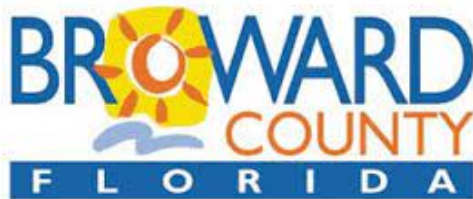


PARKLAND STORAGE

APPLICATION FOR AMENDMENT TO BROWARD COUNTY LAND USE PLAN



May 2023

**Prepared by:
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EXHIBITS

Exhibit A	LPA Minutes and Commission Letter
Exhibit B	Acreage Determination
Exhibit C	Survey
Exhibit D	Vicinity Map
Exhibit E-1	Existing Land Use Designation, Broward County
Exhibit E-2	Proposed Land Use Designation, Broward County
Exhibit F-1	Existing Land Use Designation, BMSD
Exhibit F-2	Proposed Land Use Designation, BMSD
Exhibit G	Existing Uses
Exhibit H	Conceptual Site Plan
Exhibit I	Water and Sewer Letters
Exhibit J	Solid Waste Letter
Exhibit K	Drainage Letter
Exhibit L	Traffic Analysis
Exhibit M	Mass Transit Letter
Exhibit N	Letter from County Archeo Consultant

1. TRANSMITTAL INFORMATION

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

To be provided.

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

Gayle Easterling, Senior Planner
Planning and Zoning Division
City of Parkland
6600 University Drive
Parkland, FL 33067
Telephone: (954) 757-4159
Email: geasterling@cityofparkland.org

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

See Exhibit A, LPA Minutes and Commission Letter.

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

Pursuant to Parkland City Code Sec. 30-10(U) a comprehensive plan map amendment (small-scale per F.S. 163.3187) requires a Planning and Zoning Board hearing followed by two readings at City Commission. A Newspaper notice must be published and mailed notices must be mailed at least 10 days prior to the Planning and Zoning Board meeting date. The required mailing radius is to all property owners within 500 feet of the subject property. Only one (1) advertised public hearing is required for the adoption hearing on second reading of the ordinance pursuant to F.S. § 163.3187. The second reading at City Commission requires the same newspaper and mailing notice requirements as mentioned above. Additionally, a public hearing notice sign is required per City Code Section 30-10(T) for all applicants applying for development approval of vacant land. The sign shall be posted at least seven (7) calendar days prior to the date of the first public hearing and shall not be removed until the final hearing is closed.

E. Whether the amendment is one of the following:

***Development of Regional Impact**

***Small-scale development (per Chapter 163.3187 Florida Statutes)**

***Emergency (please describe on separate page)**

The amendment is a Small-scale development as it is below the 50 acre threshold.

2. APPLICANT INFORMATION**A. Name, title, address, telephone number and e-mail address of the applicant.**

Parkland Storage LLC
3323 NE 163rd Street, #506
North Miami Beach, FL 33160
Contact: Mitchell Feldman
Telephone: (786) 627-5183
E-mail: mitch@thefeldmancompanies.com

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

Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Contact: Dennis D. Mele, Esq., Partner
Telephone: 954-527-2409
Facsimile: 954-333-4009
E-mail: dennis.mele@gmlaw.com

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

Parkland Storage LLC
3323 NE 163rd Street, #506
North Miami Beach, FL 33160
Contact: Mitchell Feldman
Telephone: (786) 627-5183
E-mail: mitch@thefeldmancompanies.com

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

The subject property ("amendment site") is currently designated Rural Residential (Palm Beach) on the Broward Municipal Services District ("BMSD") Future Land Use Map. The amendment site was annexed into Broward County from Palm Beach County in 2007, the result of a change to the Palm Beach County Boundary. The terms of the annexation at the time included for the site to retain the Palm Beach County's Rural Residential 10 future land use designation that allows one (1)

dwelling unit per ten (10) acres. At the time of annexation, it was recognized that development and redevelopment of sites designated for Rural Residential future land use would likely require amendments to reflect Broward County future land use designations. The proposed amendment is to Commercial on the BMSD land use map and Commerce on the Broward County Land Use Map.

While the amendment site is within the BMSD, it is surrounded by City of Parkland and is in the process of being annexed into Parkland.¹ Parkland is a residential community that has few parcels designated for commercial uses. The amendment to Commercial would allow for limited neighborhood-serving commercial uses on the site. At a size of 4.4 gross acres, the property is too small to host regional retail that could generate substantial traffic and just large enough to serve the surrounding residential communities.

While the proposed amendment is to Commercial, the intended development is a self-storage facility. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site as well as the residential properties located to further to the west along Loxahatchee Road. The property owner of the amendment site also intends to develop the parcel to the south with a residential development that could also use the proposed self-storage facility. Self-storage tends to generate very few impacts such as noise, odors, vibration, and traffic compared to other commercial uses. The existing and proposed County land use plan maps are included as **Exhibits E-1** and **E-2**.

3. AMENDMENT SITE DESCRIPTION

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

The amendment site is located at approximately 0.7 miles west-northwest of the intersection of Loxahatchee Road and W. Hillsboro Boulevard, bounded by Loxahatchee Road and the Broward County - Palm Beach County boundary to the north, and is identified by folio number 474126007000. The property contains approximately 4.4 gross acres². See **Exhibit B, Acreage Determination**.

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

A boundary survey of the amendment site is provided as **Exhibit C**.

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

¹ Once the annexation is effective, it is the applicant's intent to process a subsequent land use map amendment to include the amendment site on the City of Parkland Land Use Map within the City's Commercial land use designation.

² Gross acreage refers to the property inclusive of the adjacent right-of-way to the centerline of the road. All references to acreage in this LUPA refer to gross acreage, unless noted otherwise.

A vicinity map is provided as **Exhibit D**. The proposed use of the amendment site is commercial.

4. **EXISTING AND PROPOSED USES**

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

	Broward County	BMSD (Broward Municipal Service District)
Current	Palm Beach County Rural Residential-10	Rural Residential (Palm Beach)
Proposed	Commerce	Commercial

The existing and proposed Broward County land use plan designations for the Amendment Site are depicted in **Exhibits E-1 and E-2**. The existing and proposed BMSD land use plan designations for the Amendment Site are depicted in **Exhibits F-1 and F-2**.

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

Flexibility has not been used for the amendment site or adjacent areas.

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

The amendment site is undeveloped and has no structures. See **Exhibit G, Existing Uses**, and Table 1 below.

TABLE 1 ADJACENT SITE USES	
North	Loxahatchee Road, canal, Palm Beach County boundary
South	Vacant
West	Nursery/Agricultural
East	Single-family townhomes (The Falls at Parkland)

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

footage for each non-residential use and existing dwelling unit count within the amendment area.

The proposed use of the Amendment Site is anticipated to be approximately 162,132 square feet of self-storage building. Please see **Exhibit H, Conceptual Site Plan**.

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

The existing land use designation on the site of Rural Residential (Palm Beach) is a legacy land use designation applied to only properties that were annexed from Palm Beach County. It is meant to be a temporary designation that does not allow development (except for residential at a maximum density of 1 dwelling unit/10 acres) until the property is re-designated to an appropriate land use category.

Under the current designation, the Amendment Site has a maximum development potential of one (1) dwelling unit. Under the proposed designation of Commerce/Commercial it would have a maximum development potential of 44,000 square feet of commerce/commercial gross floor area, using the County standard of 10,000 sf of building floor area per acre.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

Potable Water Supply Services indicates the site is located in the Parkland Water Service Area. The applicant plans on using Parkland Utilities, Inc., a Florida Profit Corporation, for potable water service. The level of service for Parkland Utilities potable water service is 114 GPCD.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South**

Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

As noted above, water to the City is provided by Parkland Utilities, Inc., which is an investor owned public water and wastewater utility company under the jurisdiction of the Florida Public Service Commission. Potable water will be available to serve the proposed amendment site³.

Current permitted water plant capacity is 0.57 MGD. Current water plant demand is 0.27 MGD, based on the average of past 6 months. Committed water plant capacity is an additional 0.09 MGD, resulting in a total of 0.36 MGD of existing and committed plant demand.

There are no planned plant or well field expansions, as none are needed at this time. A physical interconnect exists between Palm Beach County and Parkland Utilities, Inc.

The existing wellfields in the Biscayne Aquifer servicing the service area consist of two wells. Well #1 (Well ID 45634) and Well #2 (Well Id 45635). Both wells are 400 GPM wells. The total annual permitted capacity, South Florida Water Management District permit # 06-00242-w, is 145.82 MG, expiring 12/31/2024.

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

TABLE 2					
POTABLE WATER IMPACT					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Rural Residential	4.4	1 unit	199 gpd	199 gpd
Proposed	Commerce	4.4	44,000 sf commercial	356 gpd/1000 sf	15,664 gpd
Net Change					+15,465 gpd

Notes:

Gpd = gallons per day; sf = square feet

³ Resilient Environment Department Urban Planning Division Staff Report, Future Land Use Map Amendment 23-M1, Page 10

Maximum development for the Residential land use designation is based upon the permitted units per acre (1 dwelling unit/10 acres). Maximum development for Commerce is based upon 10,000 sf of building floor area per acre.

Generation rates are per BCWWS Guidelines for Determining Ability to Provide Potable Water and Wastewater Service. 'Restaurant' use was assumed for the Commerce designation as a conservative analysis, however it should be noted that the 'Self-Storage' generation rate is only 9 gpd per 1,000 square feet.

As can be seen in Table 2 above, the proposed amendment is anticipated to result in a net increase of 15,465 gallons per day of potable water demand.

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

See **Exhibit I**. Information confirmed by:

Name: Ronald M. Nunes

Position: President

Agency: Parkland Utilities, Inc.

Phone: (954) 753-7902

Address: 8001 Parkside Drive, Parkland, FL, 33067

B. Sanitary Sewer Analysis

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

The site is located in the Parkland Water Service Area. The applicant plans on using Parkland Utilities, Inc., a Florida Profit Corporation, for sanitary sewer service. The level of service for Parkland Utilities sanitary sewer service is 0.27 MPGD⁴.

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

The City of Parkland does not own, operate or maintain sanitary sewer facilities. Sanitary sewer service will be provided to the site by Parkland Utilities, Inc., which transmits all wastewater to Broward County for treatment and disposal. There are no plant or plant expansion plans.

Current reserved wastewater capacity is 0.3814 MGD. Current wastewater demand is 0.236 MGD, based on the average of past 6 months. Committed

⁴ City of Parkland Comprehensive Plan, Infrastructure Element, Policy 4.1.1

wastewater capacity is for an additional 250 ERCs, or 0.075 MGD. Total current and committed wastewater demand is 0.311 MGD. Broward County has stated additional wastewater capacity is available at this time to purchase if and when needed.

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

TABLE 3 SANITARY SEWER IMPACT					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Rural Residential	4.4	1 unit	142 gpd	142 gpd
Proposed	Commerce	4.4	44,000 sf commercial	290 gpd/1000 sf	12,760 gpd
Net Change					+ 12,618 gpd

Notes:

Gpd = gallons per day; sf = square feet

Maximum development for the Residential land use designation is based upon the permitted units per acre (1 dwelling unit/10 acres). Maximum development for Commerce is based upon 10,000 sf of building floor area per acre.

Generation rates are per BCWWS Guidelines for Determining Ability to Provide Potable Water and Wastewater Service. 'Restaurant' use was assumed for the Commerce designation as a conservative analysis, however it should be noted that the 'Self-Storage' generation rate is only 7 gpd per 1,000 square feet.

As can be seen in Table 3 above, the proposed amendment is anticipated to result in a net increase of 12,618 gallons per day of sanitary sewer demand.

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

See **Exhibit I**. Information confirmed by:

Name: Ronald M. Nunes

Position: President

Agency: Parkland Utilities, Inc.

Phone: (954) 753-7902

Address: 8001 Parkside Drive, Parkland, FL, 33067

C. Solid Waste Analysis**1. Provide the solid waste level of service per the adopted and certified local land use plan.**

The adopted level of service for solid waste is 3.8 pounds per capita per day per Policy 4.1.1 of the City's Comprehensive Plan.⁵

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

The City of Parkland has an exclusive contract for solid waste collection with Waste Management, Inc. The City of Parkland's waste is now disposed of at Monarch Hill Landfill. The landfill accepts municipal solid waste, construction and demolition debris, sludge, industrial wastes and other waste that can be disposed in a Class I landfill.⁶ The current capacity at the Monarch Hill landfill is 15,599,367 cubic yards and it currently accepts 6,000 tons of waste per day (approximately 1,500,000 tons per year). The landfill has an approximate lifespan of 8 to 9 years at current volumes. In addition, Waste Management has applied for a land use plan amendment to expand the Monarch Hill landfill footprint by 5.6 percent. If the amendment and subsequent approvals are granted, the resulting expansion of the landfill footprint would add another 5 to 6 years of capacity.⁷

Should Monarch Hill be unavailable for disposal of the City of Parkland's wastes, Waste Management would utilize other facilities for disposal including, but not limited to, Okeechobee Landfill, Medley Landfill, and others.⁸

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

TABLE 3					
SOLID WASTE IMPACT					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>

⁵ City of Parkland Comprehensive Plan, Volume I, Infrastructure Element. June 2016.

⁶ City of Parkland Comprehensive Plan, Volume II, Infrastructure Element. June 2016. Pg. 4-4.

⁷ Monarch Hill Application for Amendment to the Broward County Future Land Use Map. Prepared by Craven Thompson & Associates, Inc. June 2022.

⁸ City of Parkland Comprehensive Plan, Volume II, Infrastructure Element. June 2016. Pg. 4-4.

Current	Rural Residential	4.4	1 unit	8.9 lbs/unit	8.9
Proposed	Commerce	4.4	44,000 sf commercial	4 lbs/100 sq. ft.	1,760
				Net Change	+1,751.1

Notes:

Lbs = pounds; sf = square feet; gpd = generation per day

Maximum development for the Residential land use designation is based upon the permitted units per acre (1 dwelling unit/10 acres). Maximum development for Commerce is based upon 10,000 sf of building floor area per acre.

Solid Waste Generation rates are per Table 6-A of the Broward County Comprehensive Plan's Solid Waste Element. 'Retail/Service' use was assumed for the Commerce designation based on the proposed use as a self-storage facility.

As can be seen in Table 3 above, the proposed amendment is anticipated to result in a net increase of 1,751.1 pounds per day of solid waste demand.

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

See **Exhibit J**. Information confirmed by:

Ms. Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
(954) 856-7192
1800 N. Military Trail, Suite 201, Boca Raton, FL, 33431

D. Drainage Analysis

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

The City of Parkland Comprehensive Plan has levels of service for three categories: Pine Tree Water Control District; North Springs Improvement District; and all other areas. The Amendment Site is not in either the Pine Tree or the North Springs districts; therefore, the 'all other areas' levels of service apply, as follows:

Primary Drainage System – Allowable Discharge of 35 CSM (cubic ft/second/sq.mi)

Roadways/Parking Lots – 10 Year, 24 Hour Storm Event

House Pads – 100 Year, 3 Day Storm Event

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

The project is not located in a drainage district and is subject to permitting through the South Florida Water Management District and Broward County.

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

No planned drainage improvements as part of this project.

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

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

Plans and calculations will be submitted to SFWMD and Broward County for Surface Water Permit.

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

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

Drainage shall be secured on-site within exfiltration and/or drainage ponds. Detailed drainage information will be provided to Broward County for the required Surface Water Permit.

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

See **Exhibit K**. Information confirmed by: **[Confirmation letter is pending – will be provided with next draft]**

Name: Ms. Johana Narvaez, M.S.E.E.
Agency: Broward County Environmental Permitting Division
Surface Water Management Licensing
Title: Environmental Program Manager
Phone: (954) 519- 0318

E. Recreation and Open Space Analysis

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

Given the amendment site is being annexed to the City of Parkland, the following analysis uses the City's overall level of service standard for parks, recreational, and open space, which is a minimum of five (5) acres per 1,000 population, consisting of city-owned neighborhood parks or city-owned community parks per one thousand population⁹.

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

The amendment would eliminate the existing Rural Residential-Palm Beach residential land use designation and replace it with a commercial designation, resulting in a decreased demand for community parks acreage.

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

Given that the amendment would re-designate residential land uses to commerce, it would result in a *de minimis* net decrease in demand for community parks.

4. Identify the projected "community parks" acreage needs based on the local government's projected build-out population.

Per the Broward County Land Use Plan Policy 2.5.1, local governments shall provide for three (3) acres of community parks per 1,000 residents. However, per the City of Parkland Comprehensive Plan Policy 8.1.11, the City's level of service standard is five (5) acres per 1,000 residents. As of 2020, the City provided 299.88 acres of parks (a combination of existing parks, future parks, and open space), resulting in 9.02 acres per 1,000 residents.¹⁰

⁹ City of Parkland Comprehensive Plan, Parks, Recreation, and Open Space Element, Policy 8.1.11.

¹⁰ Based on 2020 population estimate of 33,238 residents.

As shown in Table 4 below, the City of Parkland is anticipated to significantly exceed the open space level of service requirements for many years.

TABLE 4			
2025, 2030, 2035, 2040, 2045 Local Park Acreage Need and Surplus			
Total Acreage of Parks in Parkland in 2020			299.88 acres
Year	Population	Need (in acres)	Surplus (in acres)
2025	33,828	98.48	201.4
2030	32,604	97.81	202.07
2035	32,772	98.32	201.56
2040	32,829	98.49	201.39
2045	32,848	98.54	201.34

Source: City of Parkland Inventory of Park and Open Space, Page 2, Recertified June 27, 2019 and Effective December 9, 2020.

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

Policy 2.5.4 strongly discourages “amendments (...) which would result in the loss of open space” and requires to “address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.” Policy 2.5.5 pertains to golf courses. The proposed amendment would not result in a loss of open space and the amendment site is not a golf course; both policies are inapplicable.

F. Traffic Circulation Analysis

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

Seven (7) segments were analyzed for this study, including:

- i) Loxahatchee Road from east of Levee 36 to project driveway
- ii) Loxahatchee Road from project driveway to Hillsboro Boulevard
- iii) Loxahatchee Road from Hillsboro Boulevard to US 441
- iv) Hillsboro Boulevard from Loxahatchee Road to US 441
- v) Hillsboro Boulevard from US 441 to Lyons Road
- vi) US 441 from Hillsboro Boulevard to Loxahatchee Road
- vii) US 441 from Loxahatchee Road to Palmetto Park Road

As of year 2019, all roadway segments operate at an acceptable LOS. Refer to traffic analysis provided as **Exhibit L** for more detail.

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the long range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.**

Link capacity analysis was performed for the short-term (2028) planning horizon.¹¹ The US 441 segments are expected to operate at an unacceptable LOS with the proposed amendment during daily conditions. Additionally, the US 441 segments are also expected to operate at an unacceptable LOS with and without the proposed amendment during PM peak hour conditions. However, the project trips are not expected to be significant on these segments.

Link capacity analysis was performed for the long-range (2040) planning horizon.¹² The US 441 segments are expected to operate at an unacceptable LOS without and with the proposed amendment, during both the daily and PM peak hour conditions. However, the project trips are not expected to be significant on these segments.

See **Exhibit L** for more detail.

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

Refer to traffic analysis provided as **Exhibit L**. The proposed amendment is expected to result in an increase of 2,864 daily trips and 273 PM peak hour trips.¹³

Based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. The results of the analyses indicate that the traffic from the amendment is expected to exceed the 3 percent threshold on Loxahatchee Road from the project driveway to

¹¹ Volumes were linearly interpolated between 2019 and 2040 volumes obtained from the Broward MPO.

¹² Year 2040 volumes were obtained from the Broward MPO *Roadway Level of Service Analysis for Years 2019 and 2040*.

¹³ Based on the site's re-designation to a Commerce land use category. The actual proposed self-storage facility would generate far fewer trips.

US 441, and on Hillsboro Boulevard from Loxahatchee Road to US 441, during both the daily and PM peak hour conditions. However, these roadway segments currently operate, and are expected to continue to operate, at an acceptable level of service (LOS D or better). Therefore, no roadway improvements are required.

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

See **Exhibit L**.

G. Mass Transit Analysis

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

According to the Broward County Transit Division's System Map, there are no BCT transit routes located within one-quarter mile of the amendment site.

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Loxahatchee Road in the city of Parkland. BCT is in the process of conducting a major update to the Transit Development Plan (TDP) and will be undertaking a Comprehensive Operational Analysis (COA) next spring. The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

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

See **Exhibit M**. Information provided by:

Romary Justaford, Planner
Service and Strategic Planning
Broward County Transit Division
1 North University Drive, Suite 3100A
Plantation, FL 33324

Telephone: (954) 357-8554

H. Public Education Analysis

1. Public School Impact Application.

Not applicable to this application.

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

Not applicable to this application.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

The Broward County archaeological consultant reviewed the proposed amendment. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), he determined that the proposed project will not have an adverse effect on any known historical resources. See **Exhibit N**.

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

The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. 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.

See **Exhibit N**.

C. Wetlands.

According to the Broward County Planning Council Wetland Resource Questionnaire completed by the Resilient Environment Department during the review of the previous amendment to the Broward Municipal Services District (BMSD 23-M1), there are no wetlands on the Subject Property.

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

The amendment site is not identified as a Local Area of Particular Concern per the map adopted by Broward County dated September 9, 2021.

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

According to the map adopted by Broward County dated February 23, 2021, the amendment site is not located in a Priority Planning Area.

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

No listed species are on the site.

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

No listed species are on the site.

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

The amendment site is not located in or adjacent to a Wellfield Protection Zone.

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

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. No special soil conditions exist on site that would affect the land development activity.

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

The Subject Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

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

Not applicable to this application.

8. LAND USE COMPATIBILITY

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

While the amendment site is within the BMSD, it is surrounded by City of Parkland and is in the process of being annexed into Parkland. Parkland is a residential community that has few parcels designated for commercial uses. The amendment to Commercial would allow for limited neighborhood-serving commercial uses on the site. At a size of 3.83 net acres, the property is too small to host regional retail that could generate substantial traffic and just large enough to serve the surrounding residential communities.

While the proposed amendment is to Commercial, the intended development is a self-storage facility. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site as well as the residential properties located to further to the west along Loxahatchee Road.. The property owner of the amendment site also intends to develop the parcel to the south with a residential development that could also use the proposed self-storage facility. Self-storage tends to generate very few impacts such as noise, odors, vibration, and traffic compared to other commercial uses. Broward County Urban Planning Division staff determined that the proposed Commercial future land use designation will have minimal impacts upon and support the adjacent and nearby uses, as indicated in their staff report associated with the BMSD amendment and the March 1, 2023 local planning agency meeting.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

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

According to the Broward County Emergency Evacuation Map, the amendment site is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS

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

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

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Per Section 10(c) of the Resilient Environment Department Urban Planning Division Staff Report regarding BMSD amendment 23-M1, staff determined that the previous BMSD amendment was consistent with Intergovernmental Coordination Element Policy IC2.2. The amendment site borders the City of Parkland to the west, south, and east. During the BMSD LUPA application, the City of Parkland confirmed that they had no objections to the BMSD amendment.

12. PUBLIC OUTREACH

A community meeting has not been held as of the submittal date of this application. The applicant will comply with all of the City of Parkland's public outreach requirements during the application process. Prior to the LPA hearing on March 1, 2023, the BMSD published a public hearing notice in the Classified section of the February 15, 2023 edition of the South Florida Sun-Sentinel.

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

POLICY 2.3.1 – Commerce Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan.

POLICY 2.3.2 - Commerce Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

Explanation: Parkland is a residential community that has few parcels designated for commercial uses. The amendment to Commerce/Commercial would allow for limited neighborhood-serving commercial uses on the site.

POLICY 2.10.2 – Compatibility The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward

County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Explanation: The amendment site is within the BMSD and is surrounded by City of Parkland. It is in the process of being annexed into Parkland. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site.

POLICY 2.10.3 – Compatibility In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Explanation: Along Loxahatchee Road, the site is adjacent to residential use to the east. The property owner of the amendment site also intends to develop the parcel to the south with a residential development. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site as well as future residential development to the south of the site.

14. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF BROWARD MUNICIPAL SERVICES DISTRICT LAND USE PLAN

Policy BMSD 1.1.1 – Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County Land Use Plan and associated maps, to allow various land uses by type and that assorted densities and intensities, including the following land use categories: Commercial

Explanation: Parkland is a residential community that has few parcels designated for commercial uses. The amendment to Commerce/Commercial would allow for limited neighborhood-serving commercial uses on the site.

Policy BMSD 1.1.7 – Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

Explanation: The amendment site is within the BMSD and is surrounded by City of Parkland. It is in the process of being annexed into Parkland. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site.

Policy BMSD 1.3.1 – The BMSD enclaves of Broward County generally consist of individual or small groups of parcels of land that are surrounded by property within a local municipality. These enclaves include:

1. BMSD parcels near Parkland in the area known as the Wedge, which was incorporated into Broward County from Palm Beach County in 2007.

Explanation: The amendment site was annexed into Broward County from Palm Beach County, the result of a change to the Palm Beach County Boundary. The terms of the annexation at the time included for the site to retain the Palm Beach County's Rural Residential 10 future land use designation that allows one (1) dwelling unit per ten (10) acres. At the time of annexation, it was recognized that development and redevelopment of sites designated for Rural Residential future land use would likely require amendments to reflect Broward County future land use designations. The amendment site is within the BMSD and is surrounded by City of Parkland. It is in the process of being annexed into Parkland. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site.

Policy BMSD 1.3.3 – Proposed amendments to the BMSD Future Land Use Map designations within BMSD enclaves shall be evaluated based on the availability and cost of providing public facilities and services, in addition to site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

Explanation: While the proposed amendment is to Commercial, the intended development is a self-storage facility. This development would be compatible with surrounding existing land uses by providing a self-storage facility that could serve residents of The Falls at Parkland neighborhood to the east of the amendment site as well as the residential properties located to further to the west along Loxahatchee Road. The property owner of the amendment site also intends to develop the parcel to the south with a residential development that could also use the proposed self-storage facility. Self-storage tends to generate very few impacts such as noise, odors, vibration, and traffic compared to other commercial uses.

15. ADDITIONAL SUPPORT DOCUMENTS

There are no additional support documents.

16. PLAN AMENDMENT COPIES

- A. **3 hard copies and 10 digital copies (13 copies total) for the BCPC. (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

To be provided with transmittal to Broward County Planning Council

EXHIBIT A

LPA Minutes and Commission Letter



Resilient Environment Department
URBAN PLANNING DIVISION

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

DATE: April 10, 2023

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

FROM: Josie Sesodia, AICP, Director, Urban Planning Division **Josie P. Sesodia**
Digitally signed by Josie P. Sesodia
Date: 2023.04.10 15:57:09 -04'00'

SUBJECT: *Broward Municipal Future Land Use Map Series (FLUMS) Amendment 2023-M1: Parkland Storage*

On April 4, 2023, the Board of County Commissioners voted (9-0 vote) to transmit the above-referenced amendment to the Broward County Planning Council for consideration.

The applicant, Parkland Storage, LLC, proposes to change the future land use designation of an approximately 5.12 gross acre site, located at 7820 Loxahatchee Road, from Rural Residential-Palm Beach to Commercial. (Folio number 474126007000). Staff finds the proposed amendment consistent with the goals, objectives, and policies of both the Broward County Comprehensive Plan and the Broward County Land Use Plan. On March 1, 2023, the Resilient Environment Department Local Planning Agency accepted the staff recommendation and forwarded the proposed amendment to the Board of County Commissioners.

Please contact Heather Cuniff, AICP, Planning Section Supervisor, Urban Planning Division at hcuniff@broward.org or 954-357-5657 if you have any questions or require additional information.

Attachment

CC: Leonard Vialpando, Director, Resilient Environment Department
Darby Delsalle, AICP, Assistant Director, Urban Planning Division
Heather Cuniff, AICP, Planning Section Supervisor, Urban Planning Division



SUMMARY MINUTES
(DRAFT)

Resilient Environment Department Local Planning Agency

Public Hearing

Government Center West – 2nd Floor Hearing Room

1 North University Drive, Plantation, FL 33324

March 1, 2023

Attendance

1. Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Susanne Carrano
- c. Angela Chin, AICP
- d. Howard Clarke
- e. Sara Forelle, AICP

2. Board Members Absent

- a. None

3. County Staff Present

Urban Planning Division

- a. Heather Cunniff, AICP
- b. Darby Delsalle, AICP
- c. Andy Joseph
- d. Josie Sesodia, AICP

County Attorney's Office

- a. Maite Azcoitia
- b. Alexis Marrero-Koratich

4. Others Present

- a. Julian Bobilev, Greenspoon Marder, LLP
- b. Dennis Mele, Greenspoon Marder, LLP
- c. Elizabeth Somerstein, Greenspoon Marder, LLP

Agenda

1. Call to Order

Cyril Saiphoo called the Local Planning Agency (LPA) meeting to order at 3:06pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The Local Planning Agency members introduced themselves.

2. Approval of Minutes: December 20, 2022

Upon a motion made by Susanne Carrano, seconded by Javier Acevedo, the December 20, 2022, Local Planning Agency minutes were unanimously approved.

3. Future Land Use Map Amendment 23-M1: Parkland Storage

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff introduced herself and stated she is the Planning Section Supervisor, has over 25 years of professional planning experience, and is certified with the American Institute of Certified Planners. She entered the written Staff Report into the record as part of the public hearing and noted the Staff Report includes the full background and details.

Ms. Cunniff stated that staff analyzed the proposed amendment to make a recommendation as to whether the proposed amendment is consistent with the Broward County Comprehensive Plan. The analysis includes, among other items, compatibility with surrounding land uses, availability of public services and facilities, and environmental impacts.

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed amendment consistent with the Broward County Comprehensive Plan.

Dennis Mele made a presentation on behalf of the applicant. Mr. Mele stated they have filed to annex into the City of Parkland. The annexation is expected to be effective September 15, 2023. The applicant is working in cooperation with the City of Parkland. A self-storage facility is proposed. Mr. Mele concluded his presentation and welcomed any questions.

Mr. Saiphoo opened the item for public comments and comments from the LPA. No comments were made. Upon a motion made by Ms. Carrano, seconded by Angela Chin, the Local Planning Agency found the proposed amendment consistent with the Broward County Comprehensive Plan.

4. Broward County Zoning Code Amendment: 23-Z1: Garden Park

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff stated the proposed amendment establishes new Garden Park zoning districts and creates two new zoning districts: the GP-1: Garden Park Neighborhood District and the GP-2: Garden Park Corridor District. Their intent is to facilitate mixed use development along collector and arterial roadways, with an emphasis on urban form and design.

The GP-1 District is limited to residential uses, while the GP-2 District allows mixed use residential and commercial. Ms. Cunniff noted that the amendment makes the Garden Park districts available, but application to property would be through a petition to rezone. Consistent with the intent, development within a Garden Park District must meet certain standards related to lot size, lot coverage, building form, and use, as well as other development standards.

Ms. Cunniff emphasized that the proposed Garden Park Districts do not make available any additional residential density. Proposed residential development would draw from the density currently allowed by:

- A site's current future land use designation;
- The pool of residential flexibility units;

- Broward County Land Use Plan Policies 2.16.3 and 2.16.4 that address affordable housing bonus density.
- The provisions of Section 125, Florida Statutes that allow housing on commercial and industrial land, as long as 10% are affordable housing and the project is not using the State Apartment Incentive Loan Program.

Parking must comply with Article XII-Offstreet Parking and Loading, except parking standards are reduced for certain non-residential and multi-family residential uses. Parking standards also are provided for ground level parking, understory parking and parking structures.

Access standards are established for both vehicles and pedestrians. The standards focus on safe and clearly defined pedestrian movements.

Landscape requirements are established consistent with the requirements of Article VIII of the zoning code that addresses landscaping. Landscape provisions may be waived to further the purpose and intent of the Garden Park districts.

The Garden Park districts include additional requirements for street trees, parking lot landscaping, signage, and nonconforming structures.

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency find the proposed amendment consistent with the Broward County Comprehensive Plan.

Upon a motion made by Mr. Acevedo, seconded by Ms. Chin, the staff recommendation was unanimously approved.

5. Comprehensive Plan Amendment 23-T1: Capital Improvements Element

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff began by noting that state statute requires the Capital Improvement Element to be updated annually. She explained that the current process is labor intensive as it involves incorporating lengthy data tables from the Broward County and Metropolitan Planning Organization's five-year capital programs. It also results in a large amount of lag time between adoption of the budget and its incorporation into the Capital Improvements Element. The proposed amendment adds web links to these five-year capital programs within the Goals, Objective, and Policies. The addition of web links will reduce staff time dedicated to a primarily ministerial process and provide for the Capital Improvements Element to be as current as possible.

The Florida Department of Economic Opportunity was consulted when drafting the proposed amendment. Staff will continue to review the Capital Improvements Element annually as required by state statutes.



SUMMARY MINUTES
(DRAFT)

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed amendment consistent with the Broward County Comprehensive Plan.

Upon a motion made by Ms. Chin, seconded by Ms. Forelle, the staff recommendation was unanimously approved.

6. Public Comments: Non-Agenda Items
No comments.

7. Adjourn

Upon a motion made by Ms. Carrano, seconded by Ms. Chin, and unanimously approved. The meeting adjourned at 3:19pm.

EXHIBIT B

Acreage Determination



March 21, 2023

Julian Bobilev, AICP
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Bobilev:

Subject: Unincorporated Broward County and Parkland - Acreage Determination

This letter is in response to your request of March 10, 2023, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designation for a parcel of land generally located on the south side of Loxahatchee Road, between University Drive and State Road 7/U.S.441, in Unincorporated Broward County and the City of Parkland.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

It is noted that the Hillsboro Canal is included in the primary drainage system, and therefore, excluded from the acreage calculation.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 4.4 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel	3.8	Palm Beach County Rural Residential 10
NET ACRES	3.8	
Parcel Right-of-Way	0.6	Palm Beach County Rural Residential 10
TOTAL GROSS ACRES	4.4	

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

Julian Bobilev
March 21, 2023
Page Two

Please note that the \$383.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact Julie M. Bernal of Planning Council staff.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a stylized flourish at the end.

Barbara Blake Boy
Executive Director

BBB:JMB
Attachment

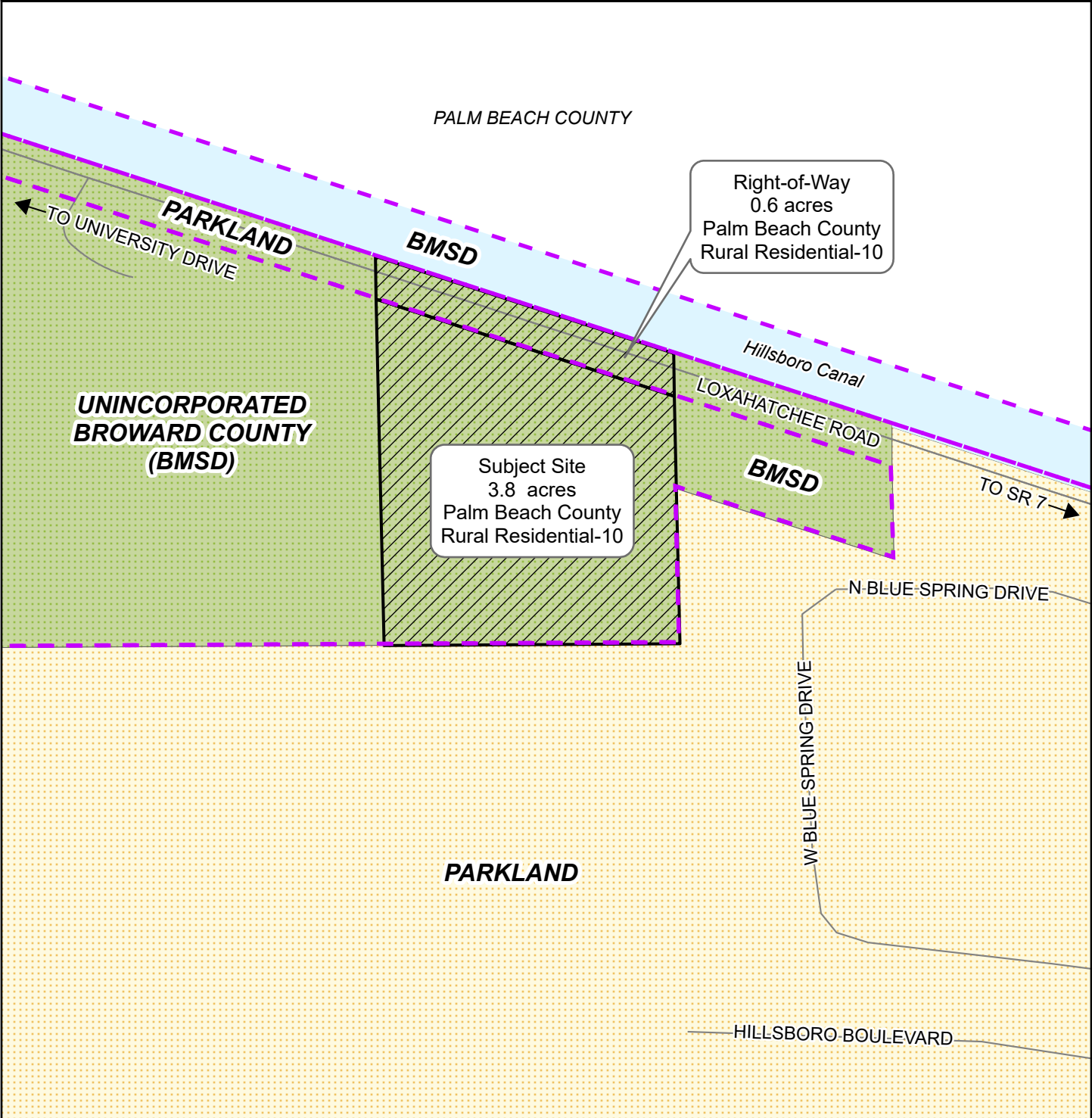
cc/email/att: Nancy Morando, City Manager
City of Parkland




Gayle Easterling, Senior Planner, Planning and Zoning Division
City of Parkland

Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division



Broward County Land Use Plan Acreage and Land Use Confirmation



-  Subject Site
 Municipal Boundary
 Palm Beach County Rural Residential -10
 Low (3) Residential
 Water / Primary Drainage

Total Gross Acres = 4.4

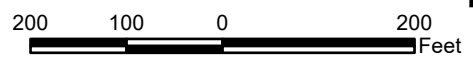
AD 23-003 Bobilev Parkland
Acreage Determination

EXHIBIT C

Survey

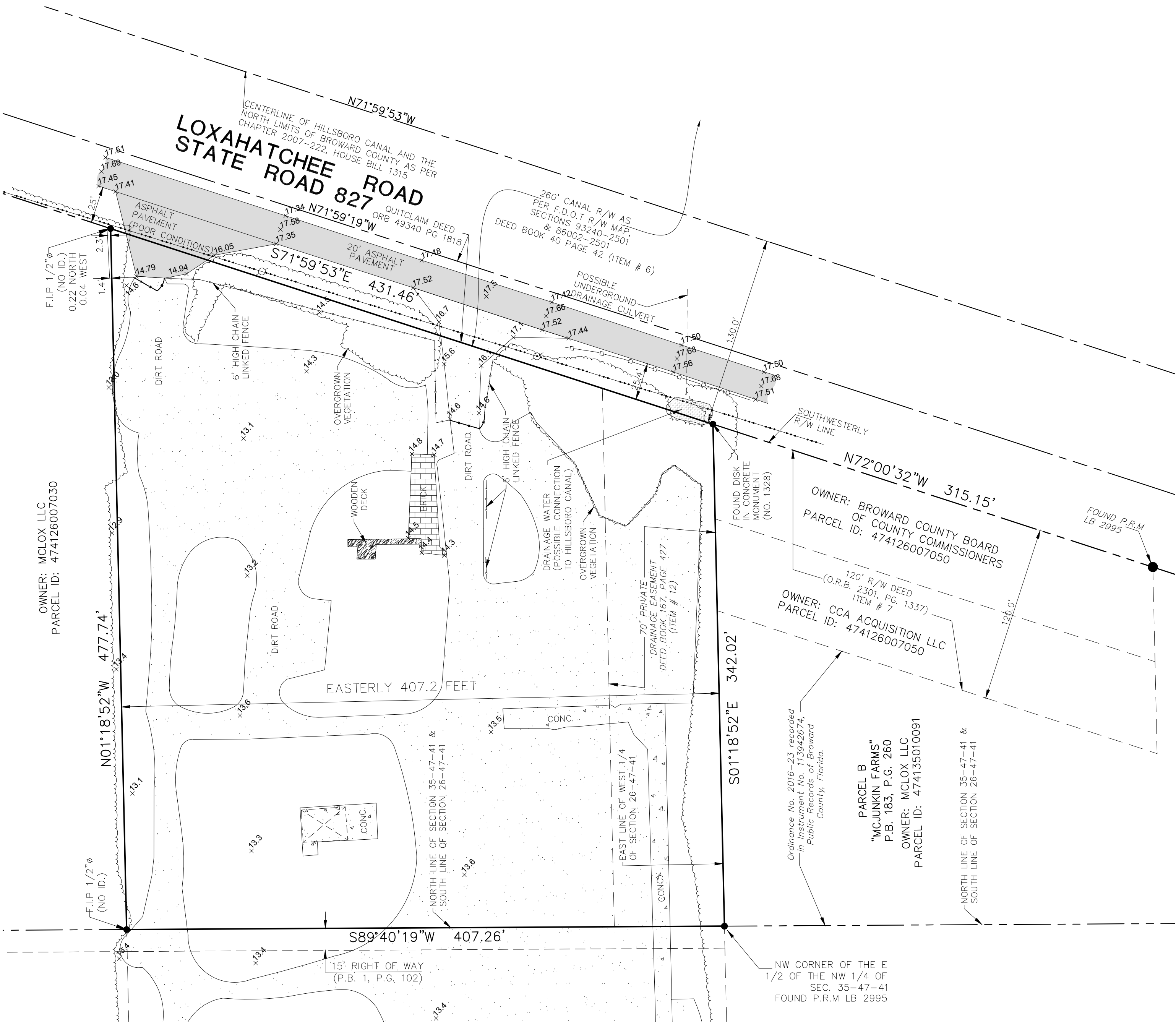
BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 26 - TOWNSHIP 47 SOUTH - RANGE 41 EAST
SECTION 35 - TOWNSHIP 47 SOUTH - RANGE 41 EAST



VICINITY MAP
NOT TO SCALE

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
○	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
○	CATCH BASIN
□	ELECTRICAL WALL PANEL
○	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
□	GAS METER
◇	PEDESTRIAN SIGNAL
□	ELECTRIC UTILITY BOX
□	LIGHT POLE
—	GUY ANCHOR
□	WATER METER
○	WATER VALVE
○	GREASE-TRAP MANHOLE
○	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
○	SANITARY SEWER VALVE
○	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
□	INTERCOM
○	POST
□	SIGN
□	MAILBOX
◇	CONCRETE UTILITY POLE
□	GUARDRAIL
□	FPL TRANSFORMER
○	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE OTHER
○	TREE
○	PINE TREE
○	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY LINE
—	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on November 02, 2021.

SECTION 2) LEGAL DESCRIPTION:

A portion of the West 1/4 of Section 26, Township 47 South, Range 41 East lying South of the Hillsboro Canal being more particularly described as follows:

The Easterly 407.2 feet of that portion of the West 1/4 of Section 26, Township 47 South, range 41 East, lying South of the Hillsboro Canal in the City of Parkland, Broward County, Florida.

Property Address and Tax Folio Number:
Folio No. 47-41-26-00-7000 LOXAHATCHEE RD, UNINCORPORATED, FL 33076

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey, as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=50') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of S72°00'32"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client

Plat of "FLORIDA FRUIT LANDS COMPANY' PLAT NO. 2", recorded in Plat Book 1, at Page 102, Public Records of Palm Beach County Florida.

Plat of "PARKLAND LAKES P.U.D", recorded in Plat Book 102, at Page 44,Public Records of BROWARD County Florida.

Plat of "McJUNKIN FARMS PLAT", recorded in Plat Book 183, at Page 260,Public Records of BROWARD County Florida.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), as per Palm Beach County's Benchmark Name FREDDY, Elevation 19.688 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Topographic Survey was prepared at the request of and certified to:

- Parkland Storage, LLC, a Florida limited liability company

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida
Date:7-29-2022

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

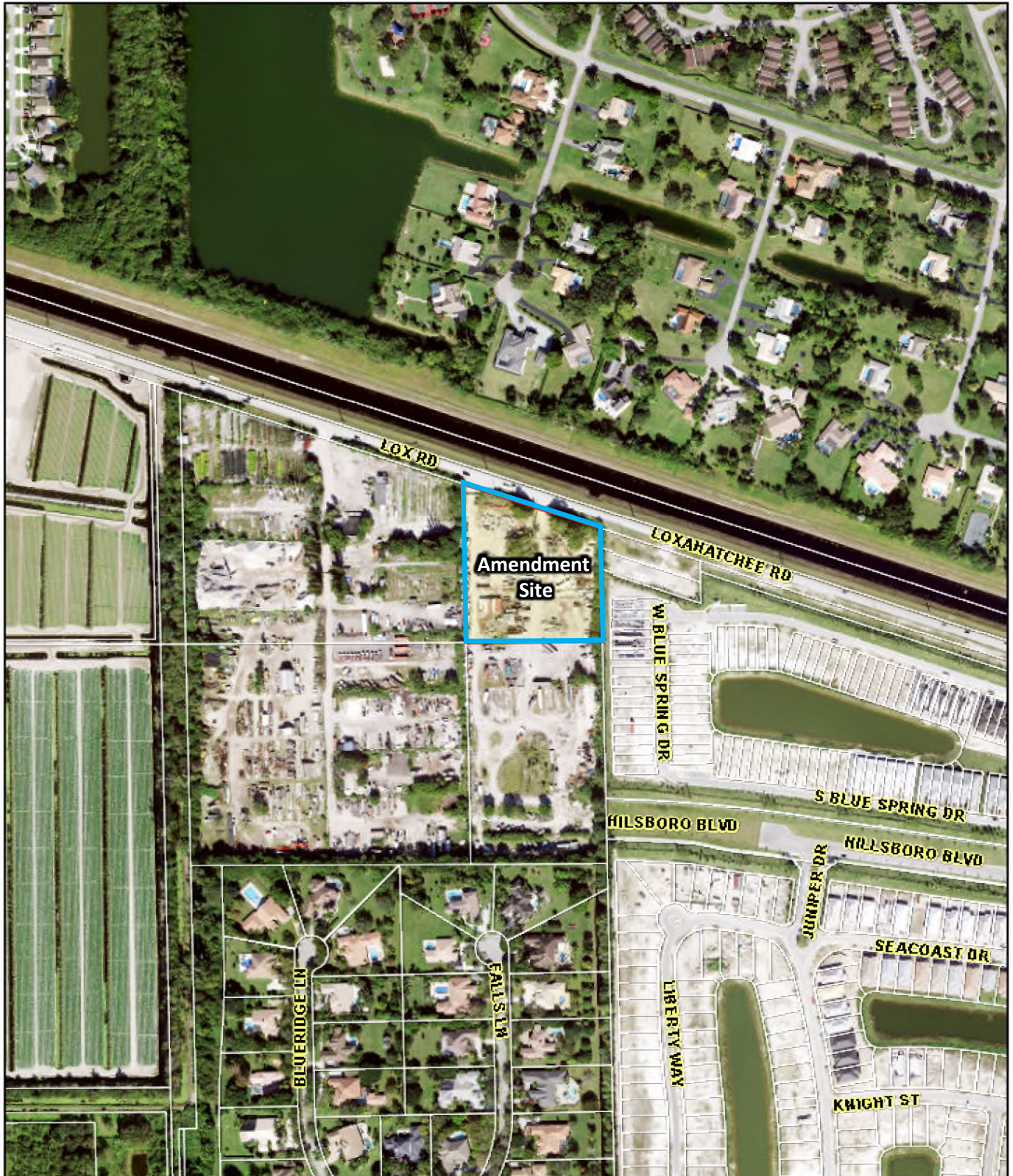
REVISIONS	1	2	3	4	5
Field Book:					
FILE					

DRAWN BY:	JA
TECH BY:	RI
QA/QC BY:	JS

Job No.:
21132

EXHIBIT D

Vicinity Map



January 6, 2023

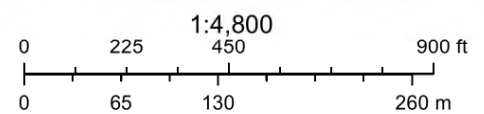




























EXHIBIT E-1

Existing Land Use Designation, Broward County

BROWARD COUNTY LAND USE PLAN

Adopted: February 8, 2022

LEGEND

 Palm Beach County Rural Residential-10	 Activity Center
 Rural Ranches	 Commerce
 Rural Estates	 Agricultural
 Estate (1) Residential	 Conservation - Natural Reservations
 Low (2) Residential	 Conservation - Reserve Water Supply Areas
 Low (3) Residential	 Recreation and Open Space
 Low (5) Residential	 Commercial Recreation
 Low-Medium (10) Residential	 Community
 Medium (16) Residential	 Electrical Generation Facilities
 Medium-High (25) Residential	 Tribal Lands
 High (50) Residential	 Mining
 Irregular Residential	 Transportation
 Dashed-Line Area	 Water

**Amendment
Site**



EXHIBIT E-2

Proposed Land Use Designation, Broward County

BROWARD COUNTY LAND USE PLAN

Adopted: February 8, 2022

LEGEND

	Palm Beach County Rural Residential-10		Activity Center
	Rural Ranches		Commerce
	Rural Estates		Agricultural
	Estate (1) Residential		Conservation - Natural Reservations
	Low (2) Residential		Conservation - Reserve Water Supply Areas
	Low (3) Residential		Recreation and Open Space
	Low (5) Residential		Commercial Recreation
	Low-Medium (10) Residential		Community
	Medium (16) Residential		Electrical Generation Facilities
	Medium-High (25) Residential		Tribal Lands
	High (50) Residential		Mining
	Irregular Residential		Transportation
	Dashed-Line Area		Water

**Amendment
Site**

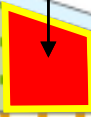


EXHIBIT F-1

Existing Land Use Designation, BMSD

PALM BEACH COUNTY

Amendment
Site

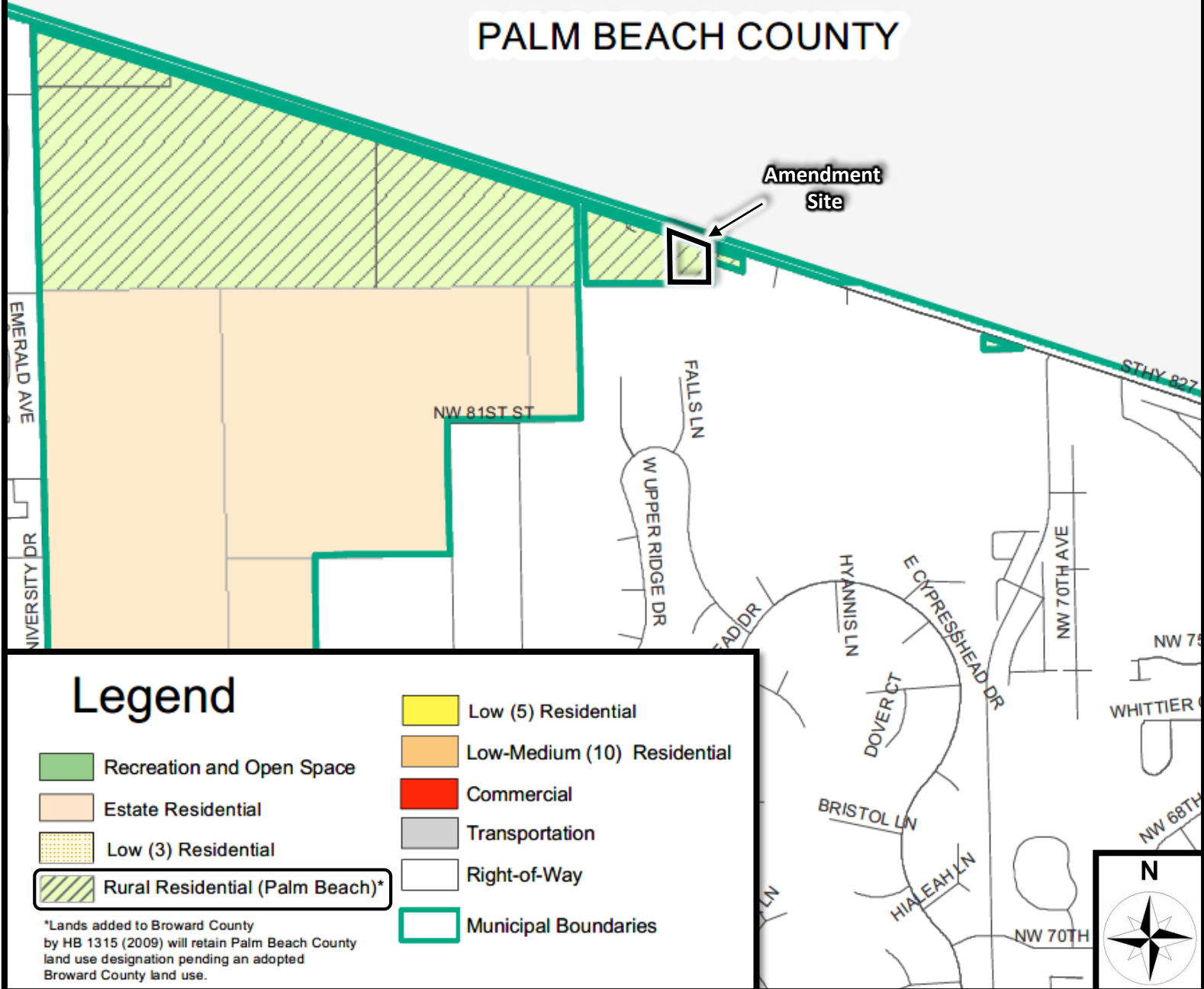


EXHIBIT F-2

Proposed Land Use Designation, BMSD

PALM BEACH COUNTY

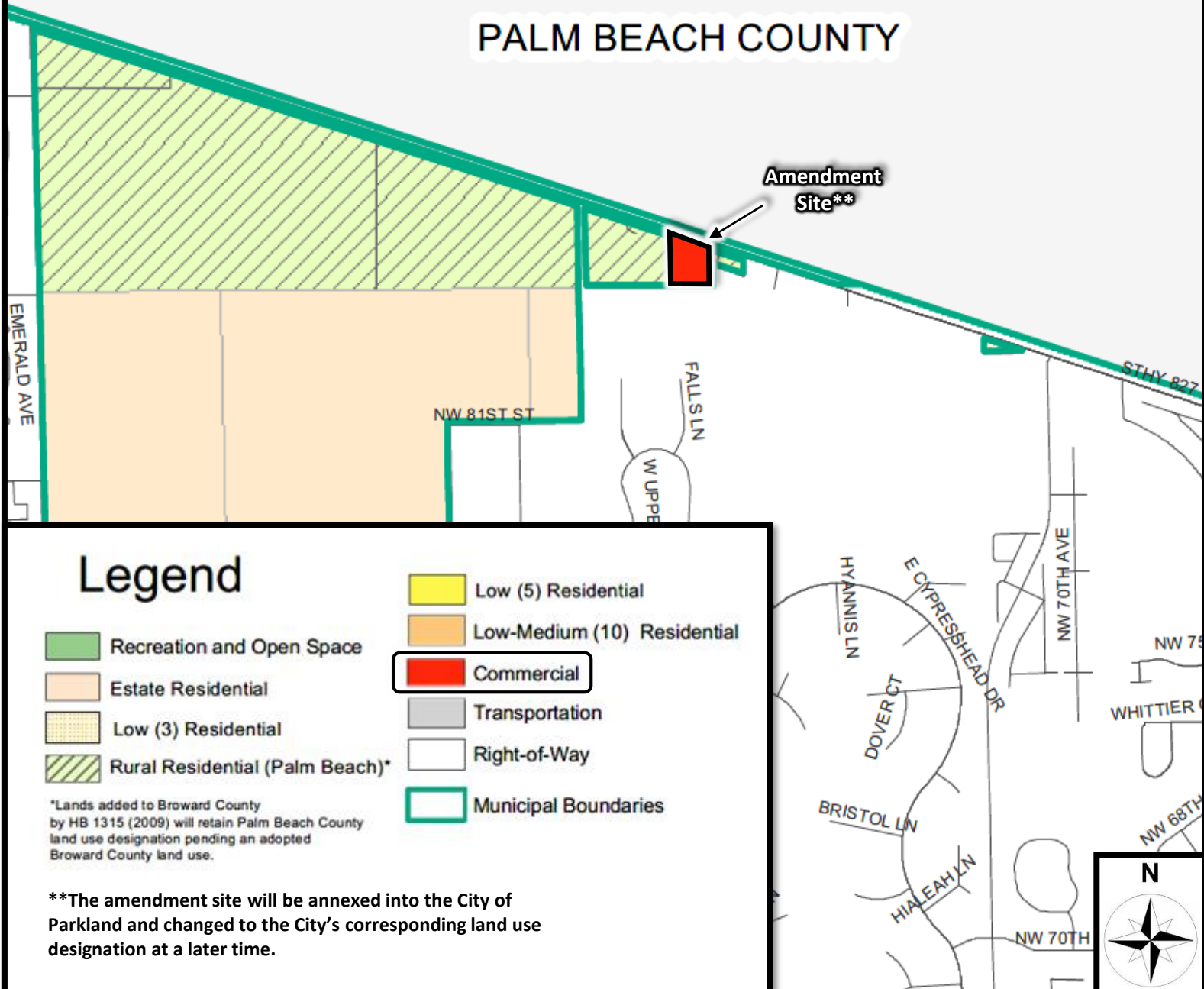


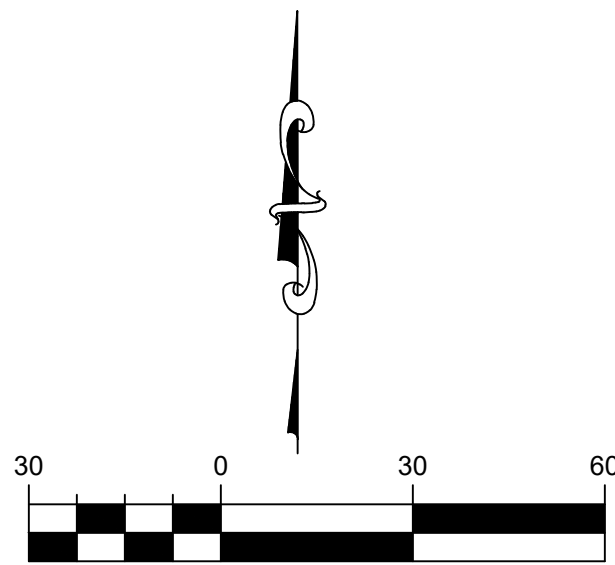
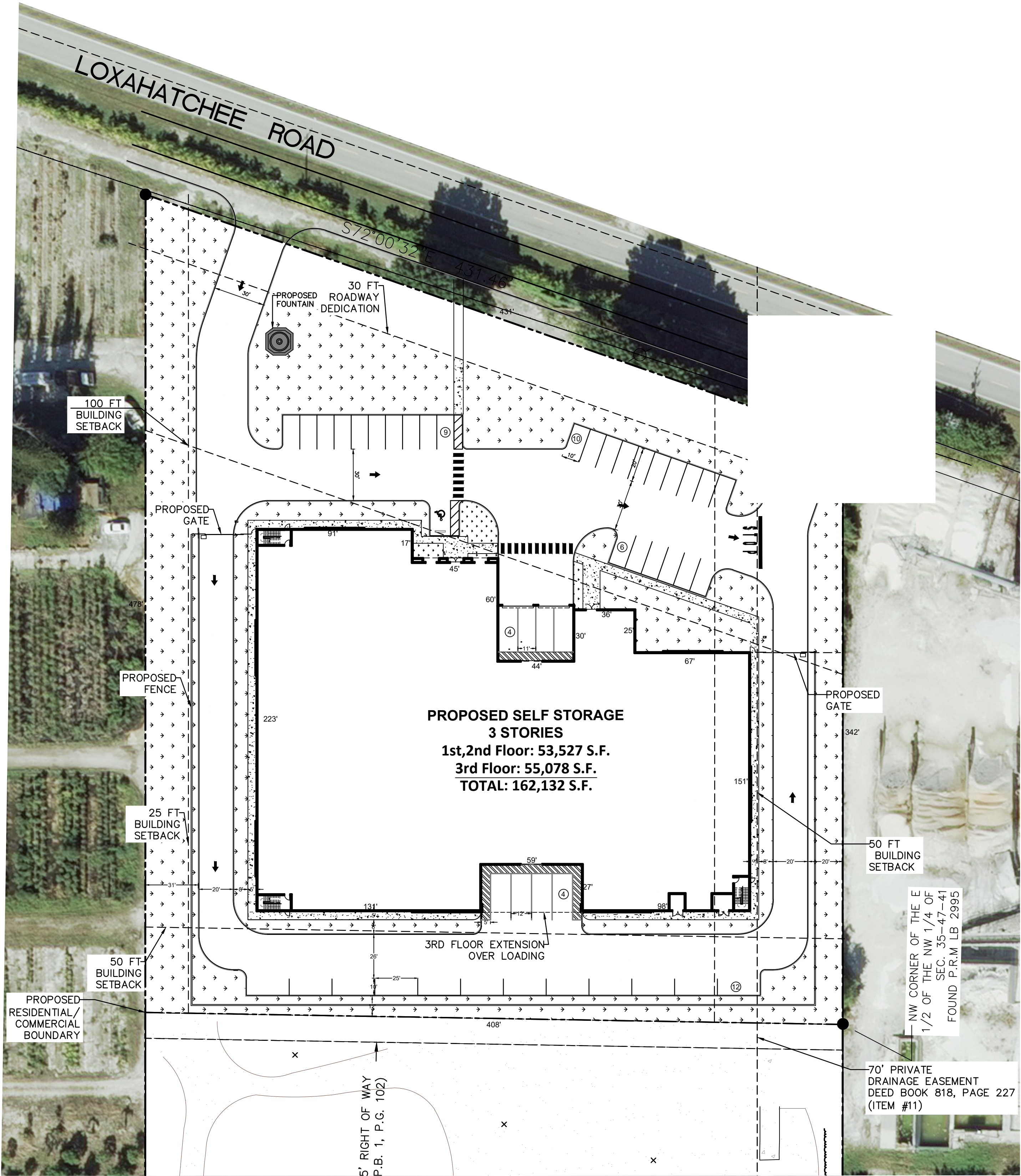
EXHIBIT G

Existing Uses



EXHIBIT H

Conceptual Site Plan



- Graphic Scale in Feet**
- SITE SYMBOLS /LEGEND**
- ⑩ PROPOSED PARKING SPACE COUNT
 - ♿ ACCESSIBLE PARKING SPACE

- HATCH LEGEND**
- PROPOSED NEW SIDEWALK
 - PROPOSED LOADING
 - PROPOSED NEW GRASS/ SOD



696 N.E. 125th STREET
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision	△	Date
Comment		
Revision	△	Date
Comment		
Revision	△	Date
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Revision	△	Date
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Revision	△	Date
Comment		

Designed by:	C.P.C.
Drawn by:	A.C.R.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 30'
Date:	07/27/2022
Job No.:	F007
© 2022	

Plans for

PARKLAND STORAGE
PARKLAND, FLORIDA

MASTER SITE PLAN

Sheet No.

C-1.1

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

EXHIBIT I

Water and Sewer Letters

Parkland Utilities, Inc.
8001 Parkside Drive, Parkland, FL 33067

Khaleah Evelyn
URBN Design
666 N.E. 125th Street, Suite 247
North Miami, Florida 33161

February, 21, 2023

Re: PARCEL ID NUMBER: 47-41-26-00-7000/Loxahatchee Rd Self Storage – 3.83 Acre Property

Dear Ms. Evelyn,

This letter is to confirm to you, and whomever else it may concern, that Parkland Utilities, Inc. is willing and able to provide water and wastewater service for the proposed improvements to the approximately 3.83 acre property, consisting of a 3 story self-storage facility.

The site is currently in the Service Area of Parkland Utilities, Inc. and the property owners will need to obtain both water and wastewater services from Parkland Utilities, Inc.. If the Utility needs additional water or wastewater capacity to service the property, it will need to contract with Broward County in order to provide treatment and transmission for wastewater and obtain an increase in its water withdrawal permits from South Florida Water Management District for water service. Providing of service by Utility is contingent upon completing agreements for these capacities and owner/developer paying all costs of securing such capacity, if needed.

The provision of service is also contingent upon the property owner and the Utility entering into a Developer's Agreement which would detail the responsibilities of all parties. The developer will be responsible for all onsite and offsite improvements to provide required water capacity, water distribution, wastewater collection and transmission servicing the property, and pay any Utility capacity charges, Broward County debt service, connection fees, revenue guarantees, administrative costs, engineering costs, inspection fees and service fees as is determined to be appropriate for this development. The Utility will be responsible for the servicing of the completed water and wastewater improvements.

Based upon the execution by the parties of a Utility approved Developer's Agreement, the developer's fulfillment and compliance with the Developer Agreement, and the Utility successfully increasing any needed water and wastewater capacity, then water and wastewater service will be available to the entire project. The Utility has been in contact with the named parties regarding the availability of needed capacity and have been told that it is available once we can demonstrate the need for the increases per the Developer's Agreement.

Please contact me if there are any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ronald M. Nunes', followed by the initials 'Rn S'.

Ronald M Nunes,
President
Parkland Utilities, Inc.

Parkland Utilities, Inc.

8001 Parkside Drive, Parkland, FL 33067

Khaleah Evelyn
URBN Design
666 N.E. 125th Street, Suite 247
North Miami, Florida 33161

March 20, 2023

Re: PARCEL ID NUMBER: 47-41-26-00-7000/Loxahatchee Rd Self Storage – 3.83 Acre Property

Dear Ms. Evelyn,

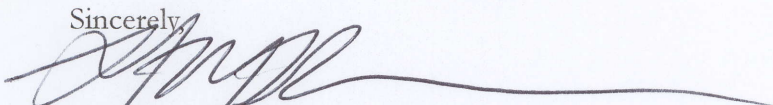
This letter is to confirm to you, and whomever else it may concern, that Parkland Utilities, Inc. is willing and able to provide water and wastewater service for the proposed improvements to the approximately 3.83-acre property, consisting of a 3 story self-storage facility.

In response for your request for information for the Broward County Land Use Plan Amendment:

- Water:
 - Current permitted water plant capacity is 0.57 MGD.
 - Current water plant demand is 0.27 MGD, based on the average of past 6 months.
 - Committed water plant capacity is an additional 250 ERCs or 0.09 MGD
 - Total usage and committed is 0.36 MGD
 - There are no planned plant or well field expansions, as none are needed at this time.
 - A physical interconnect exists between Palm Beach County and Parkland Utilities, Inc.
 - The existing wellfields in the Biscayne Aquifer servicing the service area consist of two wells. Well #1 (Well ID 45634) and Well #2 (Well Id 45635). Both wells are 400 GPM wells.
 - The total annual permitted capacity, South Florida Water Management District permit # 06-00242-w, is 145.82 MG, expiring 12/31/2024.
- Sanitary Sewer
 - Parkland Utilities, Inc. transmits all wastewater to Broward County for treatment and disposal. There are no plant or plant expansion plans.
 - Broward County has stated additional wastewater capacity is available at this time to purchase if and when needed.
 - Current reserved wastewater capacity is 0.3814 MGD.
 - Current wastewater demand is 0.236 MGD, based on the average of past 6 months.
 - Committed wastewater capacity is for an additional 250 ERCs, or 0.075 MGD
 - Total current and committed wastewater demand is 0.311 MGD.

Please contact me if there are any questions.

Sincerely,



Ronald M Nunes,
President
Parkland Utilities, Inc.

EXHIBIT J

Solid Waste Letter



Barbara Herrera
Waste Management Inc. of Florida
1800 N. Military Trail, Suite 201
Boca Raton, FL 33431
M: 954-856-7192
bherrera@wm.com

April 18, 2023

Via E-Mail

Julian Bobilev, AICP
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
E-Mail: julian.bobilev@gmlaw.com

Re: City of Parkland Land Use Plan Amendment Re: Folio No. 474126007000 / WM Confirmation of Capacity to Accommodate Increased Solid Waste

Dear Mr. Bobilev,

By way of this letter, WM confirms that the solid waste analysis in the above-referenced land-use plan amendment application for the City of Parkland meets our ability as the City's hauler to accommodate the increased solid waste generated by the amendment. WM will have sufficient capacity to support the development of the site for a self-storage facility as proposed in this project and as described in your correspondence dated March 21, 2023 (see attached).

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

Best of luck with the proposed project!

Sincerely,

A handwritten signature in blue ink that reads 'Barbara Herrera'.

Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
M: 954-856-7192
bherrera@wm.com

Encl.

Cc: Lisa Silva, Senior Legal Counsel, WMIF
Jean Desilus, District Manager, WMIF

March 21, 2023

VIA EMAIL: lsilva3@wm.com

Lisa Silva, Esq.
Authorized House Counsel
Waste Management Inc. of Florida
2700 Wiles Road
Pompano Beach, FL 33073

Re: Land Use Plan Amendment Application – Solid Waste Analysis

Dear Lisa:

I will be processing a Land Use Plan Amendment for the property shown on the attached map, identified by folio number 474126007000, to change the land use plan designation from Rural Residential (BMSD Future Land Use Map) to Commercial on the City of Parkland Land Use Map and to Commerce on the Broward County Land Use Map. The property is in the process of being annexed into the City of Parkland. The proposed use of the site is for a self-storage facility. As part of the land use plan amendment process we are required to obtain confirmation of our responses to some application questions.

Please provide me with written verification that the attached solid waste analysis is accurate or any revisions that are required.

If you have any questions, please let me know.

Sincerely,

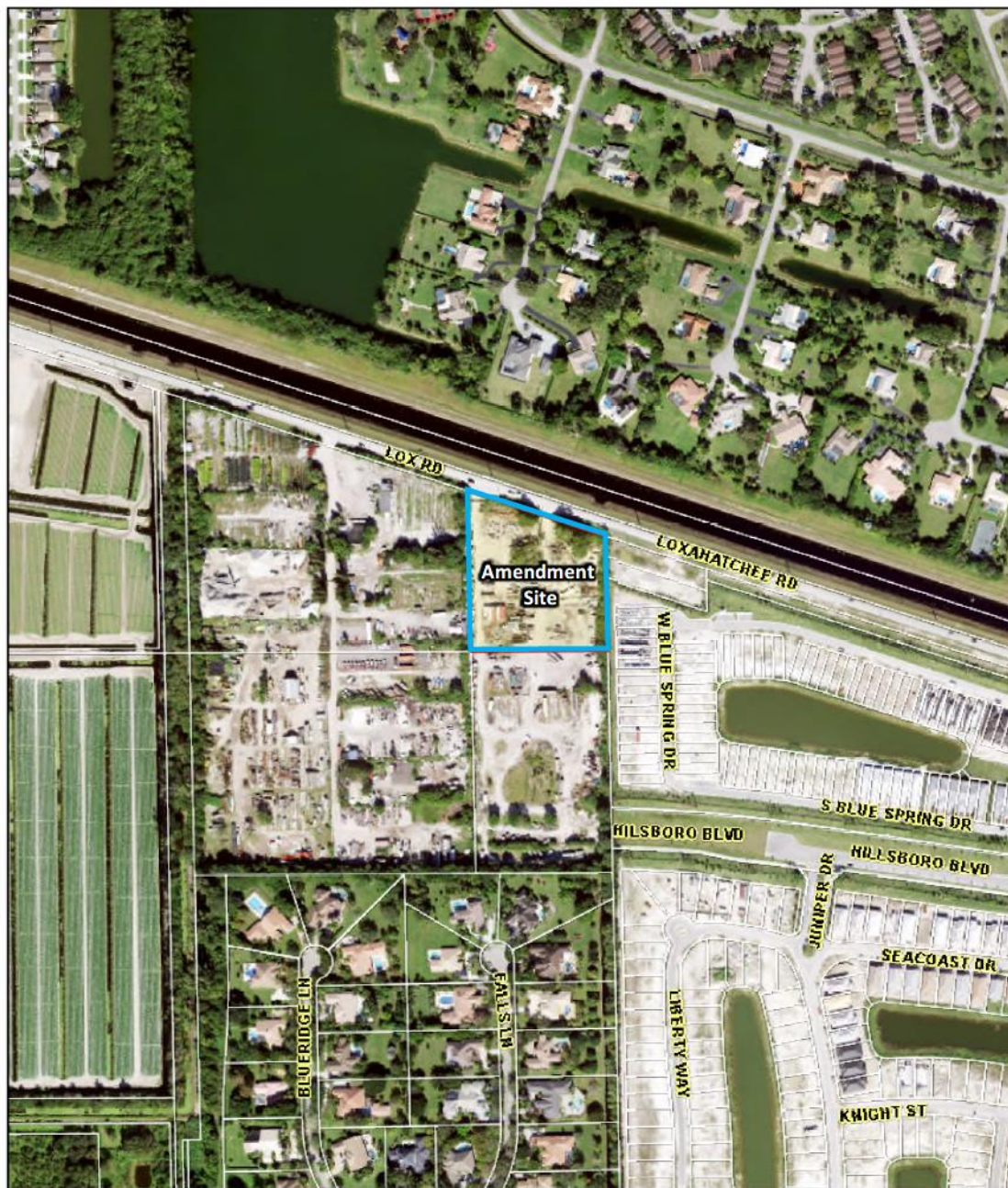
GREENSPOON MARDER LLP



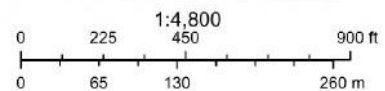
Julian Bobilev, AICP
For the Firm

Property Id: 474126007000

**Please see map disclaimer



January 6, 2023



Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser

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

The adopted level of service for solid waste is 3.8 pounds per capita per day per Policy 4.1.1 of the City’s Comprehensive Plan.¹

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

The City of Parkland has an exclusive contract for solid waste collection with Waste Management, Inc. The City of Parkland’s waste is now disposed of at Monarch Hill Landfill. The landfill accepts municipal solid waste, construction and demolition debris, sludge, industrial wastes and other waste that can be disposed in a Class I landfill.² The current capacity at the Monarch Hill landfill is 15,599,367 cubic yards and it currently accepts 6,000 tons of waste per day (approximately 1,500,000 tons per year). The landfill has an approximate lifespan of 8 to 9 years at current volumes. In addition, Waste Management has applied for a land use plan amendment to expand the Monarch Hill landfill footprint by 5.6 percent. If the amendment and subsequent approvals are granted, the resulting expansion of the landfill footprint would add another 5 to 6 years of capacity.³

Should Monarch Hill be unavailable for disposal of the City of Parkland’s wastes, Waste Management would utilize other facilities for disposal including, but not limited to, Okeechobee Landfill, Medley Landfill, and others.⁴

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

TABLE 3 SOLID WASTE IMPACT					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Rural Residential	4.4	1 unit	8.9 lbs/unit	8.9

¹ City of Parkland Comprehensive Plan, Volume I, Infrastructure Element. June 2016.

² City of Parkland Comprehensive Plan, Volume II, Infrastructure Element. June 2016. Pg. 4-4.

³ Monarch Hill Application for Amendment to the Broward County Future Land Use Map. Prepared by Craven Thompson & Associates, Inc. June 2022.

⁴ City of Parkland Comprehensive Plan, Volume II, Infrastructure Element. June 2016. Pg. 4-4.

Land Use Plan Amendment Application – Solid Waste Analysis

March 21, 2023

Page No. 4

Proposed	Commerce	4.4	44,000 sf commercial	4 lbs/100 sq. ft.	1,760
				Net Change	+1,751.1

Notes:

Lbs = pounds: sf = square feet: gpd = generation per day

Maximum development for the Residential land use designation is based upon the permitted units per acre (1 dwelling unit/10 acres). Maximum development for Commerce is based upon 10,000 sf of building floor area per acre.

Solid Waste Generation rates are per Table 6-A of the Broward County Comprehensive Plan's Solid Waste Element. 'Retail/Service' use was assumed for the Commerce designation based on the proposed use as a self-storage facility.

As can be seen in Table 3 above, the proposed amendment is anticipated to result in a net increase of 1,751.1 pounds per day of solid waste demand.

EXHIBIT K
Drainage Letter

December 21, 2022

Heather E. Cuniff, AICP
Planning Section supervisor
Urban Planning Division1 North University Drive
Plantation, FL 33324

[via email to hcuniff@broward.org](mailto:hcuniff@broward.org)

SUBJECT: "Parkland Storage"
BMSD FLUMS Amendment 23-M1
Future Land Use Map Amendment

Dear Ms. Cuniff:

I have reviewed the application for Parkland Storage and have the following comment.

The parcel is in the unincorporated area of Broward County (BMSD). The proposed development must obtain a Surface Water Management License (and possibly an Environmental Resource Permit) from the Broward County Environmental Permitting Division if construction begins before annexation. After the site is annexed by the City of Parkland, jurisdiction of surface water permitting switches to the North Springs Improvement District.

Our office has no objection to this application.

Sincerely,



Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org

EXHIBIT L

Traffic Analysis

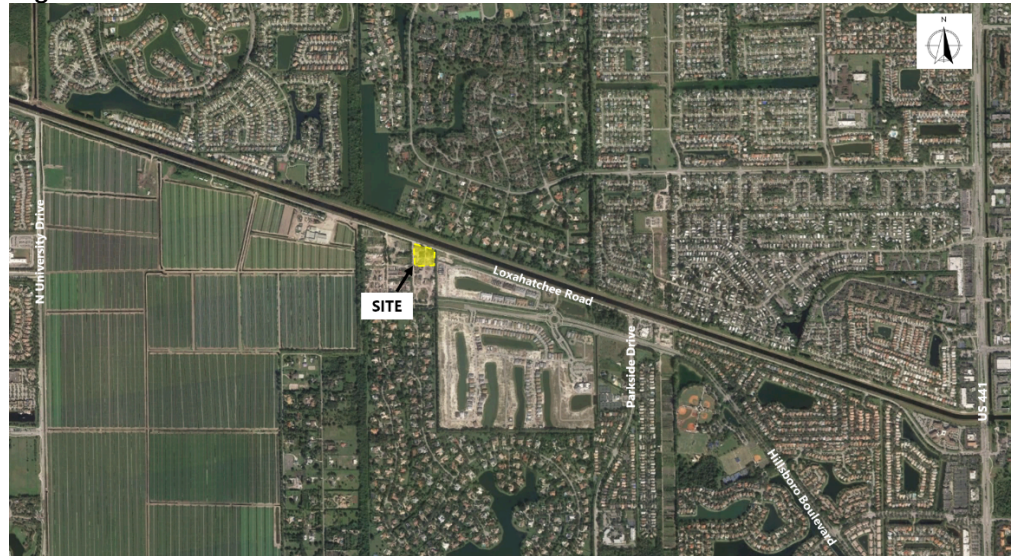
A. Traffic Circulation Analysis

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

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

The project site is located south of Loxahatchee Road and approximately two miles west of US 441, in Broward County, Florida. The folio number for the site is 474126007000. The site location is graphically depicted on **Figure 1**. The maximum development intensity under the current land use designation, Rural Residential, is one (1) single-family home. The maximum development intensity under the proposed land use designation, Commerce, is 44,000 square feet of commercial development.

Figure 1 Site Location



Seven (7) segments were analyzed for this study, including:

- i) Loxahatchee Road from east of Levee 36 to project driveway
- ii) Loxahatchee Road from project driveway to Hillsboro Boulevard
- iii) Loxahatchee Road from Hillsboro Boulevard to US 441
- iv) Hillsboro Boulevard from Loxahatchee Road to US 441
- v) Hillsboro Boulevard from US 441 to Lyons Road
- vi) US 441 from Hillsboro Boulevard to Loxahatchee Road
- vii) US 441 from Loxahatchee Road to Palmetto Park Road

Year 2019 traffic volumes were obtained from the Broward Metropolitan Planning Organization's (MPO) *Roadway Level of Service Analysis for Years 2019 and 2040*. Results of the 2019 daily and PM peak hour analyses indicate that all roadway segments currently operate at an acceptable LOS.

Existing (2019) Daily Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" TWO-WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			2019 VOLUMES ⁽¹⁾	LEVEL OF SERVICE
East/West Roadways						
Loxahatchee Road	Levee 36	Project Driveway	2L	21,780	10,300	B
	Project Driveway	Hillsboro Boulevard	2L	21,780	10,300	B
	Hillsboro Boulevard	US 441	2L	21,780	10,300	B
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	29,160	10,500	C
	US 441	Lyons Road	6LD	59,900	27,000	C
North/South Roadways						
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	59,900	51,000	C
	Loxahatchee Road	Palmetto Park Road	6LD	59,900	51,000	C

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

Existing (2019) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" TWO-WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			2019 VOLUMES ⁽¹⁾	LEVEL OF SERVICE
East/West Roadways						
Loxahatchee Road	Levee 36	Project Driveway	2L	1,962	979	C
	Project Driveway	Hillsboro Boulevard	2L	1,962	979	C
	Hillsboro Boulevard	US 441	2L	1,962	979	C
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	2,628	998	C
	US 441	Lyons Road	6LD	5,390	2,565	C
North/South Roadways						
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	5,390	4,845	C
	Loxahatchee Road	Palmetto Park Road	6LD	5,390	4,845	C

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long-range planning horizons. Please utilize average daily and p.m. peak hour volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.**

Link capacity analysis was performed for the roadway segments impacted by the proposed amendment for short-term and long-range planning horizon. The analysis was performed with and without the addition of traffic from the proposed amendment. The trip generation for the proposed amendment and the trip distribution to the surrounding roadway network are provided in Section 3.

Link Capacity Analysis – Short-Term (Year 2028)

Link capacity analysis was performed for the short-term (2028) planning horizon. Volumes were linearly interpolated between 2019 and 2040 volumes obtained from the Broward MPO. Results of the analyses indicate that the US 441 segments are expected to operate at an unacceptable LOS with the proposed amendment during daily conditions. Additionally, the US 441 segments are also expected to operate at an unacceptable LOS with and without the proposed amendment during PM peak hour conditions. However, the project trips are not expected to be significant on these segments.

Short-Term (2028) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
East/West Roadways										
Loxahatchee Road	Levee 36	Project Driveway	2L	21,780	10,386	B	286	10,672	0.49	C
	Project Driveway	Hillsboro Boulevard	2L	21,780	10,386	B	2,578	12,964	0.60	C
	Hillsboro Boulevard	US 441	2L	21,780	10,386	B	716	11,102	0.51	C
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	29,160	11,271	C	1,576	12,847	0.44	C
	US 441	Lyons Road	6LD	59,900	23,700	C	860	24,560	0.41	C
North/South Roadways										
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	59,900	59,786	D	716	60,502	1.01	F
	Loxahatchee Road	Palmetto Park Road	6LD	59,900	59,786	D	716	60,502	1.01	F

(1) 2028 volumes are obtained from interpolating 2019 volumes and 2045 volumes from the Broward MPO

Short-Term (2028) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
East/West Roadways										
Loxahatchee Road	Levee 36	Project Driveway	2L	1,962	987	C	27	1,014	0.52	C
	Project Driveway	Hillsboro Boulevard	2L	1,962	987	C	246	1,233	0.63	C
	Hillsboro Boulevard	US 441	2L	1,962	987	C	69	1,056	0.54	C
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	2,628	1,071	C	150	1,221	0.46	D
	US 441	Lyons Road	6LD	5,390	2,252	C	82	2,334	0.43	C
North/South Roadways										
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	5,390	5,680	F	69	5,749	1.07	F
	Loxahatchee Road	Palmetto Park Road	6LD	5,390	5,680	F	69	5,749	1.07	F

(1) 2028 volumes are obtained from interpolating 2019 volumes and 2045 volumes from the Broward MPO

Link Capacity Analysis – Long-Range (Year 2040)

Link capacity analysis was performed for the long-range (2040) planning horizon. Year 2040 volumes were obtained from the Broward MPO *Roadway Level of Service Analysis for Years 2019 and 2040*. Results of the analyses indicate that the US 441 segments are expected to operate at an unacceptable LOS without and with the proposed amendment, during both the daily and PM peak hour conditions. However, the project trips are not expected to be significant on these segments.

Long-Range (2040) Daily Link Capacity Analysis

Roadway	Segment		No. of Lanes	Adopted LOS "D" Threshold	2040 Traffic Conditions Without Project		2040 Traffic Conditions with Project			
					Volume ⁽¹⁾	Level of Service	Project Trips	Total Volume	Volume to Capacity Ratio (V/C)	Level of Service
	From	To								
East/West Roadways										
Loxahatchee Road	Levee 36	Project Driveway	2L	21,780	10,500	B	286	10,786	0.50	C
	Project Driveway	Hillsboro Boulevard	2L	21,780	10,500	B	2,578	13,078	0.60	C
	Hillsboro Boulevard	US 441	2L	21,780	10,500	B	716	11,216	0.51	C
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	29,160	12,300	C	1,576	13,876	0.48	D
	US 441	Lyons Road	6LD	59,900	19,300	C	860	20,160	0.34	C
North/South Roadways										
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	59,900	71,500	F	716	72,216	1.21	F
	Loxahatchee Road	Palmetto Park Road	6LD	59,900	71,500	F	716	72,216	1.21	F

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

Long-Range (2040) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2040 TRAFFIC CONDITIONS WITHOUT PROJECT		2040 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
East/West Roadways										
Loxahatchee Road	Levee 36	Project Driveway	2L	1,962	998	C	27	1,025	0.52	C
	Project Driveway	Hillsboro Boulevard	2L	1,962	998	C	246	1,244	0.63	C
	Hillsboro Boulevard	US 441	2L	1,962	998	C	69	1,067	0.54	C
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	2,628	1,169	C	150	1,319	0.50	D
	US 441	Lyons Road	6LD	5,390	1,834	C	82	1,916	0.36	C
North/South Roadways										
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	5,390	6,793	F	69	6,862	1.27	F
	Loxahatchee Road	Palmetto Park Road	6LD	5,390	6,793	F	69	6,862	1.27	F

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

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

Trip Generation Analysis

A trip generation analysis was performed for the maximum-allowable development under the current land use designation and the proposed land use designation. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers' (ITE), Trip Generation Manual, 11th Edition. Consistent with Broward County methodology, the trip generation for PM peak hour conditions was based on the higher number of trips generated by the "PM Peak Hour of Adjacent Street Traffic" or "PM Peak Hour of Generator", using the provided rate or equation (whichever yields the highest trips).

Results of the daily trip generation analysis indicate that the proposed amendment is expected to result in an increase of 2,864 daily trips. Results of the PM peak hour trip generation analysis indicate that the proposed amendment is expected to result in an increase of 273 PM peak hour trips.

Daily Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
EXISTING USE															
Single-Family Detached Housing	210	1 DU	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	8	7	15	0	0	0	0%	8	7	15
PROPOSED USE															
Shopping Plaza with Supermarket	821	44,000 SF	$T = 76.96 (X) + 1412.79$	50%	50%	2,400	2,399	4,799	960	960	1,920	40%	1,440	1,439	2,879
NEW TRIPS						2,392	2,392	4,784	960	960	1,920		1,432	1,432	2,864

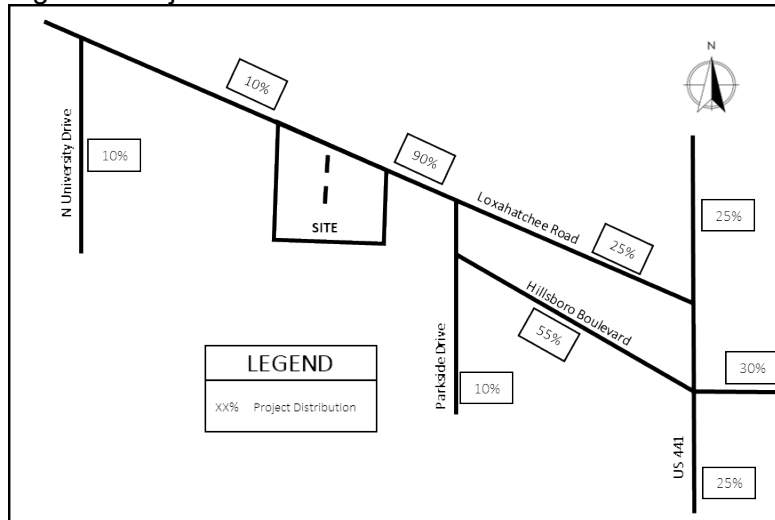
PM Peak Hour Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
EXISTING USE															
Single-Family Detached Housing	210	1 DU	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	1	0	1	0	0	0	0%	1	0	1
PROPOSED USE															
Shopping Plaza with Supermarket	821	44,000 SF	$T = 7.67 (X) + 118.86$	48%	52%	219	237	456	87	95	182	40%	132	142	274
NEW TRIPS						218	237	455	87	95	182		131	142	273

Project Distribution

The project distribution was based on a review of land uses, roadway characteristics and travel patterns surrounding the project site, as well as the location and type of access connections to the site. The project distribution is shown in **Figure 2**.

Figure 2 Project Distribution



Roadway Significance Analysis

Significance was determined for all major roadways surrounding the project site. Based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. The results of the analyses indicate that the project is expected to be significant on Loxahatchee Road from the project driveway to US 441, and on Hillsboro Boulevard from Loxahatchee Road to US 441, during both the daily and PM peak hour conditions. However, the roadway segments on which the project will be significant currently operate, and are expected to continue to operate, at an acceptable level of service. Therefore, no roadway improvements are expected.

Daily Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	PROJECT DIST.		INBOUND TRIPS	OUTBOUND TRIPS	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO			INBOUND	OUTBOUND					
East/West Roadways											
Loxahatchee Road	Levee 36	Project Driveway	2L	21,780	10%	10%	143	143	286	1.31%	No
	Project Driveway	Hillsboro Boulevard	2L	21,780	90%	90%	1289	1289	2,578	11.84%	Yes
	Hillsboro Boulevard	US 441	2L	21,780	25%	25%	358	358	716	3.29%	Yes
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	29,160	55%	55%	788	788	1,576	5.40%	Yes
	US 441	Lyons Road	6LD	59,900	30%	30%	430	430	860	1.44%	No
North/South Roadways											
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	59,900	25%	25%	358	358	716	1.20%	No
	Loxahatchee Road	Palmetto Park Road	6LD	59,900	25%	25%	358	358	716	1.20%	No

PM Peak Hour Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	PROJECT DIST.		INBOUND TRIPS	OUTBOUND TRIPS	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO			INBOUND	OUTBOUND					
East/West Roadways											
Loxahatchee Road	Levee 36	Project Driveway	2L	1,962	10%	10%	13	14	27	1.38%	No
	Project Driveway	Hillsboro Boulevard	2L	1,962	90%	90%	118	128	246	12.54%	Yes
	Hillsboro Boulevard	US 441	2L	1,962	25%	25%	33	36	69	3.52%	Yes
Hillsboro Boulevard	Loxahatchee Road	US 441	4LD	2,628	55%	55%	72	78	150	5.71%	Yes
	US 441	Lyons Road	6LD	5,390	30%	30%	39	43	82	1.52%	No
North/South Roadways											
US 441	Hillsboro Boulevard	Loxahatchee Road	6LD	5,390	25%	25%	33	36	69	1.28%	No
	Loxahatchee Road	Palmetto Park Road	6LD	5,390	25%	25%	33	36	69	1.28%	No

4. Provide any transportation studies relating to this amendment.

The information provided in response to Items 1,2, and 3 represents the entirety of the traffic analysis for this LUPA.

EXHIBIT M

Mass Transit Letter



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

March 27, 2023

Shane Zalonis
Paralegal
Greenspoon Marder
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA)- "7820 Loxahatchee Rd Parkland FL 33076" –
Transit Verification Letter

Dear Mr. Zalonis

Broward County Transit (BCT) has reviewed your correspondence dated March 15, 2023, regarding the proposed Letter of service for 7820 Loxahatchee Rd Parkland FL 33076 (folio numbers 4741 26 00 7000) for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Loxahatchee Road in the city of Parkland. BCT is in the process of conducting a major update to the Transit Development Plan (TDP) and will be undertaking a Comprehensive Operational Analysis (COA) next spring. The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

Please feel free to call me at 954-357-8554 or email me at rjustafort@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Romary S. Justafort

Romary Justafort
Service Planner
Service and Strategic Planning – Broward County Transit

EXHIBIT N

Letter from County Archeo Consultant



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Friday, December 30, 2022

Heather E. Cunniff, AICP, Planning Section Supervisor
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324

Re: Historic Resource Review
Future Land Use Map Series Amendment: 23-M1

Heather,

In my capacity as the County's archaeological consultant, I have reviewed the proposed Parkland Storage LLC FLUMS Amendment. The subject site is located in a Broward Municipal Services District involving approximately 5.12 acres. The amendment proposes:

Current Designations: Rural Residential (Palm Beach) – BMSD Future Land Use Map (5.12 gross acres)

Proposed Designations: Commercial (5.12 gross acres)

Estimated Net Effect: Addition of a self-storage facility

Item 7 – Historical /Archaeological Resources

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. 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, Suite 102A
Plantation, Florida 33324
Tel.: (954) 357-9731
Email: referrer@broward.org



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

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

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

Sincerely,



BRADLEY LANNING | PRINCIPAL INVESTIGATOR
PALEOWEST

In capacity as:

County Archaeological Consultant
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
Tel.: (813) 360-6130
Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division

