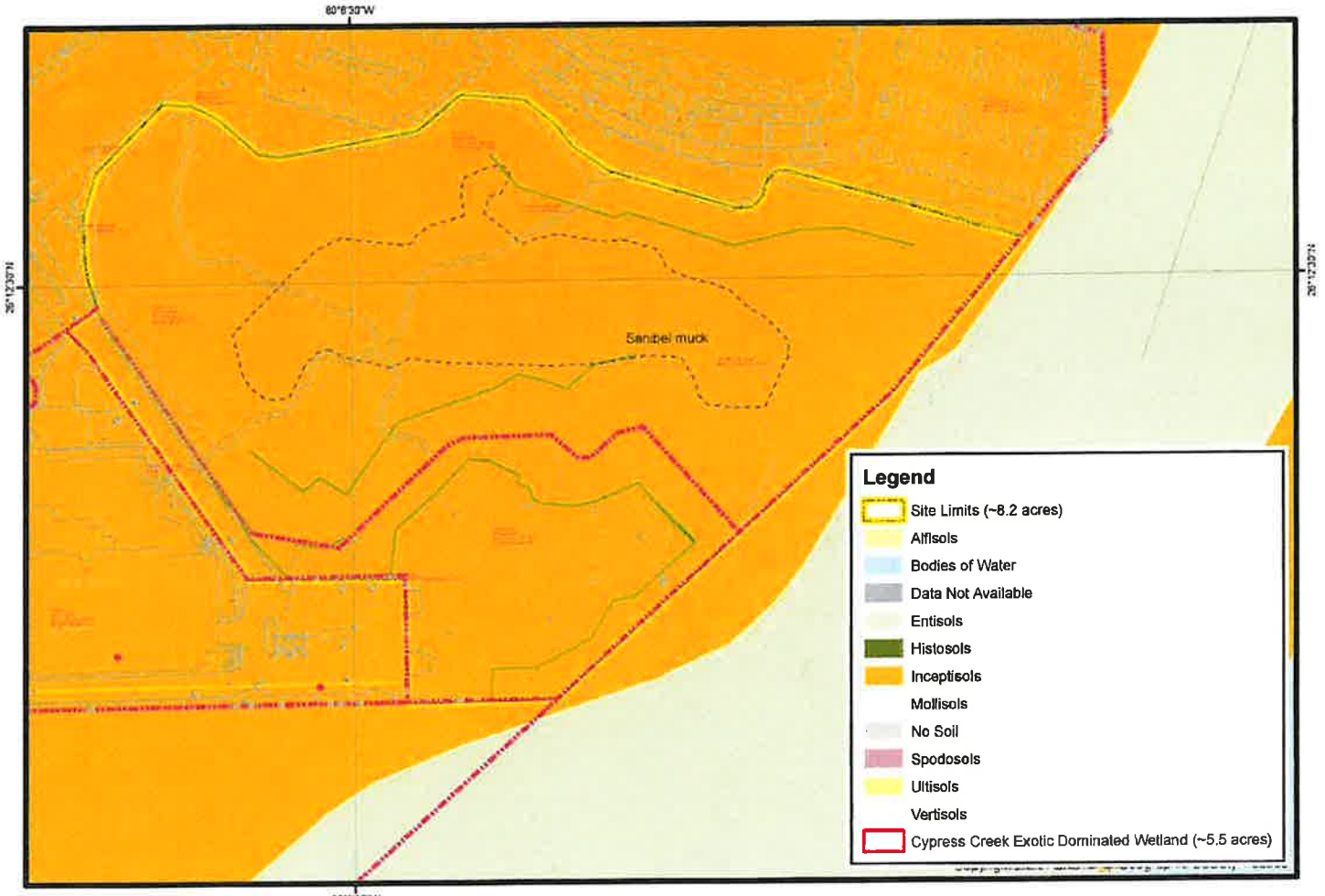
Exhibit 7-B Soils Map

BROWARD COUNTY LAND USE PLAN

Natural Resource Map Series- Eastern Broward County: Soils



This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.



06/05/2019	Revision Date: 3/8/2023	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	**USGS TOPO Map**	#1
120 60 0 120 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Revised Site Limits with USGS Topo Map Ft. Lauderdale, Broward County, Florida		#2
		(561) 863-9555 jjg@jjgoldasich.com Seagrass to Sawgrass			#3
					#4

Document Name: Natural System Map

© All Rights Reserved JJ Goldasich and Associates, Incorporated 2022

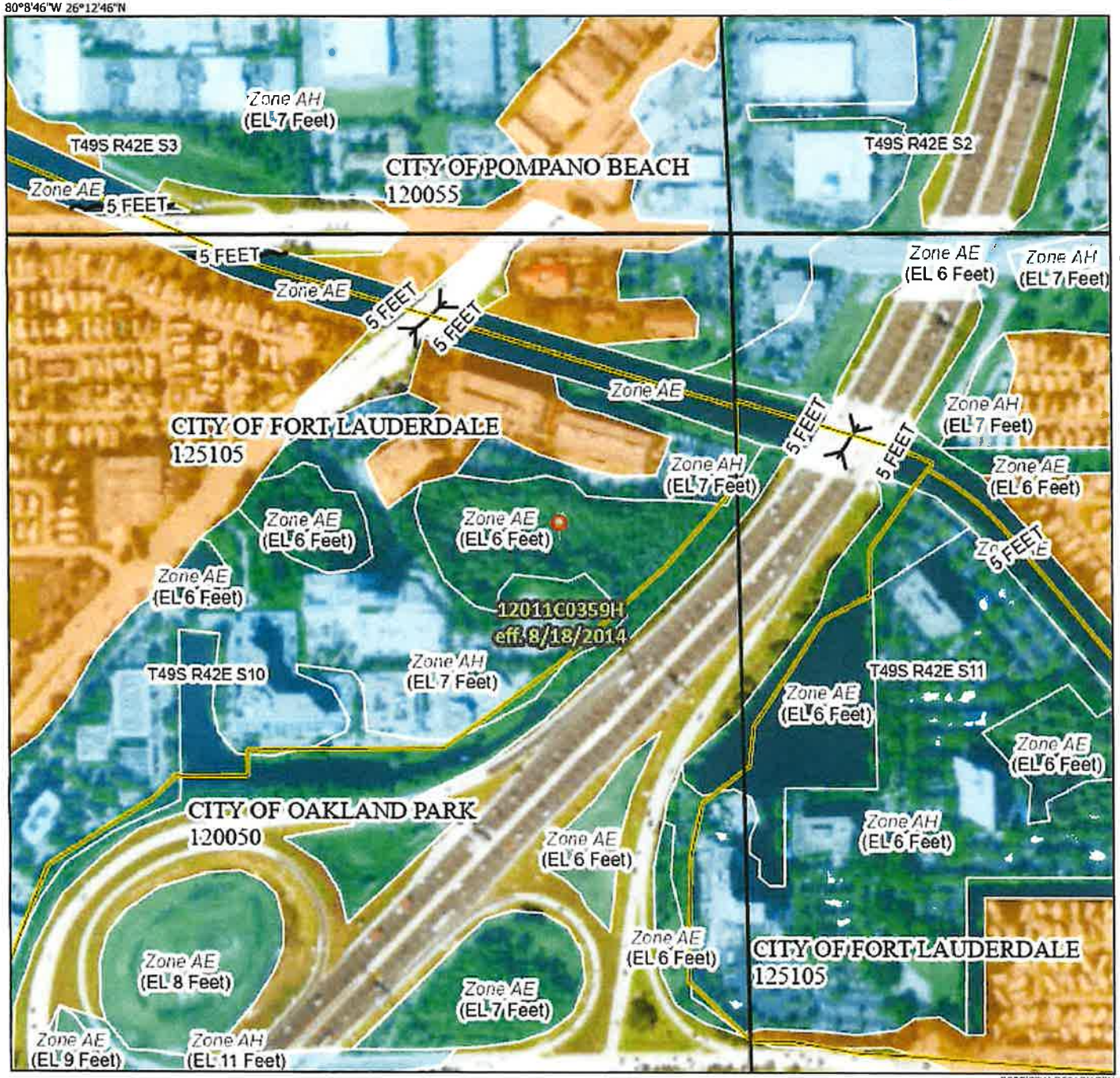
www.GoldasichEnvironmental.com

Exhibit 7-F FEMA Map

National Flood Hazard Layer FIRMette

FEMA

80°8'46"W 26°12'46"N



80°8'9"W 26°12'13"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Are: of 1% annual chance flood with averag depth less than one foot or with draina areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

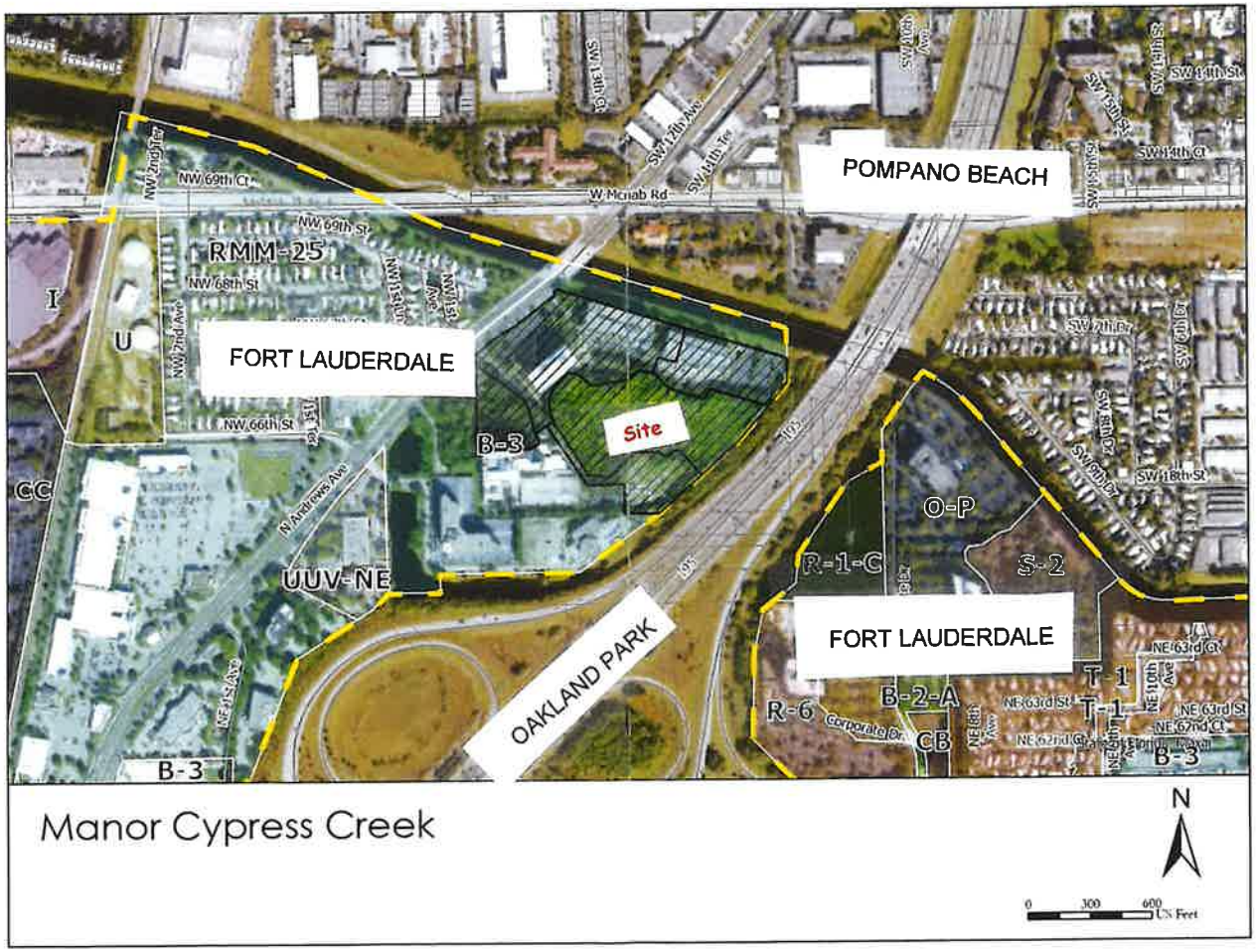
The pin displayed on the map is an approximat point selected by the user and does not repres an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/14/2023 at 2:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 8 Aerial of Adjacent City Limits



CASE: UDP-Z23001
PZB Exhibit 2
Page 1 of 1

CAM #23-0848
Exhibit 1
Page 1 of 1

Exhibit 9 – Letters to Neighboring Property Owners

RELATED

November 13, 2023

Fort Lauderdale Marriott North Hotel
c/o: Ms. Julie A. Gilbert
President/Director
Willow Lake Holdings, Inc.
185 W. Broadway Ave, Suite 101
Jackson, WY 83001

Dear Ms. Gilbert:

We are writing to make you aware of an application we have filed with the Broward County Planning Council to remove the "Local Area of Particular Concern" designation from an approximately 6.1-acre vegetated parcel in the center of the office park, which also contains the Fort Lauderdale Marriott North Hotel, at 6650 North Andrews Avenue in Fort Lauderdale, Florida. The hotel property is owned by LR Lauderdale Hotel LLC. Willow Lakes Holdings is listed as the Manager for LR Lauderdale Hotel LLC.

An aerial is attached showing the site that is designated as the Local Area of Particular Concern labeled as ***"Amendment site"***. As you are probably aware that vegetated parcel has not, for some time, been an environmentally significant property. Instead, it is today, overgrown with invasive vegetation.

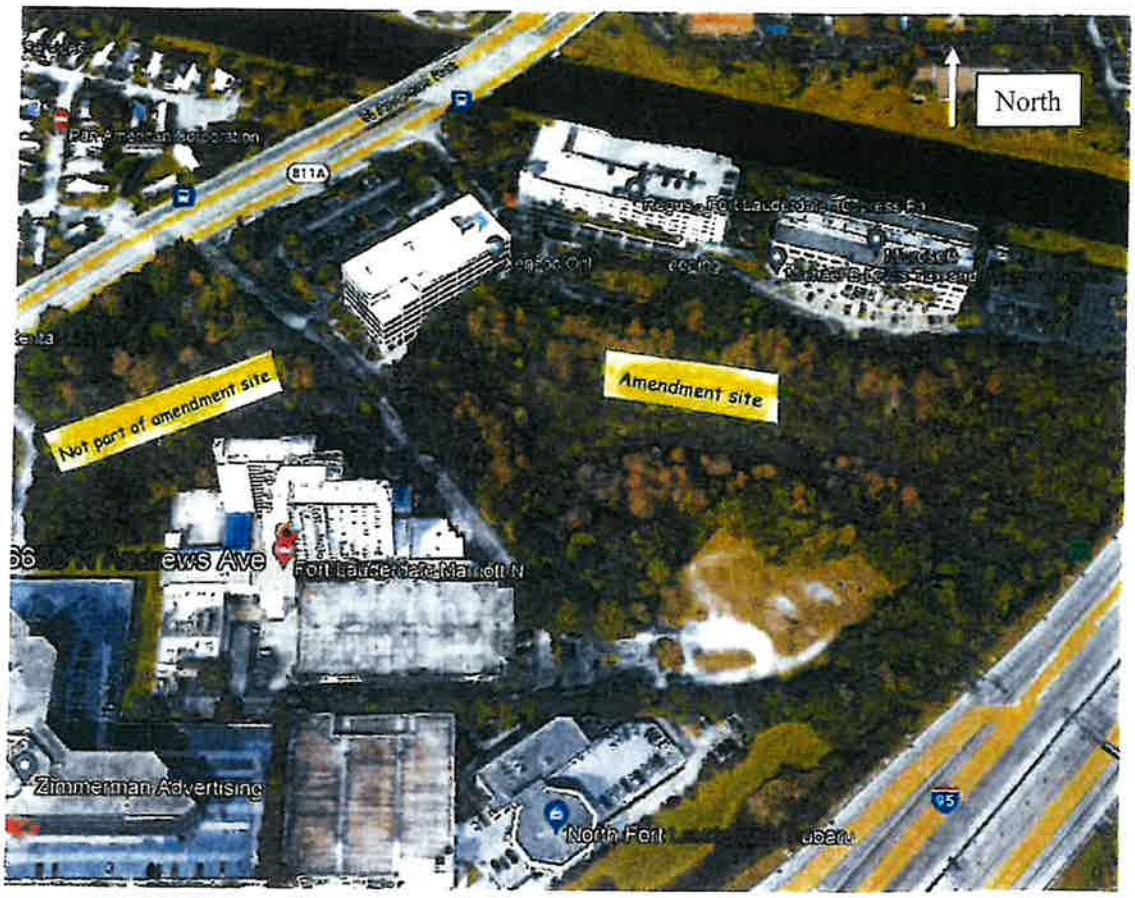
The change to the designation would have no impact on the vegetated area to the west of the access road, which is shown on the aerial labeled, ***"Not part of amendment site."***

Our company is planning to develop the amendment site. Some conversations with your company representative have taken place in the past. If you would care to hear about our development plans for the amendment site, we would be pleased to make arrangements to have that discussion with you.

Please feel free to contact me with any questions you may have or to get any further information.

Yours truly,

Arturo F. Peña
Senior Vice President, Related Development


North
Not part of amendment site
Amendment site
Zimmerman Advertising
95

RELATED

TT of Pompano, Inc
c/o: Steve Terry
505 Flagler Drive #1400
West Palm Beach, Florida 33401

November 13, 2023

Dear Mr. Terry:

We are writing to make you aware of an application we have filed with the Broward County Planning Council to remove the "Local Area of Particular Concern" designation from an approximately 6.1-acre vegetated parcel situated in the center of the office park, which is located at 6700 North Andrews Avenue in Fort Lauderdale, Florida.

An aerial is attached showing the site that is designated as the Local Area of Particular Concern labeled as ***"Amendment site"***. That vegetated parcel has not, for some time, been an environmentally significant property. Instead, it is today, overgrown with invasive vegetation.

The change to the designation would have no impact on the vegetated area to the west of the access road, which is shown on the aerial labeled, ***"Not part of amendment site."***

Our company is planning to develop the amendment site. If you would care to hear about our development plans for the amendment site, we would be pleased to make arrangements to have that discussion with you.

Please feel free to contact me with any questions you may have or to get any further information.

Yours truly,

Arturo F. Peña
Senior Vice President, Related Development


North
Not part of amendment site
Amendment site
Zimmerman Advertising
95

Exhibit 11-A Permit Documents

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing Program
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

August 4, 2023

Kimley-Horn and Associates, Inc.
Attention: Mr. Michael D. Spruce, P.E.
1615 S Congress Avenue Suite 201
Delray Beach, FL 33445

Subject: Manor at Cypress Creek S10/T49S/R42E
Surface Water Management License Application No. L2023-090
Environmental Resource License Application No. DF22-1357
SFWMD Application No. 230405-60

Dear Mr. Spruce:

The staff has completed a third review of the subject project, based on the materials received 7/6/2023. In accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (AH I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.) and Section 27-200(b)(3), satisfactory answers to the following comments/questions must be provided to complete the application and provide reasonable assurances for permit issuance.

1. REPEAT COMMENT: ERP application shows Related Group LLC as the application and operation & maintenance entity. Please clarify and provide supporting documentation.

2. REPEAT COMMENT: Please submit a copy of the maintenance and drainage easement agreement between all parties. The agreement must grant each party reciprocal legal rights that pertain to the operation and maintenance requirements of the system in the event one party fails to maintain their respective portion of the surface water management system.

3. Please submit the remaining ERP application fee of $3,000 (<10 acres wet/water; $7,500 minus $4,500 already paid under DF22-1357). This application was submitted through e-permits and therefore the fee may be paid online (via credit card, e-check, etc.). Please visit e-permits ePermits.broward.org and go to the fees due section within the e-permits job, or else a hard copy check may be submitted. If submitted by check, please make the check payable to the Broward County Board of County Commissioners and please reference Application No. L2023-090 in the memo section of the check to ensure adequate processing.

4. REPEAT COMMENT: Please submit a copy of the document granting this project the legal right to discharge into the adjacent owner's property (FDOT Right-of-Way).

5. REPEAT COMMENT: Please submit a signed and sealed topographic map or survey.

6. REPEAT COMMENT: Please revise and resubmit the plans to show, at a minimum, baffle mechanism at structures that discharge to and/or from wet/dry retention/detention areas.

7. REPEAT COMMENT: Please provide a copy of the landscape plan and description of the existing and proposed vegetative cover for reference.

8. REPEAT COMMENT: Per comment #18 above, if this area is proposed to be lake, then the comments below are applicable.

   b. Please revise plans to show the 20' Lake Maintenance Easement (LME) starting from the water table elevation extending up towards the top of bank.

   c. Revise cross section A-A to include (at a minimum) labels for the required the horizontal dimensions callouts including the 20' LME starting from the water table elevation extending up towards the top of bank and the 8' dimension showing that the 4:1 (hor:ver) lake slopes extend 2' below the water table elevation.

9. Please add a note to Cascade stating that all elevations are in NAVD.

10. The plans, sheet C-410 (weir plate detail), show the bleeder width and depth of 9" yet but Cascade uses 10". Please revise and resubmit as necessary.

11. Please revise sheet C-410 (weir plate detail) to show the top of weir plate elevation. CS-1 detail is NTS so this comment is to confirm that the plate is flush with the top of structure, not allowing any additional discharge.

12. Please revise plans to clearly delineate the 1.10 acre

13. The predevelopment analysis uses 6.21 acres of wetland, and the post-development uses 1.10 acres remaining after filling. Please note that this does not coincide with the revised site plan dated 7/5/2023. Please revise and resubmit as necessary.

14. In addition to comment #12 above, please revise and resubmit all affected plans and calculations to show that full water quality treatment is provided prior to discharging into the 1.10ac and 1.55ac wetland areas.

15. Please revise plans to clearly delineate the 1.10 acres wetland area.

16. The plans, sheet C-400, labels a proposed courtyard within the remaining 1.10-acre wetland area. Please remove/revise this label as it indicates that people will gather in this area.

17. The revised calculations show a 5yr-1day post peak stage of 4.68' NAVD. Please revise plans to show that lowest inlet rim elevation is above this elevation for parking lot protection, not parking garage. Please revise as necessary.

18. **In accordance with 125.022 F.S., this will be the final letter requesting additional information on this application, unless the applicant waives this limitation in writing. Please submit the waiver. Failure to adequately complete the application for license issuance will result in the denial of the application.**

The following comments are from this Division's Aquatic and Wetland Resources Licensing Section. Please contact Linda Sunderland at 954-519-1454 with any questions.

19. **Repeat comment (updated)** There is also a designation of a "Local Area of Particular Concern" (LAPC No. 66) which encompasses the wetland area where impacts are proposed. Any impacts to the LAPC must be approved by the Board of County Commissioners with the revision of the LAPC boundary. Please contact the Broward County Planning Council for additional information regarding this process. The designation must be removed prior to issuance.

20. **Repeat comment** Thank you for offering a plan to improve the 050 Parcel which could provide regional ecological value and greater long-term ecological value in accordance with 10.2.1.2. Though this area is described as marsh restoration and undisturbed wetland preserve in the DF84-1049 license, we will allow mitigation to occur with the following requirements:
    a. A detailed mitigation/restoration plan
    b. A mitigation/monitoring fee of $16,000
    c. A conservation easement over the area
    d. A pared down monitoring plan with the expectation that the area will be maintained in perpetuity.

    As an alternative to the above, the applicant may purchase 0.50 additional credits (if credits are available), as previously discussed via e-mail.

21. **Repeat comment (updated)** Final mitigation scores indicate a total of 3.85 credits (using 5.50 acres – 0.70 WBI score) agreed upon with staff, please provide documentation that the required number of credits have been reserved for purchase by the applicant. [Section C, Form 62-330.060(1), F.A.C. and Section 10.3.1.3, Vol. I]

Please submit responses to this letter electronically on the County's ePermits website (https://webapps.broward.org/EPermits/) to expedite administrative processing of the application and to save paper. Please note that an electronic response may be submitted even if the original application was submitted via hard copy. Alternatively, please provide one (1) original and one (1) copy of the requested information, clearly labeled with the application number, to the Environmental Licensing and Building Permitting Division.

In accordance with Section 5.5.3.5 of AH I and Paragraph 40E-1.603(1)(d) F.A.C. and Sec. 27-200(b)(3)(c) of the Code, "Request for additional information", if the requested information is not received within sixty (60) days from the date of this letter, this application may be processed for denial if not withdrawn by the applicant. If additional time is needed, please request an extension before the 60-day period ends.

It is recommended that a meeting be held to attempt to resolve the outstanding issues prior to submitting a response. Please contact Giovanni Conde at 954-519-1473 or gconde@broward.org to schedule a meeting at your earliest convenience.

Issued By:

Giovanni Conde
Surface Water Management Program

Kimley»Horn

August 17, 2023

Broward County
Environmental Permitting Division
North University Drive, Mailbox 201
Plantation, Florida 33324

RE: Manor at Cypress Creek
Application No. L2023-090; KHA Project No.: 044800020
Response to Comments

This letter is in response to the comments for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

1. REPEAT COMMENT: ERP application shows Related Group LLC as the application and operation & maintenance entity. Please clarify and provide supporting documentation.

Response: Please refer to attached redacted Purchase and Sale Agreement.

2. REPEAT COMMENT: Please submit a copy of the maintenance and drainage easement agreement between all parties. The agreement must grant each party reciprocal legal rights that pertain to the operation and maintenance requirements of the system in the event one party fails to maintain their respective portion of the surface water management system

Response: A copy of the maintenance and drainage easement agreement between all parties will be provided once stormwater design and calculations have been deemed acceptable by Broward County and applicable reviewing agencies.

3. Please submit the remaining ERP application fee of $3,000 (<10 acres wet/water; $7,500 minus $4,500 already paid under DF22-1357). This application was submitted through e-permits and therefore the fee may be paid online (via credit card, e-check, etc.). Please visit e-permits ePermits.broward.org and go to the fees due section within the e-permits job, or else a hard copy check may be submitted. If submitted by check, please make the check payable to the Broward County Board of County Commissioners and please reference Application No. L2023-090 in the memo section of the check to ensure adequate processing.

Response: Acknowledged. The remaining ERP application fee will be submitted accordingly.

4. REPEAT COMMENT: Please submit a copy of the document granting this project the legal right to discharge into the adjacent owner's property (FDOT Right-of-Way).

Response: FDOT drainage connection permit has been submitted for approval. Preliminary discussions with FDOT were positive and we anticipate approval.

5. REPEAT COMMENT: Please submit a signed and sealed topographic map or survey.

Response: Survey now included.

6. REPEAT COMMENT: Please revise and resubmit the plans to show, at a minimum, baffle mechanism at structures that discharge to and/or from wet/dry retention/detention areas.

Response: Baffles have been added to all structures that lead to wet/dry detention areas, see sheet C-400

7. REPEAT COMMENT: Please provide a copy of the landscape plan and description of the existing and proposed vegetative cover for reference.

Response: Please refer to the attached landscape plan and description of existing and proposed vegetative cover.

8. REPEAT COMMENT: Per comment #18 above, if this area is proposed to be lake, then the comments below are applicable.
   b. Please revise plans to show the 20' Lake Maintenance Easement (LME) starting from the water table elevation extending up towards the top of bank.
   c. Revise cross section A-A to include (at a minimum) labels for the required the horizontal dimensions callouts including the 20' LME starting from the water table elevation extending up towards the top of bank and the 8' dimension showing that the 4:1 (hor:ver) lake slopes extend 2' below the water table elevation.

Response: See revised Section A-A for required dimensions and callouts, sheet C-401.

9. Please add a note to Cascade stating that all elevations are in NAVD.

Response: Note stating all elevation are in NAVD has been added to cascade.

10. The plans, sheet C-410 (weir plate detail), show the bleeder width and depth of 9" yet but Cascade uses 10". Please revise and resubmit as necessary.

Response: See revised weir plate detail on sheet C-410.

11. Please revise sheet C-410 (weir plate detail) to show the top of weir plate elevation. CS-1 detail is NTS so this comment is to confirm that the plate is flush with the top of structure, not allowing any additional discharge.

Response: Correct, weir plate detail has been revised to indicate top of weir elevation, see sheet C-410.

12. Please revise plans to clearly delineate the 1.10 acre.

Response: Wetland area has been labeled appropriately, see sheet C-400.

13. The predevelopment analysis uses 6.21 acres of wetland, and the post-development uses 1.10 acres remaining after filling. Please note that this does not coincide with the revised site plan dated 7/5/2023. Please revise and resubmit as necessary.

Response: The engineering analysis uses areas that are NOT wetlands today but according to Broward County may be wetlands at some future date. As a result of this potential, Broward County has directed the engineering analysis to use these areas as wetlands (LOW AREAS) in the analysis. The total amount of wetlands on the site in 2023 according to site investigations by JJGA and confirmed by Broward County in its wetland determination is 5.54 acres. The project will fill 5.5 acres of wetlands and excavate 0.04 acres of wetlands.

14. In addition to comment #12 above, please revise and resubmit all affected plans and calculations to show that full water quality treatment is provided prior to discharging into the 1.10ac and 1.55ac wetland areas.

Response: Please note, the wetland area has been revised to 1.14ac and 1.55ac. A weir plate has been added to the control structure to provide water quality treatment prior to discharging. Refer to sheet C-400 and C-410 of engineer plans and revised site plan.

15. Please revise plans to clearly delineate the 1.10 acres wetland area.

Response: Wetland area has been labeled appropriately, see sheet C-400.

16. The plans, sheet C-400, labels a proposed courtyard within the remaining 1.10-acre wetland area. Please remove/revise this label as it indicates that people will gather in this area.

Response: Label has been removed.

17. The revised calculations show a 5yr-1day post peak stage of 4.68' NAVD. Please revise plans to show that lowest inlet rim elevation is above this elevation for parking lot protection, not parking garage. Please revise as necessary.

Response: Calculations has been revised and show a 5yr-1day post peak stage of 4.59 in the cascade modeling. Lowest inlets rim elevation are at 4.60. Please refer to sheet C-400

18. **In accordance with 125.022 F.S., this will be the final letter requesting additional information on this application, unless the applicant waives this limitation in writing. Please submit the waiver. Failure to adequately complete the application for license issuance will result in the denial of the application.**

Response: Applicant waives this limitation and has submitted the waiver.

19. Repeat comment (updated) There is also a designation of a "Local Area of Particular Concern" (LAPC No. 66) which encompasses the wetland area where impacts are

proposed. Any impacts to the LAPC must be approved by the Board of County Commissioners with the revision of the LAPC boundary. Please contact the Broward County Planning Council for additional information regarding this process. The designation must be removed prior to issuance.

Response: Applicant is in the process of submitting the application to remove the LAPC designation.

20. Repeat comment Thank you for offering a plan to improve the 050 Parcel which could provide regional ecological value and greater long-term ecological value in accordance with 10.2.1.2. Though this area is described as marsh restoration and undisturbed wetland preserve in the DF84-1049 license, we will allow mitigation to occur with the following requirements:
    a. A detailed mitigation/restoration plan
    b. A mitigation/monitoring fee of $16,000
    c. A conservation easement over the area
    d. A pared down monitoring plan with the expectation that the area will be maintained in perpetuity.
    As an alternative to the above, the applicant may purchase 0.50 additional credits (if credits are available), as previously discussed via e-mail.

Response: Applicant acknowledges the above mitigation options and will proceed with one of the two options presented.

21. Repeat comment (updated) Final mitigation scores indicate a total of 3.85 credits (using 5.50 acres – 0.70 WBI score) agreed upon with staff, please provide documentation that the required number of credits have been reserved for purchase by the applicant. [Section C, Form 62-330.060(1), F.A.C. and Section 10.3.1.3, Vol. I]

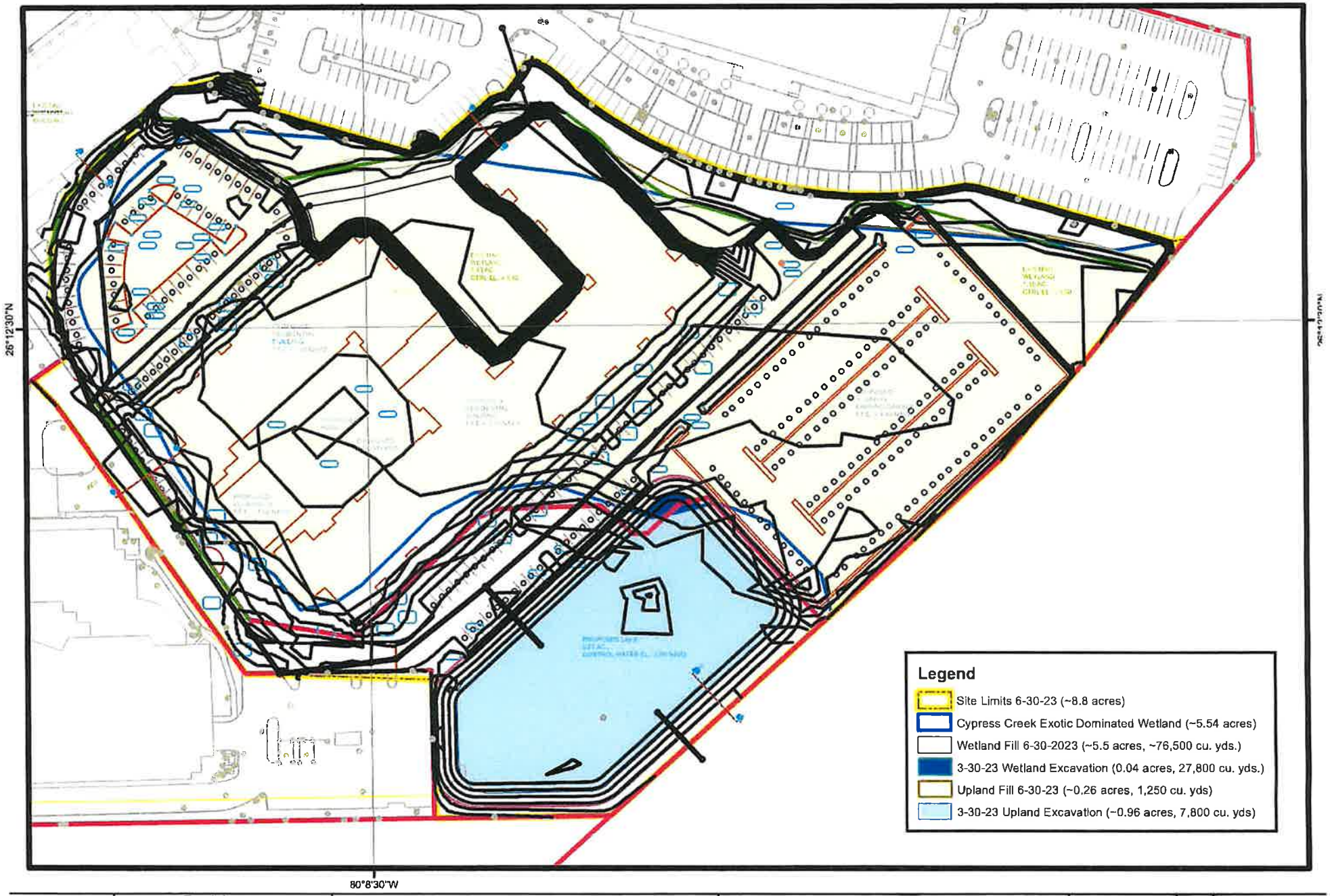
Response: Documentation has been submitted herein.

Please feel free to contact me at (561) 404-7240 or josh.horning@kimley-horn.com should you have any questions.

Sincerely,



Joshua Horning, P.E.



06/05/2019	Revision Date: 9/25/2023	**J. J. Goldasich and Associates, Incorporated**	***Related - Cypress Creek Parcel***	**Revised Site Plan Wetland Impacts**	#1	BC RAI #1
100 50 0 100 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN	Amendment Area LAPC Aerial Photograph with Project Limits Ft. Lauderdale, Broward County, Florida		#2	BC RAI #2
		(561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass			#3	Revised Plan
					#4	Revised Plan 4

151 North Nob Hill Road
Suite 458
Plantation FL 33324
Tel 954.642.2427
Fax 866.433.4057

The Wetlandsbank™ Company LLC

July 6, 2023

Michelle Decker, M.S.

Environmental Project Coordinator
Resilient Environment Department
Environmental Permitting division
Natural Resources Program

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

Re: Manor at Cypress Creek
Surface Water Management License Application No. L2023-060
Environmental Resource License Application No. DF22-1357
SFWMD Application No. 230405-60

Dear Ms. Decker,

The letter is to confirm that the above referenced project has a fully executed contract and the purchaser has made final payment for the 3.89 forested credits to be transferred from the Florida Wetlandsbank at Pembroke Pines.

Please let me know if you have any questions or need additional information.

Robert B. Miller
President

Exhibit 11-B Letter from Wetlandsbank

BROWARD COUNTY
FLORIDA
Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing Program
1 North University Drive, Mailbox 201 • Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

November 3, 2023

Kimley-Horn and Associates, Inc.
Attention: Mr. Michael D. Spruce, P.E.
1615 S Congress Avenue Suite 201
Delray Beach, FL 33445

Subject: Manor at Cypress Creek S10/T49S/R42E
Surface Water Management License Application No. L2023-090
Environmental Resource License Application No. DF22-1357
SFWMD Application No. 230405-60

Dear Mr. Spruce:

Pursuant to your written correspondence dated 8/17/2023, you have waived the request for additional information limitations set forth in 125.022 F.S. The staff has completed a review of the subject project, based on the materials received 10/5/2023. In accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (AH I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.) and Section 27-200(b)(3), satisfactory answers to the following comments/questions must be provided to complete the application and provide reasonable assurances for permit issuance.

1. *Redacted purchase and sale agreement not included in resubmittal. REPEAT COMMENT*: ERP application shows Related Group LLC as the application and operation & maintenance entity. Please clarify and provide supporting documentation.

2. *Please be advised that this comment will be repeated until a draft copy of the agreement has been provided. REPEAT COMMENT*: Please submit a copy of the maintenance and drainage easement agreement between all parties. The agreement must grant each party reciprocal legal rights that pertain to the operation and maintenance requirements of the system in the event one party fails to maintain their respective portion of the surface water management system.

3. *Please be advised that no license will be issued until the remaining fee has been paid. REPEAT COMMENT:* Please submit the remaining ERP application fee of $3,000 (<10 acres wet/water; $7,500 minus $4,500 already paid under DF22-1357). This application was submitted through e-permits and therefore the fee may be paid online (via credit card, e-check, etc.). Please visit e-permits ePermits.broward.org and go to the fees due section within the e-permits job, or else a hard copy check may be submitted. If submitted by check, please make the check payable to the Broward County Board of County Commissioners and please reference Application No. L2023-090 in the memo section of the check to ensure adequate processing.

4. *Please be advised that a copy of this document must be provided prior to obtaining any BCRED SWM approval. REPEAT COMMENT:* Please submit a copy of the document granting this project the legal right to discharge into the adjacent owner's property (FDOT Right-of-Way).

5. *Provided survey is not digitally signed and sealed. REPEAT COMMENT:* Please submit a signed and sealed topographic map or survey.

6. *Revised plans do not show, or it is not clear, how the required water quality will be provided prior to discharging into wetland area. Please clarify or revise and necessary. REPEAT COMMENT:* Please revise and resubmit all affected plans and calculations to show that full water quality treatment is provided prior to discharging into the 1.14ac and 1.55ac wetland areas.

7. Sheet C-400 calls out a proposed weir within CS-1. The rim elevation shown on sheet C-400 for CS-1 is 4.5' NAVD while the detail for the weir, shown on sheet C-410, shows the crest elevation at 5.83' NAVD. Therefore, the weir would be extruding out of the structure. Also, the detail on sheet C-410 has CS-1 with rim elevations at 5' NAVD. Please revise all affected plans and calculations as necessary.

8. Sheet C-400 labels the lake area as 0.97 acres, but the proposed stage storage table uses 0.86 acres. Please revise and resubmit as necessary.

9. Sheet C-400 includes a call out, "Prop. Weir Structure Refer to Detail on Sheet C-410", to the north of the three existing outfalls. Please clarify and revise as necessary.

10. Per response to comments, the wetland areas were revised to be 1.55 acres and 1.14 acres yet sheet C-400 has both areas labeled as 1.10 acres. Please revise and resubmit.

The following comments are from this Division's Aquatic and Wetland Resources Licensing Section. Please contact Linda Sunderland at 954-519-1454 with any questions.

11. **Repeat comment**: There is also a designation of a "Local Area of Particular Concern" (LAPC No. 66) which encompasses the wetland area where impacts are proposed. Any impacts to the LAPC must be approved by the Board of County Commissioners with the revision of the LAPC boundary. Please contact the Broward County Planning Council for additional information regarding this process. The designation must be removed prior to issuance.

12. **Repeat comment**: Thank you for offering a plan to improve the 050 Parcel which could provide regional ecological value and greater long-term ecological value in accordance with 10.2.1.2. Though this area is described as marsh restoration and undisturbed wetland preserve in the DF84-1049 license, we will allow mitigation to occur with the following requirements:
    a. A detailed mitigation/restoration plan
    b. A mitigation/monitoring fee of $16,000
    c. A conservation easement over the area
    d. A pared down monitoring plan with the expectation that the area will be maintained in perpetuity.

    As an alternative to the above, the applicant may purchase 0.50 additional credits (if credits are available), as previously discussed via e-mail.

13. **Repeat comment**: Final mitigation scores indicate a total of 3.85 credits (using 5.50 acres – 0.70 WBI score) agreed upon with staff, please provide documentation that the required number of credits have been reserved for purchase by the applicant. [Section C, Form 62-330.060(1), F.A.C. and Section 10.3.1.3, Vol. I]

Please submit responses to this letter electronically on the County's ePermits website (https://webapps.broward.org/EPermits/) to expedite administrative processing of the application and to

save paper. Please note that an electronic response may be submitted even if the original application was submitted via hard copy. Alternatively, please provide one (1) original and one (1) copy of the requested information, clearly labeled with the application number, to the Environmental Licensing and Building Permitting Division.

In accordance with Section 5.5.3.5 of AH I and Paragraph 40E-1.603(1)(d) F.A.C. and Sec. 27-200(b)(3)(c) of the Code, "Request for additional information", if the requested information is not received within sixty (60) days from the date of this letter, this application may be processed for denial if not withdrawn by the applicant. If additional time is needed, please request an extension before the 60 day period ends.

It is recommended that a meeting be held to attempt to resolve the outstanding issues prior to submitting a response. Please contact Giovanni Conde at 954-519-1473 or gconde@broward.org to schedule a meeting at your earliest convenience.

Issued by:

Giovanni Conde
Surface Water Management Licensing Program

RESOLUTION NO. 25-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B".

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.

SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.

ADOPTED this 3rd day of June, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	Yea
John C. Herbst	Yea
Steven Glassman	Yea
Pamela Beasley-Pittman	Yea
Ben Sorensen	Yea

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT "B"

CONDITIONS TO THE CITY OF FORT LAUDERDALE'S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

a. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall occur within the boundary limits .of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City.

e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

ATTACHMENT 3

Resilient Environment Department

URBAN PLANNING DIVISION

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

RECEIVED 12/15/2023

TO: David Vanlandingham, Director
Environmental Permitting Division

FROM: Josie P. Sesodia, AICP, Director
Urban Planning Division

DATE: December 12, 2023

SUBJECT: ESL Map Amendment PCNRM 24-1

The Urban Planning Division (UPD) has reviewed the above-referenced request to remove Local Area of Particular Concern (LAPC) Map #83 / Site #66 (2/20/89) (6.18 acres) from the Environmentally Sensitive Lands (ESL) map of the Broward County Natural Resource Map Series of the Broward County Land Use Plan (BCLUP). The Applicant proposes to eventually build 428 multifamily dwelling units on the property located within the City of Fort Lauderdale's proposed northern Transit Development District.

Current Natural Resources Map Series (NRMS) Designations

- Local Area of Particular Concern (LAPC) Map #83 / Site #66 (2/20/89), ESL Map
- Natural Resource Area (NRA)(3/1/89), ESL Map, in accordance with Chapter 5, Article II, Broward County Code of Ordinances
- Urban Wilderness Lands Inventory (UWLI)(4/17/79), ESL Map, in accordance with Chapter 25 ½ -27, Broward County Code of Ordinances
- Mitigation/Completed/Monitoring/Maintenance (wetland) designation, Eastern Wetlands Map
- Flood Prone Area, Floodplains, Flood Prone Areas and Coastal Storm Area, BCLUP NRMS

Current Property Designations

- Property names-current and past: Reflections Plat, previously known as May Tract and I-95 Executive Center
- Broward County Land Use Plan: Commerce
- Fort Lauderdale Future Land Use Map: Employment Center
- Fort Lauderdale Zoning: B-3 (Heavy Commercial/Light Industrial Business) (Note: the City's base map shows the subject site in green)
- Reflections Plat: Book 119; Page 46.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine

www.broward.org

- Plat Notes: Note on the Reflections Plat states, “There shall be no development activity in the wetland restoration area or wetland preservation areas.” The wetland area depicted on the Plat contains the following statement: “Wetland Restoration Area (Private & not dedicated)”.
- Plat Amendment 2001: Notation on Plat in wetlands area states: “Amended Wetland Restoration Area (O.R. Book 12425 Page 608 B.C.R.) (6.21 Acres +/-)”. A second wetland area (west side) says “Amended Wetland Preservation Area Per (O.R. Book 12425, Page 608, B.C.R.)(1.55 Acres +/-)”.

Broward County Environmental Impact Report/Statement

Prior to incorporation, in 1981 a proposed rezoning, preliminary plat and site plan triggered an Environmental Impact Report (EIR) based on the existing environmentally sensitive lands designations and requirements of Chapter 27 and Chapter 5-182. The “Environmental Impact Study for the May Tract” (1981), written by County staff recommended, , rezoning the property to Office Park District, except for a 4.5 acre area recommended for preservation to be zoned as S-2 (open space district). The following management objectives were suggested:

- Delineate and preserve the natural preservation area/vestige of the historic swamp forest which was once part of a much larger ecosystem (4.5 +/- acre area);
- Preserve as many of the larger cypress, maple and pond apple trees as feasible; and
- Allow reasonable economic use of the property.

Platting

At the time of original platting (1981-83) a portion of the site was set aside for “restoration and preservation” of existing environmentally sensitive features, including two wetland areas—a smaller area on the west edge of the property and another larger one that extends from the center to the east edge. Subsequently, in 1991 the owner of the property applied to modify the boundaries of the larger wetland area with a minimal net loss (2%) and add 232,926 square feet of office to accommodate a second building onsite. At no time during these processes were the LAPC, UWLI or NRA designations removed or modified. The staff report noted concern about drainage and runoff impacts on the restoration/preservation area, as well as tree removal/relocation.

Staff Analysis

The UPD staff evaluated the site based upon adopted Comprehensive Plan documents and policies:

- Broward County Land Use Plan: Policies 2.23.1, 2.23.2, 2.23.3, and 2.23.4 which address Local Areas of Particular Concern and Policy 2.21.5 addresses sea level rise and Environmentally Sensitive Land. Per Policy 2.21.5, the site would require adequate storm water management and drainage facilities, particularly since the site is currently designated as a wetland and close to the C-14 canal. Additionally reviewed, the Implementation Requirements and Procedures Section - #7. Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern.
- Broward County Climate Change and Coastal Elements, as applicable;
- Broward County Conservation Element, Objective C6 (Environmentally Sensitive Natural Resources) and related policies, and Objective C8 (Protected wetland Resources) and related policies;
- Broward County Water Management Element, Policy WM2.13, WM3.9 and WM3.15;

- Broward County Code of Ordinances:
    - Chapter 5, Broward County Land Development Code:
        - Section 182.8 (a) Consideration of Impact on Environmentally Sensitive Lands and Archaeological Resources.
        - Section 5-281 provides for the Board of County Commissioners to making a finding that a proposed Natural Resource Area is populated by native vegetation associated with one of nine ecological communities to add a Natural Resource Area site; and Section 5-283 (5) regulates clearing activities within lands designated as local area of particular concern.
    - Chapter 25 ½ - 27 – 29 Regarding Urban Wilderness Inventory and Park System designation
    - Chapter 27 Local Area of Particular Concern
        - Section 27-67(d) - Land development, provides for the RED to coordinate Environmentally Sensitive Lands environmental impact report.
    - Chapter 27, Part XIII, Section 27.57. - Natural Resource Areas.
    - Chapter 27, Article XI – Aquatic and Wetland Resource Protection.
    - Chapter 27, Article XIV – Tree Preservation and Abuse Ordinance.
    - Chapter 27, Section 27-407.-Municipal certification (d)(3), regarding the County retaining authority to enforce tree protection provisions in Article XIV-Tree Preservation, regarding lands including the LAPC, NRA and ESL.
- Broward County Commission Action:
    - ***Urban Wilderness Inventory List:*** 4/17/1979. The Board concurred with the recommendation of the Urban Wilderness Advisory Board and approved placing the May Tract on the list of potential urban wilderness areas for possible acquisition in the future.
    - ***LAPC Approval:*** 2/20/1989 –the Commission approve staff's recommendation to designate Site No. 66 as an LAPC.
    - ***NRA Approval:*** 3/1/1989 - the Commission approve Site No. 66 as an NRA consistent with the LAPC designation.

Staff Findings

The Applicant states that the unique wetland conditions, which justified inclusion of the property on the ESL map, are no longer applicable.

While several of the previously listed Broward County Plan, Maps and Codes include language on how to designate or protect a site with environmental protection designations, none of these provide for criteria to evaluate when a site is being considered for removal from the Environmentally Sensitive Lands Map, or any other listed designation.

In the absence of criteria for removal of a designated Local Area of Particular Concern from the ESL map and based on the designations the subject site has on the Environmentally Sensitive Lands and the Wetlands Maps of the Natural Resources Map Series, UPD staff finds as follows:

1. **The County is required by policy to continue reviewing and protecting designated LAPCs and wetland areas, and encouraging practices that optimize co-benefits of habitat restoration.** The following Broward County Comprehensive Plan Elements apply, including Climate Change-Objective CC4 and related policies, Conservation-Objective C6 and related policies, and Water Management:

    a. Policy C6.1 states that the County shall continue to maintain a Map of County Commission Designated properties of ecological concern to include those areas designated as LAPC, NRAs, ESLs, UWAs, and those land on the Urban Wilderness Inventory.

    b. Policy C6.7 states that the County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.

    c. Policy C6.9 states that Broward County shall assess the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and develop coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.

    d. Objective CC4 – Utilize Green Infrastructure Solutions for Maximum Co-benefits -- Understand the value of ecosystem services to our community and expand green infrastructure to optimize the co-benefits of habitat restoration, coastal buffers, wetland mitigation, urban reforestation, natural night skies, and local food production, in order to create a healthy, enjoyable, and climate resilient environment.

    e. Policy WM3.9 states that Broward County will protect the water storage and water quality enhancement functions of wetlands, floodplains, and aquifer recharge areas through acquisition, enforcement of rules, and the application of best land and water management practices.

2. **Protected designations have not changed in the past 40+ years.** Since 1979, before the adjacent land was developed, several environmental protection designations have been placed on the property by the County Commission, including LAPC, NRA and listing on the UWLI and to date none have been removed,

3. **The site is identified as a wetland and flood prone area requiring water quality protections.** The subject property is reflected in both the County's Eastern Wetlands Map (LUP Natural Resource Map Series) and the Flood Prone Areas Map, indicating that it may be prone to flooding and/or the impacts of sea level rise. Any development will be required to demonstrate that it can be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands, and not increase saltwater intrusion or area-wide flooding, (BCLUP Policy 2.21.5.) Comprehensive Plan policies also focus on protecting wetlands and water quality CC3.10, C8.2, C8.9, C8.10, WM2,13, WM3.9, and WM3.15.

4. **Removal of the LAPC designation is not supported.** Based the Implementation Requirements and Procedures of the BC LUP, Section #7. "Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern," ***the subject property appears to continue to be a wetland and continues to be consistent with LAPC criteria***.

5. **Removal of LAPC designation would likely result in the removal of the Urban Wilderness Inventory listing.** The wetland site has been listed on the UWLI since 1979. However the site is not designated as an Urban wilderness and remains in private ownership.

Staff Recommendations

Since the inception of the Broward County Comprehensive Plan, this site has consistently been identified as a wetland and environmentally sensitive site. Based on the above findings, Urban Planning Division staff sees **no justification for changing ELS designations, including its LAPC designation**. If the LAPC designation is removed, then subsequent development should demonstrate that it can be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands, and not increase saltwater intrusion or area-wide flooding, per BCLUP Policy 2.21.5. Furthermore, to the highest extent possible, tree canopy and native trees should be preserved onsite and green infrastructure solutions/infrastructure should be considered to optimize environmental impact mitigation, per Chapter 27, Article XIV- Tree Preservation and Abuse Ordinance.

Additionally, please note that per BCLUP Policy 2.23.2, “Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.” Therefore, if development is proposed on the subject site, the application will be subject to the requirements of Chapter 5, Article IX.-Broward County Land Development Code, Division 2.-Development Review Requirements, Section 182.8 (a) Consideration of Impact on Environmentally Sensitive Lands and Archaeological Resources.

cc/ec: Lenny Vialpando, Director, Resilient Environment Department
Jennifer Jurado, Deputy Director, Resilient Environment Department
Carlos Adorisio, Assistant Director, Environmental Permitting Division
Heather Cunniff, Section Supervisor, Urban Planning Division
Sara Forelle, Senior Planner, Urban Planning Division

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

RECEIVED
12/15/2023

MEMORANDUM

TO: David Vanlandingham, P.E., Director
Environmental Permitting Division (EPD)

THROUGH: Carlos Adorisio, P.E. Assistant Director, EPD

FROM: Linda Sunderland, Environmental Program Supervisor, EPD

DATE: December 14, 2023

SUBJECT: Environmentally Sensitive Lands (ESL) Map Amendment
Local Area of Particular Concern (LAPC) Site Number 66 (ESL Map # 83)

The Broward County Planning Council has received a proposed amendment from Related Group to remove a 6.2-acre portion (referred to in the proposed amendment as Parcel B) of the approximate 9.06-acre site known as Local Area of Particular Concern (LAPC) #66 from Broward County's Environmentally Sensitive Lands (ESL) Map. The site is located between North Andrews Avenue and I-95, south of McNab Road and north of Cypress Creek Road (Folio # 494210360030) in Fort Lauderdale.

LAPCs are areas designated on the Natural Resource Map Series of the Broward County Land Use Plan that have been declared by the Broward County Board of County Commissioners to be culturally or environmentally sensitive and thereby are subject to environmental impact report provisions of the Broward County Land Development Code and/or the criteria for LAPCs contained in the Broward County Land Use Plan. As requested by the Planning Council on November 6, 2023, the Environmental Permitting Division (EPD) is hereby providing comments for the proposed amendment to remove this site from Broward County's ESL Map.

Background

In 1979, this area was known as the "May Tract" and was placed on the "Urban Wilderness Area" Inventory for potential acquisition by Broward County, where it remains as Site #167. On January 6, 1982, the Environmental Impact Statement (EIS) item was heard at the Broward County Zoning Board Meeting. The EIS recommended that approximately 4.5 acres of the site be preserved to protect the historical swamp forest, saving as many of the large cypress, maple, and pond apple trees as possible while providing for economic use of the property. On September 20, 1983, the plat was approved by Broward County Zoning Board with conditions as Resolution R-83-1650. The Reflections Plat (096-UP-01) was recorded in Plat Book 119, page 46, on April 25, 1984. The Plat included two (2) wetland preservation areas. There is a note on the Plat which states: "There shall be no development activity in the wetland restoration area or the wetland preservation area." Accordingly, an amendment to the Plat Note would be required for development of this area.

On March 29, 1985, an "Agreement for Amendment of Wetland Restoration Area and Wetland Preservation Area of Reflections Plat" was recorded in OR 12425 pg. 603 - 604. The area included 3.6 acres of wetland restoration and a 0.51-acre wetland preservation area as shown on Plat Book 119, pg. 46, and added a new 6.21-acre wetland restoration area and a 1.55-acre wetland preservation area. This document is a legal mechanism

used prior to modern Conservation Easements to enact protections and may require additional mitigation if amended or released.

In 1987, the County issued Environmental Resource License (ERL) DF84-1049 to Cypress Creek Associates, Ltd., for the development of the Reflections Plat (PB 119 pg. 46). The site at the time contained the current property folios 494210360021, 494210360010, 494210360020, 494210360030, 494210360040 and 494210360050. The ERL authorized impacts to 5.12 acres of wetlands on parcels 494210360010 and 494210360021 for development while requiring a total of 9.06 acres of mitigation, as follows: the restoration of 2.26 acres of wetland forest and 0.34 acres of marsh on (Parcel B) Folio # 494210360050; and the creation of 0.76 acres of marsh, the creation of 0.54 acres of forest wetlands, and the preservation of 5.16 acres of wetland forest on Parcel A (Folio # 494210360030). The mitigation areas were constructed as required.

In recognition of the site as a final remnant of the Cypress Creek Swamp, the site was designated by the Board of County Commissioners as LAPC – Site # 66 on February 20, 1989. On March 1, 1989, the Board of County Commissioners further designated Folios 494210360030 and 494210360050 as Natural Resource Area #66B pursuant to Chapter 5, Article XII of Broward County Code. It is designated as Site #83 on the Environmentally Sensitive Lands (ESL) map.

Current Environmental Permitting Status

On September 20, 2022, EPD received an ERL application (DF22-1357) proposing impacts to 5.5 acres of wetlands on Parcel A (Folio # 494210360030) for development as a multi-family residential facility, including parking and amenities. The applicant is proposing mitigation through the purchase of credits at a wetland mitigation bank. Under a delegation agreement to review state permit requirements, a State Environmental Resource Permit (and Broward County Environmental Resource License) application was received on 4/5/2023 and a County Surface Water Management License application was received on 4/14/2023. These three applications are being reviewed concurrently and will be issued together when the files are complete. Four requests for additional information (RAIs) have been sent to the applicant. The applications were submitted by Related Group; however, the parcels are currently owned by CPN West, LLC.

The following items currently remain outstanding from the applicant: 1) proof of property ownership by the applicant, 2) finalization of Surface Water Management technical issues 3) payment of the SWM application fee balance due, 4) verification of mitigation required, proof that proposed mitigation offsets proposed impacts, and reservation letter from mitigation bank, **5) resolution of the requested release of the LAPC designation, and 5) revision of the Plat notes referencing the "Preservation Areas" and any other required agreements, easement vacations, etc.** The licenses/permit cannot be issued by EPD until these items are complete.

Evaluation of Amendment Request to Planning Council

Within the *Request for Amendment to Environmentally Sensitive Lands Map* submitted by Related Group to the Broward County Planning Council is a section entitled "Evaluation of Cypress Creek Site for Continued LAPC Designation" by JJ Goldasich and Associates, Incorporated, and dated October 11, 2023. That section characterizes the site as an isolated wetland with a monoculture of exotic species lacking hydrology to be a viable wetland. EPD notes that the photographs provided in the evaluation are only of the perimeter of the wetland.

On November 30, 2023, and December 6, 2023, EPD staff conducted site inspections which identified an approximate 10'-20' fringe of non-native, exotics mixed with some native vegetation. There was also vegetative debris and trash in the fringe area. Beyond the fringe and moving into the interior of the wetland, however, the

quality of the wetland improves. There was standing water noted throughout the entire wetland area, native wetland vegetation, (including mature and seedling cypress, maple and pond apple trees, native ferns, and other appropriate understory plants), along with appropriate hydrologic indicators (lichen lines, hummocks, and cypress knees). The site conditions improved markedly once entering the interior of the site.

EPD disagrees with the evaluation that the area is a "monoculture of non-native and invasive species." The site has been impacted by hurricanes throughout and by lack of maintenance with exotics, debris, and garbage present along the margin; however, the wetland hydrology remains in excellent condition with muck soils and strong indicators of consistent inundation as seen with hydrologic indicators. EPD's Inspection Report is included as an enclosure to this Memorandum.

It is the conclusion of EPD that the subject site continues to exhibit characteristics required for the LAPC designation by the 2016 Broward County Land Use Plan. Described as a Cypress Wetland Community, the area satisfies four of the criteria needed in the Native Vegetative Communities Category: uniqueness, low level of exotic invasion, potential for protection and geography. Within Broward County, the remaining wetland areas are predominantly freshwater marsh/prairies, with a smaller portion comprised of cypress swamps. Preserving this community type enhances the full spectrum of diverse community types within the County.

- *Native Vegetative Communities Category*
  (a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one or more of the following ecological communities: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Scrub Community; Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); Everglades Community (Freshwater Marsh).

  EPD Evaluation: The 6.2 acres (Folio # 494210360030) qualifies as a mature Cypress Wetland Community. A mature cypress tree measuring 2' in diameter was easily identified.

  (b) In addition, a Local Area of Particular Concern (Native Vegetative Communities Category) must satisfy at least three of the following criteria:

  i. **Uniqueness** - The site contains a significant sample of rare or endangered species, or the site is among a small number of sites in Broward County representing a particular ecological community.

  EPD Evaluation: The site is unique, especially in eastern Broward County, with most other remaining areas located in parks to the west of this site.

  ii. **Low Level of Exotic Invasion** - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

  EPD Evaluation: The degree and nature of exotic invasion on the site can be easily managed. Exotics and invasive species are mainly located in the 10-20' perimeter of the site; however, at its greatest extent, the site is over 900' across and 400' wide. There are few exotics in the interior, with many of the plants listed on the earlier site assessment reports still viable and in various stages of growth on site, including (but not limited to) numerous cypress trees, leather ferns, strap ferns, swamp ferns, pond apples and more. The interior hydrology is well established and is inhospitable to many exotic plants.

iii. **Potential for Protection** -Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

EPD Evaluation: The site has been protected since the approval of the Reflections Plat in 1984 and has 8 different owners since then. The plat was recorded with a Note and an Agreement to preserve the remaining wetlands remaining. In 1989, The Broward County Board of County Commissioners designated the area as an LAPC and NRA area.

iv. **Geography** - The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfront).

EPD Evaluation: Fern Forest Nature Center is approximately 3 miles to the northwest of this site. Tradewinds Park is approximately 4.3 miles to the northwest. ESLs # 17, 18, 48, 84 – 88 are to the west/southwest and Site 75 is Southeast. This site is also on the path of the proposed expansion of the Broward County Greenways System.

- Wildlife Category Existing wildlife refuges, reserves, and sanctuaries, or; known habitats of rare, threatened, or endangered species or species of special concern, or; major wildlife intensive use areas such as well-developed hammock communities, highly productive coastal tidelands, and mangroves, or; areas used for scientific study and research on wildlife.

  EPD Evaluation: This site serves as a wildlife refuge surrounded by residential and commercial development.

As demonstrated above, the site currently meets the criteria for the designation of a LAPC. Mature cypress/ maple swamp habitat is a limited wetland resource in Broward County. There is a cumulative impact to overall wetland resources from projects proposing impacts to "isolated" wetlands. There are few sites of this size and nature in the urbanized area of eastern Broward County; therefore, this site provides habitat for a variety of species along with aesthetic, recreational and educational value. Historically, there was a boardwalk through the area for public access which is currently in disrepair.

Conclusion/Recommendation

The site continues to demonstrate the characteristics of a LAPC as defined by the Broward County Land Use Plan, and the applicant has not provided reasonable assurances to EPD. EPD objects to the removal of the site designation as a LAPC and removal of the site from the ESL map. As described in the preceding paragraphs, this site is protected by legal mechanisms used prior to Conservation Easements. The removal of this site from the ESL map is inconsistent with Policies 2.5.4, 2.5.7, and 2.23.3 of the Broward County Land Use Plan, which encourage the preservation of open space areas; the protection of publicly owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, and ecological communities; and the implementation of strategies for the protection of LAPCs and other ESLs.

Enclosure: EPD Inspection Report of November 30, 2023

Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Looking into wetland from edge

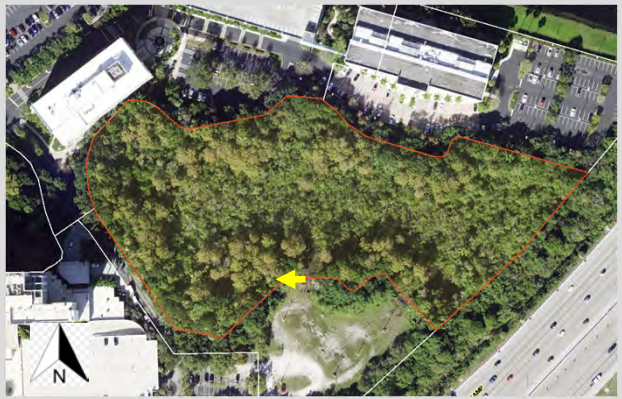




Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Turning from same location from photo 1 to capture cypress knees (foreground) and boardwalk (background very hard to see)





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Area recently rehabilitated from Geotech sampling (licensed) – large amount of tree trunks/yard waste at edge of wetland**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description Corner stake ~20' to wetland





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **5’ from water/wetland area**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	SE property corner 10’ from water, ~7’ from wetland





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Property line fence with standing water**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	High amount of palms/Pothos with intermittent water, highly disturbed. ~30' from road to water area where conditions imrpove



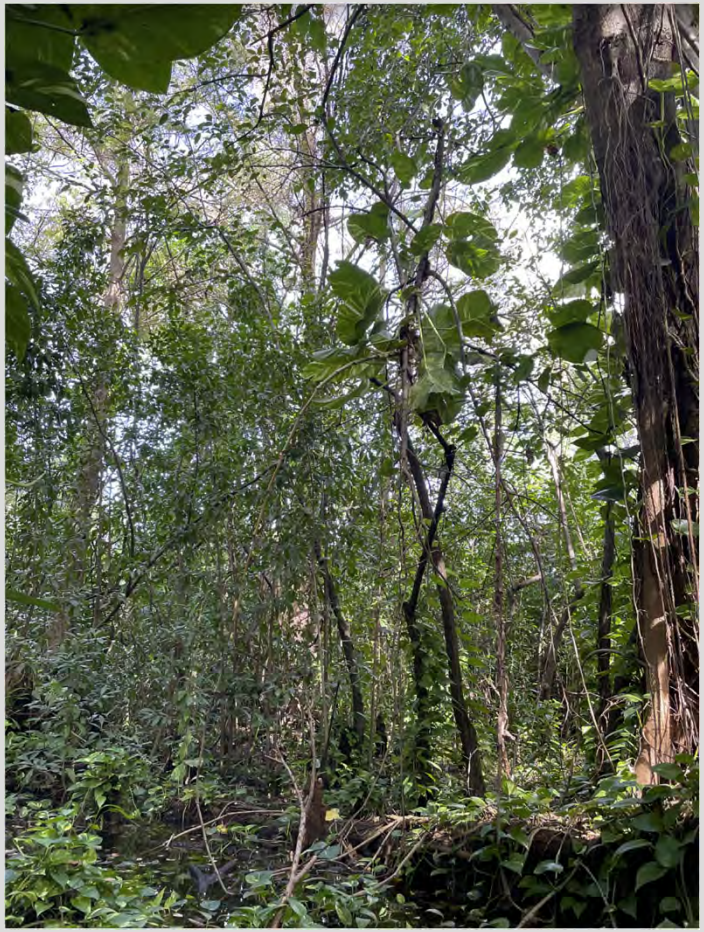


Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Ficus/cypress and ardisia in wetland area**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Closer to interior of wetland, better conditions for plants and hydrology.**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Water/wetland right near edge, adjacent to the sidewalk, however, filled with invasives/exotic plants**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Corner of property with deeper water and better quality wetland area





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Higher quality wetland area**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**NW corner, plant debris on the edge then ~20' into wetland conditions improve markedly**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**E of NW corner – water ~5 to 10’ from stake**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Interior photo of wetland, improved conditions again**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description Palm fronds/logs appears to be yard disposal around edge of property in some locations





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Higher quality of north end, some Brazilian pepper





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Hummock indicative of standing water on a regular basis**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Property stake ~10’ to water**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Pointing at water line, ~10' waterward of stake





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Looking towards wetland area past stake – water is ~10' from stake





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Ficus hummock





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Water is ~10’ from stake**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Wetland ~2' from stake wetland with invasives in this location**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	**Wetland in better condition. Brazilian pepper stand is landward of the stake**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **NE corner of the property**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description **Brazilian pepper – all landward of stake (on left)**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	November 30, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker

Description	Brazilian pepper – near property stake





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	December 6, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker and K. Scheffer

Description	**Cypress with about a 2' diameter**





Environmental Permitting Division - Site Inspection Report

Facility/Site Name:	Related Manor at Cypress Creek	Address:	6700 N ANDREWS AVE, Fort Lauderdale
Folio No.:	494210360030	Date Inspected:	December 6, 2023
License No.:	DF22-1357	Inspector(s):	M. Decker and K. Scheffer

Description	Larger dead cypress with ~3' diameter





ATTACHMENT 5

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

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

MEMORANDUM

May 3, 2024

RECEIVED
5/6/2024

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

Thru: Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 24-6 Uptown Urban Village (Fort Lauderdale)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Uptown Village (Fort Lauderdale). Our comment is as follows:

PC 24-6 The project area includes two important wetland parcels that should continue to be protected. The parcels were identified as Wetland Restoration and Wetland Preservation parcels (Broward County Official Records (OR), Book 12425, pg. 603 and later modified in OR Book 18818, pg. 897). The parcels were identified as candidates for Urban Wilderness Designation and added to the Urban Wilderness Inventory for Designation in 1979. While the sites have been poorly managed, their original wetland character remains and with better management, they could be restored to high quality wetland habitat. Redevelopment of this area should include continued protection of these historic Local Areas of Particular Concern/ Environmentally Sensitive Lands.

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

ATTACHMENT 6

BROWARDNEXT-BROWARD COUNTY LAND USE PLAN
HIGHLIGHTED REGIONAL ISSUES, POLICIES, IMPLEMENTATION REQUIREMENTS AND PROCEDURES, AND RECOMMENDED PRACTICES IDENTIFIED IN THE CONSIDERATION OF PCNRM 24-1

BCLUP SECTION 1: HIGHLIGHTED REGIONAL ISSUES

CLIMATE CHANGE RESILIENCE VISION

Strategy CCR-2: Increase the resilience of our community to the effects of climate change.

Implementation strategies include: In coordination with municipalities, adopting land use regulations to limit development and redevelopment in areas particularly vulnerable to flooding due to sea level rise, stormwater inundation, and other impacts of climate change.

WORLD-CLASS NATURAL RESOURCE PROTECTION & ENHANCEMENT VISION

Strategy EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.

Implementation strategies include: Acquire, protect, preserve and enhance Local Areas of Particular Concern.

BCLUP SECTION 2: POLICIES

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

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

WETLANDS

POLICY 2.22.2 Broward County and its local governments shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

ENVIRONMENTALLY SENSITIVE LANDS

POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the Future Broward County Land Use Map Series.

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

POLICY 2.23.3 Broward County shall implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

POLICY 2.23.4 By 2019, Broward County shall work with Broward's municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled.

BCLUP SECTION 2: IMPLEMENTATION REQUIREMENTS AND PROCEDURES

7. CRITERIA AND PROCEDURES FOR ENVIRONMENTALLY SENSITIVE LANDS AND LOCAL AREAS OF PARTICULAR CONCERN

g. Local Areas of Particular Concern

Local Areas of Particular Concern (LAPCs) may be designated in six categories according to the types of resources present. Unless otherwise indicated, LAPCs must have one or more of the characteristics for the respective category.

1. Marine Resource Category
   Coastal areas of unique, scarce, fragile, or vulnerable natural habitat, physical features and scenic importance, or; coastal areas of high natural productivity or essential habitat for fish, wildlife, and the various trophic levels in the food web critical to their well-being, or; coastal areas of substantial recreational value and/or potential, or; areas needed to protect, maintain, or replenish coastal flood plains, coral and other reefs, beaches, offshore sand deposits and mangrove stands.

2. Natural Landforms and Features Category
   A geological, hydrological, or physiographical feature confined to a small area of Broward County and considered quite rare locally or regionally, or; a representative natural ecosystem and/or its units existing in a few isolated locations, but extirpated from most of the county.

3. Native Vegetative Communities Category
   (a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one or more of the following ecological communities: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Scrub Community; Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); Everglades Community (Freshwater Marsh).

   (b) In addition, a Local Area of Particular Concern (Native Vegetative Communities Category) must satisfy at least three of the following criteria:

      i. Uniqueness - The site contains a significant sample of rare or endangered species, or, the site is among a small number of sites in Broward County representing a particular ecological community.

      ii. Diversity - A significant sample of two or more ecological communities are contained within the site.

      iii. Low Level of Exotic Invasion - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

      iv. Potential for Protection -Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

      v. Geography - The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfront).

4. Wildlife Category
   Existing wildlife refuges, reserves, and sanctuaries, or; known habitats of rare, threatened, or endangered species or species of special concern, or; major wildlife intensive use areas such as well-developed hammock communities, highly productive coastal tidelands, and mangroves, or; areas used for scientific study and research on wildlife.

5. Economic Resource Category
   Existing ports, marinas, piers, energy resources, and artificial reefs, or; areas noted for specific study and research concerning economic development.

6. Cultural Resource Category
   Sites designated on the National Register of Historic Places or on the Florida Master Site File, or; sites related to the general development of the local area, region, or State, or; buildings which are significant examples of the architectural design of their period, or; sites associated with the life/lives of important person(s), or social, political, cultural, or economic movements or with historical events, or; archaeological sites which have yielded useful information on the area's past.

BCLUP SECTION 3: RECOMMENDED PRACTICES

ENVIRONMENTAL

POLICY 3.3.6 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits.

POLICY 3.3.9 Discourage activities in the vicinity of Local Areas of Particular Concern which would have a detrimental impact upon such areas.

POLICY 3.3.10 Encourage local governments to protect natural resources through the implementation of land development regulations and procedures that promote the acquisition, retention and management of such areas.

GT GreenbergTraurig

Barbara A. Hall
Tel (954) 768-8236
Fax (954) 765-1477
HallB@gtlaw.com

July 25, 2025

RECEIVED
7/28/2025

Barbara Blake Boy
Broward County Planning Council
Broward County Governmental Center
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

RE: ESL Map Amendment PCNRM 24-1 – Removal of Site #83

Dear Ms. Blake Boy:

This letter provides additional information as to why the application for ESL Map Amendment PCNRM 24-1 should be approved to remove the LAPC designation for Site #83.

1. **The Site was issued an Environmental Resource Permit.**

   An Environmental Resource Permit has been issued by Broward County EPD on behalf of the Department of Environmental Protection and the South Florida Water Management District allowing development of the Site, subject to providing 3.89 offsite mitigation credits in the Pembroke Pines Mitigation Bank and the restoration of a 1.68-acre adjacent site. The mitigation credits were purchased and paid for in an amount of more than one million dollars. The permit was issued October 14, 2024. A copy of the permit is attached as *Exhibit 1*. The issuance of the permit requires EPD to confirm that the permitted plan results in no net loss of wetland function. As described in the Broward County Code of Ordinances in issuing a permit EPD must determine that wetland losses are replaced by compensatory mitigation such that ecological functional values provided by the subject wetland area are not lost as a result of the project.

   Although Site #83 is dominated by exotic vegetation and the wetland functions are significantly diminished, because of the Site's LAPC status, the applicant agreed with EPD to mitigate for site impacts at a wetland benefit index number that would be applicable to a site of superior quality to the subject site. Therefore, the conditions of the permit have more than addressed the impact of allowing development of the Site.

2. The City of Fort Lauderdale has adopted a Resolution supporting the removal of the LAPC.

The City Commission of the City of Fort Lauderdale has adopted a Resolution supporting the removal of the LAPC, which became effective upon the execution of an agreement with the City. The agreement provides that if removal of the LAPC designation is approved, the developer is required to: incorporate 86,000 square feet (at maturity) of native tree canopy into the development of the Site; complete the restoration of the 1.68 acre Restoration Site before issuance of a CO for the new residential development; and pay for the construction of a 1,200 foot long Greenway path in the Greenway area along the south side of the C-14 canal. If the City decides not to construct the Greenway path, the City will use the funds to install additional tree canopy in the City.

If the removal of the LAPC designation is not approved, the Agreement terminates. A copy of the Resolution and executed agreement are attached as *Exhibit 2.*

3. Site #83 no longer meets the criteria for designation as and LAPC.

The attached Response Document, which responds to comments from three divisions of the Resilient Environment Department – the Environmental Permitting Division ("EPD"), the Urban Planning Division, and Parks and Recreation, explains that the Site no longer meets the criteria in the Broward County Land Use Plan for LAPC designation because the site lacks the hydrology to support a cypress wetland forest; and, because of that condition, exotic vegetation will continue to dominate the site continually degrading the site. The Response Document is attached as *Exhibit 3.*

4. In a time when land available for needed housing is scarce, Site #83 is not today a contributing site to the public good.

The LAPC Site sits today as a completely non-contributing site in every regard. It is in the middle of an office park which contains two office buildings and a hotel. It is not a viable cypress wetland and will only further degrade due to the ever-expanding exotic vegetation and inadequate hydrology. It is not walkable and does not provide a parklike setting for the office park, it is not a wildlife habitat, and it does not contribute to the economics of the area or contribute to the tax base. The LAPC Site is assessed for tax purposes, today, at only $27,050.00.



If allowed to develop as part of the City of Fort Lauderdale Uptown Urban District as an attractive residential community, it will become contributing – contributing 63 affordable units, providing housing which is walkable to the nearby office park, and contributing to the tax base of the County, City and School Board.

If allowed to be developed, it will also be contributing in that, in accordance with the ERP permit, the Applicant will be restoring a 1.68-acre wetland area within the office park ("Restoration Site"), which enjoys a superior hydrology to the LAPC Site and will be able to be protected with a vegetated berm, allowing the Restoration Site a greater ability to function as a habitat for wildlife. The Restoration Site will be made subject to a conservation easement which will require the Restoration Site to be maintained as a forested wetland in perpetuity.

Summary

The removal of the LAPC designation for Site #83 and its removal from the ESL Map, is consistent with the land use plan for the reason that the Site no longer meets the land use plan criteria for designation as an LAPC because it is dominated by exotics and not sustainable as a Cypress Wetland Forest. The County has issued an Environmental Resource Permit for development of the Site, which required the preservation and restoration of an adjacent 1.68-acre site at a cost of half a million dollars and offsite mitigation in the Pembroke Pines Mitigation Bank for which more than a million dollars has been paid, assuring that no loss of wetland function will result from the development of the Site.

When developed in accordance with the criteria of the of the City's Uptown Urban Village Activity Center and the LAPC Agreement with the City, the development of the Site will bring 86,000 square feet of native canopy at maturity, three lakes with pedestrian paths surrounding the lakes, housing with 63 affordable units within walking distance of the office uses within the same office park; and all within a part of the County that lacks sufficient housing. The Site's development will also result in a valuable tax base for a site now assessed at only $27,050.00.

We appreciate the opportunity to present this additional information for the Planning Council's consideration of this application to remove Site #83 as an LAPC on the Environmentally Sensitive Lands Map.

Respectfully submitted,

Barbara Hall

Exhibit 1

Environmental Resource Permit

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Water and Environmental Licensing Section
1 North University Drive, Mailbox 201, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

October 14, 2024

CPN West LLC & F Land LLC
Attention: Yoav Merary
6301 NW 5th Way, Suite 2600
Fort Lauderdale, FL 33309

RE: Manor at Cypress Creek
City of Fort Lauderdale, S/T/R (10-49-42)

This is to notify you of the Resilient Environment Department's (RED) action concerning your application received 04/05/2023. The application has been reviewed for compliance with the following requirements:

ERP Review - GRANTED

RED has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between RED, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Environmental Resource Permit No. 06-80215-P was issued on 10/14/2024.

Should you object to the conditions of the Environmental Resource Permit, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by RED.

Broward County Surface Water Management Review - PENDING

RED has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, a Surface Water Management License is pending.

Broward County Environmental Resource License Review - PENDING

RED has reviewed the project and based on the information submitted, the Broward County Environmental Resource License (ERL) No. DF22-1357 is pending.

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD General Conditions;
3. the attached SFWMD Special Conditions;
4. the attached 18 exhibits.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permitee (and the persons listed in the attached distibution list) no later than 5:00 p.m. on 10/14/2024, in accordance with Section 120.60 (3), Florida Statutes.

By: Giovanni Conde FOR GIOVANNI CONDE Digitally signed by GIOVANNI CONDE Date: 2024.10.14 15:09:20 -04'00'

Johana Narvaez, M.S., Environmental Program Manager
Surface Water Management Program

Enclosed are the following:

- ☑ executed staff report;
- ☑ set(s) of stamped and approved plans;
- ☑ Notice of Rights

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the Broward County Environmental Protection and Growth Management Department's (RED, formerly known as Department of Planning and Environmental Protection or DPEP) action under the "Delegation Agreement Among the Florida Department of Environmental Protection, The South Florida Water Management District and Broward County" has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on an RED decision which does or may determine their substantial interests shall file a petition for hearing with the RED Environmental Compliance Administrator, within 21 days of receipt of written notice of the decision, unless the following shorter time period applies: within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the RED has or intends to take final agency action, or publication of notice that the RED has or intends to take final agency action. Any person who receives written notice of an RED decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the RED Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or facsimile. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing is deemed filed upon receipt during normal business hours by the Environmental Compliance Administrator, at the Broward County government offices in Plantation, Florida. Any document received by the RED Enforcement Administration after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Environmental Compliance Administrator, Enforcement Administration Section, 1 N University Drive, Suite 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the RED Enforcement Administration Section. **Delivery of a petition to the Broward County security desk does not constitute filing. To ensure proper filing, it will be necessary to request the Broward County security officer to contact the Environmental Compliance Administrator's office.** An employee of the Environmental Compliance Administrator's office will receive and file the petition.
- Filings by e-mail must be transmitted to the RED Enforcement Administration Section at **epdhotline@broward.org.** The filing date for a document transmitted by electronic mail shall be the date the RED Enforcement Administration Section receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the RED in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, RED file number or any other RED identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the RED 's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the RED 's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the RED 's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the RED to take with respect to the RED 's proposed action.

A person may file a request for an extension of time for filing a petition. The RED may, for good cause, grant the request. Requests for extension of time must be filed with the RED prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the RED and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the RED takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The RED is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final RED action may seek judicial review of the RED 's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the Environmental Compliance Administrator within 30 days of rendering of the final RED action.

SFWMD General Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050 (9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), 'Construction Commencement Notice,' indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010 (5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - 'Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit' [Form 62-330.310(3)]; or

   b. For all other activities - 'As-Built Certification and Request for Conversion to Operational Phase' [Form 62-330.310(1)].

   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit 'Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity' [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SFWMD Special Conditions

1. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

2. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.

3. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

4. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

6. Operation of the surface water management system shall be the responsibility of permittee.

7. This permit expires on 10/14/2029.

8. If prehistoric or historic artifacts such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Permittee or other designee should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at 850-245-6333 or 800-847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, Florida Statutes.

9. The permittee and all designated contractors shall adhere to all project and mitigation construction details and methodology indicated on the enclosed permit Exhibits and described herein.

10. A maintenance and monitoring program shall be implemented in accordance with the attached restoration plan for the preserved wetland area on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the preserved areas are maintained free from Category 1 and 2 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the preserved areas such that exotic/nuisance plant species do not dominate any one section of those areas.

11. The preserved wetland area shown in the exhibits may in no way be altered from its natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to:
(a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
(b) dumping or placing soil or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;
(c) removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic and nuisance vegetation removal;
(d) excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substances in such manner as to affect the surface;
(e) surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
(f) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including but not limited to ditching, diking or fencing;
(g) acts or uses detrimental to such retention of land or water areas; and
(h) acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

12. Prior to commencement of construction and in accordance with the work schedule herein, the permittee shall submit an electronic or hard copy version of the documentation that the executed conservation easement for the mitigation area and associated buffer has been accepted by Broward County for recording.

LOCATION MAP



EXHIBIT - 1

0 0.01 0.02 0.04 0.06 0.08 Miles

BROWARD COUNTY FLORIDA

STAFF REPORT

Project Name:	Manor at Cypress Creek		
Permit Number:	06-80215-P		
Application Number	230405-60	**Concurrent Application:**	L2023-090; DF22-1357
Application Type:	New Environmental Resource		
Location	Broward County	**Section-Township-Range**	10-49-42
Permittee's Name:	CPN West LLC & F Land LLC		

Project Area:	22.10 acres	**Drainage Area:**	22.10 acres
Project Land Use:	Mixed-use		
Drainage Basin:	Coastal		
Receiving Body:	C-10 Canal		

Purpose

The construction and operation of a surface water management system to serve the redevelopment of an 8.15-acre parcel within a 22.1 acres master development known as Reflections.

Project Evaluation

Project Site Description:
The site is presently developed containing 7.89 acres of paved area and 3.6 acres of building area and a surface water management system that provides water quality treatment of storm runoff. The site is located South of McNab Road in between N. Andrews Avenue and I-95 (Cypress Creek Road Ramp) in the City of Fort Lauderdale.

Proposed Project Design:
The proposed construction will include 1.39 acres of new building area (for a total building area of 4.99 acres), 1.2 acres of paved/concrete area (for a total paved/concrete area of 6.28 acres) and the proposed drainage system. A system of swales, inlets and culverts will direct the storm runoff to 1.21 acres of lake area; 1.55 acres of existing to remain wetland area; 1.10 acres of underground vault (providing 4.4 ac-ft) for water quality treatment and storm runoff attenuation prior to discharging off-site. The discharge will be directed through a control structure consisting of a 1.125' W X 0.25' H rectangular bleeder with an invert at elevation 3' NAVD and a weir with crest elevation at 5.59' NAVD.

Full water quality for 22.1 acres is provided prior to connecting to the existing 1.55-acre wetland.

EXHIBIT - 2A

Environmental Summary:

Wetlands and OSWs
This project involves the construction of an 8.15-acre residential development and associated surface water management system containing wetland preserve / restoration area from a Broward County license (DF84-1049). Currently, the site contains 2.65 acres of uplands, 5.5 acres of jurisdictional wetlands, and no existing surface waters. The wetlands can generally be described as cypress swamp. The project will result in the removal/filling of 5.5-acres of wetlands on site, with none remaining in the project area, and the creation of two lakes totaling 1.21-acres (0.52 acre and 0.69 acre), each with three headwalls along the perimeter.

Wetland Impacts
The project will result in 5.5 acres of direct wetland impacts as described in the Environmental Data Table. The location of the wetlands that will be impacted can be found in the exhibits.

Elimination and reduction of Impacts
The applicant has addressed the elimination and reduction criteria in Section 10.2.1 of Volume I by modifying the initially proposed plan and enhancing / preserving 1.6835 acres of wetlands off site at Folio 494210360050.

Mitigation Plan
To mitigate for the wetland impacts, the applicant will purchase freshwater forested mitigation bank credits from the Florida Wetlandsbank (Pembroke Pines Mitigation Bank). The amount of mitigation was determined using the Wetland Benefit Index. The amount of mitigation required by the Department is 3.89 freshwater forested mitigation bank credits. The final scores, approved by Department staff, can be found in the Exhibits.

Cumulative Impact Assessment
The proposed mitigation is located within the same basin as the impacts; therefore, pursuant to Section 10.2.8, ERP AH Vol. I, the project will not result in unacceptable cumulative impacts to the New River Drainage Basin.

Monitoring/Maintenance
The preserved area will be monitored by the permittee for five years. The Restoration Plan (in the exhibits) describes the monitoring methodology and maintenance activities. Monitoring will include vegetative cover, hydrologic conditions, wildlife usage and recommendations for maintenance work. Maintenance criteria are found in the special conditions. Annual reports shall be submitted to the Department in accordance with the work schedule. Maintenance will then be conducted in perpetuity by the permittee.

Legal Issues
The offsite enhancement / preservation area will be encumbered by a conservation easement dedicated to the South Florida Water Management District.

Fish, Wildlife, and Listed Species
The wetlands or surface waters to be impacted provide habitat for wetland-dependent species. The proposed mitigation will provide or improve habitat for wetland-dependent/ aquatic species. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

Environmental Evaluation Table:

Summary

Wetlands and Other Surface Waters:	5.5 acres
Direct Impacts:	5.5 acres
Secondary Impacts:	0.0 acres
Net UMAM Functional Loss / Gain	0 units
Total Onsite Mitigation Area:	0.0 acres
Total Offsite Mitigation Area:	1.685 acres

Mitigation Bank Type		Total Credits
Florida Wetlandsbank	FF	3.89
Total:		3.89

EXHIBIT - 2B

Special Concerns

Operating Entity CPN West LLC & F Land LLC
Attention: Yoav Merary
6301 NW 5th Way, Suite 2600
Fort Lauderdale, FL 33309

Waste Water System/Supplier: G.T. Lohmeyer

EXHIBIT - 2C

STAFF RECOMMENDATION:
South Florida Water Management District rules have been adhered to and an Individual Permit should be granted.

06-80215-P; STAFF REVIEW:

Surface Water Management Program:

Giovanni Conde, Environmental Program Supervisor

Johana Narvaez, M.S., Environmental Program Manager

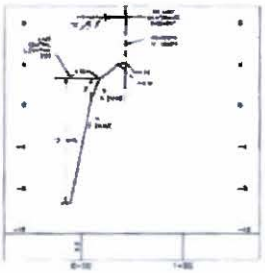
Aquatic and Wetland Resources Program:

Michelle Decker, Environmental Project Coordinator

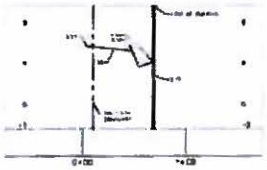
Linda Sunderland, Environmental Program Supervisor

EXHIBIT - 2D

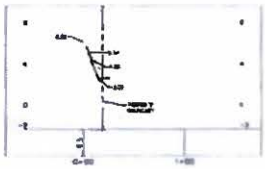
Kimley»Horn
CYPRESS CREEK RD
PREPARED FOR
THE RELATED GROUP
OF FLORIDA
PAVING, GRADING,
AND DRAINAGE
PLAN
SHEET NUMBER
C-400
EXHIBIT - 2



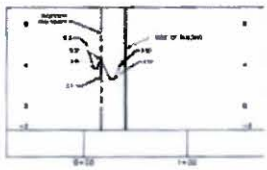
SECTION A



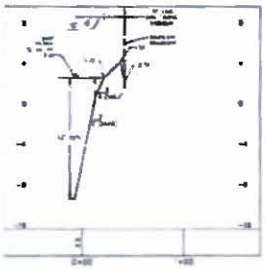
SECTION B



SECTION C



SECTION D



SECTION E

BROWARD COUNTY
Environmental Resource Permit
ERP No. 064021-P
Date 10/14/2024

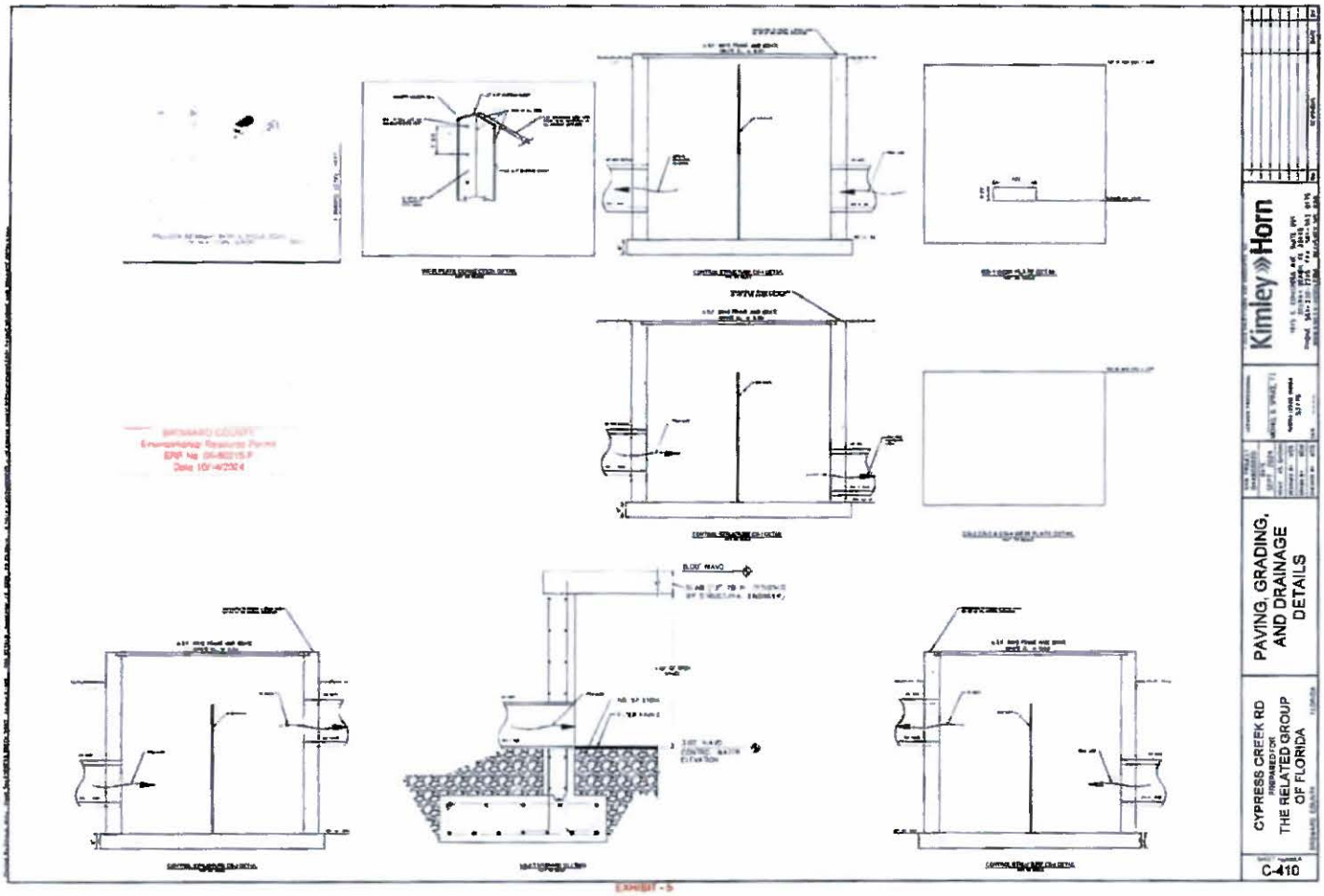
Kimley»Horn

TYPICAL SECTIONS

CYPRESS CREEK RD
PREPARED FOR
THE RELATED GROUP OF FLORIDA

C-401

EXHIBIT - 4



BROWARD COUNTY
Environmental Resource Permit
ERP No. 06-60215-P
Date 10/4/2024

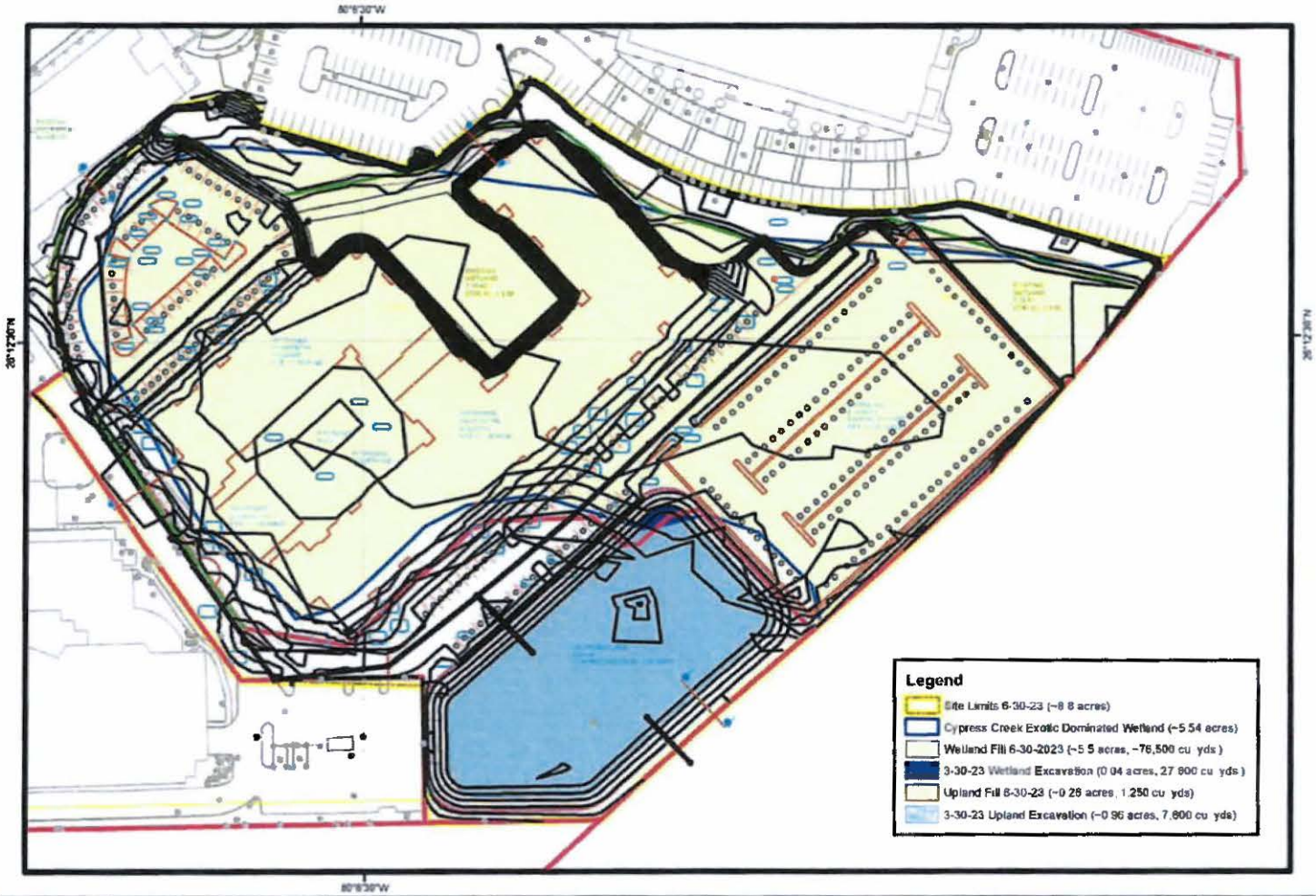
Kimley»Horn

PAVING, GRADING, AND DRAINAGE DETAILS

CYPRESS CREEK RD
PREPARED FOR
THE RELATED GROUP OF FLORIDA

C-410

EXHIBIT - 5



Document Name: Natural System Map-Revised Site Plan

06/05/2019	Revision Date: 9/25/2023	J. J. Goldasich and Associates, Incorporated	Related - Cypress Creek Parcel	Revised Site Plan Wetland Impacts	#1 BC RAI #1
100 50 0 100 Feet		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass	Amendment Area LAPC Aerial Photograph with Project Limits Ft. Lauderdale, Broward County, Florida		#2 BC RAI #2
					#3 Revised Plan
					#4 Revised Plan 4

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EXHIBIT - 6

www.GoldasichEnvironmental.com

Wetland Benefit Index (WBI) Worksheet

Project Number 22-1576, Cypress Creek-Related (Manor at Cypress Creek)

		Score	Notes
1. FISH AND WILDLIFE VALUES/ DIVERSITY (Select as many as apply)	**Possible Points**		
Fish or shellfish	1	1	
Waterfowl or Wading Birds	1		
Furbearer	1	1	
Amphibians, Aquatic Macroinvertebrates & Aquatic reptiles	1	1	
Endangered and Threatened Fauna	2		
(Apply to Freshwater Saltwater Brackish and Mitigation Systems)			
2. HYDROPHYTE DOMINANCE	**Possible Points**		
≥ 80%	3	3	
≥ 65% < 80%	2		
≥ 51% < 65%	1		
(Apply to Freshwater Saltwater, Brackish and Mitigation Systems)			
3. INTACTNESS OF WETLAND COMMUNITY (Select one category)	**Possible Points**		
Unaltered	5		
Altered Hydrology			
a) Slight	4		
b) Moderate	3		
c) Extreme	2		
(Apply to Freshwater Saltwater Brackish and Mitigation Systems)			
Alternate to (3) for Mitigation/ Voluntarily created systems only			
INTACTNESS OF MITIGATION SYSTEM (Select one category)	**Possible Points**		
Mitigation area complies with mitigation proposal and drawings for required hydrophytic vegetative association and hydrology	5		
Mitigation complies with the proposal and drawings for an alternate hydrophytic vegetative association and required hydrology	4		
Mitigation complies with the proposal and drawings for an alternate hydrophytic vegetative association and an alternate yet wetland hydro	3	3	
Mitigation area complies with wetlands hydrology but hydrophytic vegetative association is lacking or overgrown with nuisance species	2		
Mitigation area lacks hydrology and vegetative association	0		
4. CONNECTEDNESS, SURFACE, WATER HYDROLOGY (Select one category)	**Possible Points**		
Major Connection (Flowing Water or Floodplain)	5		
Minor Connection (Runoff Collection Point, etc.)	3	3	
Isolated from Surface Water System	2		
(Apply to Freshwater Saltwater Brackish and Mitigation Systems)			
5. CONNECTEDNESS, LOCATION IN LANDSCAPE (Select one category)	**Possible Points**		
Located within or directly contiguous to a significant natural area over greater than 25% of the parcel boundary	5	5	
Located directly adjacent to a significant natural area by less than 25% of the parcel boundary	3		
Located within 3,000 feet of a significant natural area and separated by suitable natural lands, or forming a direct corridor with or between other significant natural lands	2		
Located more than 3,000 ft from a significant natural area &separated by unsuitable lands,or developed areas only	1		
(Apply to Freshwater Saltwater Brackish and Mitigation Systems)			
6. HYDROPERIOD	**Possible Points**		
≥ 5 months Inundated or Saturated	3	3	
≥ 3 months < 5 months	2		
< 3 months	1		
(Apply to Freshwater Systems)			
Alternate to (6) for Saltwater, Brackish (Tidal) Systems only.			
HYDROPERIOD	**Possible Points**		
Inundated by >=90% high tides	3		
Inundated by "spring tides" only	2		
Saturated by normal tidal action	1		
7. SOILS	**Possible Points**		
Organic soil classified hydric soil, or required replacement soil in mitigation areas >= 12 inches or any thickness over bedrock/caprock	5		
Organic soil classified hydric soil, or required replacement soil in mitigation areas>=6< 12 inches	4	4	
Soil classified hydric soil, or required replacement soil in mitigation areas >=1<6 inches	3		
Organic soil classified hydric soil, or required replacement soil in mitigation area <= 1 inch	2		
(Apply to Freshwater Saltwater, Brackish and Mitigation Systems)			
8. NATIVE, NON - EXOTIC OR MITIGATION PLANT COVER (CURRENT)	**Possible Points**		
≥ 95%	4		
≥ 75% < 95%	3		
≥ 25% < 75%	2	2	
≥ 10% < 25%	1		
≤ 10%	0		
(Apply to Freshwater Saltwater Brackish and Mitigation Systems)			
9. HABITAT DIVERSITY	**Possible Points**		
≥ 3 communities embedded in site	5		
2 or 3 communities	3		
One community, mosaic	2	2	
One community, monoculture	1		
(Apply to Freshwater Saltwater Brackish, or Mitigation Systems)			
10. HABITAT DIVERSITY WITHIN 1,000 FEET	**Possible Points**		
≥ 3 alternative habitats available	3	3	
2 or 3 alternative habitats	2		
One alternative habitat	1		
(Apply to Freshwater Saltwater, Brackish or Mitigation Systems)			
	TOTAL PTS.	31	
	WBI	0.70	(Total Pts./44)

	Size	PPWMB Credits	Total Cost
Acres	5.55	3.89	$1,168,650.00

EXHIBIT - 7

151 North Nob Hill Road
Suite 458
Plantation FL 33324
Tel 954.642.2427
Fax 866.433.4057

The Wetlandsbank™ Company LLC

July 6, 2023

Michelle Decker, M.S.

Environmental Project Coordinator
Resilient Environment Department
Environmental Permitting division
Natural Resources Program

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

Re: Manor at Cypress Creek
Surface Water Management License Application No. L2023-060
Environmental Resource License Application No. DF22-1357
SFWMD Application No. 230405-60

Dear Ms. Decker,

The letter is to confirm that the above referenced project has a fully executed contract and the purchaser has made final payment for the 3.89 forested credits to be transferred from the Florida Wetlandsbank at Pembroke Pines.

Please let me know if you have any questions or need additional information.

Robert B. Miller
President

EXHIBIT - 8



EXHIBIT - 9

SKETCH AND DESCRIPTION

PORTION OF PARCEL 'A'

REFLECTIONS
(P.B. 119, PG. 45, B.C.R.)
CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County Florida, being described as follows:

Beginning at the northwest corner of said Parcel 'A'; thence N89°16'41"E, 29.42 feet; thence S01°41'30"E, 384.47 feet (the previous two calls being along the west line of said Parcel 'A'); thence N88°17'40"E, 235.76 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'46"E, 12.75 feet; thence N50°50'54"E, 18.22 feet; thence N03°09'58"E, 14.63 feet; thence N27°04'16"W, 31.60 feet; thence N55°09'16"E, 36.21 feet; thence N31°19'34"W, 93.81 feet; thence N35°18'06"W, 47.76 feet; thence N44°55'52"W, 74.60 feet; thence N03°05'36"W, 5.52 feet; thence N59°17'26"W, 38.03 feet; thence N55°31'58"W, 22.35 feet; thence N46°51'46"W, 67.24 feet; thence N49°44'28"W, 89.23 feet to the north line of said Parcel 'A' also being a point on the arc of a curve (radial bearing to said point bears N39°18'54"W), concave to the southwest, having a radius of 2237.01 feet and a central angle of 00°48'41"; thence southwesterly along the north line of said Parcel 'A' an arc distance of 31.68 feet to the **Point Of Beginning.**

Said lands lying in The City of Fort Lauderdale, Broward County, Florida and containing 73,335 square feet (1.6835 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Parcel 'A' having a bearing of S01°41'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/4/2024

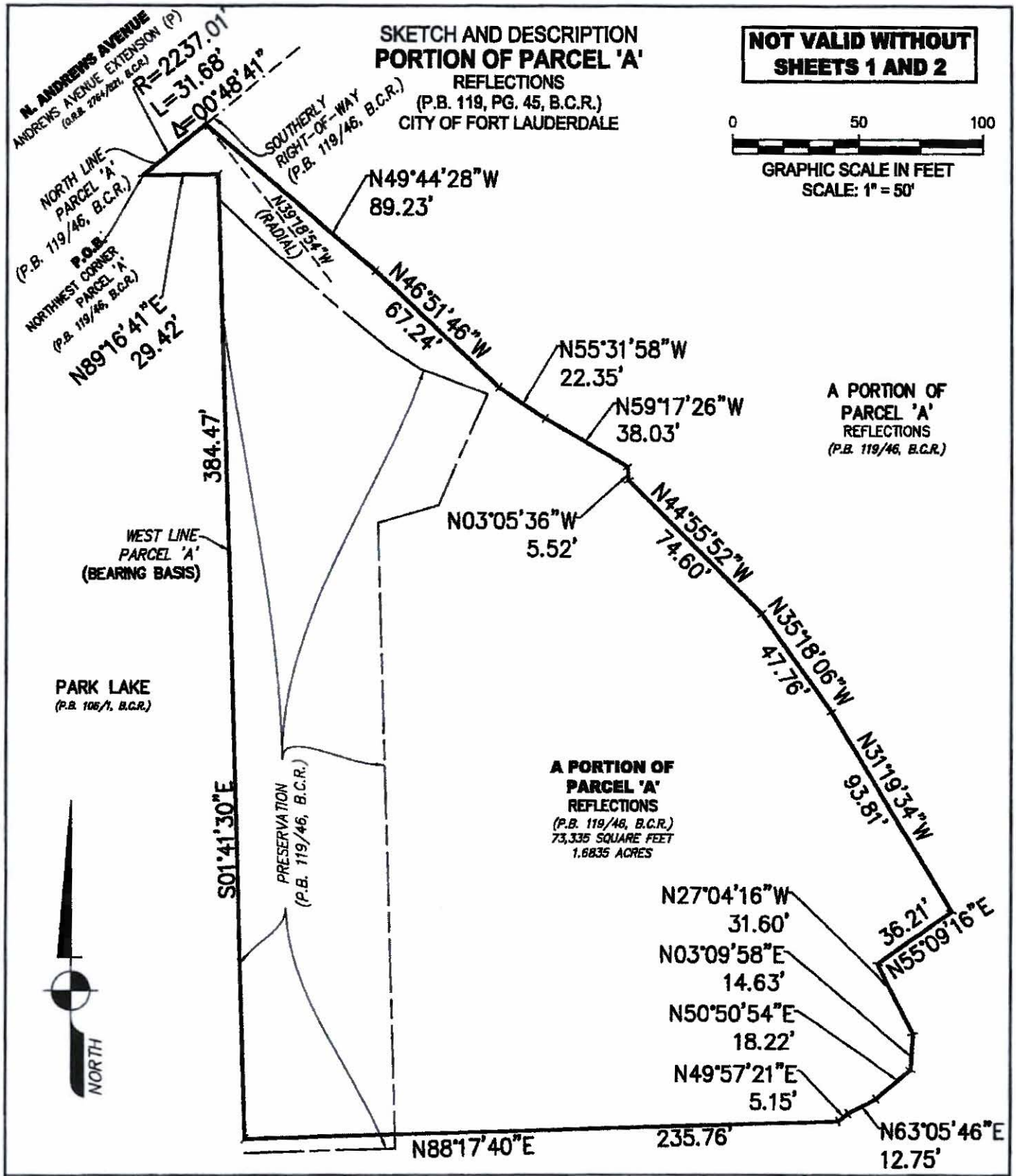
NOT VALID WITHOUT SHEETS 1 AND 2

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 11985-7 SCALE: 1" = 50' DATE: 06/04/2024 BY: L.B. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 1 OF 2

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EXHIBIT "10"



SKETCH AND DESCRIPTION

PORTION OF PARCEL 'A'

REFLECTIONS
(P.B. 119, PG. 45, B.C.R.)
CITY OF FORT LAUDERDALE

NOT VALID WITHOUT SHEETS 1 AND 2

0 50 100

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

REVISIONS

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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EXHIBIT "A"

JOB #:	11985-7
SCALE:	1" = 50'
DATE:	06/04/2024
BY:	L.B.
CHECKED:	J.T.D.
F.B. N/A	PG. N/A
SHEET:	2 OF 2

050 Parcel Restoration Plan

☐ Objectives 332.4(c)(2)

The 050 Parcel wetland area has been subjected to regional and nearfield drainage, as well as onsite artificial hydrological manipulation by adjacent commercial development. This has resulted in a loss of sustained wetland hydrology and encroachment by invasive exotic plants and other undesirable vegetation. The objective of the onsite restoration plan is to restore and preserve this site as a sustainable wetland area in perpetuity. As such, the project will include the removal the dilapidated boardwalk, exotic vegetation, where the exotic vegetation is most dense and native tree impacts can be avoided or minimized root ball removal will result in some changes to existing grade and this will improve hydrology in those areas. Once the exotic vegetation is removed the areas will be replanted with native Cypress Forest community vegetation. All debris and spoil within the tree roots will be removed from the restored and enhanced wetland area and disposed of in an approved location. A Uniform Mitigation Assessment Method (UMAM) value of 0.40 is the current condition of the site. A score of 0.77 UMAM is targeted for the restoration area by the end of year 4 following restoration.

☐ Site Selection 332.4(c)(3)

The onsite restoration area work will be within the limits of the existing forested area and include exotic vegetation and tree removal. This site was selected because it is located near the proposed development site and like the development site contains areas of remnant cypress forest community negatively impacted by invasive exotic vegetation. This site also benefits from close proximity to the nearby surface water areas and being juxtaposed to an existing similar natural area, under unrelated and separate ownership.

The intent of this Restoration Plan is to restore the 1.55 acre site to a high quality cypress forest wetland community. Treated storm water from the proposed development and adjacent lands will be directed to the restored and enhanced wetland where feasible. The restoration and enhancement area contains SFWMD and Broward County jurisdictional wetlands and will also meet the State of Florida wetland jurisdictional criteria following restoration and enhancement.

☐ Site Protection Instrument 332.4(c)(4)

The restored area will be protected from unauthorized impacts by signage, and site access control. A Conservation Easement (CE) will be placed over the entire restored and enhanced wetland area, and will be recorded in the records of Broward County following permit issuance and removal of the LAPC designation on the development parcel. If acceptable to the agencies, the area will be dedicated to an appropriate governmental entity for perpetual protection following the initial 5 years of monitoring and maintenance.

EXHIBIT - 12

☐ **Baseline Information 332.4(c)(5)**

The UMAM assessment is based on multiple site assessments, historic aerial photographs, adjacent site conditions and application of reasonable scientific judgment. The wetland quality and extent has continued to degrade over time and the current UMAM assessment score of 0.40 was generated as the current, base line condition. The lack of sufficient stormwater input has reduced the hydrology of the site, making it a suitable location for non-native invasive plants to thrive and out compete the few remaining native wetland trees of the area. Exotic vegetation in the central part of the wetland is a mix of Brazilian pepper, Bishop's wood, ferns, and young seedlings of Bishop's wood a small number of mature cypress remain within the proposed enhancement area. Cypress tree recruitment within the area is not evident. Wildlife utilization, wading bird use, nests, burrows, or dens are not present due to dense understory and sub-canopy of invasive vegetation and the lack of significant areas with ponded or flooded conditions.

☐ **Determination of Credits 332.4(c)(6)**

The proposed restoration project is designed to replace and enhance the natural conditions in the wetland and directly adjacent areas by removal of non-native and invasive vegetation, incorporating improvements to hydrology by both scraping and capillary action from adjacent waters, re-direction of site and adjacent area storm water to and through the wetland and perpetual maintenance and protection of the area by a CE. Wetland improvements have been evaluated by the Florida Uniform Wetland Mitigation Assessment Methodology (UMAM). The current condition of the wetland results in a UMAM score of 0.40. Following restoration and enhancement of the existing forested wetland area the UMAM score is projected to be 0.77. The wetland mitigation for the project has been compensated for by the purchase of wetland mitigation credits from the Pembroke Pines Wetland Mitigation Bank (PPWMB) so the credit generation is not to be applied to any wetland mitigation needs. Rather, the additional restoration of this 1.55 acre area provides enhanced regional ecological value in accordance with Section 10.2.1.2 of the ERP Applicant's Handbook; and will compensate for the unavoidable loss of the degraded LAPC within the limits of the development site.

☐ **Restoration Work Plan 332.4(c)(7)**

The proposed restoration actions will include the following work elements:

1. Work Site Selection and Assessment
    a. Classify habitat areas
2. Field Delineation and Survey for final Baseline Report
    a. ID work areas
3. Identify Proposed Refugia Sites
4. Removal of Berm and Debris
    a. Wetland perimeter scraping
5. Removal of Undesirable Vegetation
6. Conduct As-built Survey
7. Install Native Wetland Vegetation
8. Conduct Time Zero Assessment
9. Time Zero UMAM Assessment
10. Maintenance and Monitoring

EXHIBIT - 13

a. Monthly (year 1-2), Quarterly (year 3-4) and Bi-annually (year 5) as needed
b. May be adjusted according to Adaptive Management Plan Assessments
11. Yearly UMAM Assessment until success criteria are met or exceeded
12. Adaptive Management Assessment and Evaluation
    a. Maintenance

☐ **Maintenance Plan 332.4(c)(8)**

Site maintenance will be conducted monthly for the first two years, quarterly for the subsequent two years and bi-annually during the fifth year. However, if site success criteria are met earlier, maintenance may be adjusted accordingly. If at any time the conditions defined in the "***Adaptive Management Plan***" are not met, additional maintenance will be employed until the conditions of the Plan are again met or exceeded.

MEASURABLE SUCCESS CRITERIA:

Specifically, the restoration area will meet the following criteria and achieve the stated performance standards by the end of the 4th year of the monitoring period. If the performance standards are not met, a remediation program described in the "Adaptive Management Plan" will be implemented.

a) The area will maintain a **minimum of 80 percent cover by appropriate native wetland species**, including planted and naturally recruited plants, (i.e., FAC or wetter).
b) The area will have **less than 5 percent cover by Category I and II invasive exotic plant species**, pursuant to the most current list established by the Florida Exotic Pest Plant Council at http://www.fleppc.org.
c) The restoration and enhancement area will have **less than 20 percent mortality of the planted wetland species and be maintained with less than 20 percent mortality**. Natural recruitment of suitable native wetland vegetation will be encouraged and be included in the percent cover and survivorship as beneficial vegetation for the wetland assessments.
d) The restoration and enhancement area will include hydrologic enhancement by exotic vegetation removal including root masses and improved stormwater inputs to improve site hydrology. As a result, the **upper 12 inches of the soil profile will be saturated a minimum of 5 percent of the growing season** and meet the wetland definition contained in chapter 62.340 F.A.C.

☐ **Performance Standards 332.4(c)(9)**

The performance standards are included in the maintenance plan (above) and in the "Adaptive Management Plan" attached to and made a part of this restoration plan and are specifically defined as:

1. Removal of a minimum of 95% of non-native and invasive exotic vegetation from 1.55 acres,
2. Enhancement of a minimum of 0.40 acres of existing jurisdictional wetlands by removal of exotic vegetation,
3. Replanting 1.55 acres with a mixture of native wetland trees, shrubs, and herbaceous plants according to the attached Planting Plan,
4. Survival of at least 80% of installed wetland vegetation,
5. Hydrological improvements resulting in soil saturation in the upper 12 inches for 5% of the growing season or greater,
6. A minimum of 80% overage by native wetland and mesic vegetation in the 1.55-acre restoration area,

☐ **Monitoring Requirements 332.4(c)(10)**

Monitoring will be conducted during each maintenance event as follows:

1. Year 1-2 = Monthly
2. Year 3-4 = Quarterly
3. Year 5 = Bi-annually

Monitoring reports will be provided based on the schedule (within 60 days of end of each cycle) until the five-year monitoring period is completed. Anytime that the conditions outlined in the "***Adaptive Management Plan***" are not met, a more aggressive monitoring and maintenance effort will be initiated until the conditions of the Plan are again met. In the event of the need for such actions, a supplemental letter report will be prepared and submitted to the agencies. Any supplemental letter report, if needed, will include the reason for the increased monitoring and maintenance, any excursion(s) from the restoration plan and the remediation efforts being conducted to bring the site back into compliance with the Plan.

REPORTING REQUIREMENTS:

a. Perform a **Time-Zero** monitoring event of the wetland restoration area and submit to the agencies within 60 days of completion of the restoration objectives.
    a. The Time-Zero report will include at least one paragraph re-stating the baseline conditions of the area prior to initiation of the work and a detailed plan view drawing of all created, enhanced and/or restored wetland areas.
b. Subsequent to completion of the restoration actions, perform monthly, quarterly and bi-annual monitoring of the area as outlined above for the 5 years of monitoring.
c. Submit monitoring reports as outlined above within 60 days of the end of each monitoring year.

A table will be used for comparing the performance standards to the conditions and status of the developing restoration site. A copy of the proposed Table is shown below:

EXHIBIT - 15

Element	Past Condition	Current Condition	Remedial Actions
Remove undesirable vegetation-Restoration Area	1	1	*Include a description of any remedial actions and why they are needed.*
Remove Undesirable vegetation-Enhancement Area	1	1	
Plant according to planting plan	1	1	
Maintain according to Permits			
• **Plants**	1	1	
• **Hydrology**	2	1	
• **Soils**	2	1	

1=good, 2=fair, 3=poor, 4=remediation needed (see discussion)

Summary Data: A summary will be provided to substantiate the success and/or potential challenges associated with the restoration project. Photo documentation will be provided to support the findings and recommendations referenced in the monitoring report and to assist in evaluating whether the restoration project is meeting applicable performance standards for that monitoring period. Submitted photos will be on a standard 8 ½" x 11" piece of paper, dated, and clearly labeled. The photo location points will be identified on the appropriate maps of the wetland area.

Maps and Plans: Maps will be provided to show the location of the restoration site relative to other landscape features, habitat types, locations of photographic reference points, transects, sampling data points, and/or other features pertinent to the restoration plan. In addition, the submitted maps and plans will clearly delineate the restoration site perimeter. Each map or diagram will be formatted to print on a standard 8 ½" x 11" piece of paper and include a legend and the location of any photos submitted for review.

Conclusions: A general statement will be included that describes the conditions of the restoration and enhancement project. If performance standards are not being met, a brief explanation of the difficulties and potential remedial actions proposed, including a timetable, will be provided. The Table above will be used in the summary and conclusions section to specifically identify which performance standards are being met, those that may not be met at the current time and specific remedial actions that may be needed (if any) to bring the area back into compliance.

Remediation: If the restoration fails to meet the performance standards 3 years after completion of the restoration and enhancement objectives, the restoration and enhancement project will be deemed unsuccessful. Within 60 days of notification by the agencies that the restoration and enhancement is unsuccessful, an alternate proposal sufficient to meet the original goals of the plan will be submitted. Within 120 days of agency approval, the remediation plan will be implemented and completed.

EXHIBIT - 16

☐ **Long-term Management Plan 332.4(c)(11)** Long term maintenance of the restoration area will be conducted on an as needed basis to maintain the area within the target conditions of the plan as defined by the "**Adaptive Management Plan**". Following the initial 5 year monitoring and maintenance period, and if acceptable to the agencies, the area will be dedicated to a local governmental entity, for perpetual management as a high quality Cypress Forested wetland area.

☐ **Adaptive Management Plan 332.4(c)(12)** The "**Adaptive Management Plan**" will be used as a guide to maintain the area as a wetland area ad defined by the permits and licenses. Long term maintenance of the area should require minimal effort once the newly installed vegetation becomes established due to improved hydrological and soil conditions. Threats to long term maintenance of a natural wetland forest community are limited to natural disasters such as fire and major storm events.

☐ **Financial Assurances 332.4(c)(13)** Financial will take the form of a Bond or Letter of Credit that will cover 110% of the projected restoration and enhancement costs as well as the maintenance and monitoring for the first 5 years following Time-Zero reporting.

☐ **Other Information 332.4(c)(14)** Additional information that may be generated during the permitting of the project and as a result of the Time-Zero report.

Perpetual Conservation: A conservation easement (CE) will be provided that requires the perpetual protection of this entire restored and enhanced wetland area. The CE will include the following criteria and prohibited actions:

a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground are prohibited. Elevated boardwalks, hiking trails will be permitted as long as they do not involve any of the other prohibited uses listed below:
b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive material.
c) Removal or destruction of native and desirable trees, shrubs, or other vegetation except below the elevated boardwalk.
d) Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface of the wetland area.
e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
g) Acts or uses detrimental to such retention of land or water areas.
h) Acts or uses that may be detrimental to native wildlife utilization of the restored and enhanced wetland area.
i) Acts or uses detrimental to the preservation of the structural integrity or the physical appearance of sites or properties of historical, architectural, or cultural significance.

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Owner:

CPN West LLC & F Land LLC
Attention: Yoav Merary
6301 NW 5th Way, Suite 2600
Fort Lauderdale, FL 33309

Applicant:

CPN West LLC & F Land LLC
Attention: Yoav Merary
6301 NW 5th Way, Suite 2600
Fort Lauderdale, FL 33309

Engineering Consultant:

Kimley-Horn and Associates, Inc.
Attention: Mr. Michael D. Spruce, P.E.
1615 S Congress Avenue Suite 201
Delray Beach, FL 33445

Other:

City of Fort Lauderdale Building Official
Army Corps of Engineers

EXHIBIT - 18

Exhibit 2

City of Fort Lauderdale Resolution and Agreement

CERTIFICATION
I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 23rd day of June, 20 25
City Clerk

RESOLUTION NO. 25-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B".

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.

SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.

ADOPTED this 3rd day of June, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	Yea
John C. Herbst	Yea
Steven Glassman	Yea
Pamela Beasley-Pittman	Yea
Ben Sorensen	Yea

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT "B"

CONDITIONS TO THE CITY OF FORT LAUDERDALE'S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

a. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City.

e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

LOCAL AREA OF PARTICULAR CONCERN (LAPC) AGREEMENT BETWEEN CITY OF FORT LAUDERDALE AND CPN WEST, LLC

This is an Agreement between the **City of Fort Lauderdale**, a Florida municipal corporation ("City") and **CPN West LLC**, a Florida limited liability company ("CPN")

RECITALS

A. CPN is the owner of real property located in the City of Fort Lauderdale, as described in *Exhibit 1* to this Agreement ("LAPC Parcel").

B. In March of 1989, the LAPC Parcel was designated as a Local Area of Particular Concern ("LAPC") by Broward County.

B. CPN has applied to Broward County to remove the LAPC designation for the property on the basis that the LAPC parcel no longer meets the criteria for designation as an LAPC and that an Environmental Resource Permit has been obtained, subject to the purchase of 3.89 credits in the Pembroke Pines Mitigation Bank and the restoration of a parcel adjacent to the LAPC Parcel, which is 1.68 acres.

D. The Broward County Planning Council requires correspondence from the City advising of the City's position regarding the removal of the LAPC designation.

E. The City Commission at its meeting of June 3, 2025 considered CPN's request for removal of the LAPC designation and voted to adopted Resolution No. 25-94, which is attached to this Agreement as *Exhibit 2* ("LAPC Resolution"), supporting the request for removal of the LAPC designation from the LAPC Parcel, subject to the conditions described in Exhibit B to that Resolution ("Resolution Conditions").

F. The LAPC Resolution required CPN to enter into an agreement with the City of Fort Lauderdale, agreeing to the Resolution Conditions for the City Commission's support to be effective and delegated authority to the City Manager to execute said agreement.

G. Therefore, City and CPN are hereby entering into the Agreement contemplated by the LAPC Resolution.

NOW THEREFORE, the City and CPN agree as follows:

1. **Agreement with Resolution Conditions.** CPN hereby agrees to comply with the Resolution Conditions which state:

    a. The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall be provided within the boundary limits of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase; and.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City; and

e. The restoration plan for the 1.68-acre site described in *Exhibit 3* ("Restoration Site") shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

2. **Effectiveness of CPN's Obligations.** The obligations set forth in Section 1 above shall become binding upon the CPN and the LAPC Parcel upon the County Commission approving the removal of the LAPC designation and the Land Use Plan Amendment to the Broward County Land Use Plan becoming final, with no appeals taken, or if taken, with such appeals resolved in favor of the removal of the LAPC designation. If removal of the LAPC designation is denied by the County Commission, or otherwise does not become effective as the result of the state Comprehensive Plan process or litigation, the obligations set forth in Section 1 shall be of no further force and effect and this agreement shall be deemed automatically terminated by the parties to this Agreement.

3. **Recordation.** Upon removal of the LAPC designation on the LAPC Parcel becoming final, this agreement in executed and recordable form, shall be recorded by the applicant in the public records of Broward County, Florida, and shall be binding upon the LAPC Parcel.

4. **Agreement to be Provided to County.** The City hereby agrees that upon full execution of this Agreement, CPN shall be entitled to provide a copy of this Agreement containing the LAPC Resolution to the Broward County Planning Council for the Planning Council's consideration of the CPN's request to remove the LAPC designation from the LAPC Parcel.

5. **Modification or Termination of Agreement.** Other than the automatic termination of this Agreement as specifically provided for in Section 2 above, this Agreement may only be terminated or modified by the execution of an amendment to this Agreement by the City and by the then owner of the LAPC Parcel provided that if the amendment affects the Restoration Site, the owner of the Restoration Site shall also be required to be a party to the amendment.

In Witness Whereof, this Agreement has been executed by the parties to this Agreement as set forth below, on the date written below their signatures.

CPN WEST, LLC
a Florida limited liability company

By: CPN West Management Inc., its Manager

By:_____
Yoav Merary, President

Dated: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical presence or _____ online notarization this _____ day of _____, 2025, by YOAV MERARY, as President of CPN WEST MANAGEMENT INC.,, a Florida corporation, on behalf of the corporation, as Manager of CPN WEST LLC,, a Florida limited liability corporation, who is personally known to me or has produced _____as identification.

_____
Notary Public Signature

SEAL

My Commission Expires _____

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By:_____
Rickelle Williams, City Manager

Dated: _____

ATTEST:

By:_____
David R. Soloman, City Clerk

Approved as to Legal Form
and Correctness

D'Wayne M. Spence
Interim City Attorney

By:_____
D'Wayne M. Spence

Exhibit 1

Legal Description
LAPC Parcel

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

CERTIFICATION
I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 23rd day of June, 20 25
City Clerk

RESOLUTION NO. 25-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B".

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.

SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.

ADOPTED this 3rd day of June, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	Yea
John C. Herbst	Yea
Steven Glassman	Yea
Pamela Beasley-Pittman	Yea
Ben Sorensen	Yea

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT "B"

CONDITIONS TO THE CITY OF FORT LAUDERDALE'S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

a. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City.

e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

Exhibit 3

Legal Description

1.68 Acre Restoration Site

SKETCH AND DESCRIPTION
PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119, PG. 45, B.C.R.)
CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County Florida, being described as follows:

Beginning at the northwest corner of said Parcel 'A'; thence N89°16'41"E, 29.42 feet; thence S01°41'30"E, 384.47 feet (the previous two calls being along the west line of said Parcel 'A'); thence N88°17'40"E, 235.76 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'46"E, 12.75 feet; thence N50°50'54"E, 18.22 feet; thence N03°09'58"E, 14.63 feet; thence N27°04'16"W, 31.60 feet; thence N55°09'16"E, 36.21 feet; thence N31°19'34"W, 93.81 feet; thence N35°18'06"W, 47.76 feet; thence N44°55'52"W, 74.60 feet; thence N03°05'36"W, 5.52 feet; thence N59°17'26"W, 38.03 feet; thence N55°31'58"W, 22.35 feet; thence N46°51'46"W, 67.24 feet; thence N49°44'28"W, 89.23 feet to the north line of said Parcel 'A' also being a point on the arc of a curve (radial bearing to said point bears N39°18'54"W), concave to the southwest, having a radius of 2237.01 feet and a central angle of 00°48'41"; thence southwesterly along the north line of said Parcel 'A' an arc distance of 31.68 feet to the **Point Of Beginning.**

Said lands lying in The City of Fort Lauderdale, Broward County, Florida and containing 73,335 square feet (1.6835 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Parcel 'A' having a bearing of S01°41'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/4/2024

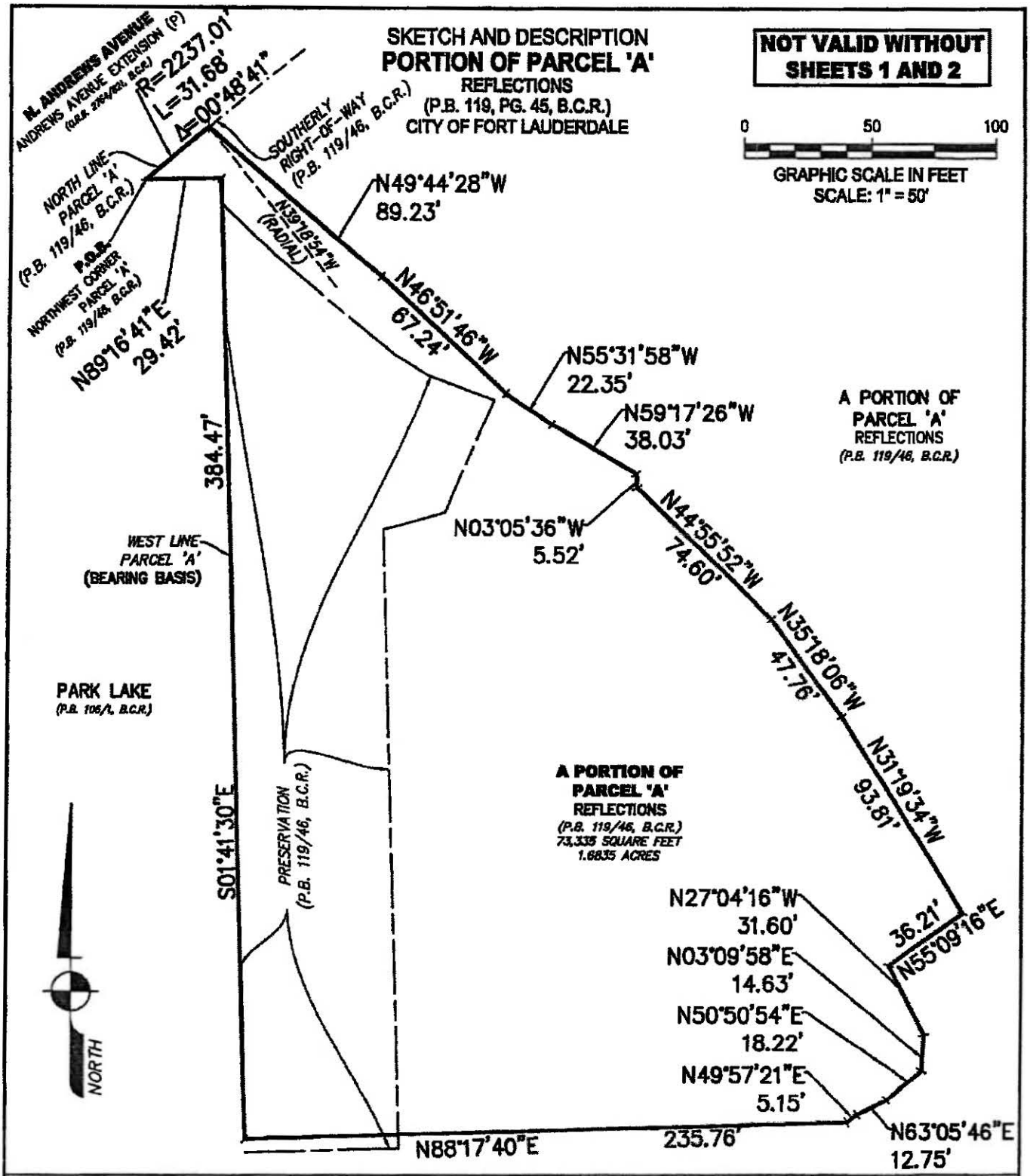
NOT VALID WITHOUT SHEETS 1 AND 2

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS	AVIROM & ASSOCIATES, INC.	JOB #:	11985-7
	SURVEYING & MAPPING	SCALE:	1" = 50'
	50 S.W. 2nd AVENUE, SUITE 102	DATE:	06/04/2024
	BOCA RATON, FLORIDA 33432	BY:	L.B.
	(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED:	J.T.D.
		F.B.	N/A PG. N/A
		SHEET:	1 OF 2

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EXHIBIT



REVISIONS

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EXHIBIT

JOB #:	11985-7
SCALE:	1" = 50'
DATE:	06/04/2024
BY:	L.B.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	2 OF 2

Exhibit 2

LAPC Resolution

Exhibit 3

Response Document

This Response Document includes the following:

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1. Response to Environmental Resource Division	8
2. Response to Urban Planning Division	17
3. Response to Parks Division	21
4. Report by JJ Goldasich and Associates	23

A. Response to the Environmental Permitting Division

1. An Environmental Resource Permit for Site #83 was issued by the Environmental Permitting Division on October 14, 2024.

The issuance of the Environmental Resource Permit by Broward County EPD, allowing development of the site, is inconsistent with EPD's objections now to the removal of the LAPC designation and development of the Site. The issuance of the permit means that the conditions to allow development of the Site have been fully assessed and addressed by the permit.

Broward County EPD, acting under its delegated authority from Florida Department of Environmental Protection and the South Florida Water Management District issued Environmental Resource Permit (No. 06-80215-P) on October 14, 2024 for Site #83. The permit allows the Site to be developed, subject to the purchase of 3.89 mitigation credits in the Pembroke Pines Mitigation Bank and the restoration of a 1.6835-acre adjacent site, within the same office park as the LAPC is located. A copy of the permit has been attached as Exhibit 1 to the cover letter. The mitigation credits have been purchased and paid for in an amount more than a million dollars.

At the beginning of the permit process, during a site visit, it was agreed by EPD and the Applicant's biologist that offsite mitigation in an approved mitigation bank with the appropriate number of mitigation credits would provide ecological compensation for the development impacts to the Site.

As a result, a contract for the purchase of mitigation credits in the Pembroke Pines Wetlands Bank was entered into and substantial deposit of hundreds of thousands of dollars was paid by the Applicant. To obtain that contract necessary for meeting the proposed permit requirements, the Applicant was required to agree to pay the balance 12 months later. In addition to the offsite mitigation, and because the mitigation was being provided in an offsite mitigation bank, the Applicant agreed to restore 1.6835-acre site within the overall office park area ("Restoration Site"). A restoration plan for the Restoration Site was prepared and submitted as a condition of the permit issuance. A conservation easement will be required to be placed over that Restoration Site, requiring perpetual maintenance of the restored Site. JJ Goldasich and Associates has estimated the cost of that restoration as $538,106.00.

It is important to point out that the permit required more mitigation than the current site conditions would justify because the Applicant agreed with EPD's request to use a wetland benefit index ("WBI") score for the Site that might have existed had the LAPC Site been required to be continuously maintained. The Applicant's agreement to use an increase in the WBI was a concession by the Applicant because none of the agreements in place regarding the LAPC Site require the property owner to maintain the Site. Those agreements simply prohibit structures from being built within the Site.

2. **The Site no longer meets the criteria for designation as an LAPC in the Cypress Wetland Community**

Site #83 has been designated as an LAPC in the category of a Cypress Wetland Community. To comply with that designation, the Site must:

1) **Meet the threshold condition that the Site exhibits a predominance of vegetation associated with the Cypress Wetland Community in all three strata of the community – the canopy, subcanopy and the understory.**

   If it fails that test, then no further analysis is needed, and the Site does not qualify as an LAPC.

2) **If the predominance criterion is met, then the Site must also demonstrate compliance with 3 of 5 additional criteria.**

The objection provided by the EPD maintains that the Site continues to meet the criteria for designation as an LAPC. In response, the Applicant has provided the analysis below, which: (i) describes the LAPC criteria as stated in the Broward County Land Use Plan, (ii) describes EPD's position regarding each criterion; and (iii) provides the Applicant's response for why the Site does not meet that criterion.

A. The Site Does Not Meet Predominance Test

Predominance is a requirement for sites in the Native Vegetative Communities Category. Predominance is explained as "having a predominance of vegetation associated with one or more of the following ecological communities." The ecological community said to be represented by Site #83 is Cypress Wetland Community. For a site to have a predominance of vegetation of the Cypress Wetland Community, the vegetation indicative of that community must be predominant in the canopy, subcanopy and understory. It is not.

Little to no native vegetation is present in the Site's subcanopy or understory. The altered hydrology of the Site can no longer sustain the Site as a Cypress Wetland Forest. As a result, the Site continues to trend to greater and greater dominance of exotics with no regeneration of the native cypress trees. Today, of the 6.21-acre Site, only about a scattered 1.8 acres of the Site consists of intermixed native and exotic tree canopy with scarce native subcanopy and understory. An analysis of the Site by Jim Goldasich based upon 150 hours of onsite study is attached as *Exhibit A* to this Response Document. The study describes the vegetative and hydrological characteristics demonstrating that the Site fails the predominance test.

B. Not only does the Site Does Not Meet the Predominance Test, but it also fails to meet 3 of 5 additional requirements for designation

The five criteria are: Uniqueness, Diversity, Low Level of Exotic Invasion, Potential for Protection and Geography

EPD has stated in its report to the Planning Council that the Site meets 4 of the 5 criteria: Uniqueness, Low Level of Exotic Vegetation, Potential for Protection and Geography.

1. Uniqueness

Land Use Plan Criterion: *The site contains a significant sample of rare or endangered species or, the site is among a small number of sites in Broward County representing a particular ecological community.*

Staff Comment:

EPD's staff has not asserted that the Site contains a significant sample of rare or endangered species, it does not. However, in support of the Uniqueness criterion, EPD states:

"The Site is unique especially in Broward County ***with other remaining areas located in parks and to the west of this Site."***

Applicant Response to Staff Comment*:*

EPD's staff comment in fact confirms that the Site #83 is not unique because sites west of Site #83 and sites in parks count in determining whether Site # 83 is unique.

The defined characteristic of "Uniqueness," considers **all of Broward County** in determining whether the Site is unique. Therefore, the fact that other sites are west of Site #83 does not make Site #83 unique in Broward County.

The defined characteristic of "Uniqueness" does not exclude parks in considering whether the Site is unique. In fact, it would be expected that the best Cypress Wetland Communities would be found in county parks and county owned natural areas because an original purpose of the LAPC program was to preserve sites for purchase as Environmentally Sensitive Lands. The LAPCs were designated in March of 1989 and the Environmentally Sensitive Lands Bonds were issued in April of 1989.

The Natural Land Inventory section of the Broward County Parks and Recreation website in explaining the County's program for acquiring the best natural lands states:

Through bond referenda in 1978 and 1989 the majority of the County's regional park and environmentally sensitive lands system was established. The 2000 Safe Parks and Land Preservation Bond Program provided $400 million to renovate the Parks system and acquire the remaining natural lands and open spaces for passive recreational use.

As the above statement indicates, the County has purchased the best environmentally sensitive lands. The Applicant is unaware of any effort to purchase the Cypress Creek LAPC Site.

In regard to whether there are other forested wetlands within Broward County we have attached as *Exhibit B* to this Response document , a map showing more than 2,000 acres of Forested Wetlands on 92 different sites within Broward County. Notable among those areas are the following County owned properties:

- Tall Cypress Natural Area
- Tradewinds Park
- Cypress Park
- Fern Forest
- Winston Park Nature Center

Summary – Site # 83 does not meet the Uniqueness Test.

---

2. Low Level of Exotic Invasion

***Land Use Plan Criterion**: the degree and nature of exotic invasion on the site such that it can be easily managed on the site.*

Staff Response:

The degree and nature of exotic invasion on the site can be easily managed. Exotics and invasive species are mainly located in the 10-20 perimeter of the site; however, its greatest extent the site is over 900' across and 400' wide. There are few exotics in the interior with many of the plants listed on the earlier site assessment report still viable and in various stages of growth on the site, including but not limited to numerous cypress trees, leather ferns, strap ferns, swamp ferns, pond apples and more. The interior hydrology is well established and is inhospitable to many exotic plants.

Applicant Response to Staff Comment:

The following summary of the degree of exotic invasion has been prepared by Jim Goldasich, a biologist, who has worked first in the field wetland regulation and then

wetland permitting for more than 40 years. Mr. Goldasich and his team have spent more than 150 hours at the Site analyzing the vegetation and hydrology

The vegetation and hydrological assessment of the Site shows that the Site has insufficient hydrology to support the Site as a Cypress Wetland and that the subcanopy and understory are dominated by non-native and invasive plants. Twenty quadrants randomly selected from the forested area were found to all be dominated by exotic or otherwise undesirable vegetation. Even in what is the remnant core drainage area of the parcel, young cypress, and wetland tree growth, necessary for the viability of the Site, is non-existent. The cypress canopy is not being replaced by native wetlands trees or shrubs as trees die off.

A photographic excerpt from the attached Site report performed by JJ Goldasich and Associates is shown below to demonstrate the exotic site conditions.



- Area within the "core wetland" and >95% of the trees and tree canopy consists of exotic trees.
- The leaves on the ground show no evidence of water staining, attached growth or siltation that should be found if the area were flooded or ponded for extended periods.
- The lack of growth of native wetland plants confirms poor hydrological conditions.
- The lack of Awfwuchs on plants and in the soil also supports poor hydrological conditions.

A more complete analysis by Jim Goldasich of the Site and the degree of exotic invasion is attached as Exhibit A.

Summary – The Site is predominated by exotic vegetation and does not exhibit hydrological conditions necessary for its survival.

3. Potential for Protection

Description of Criterion: *Ownership Patterns, Development Status and other factors make the resource of the Site likely to be successfully protected.*

Staff Response:

The site has been protected since the approval of the Reflections Plat in 1984 and has 8 different owners since then. The plat was recorded with a Note and an Agreement to preserve the remaining wetlands remaining In 1989 the Broward County Board of County Commissioners designated the area as an LAPC and an NRA area.

Applicant Response to Staff Comment:

The Site is not successfully protected as a Native Vegetative Community as evidenced by its condition. The only protection afforded to it is that the agreements with the County prevent any structures from being built within the Site. Successive owners have honored that requirement. Nonetheless that lack of development for 35 years has not protected the Site because its isolation and lack of proper hydrology have caused it to degrade over time to become an exotic dominated forest.

Years ago, it may have been thought that the Site, if left undeveloped, would be self-sustaining, but that has been shown not to be true. Native vegetation is not regenerating to replace the older and dead Cypress trees. Exotics dominate the vegetation in the subcanopy and understory throughout the Site. The Site will continue to degrade. Therefore, the current LAPC status, if continued would not afford any real protection. but instead, will result in continued degradation.



Summary Site #83 is not "protected" as a Cypress Forested Wetland because it no longer exhibits the criteria for that designation and will not in the future if it is required to remain as an LAPC.

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4. Geography

Description of Criterion: *The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfronts*

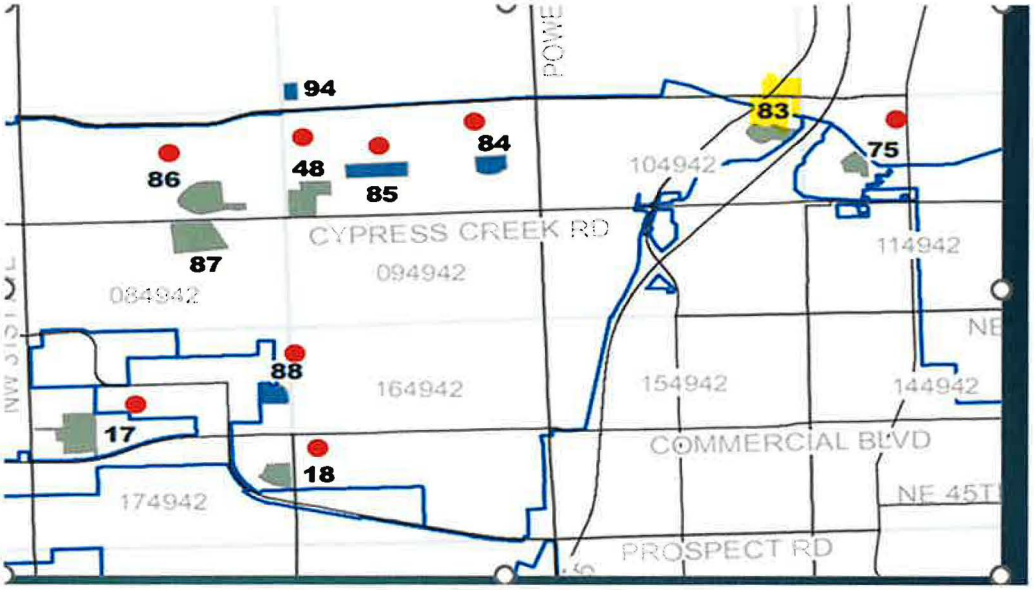
Staff Response:

Fern Forest Nature Center is approximately 3 miles to the northwest of the site. Tradewinds Park is approximately 4.3 miles to the northwest ESLs # 17,18,48, 84-88 are to the west southwest and Site 75 is Southwest. This site is on the path of the proposed expansion of the Broward County Greenway System.

Applicant Response to Staff Comment:

To meet the "Geography" criterion the *Site must be* ***proximate*** *to other resources that heighten its value.* The Sites mentioned in EPD's Response are not proximate to the Site (e.g., 3 miles 4.3 miles). The closest site mentioned in the Staff Response, which is Site # 75, is separated from Site # 83 by I-95 and its exit and entrance ramps. Because of that separation, Site #75 does not heighten the value of Site #83 as an LAPC either.

The map on the following page shows the sites mentioned by EPD (in red) as being proximate to Site #83, which is highlighted in yellow. As is evident from the map, the sites offered by EPD are truly not proximate to Site #83 in a manner that heightens its value.



The Site is isolated in the interior of an office park. At its location, there is no public access or visibility. It is immediately surrounded by office buildings, a hotel, parking areas, internal driveways and Interstate 95.



This isolation of Site #83 from other natural areas and from the historical hydrology, which has been encapsulated in the C-14 canal, has been contributing factor to the degradation of the Site.

Summary: Site #83 is not proximate to other natural areas which heighten its importance.

Conclusion as to EPD Comments : Site #83 does not meet the predominance test, nor does it meet 3 of the other five criteria for designation as an LAPC.

B. Response to Broward County Urban Planning Division

The Urban Planning Division in its comments has provided information regarding the LAPC Site, such as its mapped designations, its land use and zoning[1], plat and plat note status and a list of code sections applicable to LAPCs and wetlands in general. It is the position of the Applicant that those matters cited, other than the current land use and zoning, should no longer be applicable to Site #83 because the LAPC designation is no longer appropriate for that Site. The proposed development of the Site will be consistent with the County Land Use Activity Center designation and the City of Fort Lauderdale Uptown Urban Village Zoning.

The *Staff Findings* section of the Urban Planning Division Response provides the staff analysis of the Applicant's request for removal of the LAPC designation.

The predicate for the *Staff Findings* by the Urban Planning Division is that there are no criteria for removal of an LAPC. We do not find that position to be correct. The Broward County Land Use Plan in Section 7 of *the Implementation Regulations and Procedures* provides the criteria for designation as an LAPC. If Site #83 no longer exhibits the characteristics of an LAPC, then the Applicant may request removal of the designation based upon the absence of the necessary criteria. In support of the Applicant's position, the Environmental Permitting Division has also used those Section 7 criteria in its evaluation of this request for removal of the LAPC designation.

The following is the Applicant's response to the *Staff Findings* section of the Urban Planning Division comments.

1. Comprehensive Plan Policies. The following lists the policies cited by the Urban Planning Division in support of keeping the LAPC designation and the Applicant's response to the policy.

Policy C6.1 states that the County shall continue to maintain a Map of County Commission Designated properties of ecological concern to include those areas designated as LAPC, NRAs, ESLs, UWAs, and those land on the Urban Wilderness Inventory.

Applicant Response: The removal of the LAPC designation for Site #83, which no longer meets LAPC Criteria, does not violate the policy.

b. **Policy C6.7** states that the County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.

[1] With Land Use listed as Commerce (County) Employment Center (City) and Zoning B-3, but is now Land Use County - Activity Center; City Land Use - Urban Village TOD and City Zoning – Uptown Urban Village.

Applicant Response: The removal of the LAPC designation for a site that is now an exotic dominated forest in favor of developing the site to include 63 affordable units, the installation of native trees to achieve 86,000 square feet of native canopy at maturity, the restoration and preservation in perpetuity of a 1.68 acre restoration site and the purchase of mitigation credits in the Pembroke Pines Mitigation Bank is consistent with this policy.

c. **Policy C6.9** states that Broward County shall assess the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and develop coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.

Applicant Response: The removal of the LAPC designation for a site that is now an exotic dominated forest which does not provide a wildlife habitat in favor of developing the site to include 63 affordable units, the installation of native trees to achieve 86,000 square feet of native canopy at maturity, along with the restoration and preservation in perpetuity of a 1.68 acre restoration site and the purchase of mitigation credits in the Pembroke Pines Mitigation Bank is consistent with this policy.

d. **Objective CC4** – Utilize Green Infrastructure Solutions for Maximum Co-benefits -- Understand the value of ecosystem services to our community and expand green infrastructure to optimize the co-benefits of habitat restoration, coastal buffers, wetland mitigation, urban reforestation, natural night skies, and local food production, in order to create a healthy, enjoyable, and climate resilient environment.

Applicant Response: The Applicant's agreement with the City of Fort Lauderdale to fund the construction of the Greenway path along the southern bank of the C-14 Canal along with the plan to create a raised boardwalk path through the proposed 1.68-acre Restoration Site as well as boardwalks within the project's lake system are indicative of Green Infrastructure solutions.

e. **Policy WM3.9** states that Broward County will protect the water storage and water quality enhancement functions of wetlands, floodplains, and aquifer recharge areas through acquisition, enforcement of rules, and the application of best land and water management practices.

Applicant Response: The Applicant has obtained an Environmental Resource Permit for the development of a residential project on what is now designated as Site #83. That ERP issued for the Site reviews, assesses and approves plans for drainage as well as wetlands and requires permitted projects to meet Broward County's updated drainage requirements.

2. Protected designations have not changed in the last 40 years.

The three designations referred to in this section as not having changed are: Natural Resource Area ("NRA"), Local Area of Particular Concern ("LAPC") and Urban Wilderness Inventory. Each served a different purpose.

The LAPC designation and the NRA designations were not created by ordinances until 1989 in preparation for the County's Comprehensive Plan and the plan for acquiring Environmentally Sensitive Land with the then proposed Environmentally Sensitive Lands bond issue.

The Natural Resource Area designation does not prevent development of a site. It is simply a restriction on land clearing until a final site plan is approved by the local government. The purpose of the designation was to prevent property owners from prospectively clearing land to avoid permitting, regulation or designation.

The Local Area of Particular Concern designation was put in place to address requirements of the Comprehensive Plan and to create a list of sites for possible acquisition with the Environmentally Sensitive Bond issue funds.

The Urban Wilderness Inventory designation for Site #83 is considered to have been put in place for Site #83 when the County Commission took an informal action in 1979 to place this Site on a list of sites for possible acquisition in the future. The Urban Wilderness Inventory did not exist as a formal designation at that time. The designation of an Urban Wilderness Inventory site was not created until the adoption of the Urban Wilderness Inventory by Ordinance 92-12 on May 12, 1992. That ordinance both created the Urban Wilderness Inventory designation and the process for placing sites on the Inventory.

The length of time the designations have been in place is not a sufficient justification to keep those designations in place if the conditions of the site are no longer worthy of the designations. It is instructive to note that 46 years after that motion by the County Commission in 1979 and 36 years after the application of the LAPC designation to Site #83, the site is an exotic dominated forest, and no attempt has been made by the County to acquire it. Surrounding development, poor hydrology and isolation have caused Site #83 to degrade to an exotic dominated forest which will only continue to degrade further.

3. **The site is identified as a wetland and flood prone area requiring water quality protections**.

   The Environmental Resource Permit issued by Broward County Environmental Permitting Division adequately addresses wetland and drainage issues for the Site, which will be developed with three onsite lakes.

4. **Removal of the LAPC designation is not supported.**

   In support for the comment that removal of the LAPC designation is not supported the Urban Planning division has said that the site is a wetland and meets the LAPC criteria.

   However, as a site that, by its current condition has been shown not to be viable as a Cypress Forested Wetland and that has been permitted by Broward County EPD for removal of the wetland and the site vegetation, subject to restoration of a 1.68 acre parcel and offsite mitigation, removal of the LAPC designation is appropriate.

5. **Removal of the LAPC designation would likely result in the removal of Urban Wilderness Inventory listing.**

   The Urban Wilderness Ordinance has two categories of sites. Urban Wilderness Areas, which are sites owned by the County and subject to significant restrictions on use; and sites on the Urban Wilderness Inventory, which are sites recommended by Urban Wilderness Board for purchase by the County to be Urban Wilderness Areas.

   This Site is listed as being on the Inventory because of a motion adopted by the County Commission at a meeting on April 17, 1979, when the Commission voted, to "place the site on the list of potential urban wilderness areas for possible acquisition in the future". At the time of that motion, the category of Urban Wilderness Inventory did not exist in the County's ordinances.

   The formal category of Urban Wilderness Inventory sites was not created until May 12, 1992, by Ordinance 92-12 which provided the definition of "Urban Wilderness Inventory" and the procedures for notice and hearing for placing a site on the Inventory.

   As a result of that informal action by the County Commission in 1979, Site #83 has been considered by the County as having been on the Inventory for 46 years. But, even after all that time, there has been no interest by the County in acquiring the Site. Given the condition of the Site and its location in the middle of an office park overlooking I-95, it is doubtful that the County would have interest in purchasing the Site to become an Urban Wilderness Area now or in the future. Consequently, the designation as an Urban Wilderness Inventory site is no longer appropriate.

C. Response to Broward County Parks & Recreation Division

A response was filed by the Broward County Parks and Recreation Division in connection with the City of Fort Lauderdale's amendment to the County Land Use Plan Map to create an Activity Center for the area of northwest Fort Lauderdale known as the Uptown Urban Village. The amendment for that Activity Center has since been adopted.

The comment offered by the Parks and Recreation Division in response to that City amendment was that Uptown Urban Village Activity Center contains two important wetland parcels that should continue to be protected and that those parcels were placed on the Urban Wilderness Inventory.

Regarding the Urban Wilderness designation, a full response to that issue is provided as part of the Applicant's response to the Urban Planning Division comments above noting that the Inventory was designed for sites which were a priority for the County to acquire to preserve as a Wildness Area . This is not a Wilderness Area, and the County has not indicated any interest in purchasing the Site. This Site no longer belongs in the category of sites that are a priority for County acquisition.

Regarding the wetland characteristics of the Site, an Environment Resource Permit was issued on October 14, 2024 allowing the development of the Site subject to the purchase of 3.89 wetland credits in the Pembroke Pines Mitigation Bank and the restoration of a 1.68-acre site

The Natural Resources Division has noted the following in the Natural Lands Inventory:

Additionally, through regulatory mechanisms, numerous wetland communities have been preserved, ***or their impacts have been mitigated by onsite creation or offsite wetland banks. Those wetland mitigation areas comprise a significant portion of our natural lands.*** ***(emphasis added)***

This Natural Resources Division comment supports the concept that natural areas don't simply go away because this Site will be developed. Instead, the restoration of the 1.68-acre site within the same office park complex as the LAPC Site, with a perpetual maintenance obligation, together with offsite mitigation in the Pembroke Pines Mitigation Bank will create and preserve natural areas for Broward County in settings that ensure their sustainability. The current LAPC does not.

Summary.

There is no environmental, social or economic benefit to retaining the existing LAPC designation for this parcel which: (i) has received its Environment Resource Permit by providing offsite mitigation at substantial cost and committing to the restoration of what will be a viable 1.68 acre Cypress Wetland area; (ii) no longer meets the LAPC criteria and will continue to deteriorate; and (iii) does not provide any real benefits to the community.

Alternatively, allowing its development will create an attractive residential project with 15% affordable units, native canopy trees throughout the development, three lakes, a fully restored 1.68-acre Cypress Wetland Site that will be maintained in perpetuity and housing within walking distance from office buildings.

Exhibit A
To Response Document

Report by JJ Goldasich & Associates

Cypress Creek LAPC Site Assessment Response to EPC Comments

This assessment responds to EPD comments to the Planning Council in two ways:

- It confirms the lack of predominance of the Cypress Wetland Community within the Cypress Creek site; and
- Confirms the fact that the exotic infestation of the site occurs throughout the site and is not limited to the only the first 20 feet within the perimeter of the site.

Analysis

The Cypress Creek LAPC Site has been designated as an LAPC in the Cypress Wetland Community by the Broward County Land Use Plan under the following regulatory structure.

The Land Use Plan Implementation Requirements and Procedures, Section 7, Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern, Subsection 6. Local Areas of Particular Concern, Subsection 3. Native Vegetative Communities Category contains the following.

(a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one or more of the following Ecological Communities: .... Cypress Wetland Community (Freshwater Swamp)

There is no definition of Cypress Wetland Community in the Land Use Plan. However, Section 27-411.- Natural Forest Communities of the Broward County Code of Ordinances subsection 27-411 (a)(2)(c) (8) defines it as follows:

Cypress Wetland Community (freshwater swamp): Cypress wetlands occupy some portions of the freshwater lowlands of the Atlantic Coastal Plain in Florida. Temperate deciduous trees dominate, and the areas are often seasonally flooded. Soils are nearly level or depressional, poorly drained

and have a loamy top layer and sandy subsoils. Characteristic trees include bald cypress, red maple, cocoplum, dahoon holly, strangler fig and pond apple. Leather fern, royal fern and other fern species are found in Cypress Wetland communities.

For a site to qualify within a Community the site must exhibit a predominance of vegetation characteristic of the Community in all three strata – the canopy, sub-canopy and the ground cover.
Sec. 27-411. - Natural forest communities., Broward County Code of Ordinances *;*

In connection with the request to remove the LAPC designation for the Cypress Creek site, JJ Goldasich and Associates performed a systematic review of the current site conditions at the Cypress Creek site during the summer of 2024. The site review consisted of an analysis of 9 randomly located circular quadrats of the site representative of overall site conditions as shown on **Exhibit 1** attached. Each quadrant is approximately 100 feet in diameter. In addition, ¼ meter square quadrats were randomly dropped to provide an assessment of the groundcover vegetation. Our analysis of the site took more than 150 hours of site work over 90 days. That intensive site review and our extensive presence on the site also confirmed the lack of wildlife present on the site.

The quadrats were randomly selected from the forested areas throughout the site to catalogue the canopy, subcanopy and the ground cover in the quadrant, in order to define the overall vegetative characteristics of the entire site and to evaluate the potential for sustainability and survival of the site as a Cypress Wetland Community.

Also evaluated at the time of the vegetative assessment was the hydrology within the forested area. The hydrological assessment included) the identification of natural hydrological indicators found in the Florida wetland rules (Section 62-340, F.A.C) and the "*Soil and Water Relationships of Florida's Ecological Communities*", USDA-NRCS, July 1992. Specifically applied to this assessment are the sections on field identification of ecological communities. This manuscript states that a "Cypress Swamp...is easily identified by the...normally pure stand of cypress trees...." The subject site is not dominated by a pure stand of cypress trees, but rather in virtually all cases, by invasive exotic trees and shrubs surrounding one or a few older native trees. In addition, the seasonal high-water table (SHWT) was estimated by using the presence or absence of lichen lines, hypertrophied lenticels, water marks, drift lines, sediment, water-stained leaves, Awfwuchs, and flow patterns.

The result of the onsite assessment and analysis shows that the area contains remnant cypress and pond apple trees, but these individual remnant trees are left within an otherwise exotic dominated forest community.

The sub-canopy and understory data clearly indicate that the site has moved away from a characteristic Cypress Wetland Community to an exotic dominated forest community. Trees that dominate the canopy and the sub-canopy are *Bischofia japonica*, and *Schinus terebinthfolius. While some old cypress and pond apple trees remain, new growth is comprised of the non-native and invasive trees and shrubs.* Both of the currently dominate trees are invasive exotic species. The sub-canopy and ground cover are dominated by *B. japonica* saplings and *Ardisia elliptica* shrubs, also an invasive exotic species. No young cypress trees or pond apple trees were found anywhere within the forested areas of the site.

As indicated by the data generated by the quadrat assessment of ground cover, the forested areas of this site are no longer representative of a Cypress Wetland Community as envisioned by the land use plan in requiring predominance of the native vegetative community of the designated type for a site to qualify as being dominated by native vegetation associated with a Cypress Wetland Community.

Remnant old trees remain within the area, but no recruitment of native cypress trees is present and very small numbers of other native wetland vegetation is found within the site. Continued degradation of the area will result in the complete replacement of the few native wetland plants found within the site by non-native and invasive species. Loss of suitable wetland hydrology has contributed to the poor wetland quality and resultant lack of native vegetative growth and development. The dream of a sustainable Cypress Wetland Community at this site was lost many years ago.

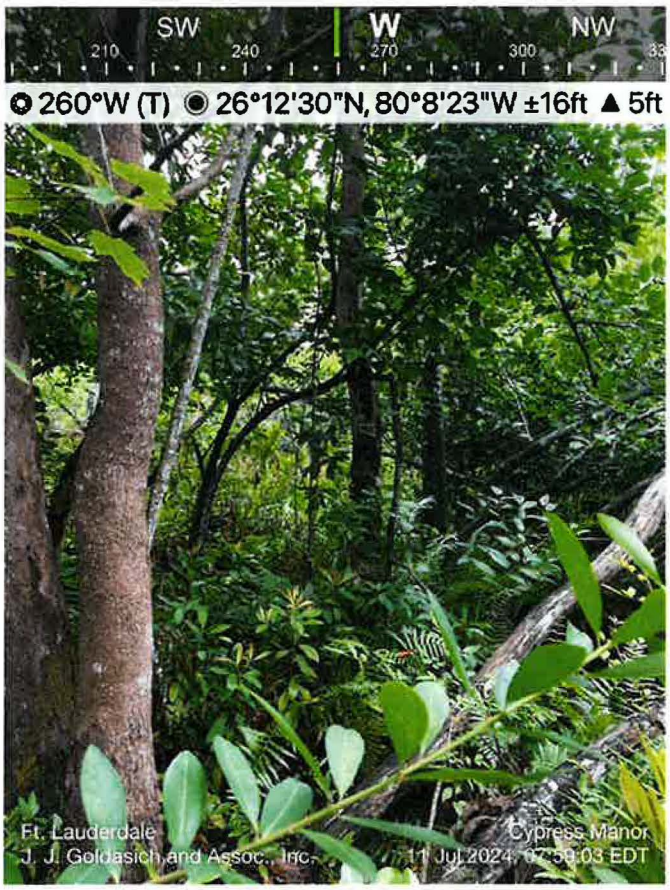
The attached quadrant map and photographs reflect our findings.

EXHIBIT 1
QUADRANT MAP



	Associates, Analysis Design/Permit-Build-Maintain	Tree e, County.	

EXHIBIT 2
PHOTOGRAPHS AND DESCRIPTION



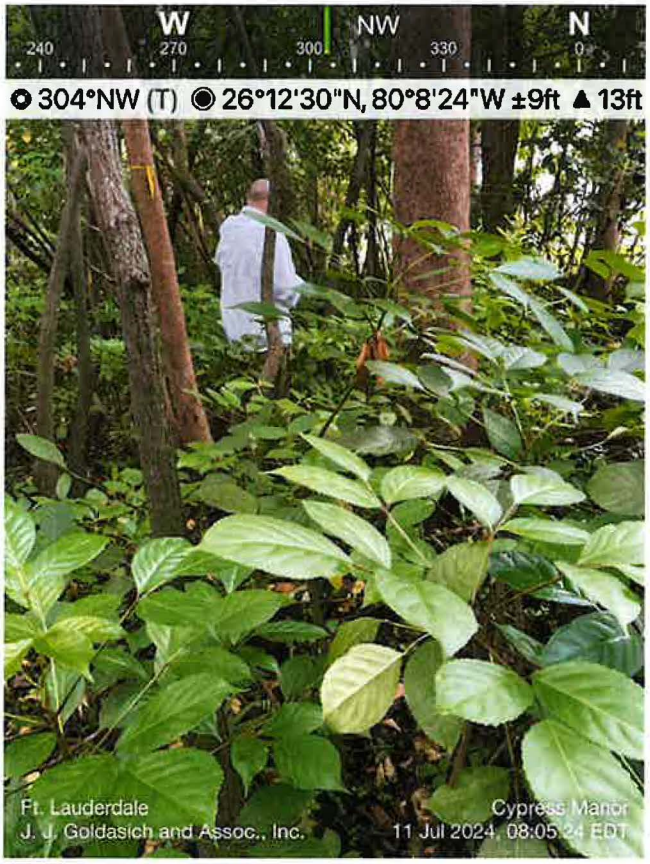
P1

- Canopy and sub-canopy trees consist of *Bischofia japonica* (Bishop's wood), an upland exotic invasive tree.
- Exotic vegetative canopy in this area is >80% cover.
- Ground cover primarily consists of *Ardisia elliptica*, (Shoebutton Ardisia), a non-native invasive shrub/small tree. This tree is facultative and can grow in both uplands and wetlands.
- Exotic ground cover in this area is >80% cover.
- The tree trunks in this photo are all *B. japonica*, the low lying herbaceous plants are primarily *A. elliptica* and *Schinus terebinthifolius* (Brazilian pepper).



P2

- This area is the "core drainage" area of the parcel.
- Ground cover vegetation is this area is a mixture of exotic vegetation and native wetland plants ~40% native plants.
- Moss growing on the ground shows hydrology is limited to saturated soils primarily with minimal, short term flooding or ponding.
- Poor hydrology results in poor native wetland vegetation recruitment.
- The water was more than 6 inches below the ground surface at this location.



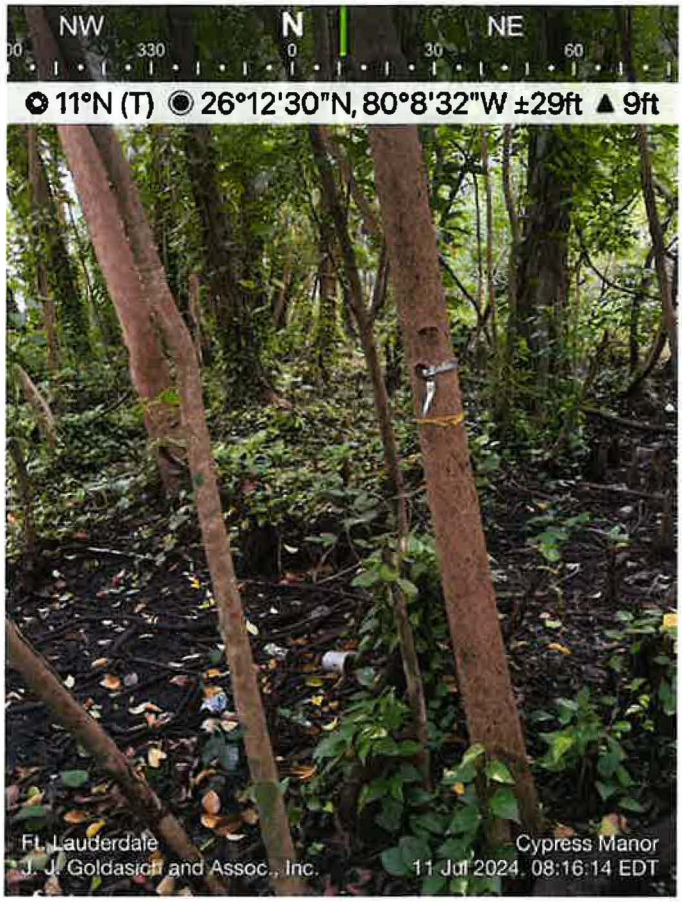
P3

- This location contains >80% B. japonica canopy and >90% sub-canopy and ground cover of *B. japonica*.
- All trees visible in this photograph are the invasive exotic *B. japonica*.
- All of the leaves visible in this photograph are *B. japonica*.
- The soil at this location is not saturated, ponded or flooded and the fact that native wetland trees and shrubs are not found in this area further supports the poor hydrological conditions.



P4

- This area of the "Core drainage" supports a mixture of exotic and native ground cover vegetation with ~70% non-native plants and 30% native plants.
- Tree trunks at this location are primarily exotic trees and the canopy consists of >75% exotic trees.
- The primary ground cover vegetation in this photograph consists of *A. elliptica*.



P5

Area within the "Core drainage" and >95% of the trees and tree canopy consists of exotic trees.

- The leaves on the ground show no evidence of water staining, attached growth or siltation that should be found if the area were flooded or ponded for extended periods.
- The lack of growth of native wetland plants confirms poor hydrological conditions.
- The lack of Awfwuchs on plants and in the soil also supports poor hydrological conditions.



P6

- Area supports >80% canopy of exotic *B. japonica* trees with small number of native wetland trees.
- Ground cover and sub-canopy is >90% exotic trees and shrubs; primarily *B. japonica* and *A. elliptica*.
- Soil is moist but not saturated and native wetland cypress tree recruitment is not present.

- Plant seeds and seedlings respond to the abiotic conditions presented to them including
    - Sunlight,
    - Soil Conditions,
    - Water (hydrology),
    - Nutrient availability,
- This site contains very mature native wetland trees including
    - Cypress,
    - Pond apple,
- These native trees are remnants of a time when this area was part of a larger wetland range that was directly connected to the river slough. The wetland slough would later be removed for construction of the C-14 Canal. These individual trees remain because they are long lived trees, not because of a continuing good quality wetland system as evidenced by the lack of natural fertility or natural regeneration,
- The overall canopy cover of the remaining forest within the project area is approximately 7 acres and of that area only approximately 1.1 acres exhibits decent hydrological conditions, however, none of the forested area is currently a sustainable cypress or pond apple forested wetland,
    - This is due to the invasion of non-native and otherwise undesirable vegetation in all levels of the forest. The result will be that this area will continue forward as an exotic dominated forest with little native habitat value or native canopy,
- Based on the 2024 site assessments, the following site data show the following:
    - loss of native wetland values,
    - loss of native wetland and upland tree canopy,
    - loss of native wetland and upland shrub cover and,
    - loss of native habitat values associated with a cypress forested wetland community,
    - loss of native habitat sustainability,
- The canopy cover of the overall wetland and LAPC is ~70 to 80% non-native trees,
- The sub-canopy cover of the overall wetland and LAPC is >80% non-native trees and shrubs,

- The ground cover of the overall wetland and LAPC is >90% non-native plants (tree saplings, shrubs and herbaceous plants),
- Random quadrat analysis of the recruiting vegetation shows that the understory, sub-canopy, and ground cover vegetation is primarily non-native invasive plants or undesirable native plants in more than 80% of the site with native herbaceous wetland vegetation dominating only the core drainage area,
- The data further confirm that there are no recruiting cypress or pond apple trees in the site, including within the core drainage area,
- Native wetland tree and shrub recruitment, growth and development is not present within the parcel and young saplings or shrubby plants consist of *B. japonica* (Bishop's wood exotic tree) or *A. elliptica* (exotic shrub).
- A summary of the understory field data is provided in the following pages:

Q1a



HYDROLOGY

- Area falls outside of the original core drainage area, now dominated by upland and invasive plants,
- Poor or non-existent wetland hydrology,
- No evidence of surface ponding or flooding with durations that would support wetland conditions,
- Wetland hydrology is not evident in this area of the site and soil saturation is approximately 12 inches below the soil surface

VEGETATION

- No recruitment of native wetland plants, including cypress or pond apple trees,

Q2a



HYDROLOGY

- Insignificant wetland hydrology, even during major storm events-no evidence of flooding or ponding,
- Area falls outside of the original core drainage area,
- Area falls outside of the current reduced drainage zone,

VEGETATION

- now dominated by upland and invasive vegetation,
- Native understory, sub-Canopy and ground cover vegetation not present and recruiting plants consist of 100% upland and invasive vegetation,
- No native vegetation, including cypress or pond apple trees recruiting into this area,

Q3a



HYDROLOGY

- Area is at edge of original core drainage way,
- Area is outside of current reduced drainage zone,

VEGETATION

- Ground cover, understory and sub-canopy vegetation is dominated by upland, mesic, and/or invasive plants,
- No recruitment of native trees, including cypress or pond apple trees,
- Canopy trees in this area are a mixture of pond apple and Bishop's wood trees,
- Native herbaceous wetland vegetation is poorly represented in this area and consists primarily of shield fern (note fern at bottom of photograph,

Q4a



HYDROLOGY

- Located at edge of core drainage area, surface ponding or flooding is not evident in this area,
- hydrological indicators suggest that water levels do not occur above natural ground elevations,

VEGETATION

- Ground cover vegetation dominated by invasive upland and mesic plants,
- No natural recruitment of cypress or pond apple trees or saplings,
- Primary understory and ground cover plants consist of *A. elliptica*,

Q4



HYDROLOGY

- Area falls within a drainageway on the west end of the parcel and evidence suggests that this area is inundated with stormwater following major storm events (note surface water in photograph),
- This photograph is taken after a major storm event and the water in the drainageway has collected stormwater from the adjacent developed areas,
- Water levels in this area were approximately 4 inches above natural ground level during this site assessment but hydrologic indicators suggest that normal pool elevation is normally below ground level,

VEGETATION

- Dominant vegetation consists of wetland herbaceous plants, such as shield fern (*Thelypteris kunthii*) and lizard's tail (*Saururus cernuus*) along with the invasive and undesirable ivy arum (*Philodendron hederaceum*) ,
- No natural recruitment of cypress or pond apple trees,
- Canopy in this area is dominated by Brazilian pepper (*Schinus terebinthifolius*), and pond apple (*A. glabra*) with no recruitment of native pond apple or cypress,

Q5a



HYDROLOGY

- This site falls within the core drainageway on the west end of the parcel with evidence of limited surface ponding or flooding,
- Water was not observed above the ground surface during any site visits at this location,
- Hydrologic indicators suggest that ponding or flooding at this location does not normally occur,

VEGETATION

- Ground cover vegetation is dominated by Brazilian pepper with Alligator weed and shield fern also present in fewer numbers,
- No natural recruitment of cypress or pond apple trees present,

Q6a



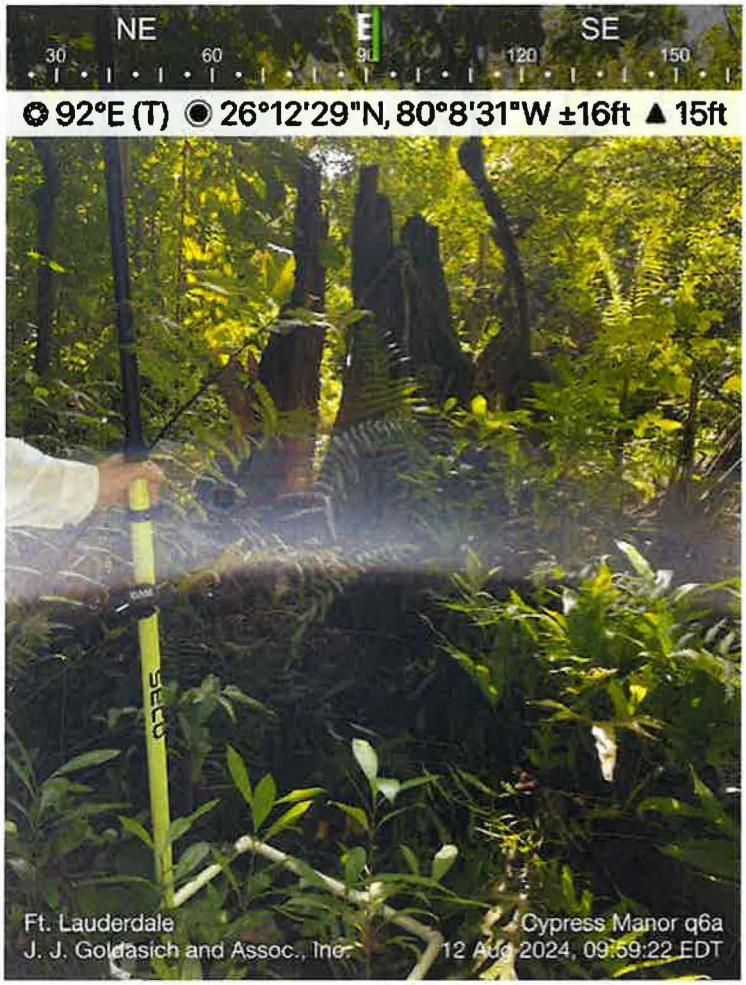
HYDROLOGY

- This site falls along the edge of the core drainageway and ponding or flooding of surface water above the ground surface is not evident in this area,
- Hydrological indicators suggest that the normal pool elevation is below the ground surface,

VEGETATION

- Understory and ground cover plants dominated by shoebutton Ardisia with a small percentage of shield fern and young Brazilian pepper sprouts,

Q6a Vicinity



HYDROLOGY

- This site falls along the edge of the core drainageway and ponding or flooding of surface water above the ground surface is not evident in this area,

VEGETATION

- This stump of a dead cypress tree is in the vicinity of site Q6a and is supporting evidence of the ultimate demise of this site,
- This site contains no naturally occurring cypress or pond apple trees,
- Area is dominated by invasive and undesirable vegetation
- This photo shows a dead and decaying cypress tree, what to expect for the remaining cypress trees on this site and,
- With no natural recruitment of cypress trees the site will continue to transition to an exotic dominated forest of Bishop's wood and shoebutton Ardisia,

Q7a



HYDROLOGY

- This site is inside of the original core drainageway,
- This site remains outside of the reduced central drainage zone,
- Based on current hydrological indicators, this site is now outside of the core drainageway and shows no ponding or flooding of surface waters above natural ground elevation,
- Other than historic wetland soils, there are no hydrological indicators present at this location,

VEGETATION

- Plants consist of exotic and upland vegetation dominated by young Bishop's wood sprouts,
- No cypress or pond apple saplings in the ground cover or sub-canopy,

Q8a



HYDROLOGY

- This site is located within the original drainageway adjacent to the boardwalk,
- Based on current hydrological indicators, this site is now outside the drainageway and no evidence of surface water ponding or flooding above natural ground elevation is evident,

VEGETATION

- Vegetation is dominated by shoebutton Ardisia, an undesirable upland shrub,
- No cypress or pond apple saplings present, and there are none of these trees in the understory or sub-canopy,
- Old mature cypress and pond apple remain in this area,

Q9a



HYDROLOGY

- This site is located within the historic core drainage area but is now clearly outside of the boundary of this area,
- No surface hydrologic indicators present at this location,
- No evidence of surface water ponding or flooding at this site,
-

VEGETATION

- Gound cover vegetation is dominated by non-native and undesirable vegetation including ivy arum and young Brazilian pepper sprouts,
- No regeneration of native wetland trees and shrubs including cypress and pond apple trees,

Q10a



HYDROLOGY

- This site is located within the historic core drainage area but is now outside of any surface water flooding or ponding,
- No hydrologic indicators found at this area of the site,

VEGETATION

- Ground cover vegetation is dominated by non-native shrubs including ivy arum,
- Other vegetation present at this location includes Bishop's wood, Virginia creeper, and shoebutton Ardisia,
- No native wetland tree regeneration at this site,
- No cypress or pond apple trees, saplings or sprouts in the understory or ground cover,

Q11a



HYDROLOGY

- This area is at the edge of the historic core drainage area but now is outside of direct influence of ponding or flooding surface water,
- No hydrologic indicators present at this location,

VEGETATION

- Ground cover vegetation at this location consist of shoebutton Ardisia, Lygodium and smart weed,
- No regeneration of native wetland trees or shrubs at this location, including cypress and pond apple trees, saplings or sprouts,
- The presence of the highly invasive Lygodium at this location signals frequently dry conditions and lack of wetland hydrology during much of the growing season,

Q12a



at this location,

HYDROLOGY

- This area is within the limits of the core drainage area,
- Soils were saturated within 6 inches of the surface at this location,

VEGETATION

- Ground cover at this location consists of alligator weed and smart weed, both wetland plants,
- No invasive or non-native vegetation found at this location,
- Regeneration of wetland trees or shrubs is not evident at this location,
- No regeneration of cypress or pond apple trees, saplings or sprouts identified

Q13a



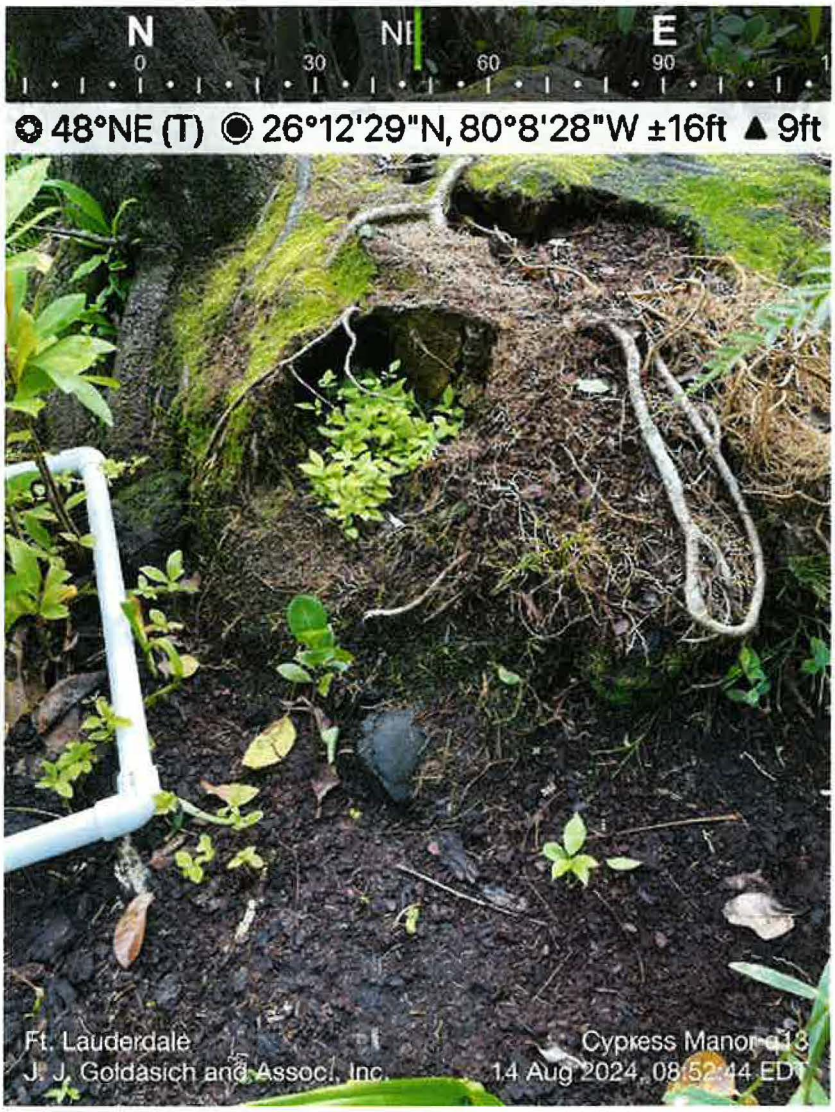
HYDROLOGY

- This area is within the limits of the core drainage area,
- Surface water flooding or ponding was not present during the site assessments or this area,
- Hydrologic indicators suggest that this area is periodically flooded or ponded with surface waters up to 6 inches deep,

VEGETATION

- Ground cover vegetation dominated by shoebutton Ardisia with small numbers of swamp lily,
- Vegetation development and growth patterns along with the lack of significant hydrologic indicators further suggest that surface water flooding or ponding is not frequent at this location, as mosses and other water intolerant vegetation is present on the ground surface,

Q13a Water Level Indicator



HYDROLOGY

- The periodic flooding or ponding of surface water occurs at this site to the lower level of the tussock,
- This area did not contain surface water during any of the site assessments,

VEGETATION

- Note exotic vegetation including Brazilian pepper sprouts and shoebutton Ardisia saplings at the upper elevation of the tussock,
- Other ground cover vegetation outside of the quadrat is Virginia creeper, young Brazilian pepper sprouts, Shoebutton Ardisia, and swamp fern,

Q14a



HYDROLOGY

- This site is located within the historic core drainage area continues to show limited areas of flooding or ponding,
- The common hydrologic indicators at this location consist of staining on low structures and the lack of moss and other vegetation intolerant of flooded conditions,
- Hydrologic indicators suggest water is periodically flooded or ponded to depths of approximately 2 to 3 inches at this location,

VEGETATION

- Ground cover vegetation is dominated by swamp lily and lizard's tail, both wetland plants,
- No regeneration of cypress or pond apple trees, saplings or sprouting seeds is found at this location,

Q15a



HYDROLOGY

- This area is located within the limits of the core drainage area of this parcel and displays evidence of flooding and ponding above the soil surface to depths of approximately 2 to 4 inches,

VEGETATION

- Ground cover vegetation is dominated by the highly invasive Lygodium climbing fern with small numbers of shield fern,
- Other vegetation found at this location consists of Virginia creeper and swamp lily,
- No regeneration of native wetland trees or shrubs is evident at this location,
- No cypress or pond apple trees, saplings or sprouting seeds are found in this area,

Q15a Vicinity Conditions



VEGETATION/HYDROLOGY

- This area contains evidence of the once great stand of cypress trees and their eventual loss due to isolation, drainage and lack of natural fecundity at this location,
- This dead cypress tree is further evidence of the probable conditions to be expected at this site,

Q16a



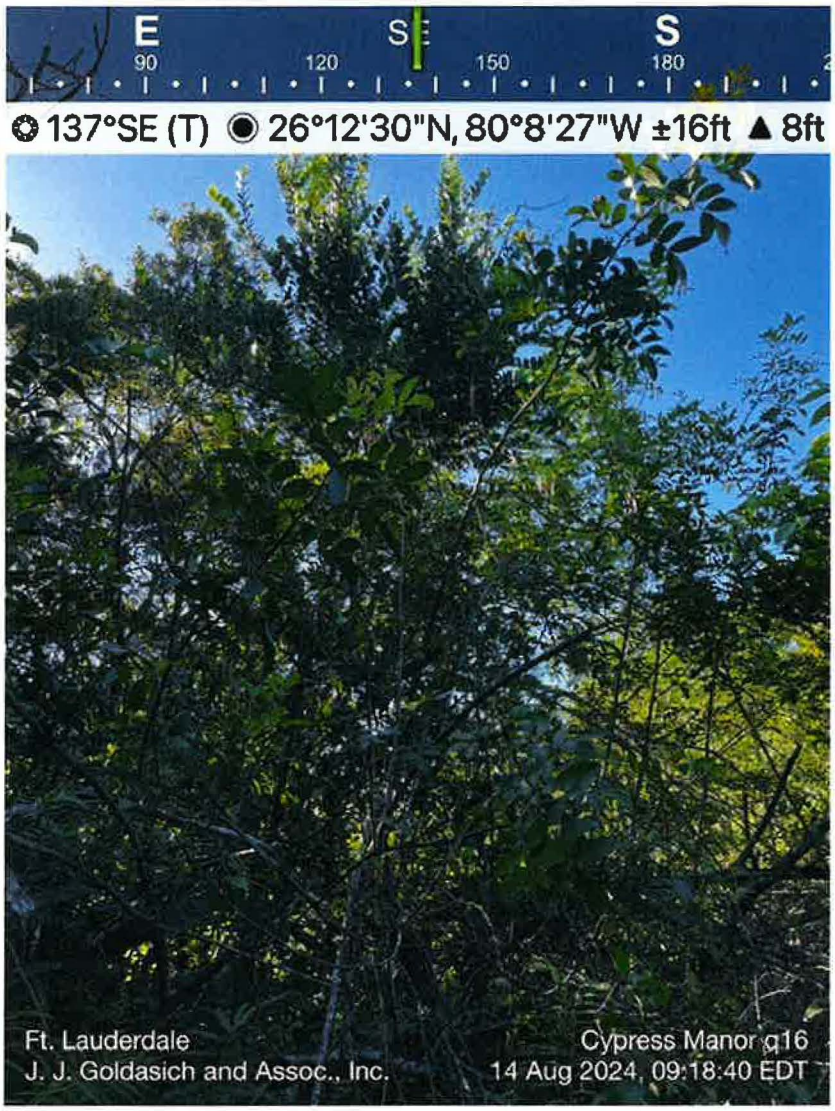
HYDROLOGY

- This area is within the limits of the core drainage area of this parcel,
- Surface water at this location appears to reach depths of approximately 3 inches above the ground surface,

VEGETATION

- Ground cover vegetation is dominated by shield fern and Brazilian pepper with smaller numbers of swamp lily,
- Natural vegetative recruitment does not include native wetland trees or shrubs,
- Natural regeneration of cypress and pond apple trees, saplings or sprouting seeds are not found at this location,

Q16a Tree Canopy Conditions

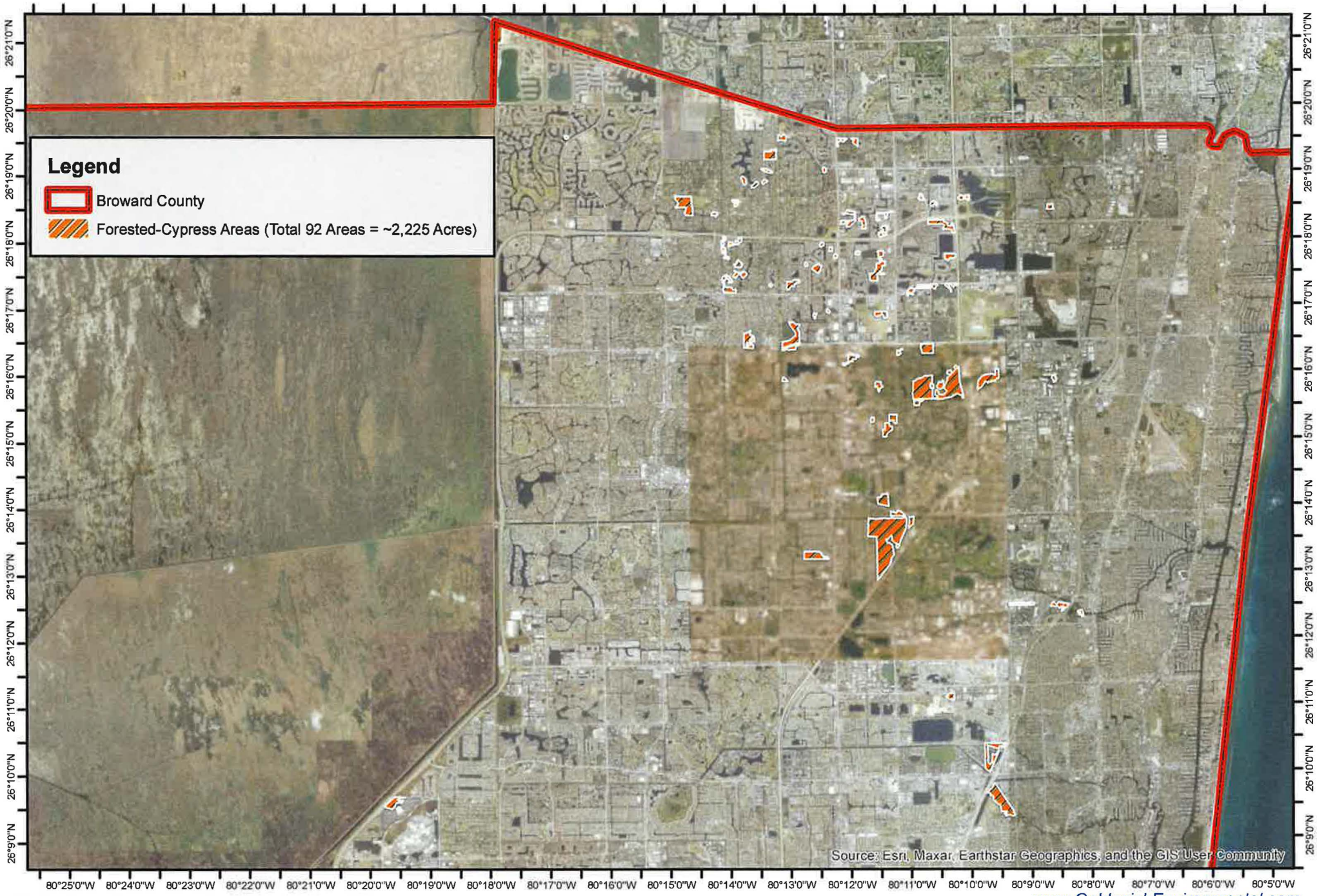


VEGETATION

- Dominant tree canopy at this location is the invasive Brazilian pepper,
- No evidence of natural native wetland tree or shrub recruitment at this location,

Exhibit B
To Response Document

Map Prepared by JJ Goldasich & Associates
of
Forested Wetland Sites in Broward County



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www.GoldasichEnvironmental.com

Initial:02/25/2024 | Revision Date: 4/3/2024

1 0.5 0 1 2 3 4 5
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Cypress Manor
FW Forested & Cypress Wetlands
North County Area
Broward County, FL

Forested and Cypress Wetlands

ATTACHMENT 8

LOCAL AREA OF PARTICULAR CONCERN (LAPC) AGREEMENT BETWEEN CITY OF FORT LAUDERDALE AND CPN WEST, LLC

This is an Agreement between the **City of Fort Lauderdale**, a Florida municipal corporation ("City") and **CPN West LLC**, a Florida limited liability company ("CPN")

RECITALS

A. CPN is the owner of real property located in the City of Fort Lauderdale, as described in *Exhibit 1* to this Agreement ("LAPC Parcel").

B. In March of 1989, the LAPC Parcel was designated as a Local Area of Particular Concern ("LAPC") by Broward County.

B. CPN has applied to Broward County to remove the LAPC designation for the property on the basis that the LAPC parcel no longer meets the criteria for designation as an LAPC and that an Environmental Resource Permit has been obtained, subject to the purchase of 3.89 credits in the Pembroke Pines Mitigation Bank and the restoration of a parcel adjacent to the LAPC Parcel, which is 1.68 acres.

D. The Broward County Planning Council requires correspondence from the City advising of the City's position regarding the removal of the LAPC designation.

E. The City Commission at its meeting of June 3, 2025 considered CPN's request for removal of the LAPC designation and voted to adopted Resolution No. 25-94, which is attached to this Agreement as *Exhibit 2* ("LAPC Resolution"), supporting the request for removal of the LAPC designation from the LAPC Parcel, subject to the conditions described in Exhibit B to that Resolution ("Resolution Conditions").

F. The LAPC Resolution required CPN to enter into an agreement with the City of Fort Lauderdale, agreeing to the Resolution Conditions for the City Commission's support to be effective and delegated authority to the City Manager to execute said agreement.

G. Therefore, City and CPN are hereby entering into the Agreement contemplated by the LAPC Resolution.

NOW THEREFORE, the City and CPN agree as follows:

1. **Agreement with Resolution Conditions.** CPN hereby agrees to comply with the Resolution Conditions which state:

    a. The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall be provided within the boundary limits of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase; and.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City; and

e. The restoration plan for the 1.68-acre site described in *Exhibit 3* ("Restoration Site") shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

2. **Effectiveness of CPN's Obligations.** The obligations set forth in Section 1 above shall become binding upon the CPN and the LAPC Parcel upon the County Commission approving the removal of the LAPC designation and the Land Use Plan Amendment to the Broward County Land Use Plan becoming final, with no appeals taken, or if taken, with such appeals resolved in favor of the removal of the LAPC designation. If removal of the LAPC designation is denied by the County Commission, or otherwise does not become effective as the result of the state Comprehensive Plan process or litigation, the obligations set forth in Section 1 shall be of no further force and effect and this agreement shall be deemed automatically terminated by the parties to this Agreement.

3. **Recordation.** Upon removal of the LAPC designation on the LAPC Parcel becoming final, this agreement in executed and recordable form, shall be recorded by CPN in the public records of Broward County, Florida, and shall be binding upon the LAPC Parcel.

4. **Agreement to be Provided to County.** The City hereby agrees that upon full execution of this Agreement, CPN shall be entitled to provide a copy of this Agreement containing the LAPC Resolution to the Broward County Planning Council for the Planning Council's consideration of the CPN's request to remove the LAPC designation from the LAPC Parcel.

5. **Modification or Termination of Agreement.** Other than the automatic termination of this Agreement as specifically provided for in Section 2 above, this Agreement may only be terminated or modified by the execution of an amendment to this Agreement by the City and by the then owner of the LAPC Parcel provided that if the amendment affects the Restoration Site, the owner of the Restoration Site shall also be required to be a party to the amendment.

In Witness Whereof this Agreement has been executed by the parties to this Agreement as set forth below, on the date written below their signatures.

CPN WEST, LLC
a Florida limited liability company

By: _____
Yoav Merary, President

Dated: 07/21/2025

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before my by means of X physical presence or _____ online notarization this 21 day of July, 2025 by YOAV MERARY, PRESIDENT OF CPN WEST, LLC, a Florida limited liability company. He X is personally known to me or has _____ produced _____ as identification.

_____
Notary Public Signature

SEAL

Notary Public State of Florida
Liudmila Blanco
My Commission
HH 220249
Exp. 1/24/2026

My Commission Expires 01/24/26

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By: _____
Rickelle Williams, City Manager

Dated: 8/15/25

ATTEST:

By: _____
David R. Soloman, City Clerk

Approved as to Legal Form and Correctness

D'Wayne M. Spence
Interim City Attorney

By: _____
D'Wayne M. Spence

Exhibit 1

Legal Description
LAPC Parcel

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

Exhibit 2

LAPC Resolution

CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 23 day of [illegible], 20 25
[illegible] City Clerk

RESOLUTION NO. 25-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

RESOLUTION NO. 25-94

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B"..

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.

SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.

ADOPTED this 3rd day of June, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	Yea
John C. Herbst	Yea
Steven Glassman	Yea
Pamela Beasley-Pittman	Yea
Ben Sorensen	Yea

Exhibit A

Legal Description

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43"East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT "B"

CONDITIONS TO THE CITY OF FORT LAUDERDALE'S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

a. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and

b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and

c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.

d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of $126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of $126,500.00 may be used by the City to install tree canopy elsewhere in the City.

e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

Exhibit 3

Legal Description

1.68 Acre Restoration Site

SKETCH AND DESCRIPTION
PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119, PG. 45, B.C.R.)
CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County Florida, being described as follows:

Beginning at the northwest corner of said Parcel 'A'; thence N89°16'41"E, 29.42 feet; thence S01°41'30"E, 384.47 feet (the previous two calls being along the west line of said Parcel 'A'); thence N88°17'40"E, 235.76 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'46"E, 12.75 feet; thence N50°50'54"E, 18.22 feet; thence N03°09'58"E, 14.63 feet; thence N27°04'16"W, 31.60 feet; thence N55°09'16"E, 36.21 feet; thence N31°19'34"W, 93.81 feet; thence N35°18'06"W, 47.76 feet; thence N44°55'52"W, 74.60 feet; thence N03°05'36"W, 5.52 feet; thence N59°17'26"W, 38.03 feet; thence N55°31'58"W, 22.35 feet; thence N46°51'46"W, 67.24 feet; thence N49°44'28"W, 89.23 feet to the north line of said Parcel 'A' also being a point on the arc of a curve (radial bearing to said point bears N39°18'54"W), concave to the southwest, having a radius of 2237.01 feet and a central angle of 00°48'41"; thence southwesterly along the north line of said Parcel 'A' an arc distance of 31.68 feet to the **Point Of Beginning.**

Said lands lying in The City of Fort Lauderdale, Broward County, Florida and containing 73,335 square feet (1.6835 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Parcel 'A' having a bearing of S01°41'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/4/2024

NOT VALID WITHOUT SHEETS 1 AND 2

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

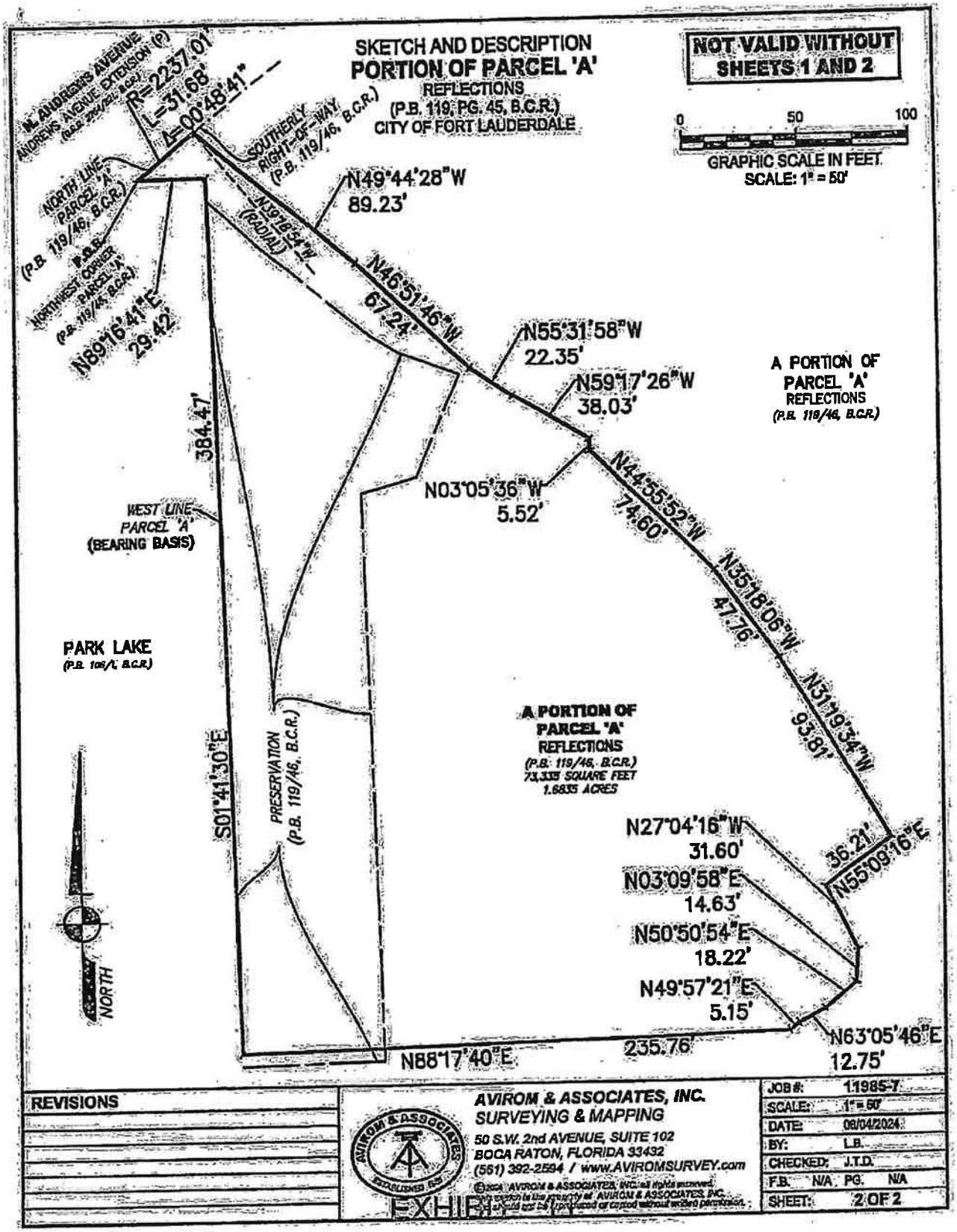
REVISIONS

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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EXHIBIT

JOB #:	11985-7
SCALE:	1" = 50'
DATE:	06/04/2024
BY:	L.B.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	1 OF 2



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EXHIBIT

JOB #:	11985-7
SCALE:	1" = 50'
DATE:	08/04/2024
BY:	L.B.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	2 OF 2