



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

For: Broward Planning Council
Applicant: Fimiani Development Corporation
Amendment No.: PC 24-3
Jurisdiction: Margate
Size: Approximately 104.4 acres
Existing Use: Former golf course, single-family residential, multi-family residential and retail

Current Land Use Designation: Dashed-Line Area* consisting of:
77.9 acres of Irregular (7.6) Residential
21.3 acres of Recreation and Open Space
5.2 acres of Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
97.5 acres of Irregular (8.38) Residential
1.7 acres of Recreation and Open Space
5.2 acres of Commerce

Estimated Net Effect: Addition of 81 dwelling units
Reduction of 19.6 acres of recreation and open space use

Location: In Section 35, Township 48 South, Range 41 East; generally located on the west side of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard.

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

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **three (3)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

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

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

Additionally, as a golf course or former golf course, this site would be subject to the Planning Council's own Land Use Policy 2.5.5, requiring mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase I assessment. (AR 1/24/24)

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

There is **one (1)** active solid waste facility located within one mile of the proposed amendment location. (AR 1/24/24)

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

This site contains jurisdictional surface waters and may contain wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of surface waters or wetlands.

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

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

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

1. Meet the permitted criteria or Pre-vs-Post analysis including
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Attenuation Requirement - 25-yr, 3-day
 - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr flood map and site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.

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

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

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are three (3) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the three (3) facilities, three (3) are hazardous material facilities, zero (0) storage tank facility and zero (0) hazardous materials and storage tank facility. (VP 01/23/24)

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

The proposed amendment site is not currently on, adjacent to, or within ¼ mile of a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(VP 01/23/24)*

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(VP 01/23/24)*

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **61 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

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

There are no air permitted facilities located within half a mile of the proposed amendment site, meaning that there are no nearby facilities with any air quality complaints nor any facilities in the area with existing or potential odor or noise problems. *(AR 1/24/24)*

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9,

3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

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

[Check map at:

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

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

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

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

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

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

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

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan

amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

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

However, Policy 2.21.6 is not limited to areas only covered by the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners. The Resilient Environment Department asks that the applicant take those actions into consideration through the application, design, permitting and construction process, but specifically calls out the following Regional Climate Action Plan Recommendations related to urban green spaces can be found within NS-15 and include NS-15.5; and recommendations related to heat islands: NS-15.4, PH-3.1, PH-3.3, and ST-14.3 for consideration.

The Resilient Environment Department also recommends review of the drainage easement and the role it plays in stormwater management on the parcels and adjacent parcels. The Department also recommends review of the Future Conditions Map Series (Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map, and Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map), and their use as required by Broward County Code of Ordinances for permitting and design of the proposed site. The reviewer notes that the aforementioned plates were not mentioned in the application.

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

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

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

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

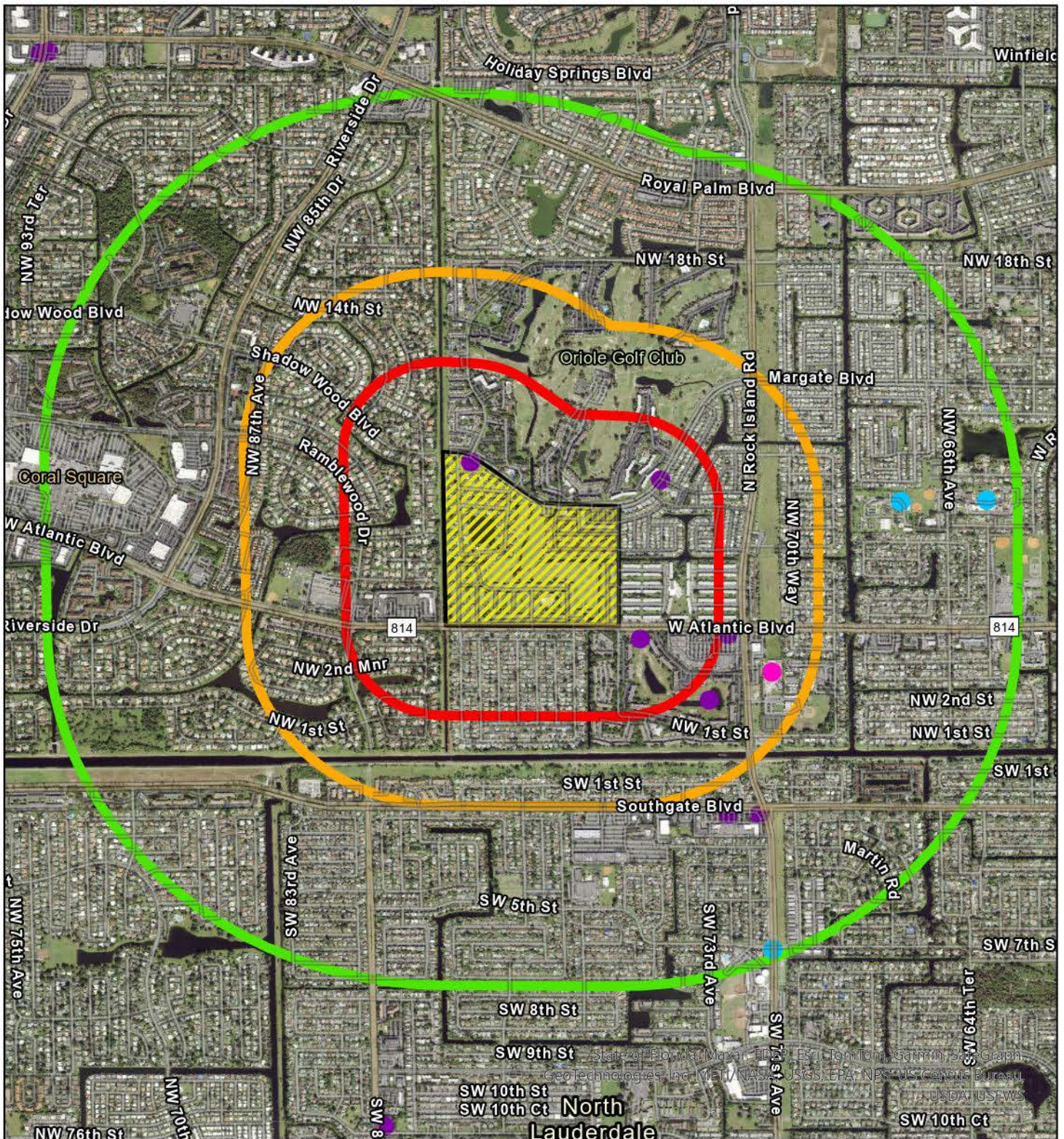
The proposed land use designation allows 43.6 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 6% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

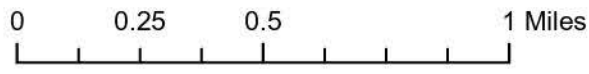
Please see attached Water Recharge Questionnaire.

Broward County Land Use Plan Proposed Amendment 24-3



Legend

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

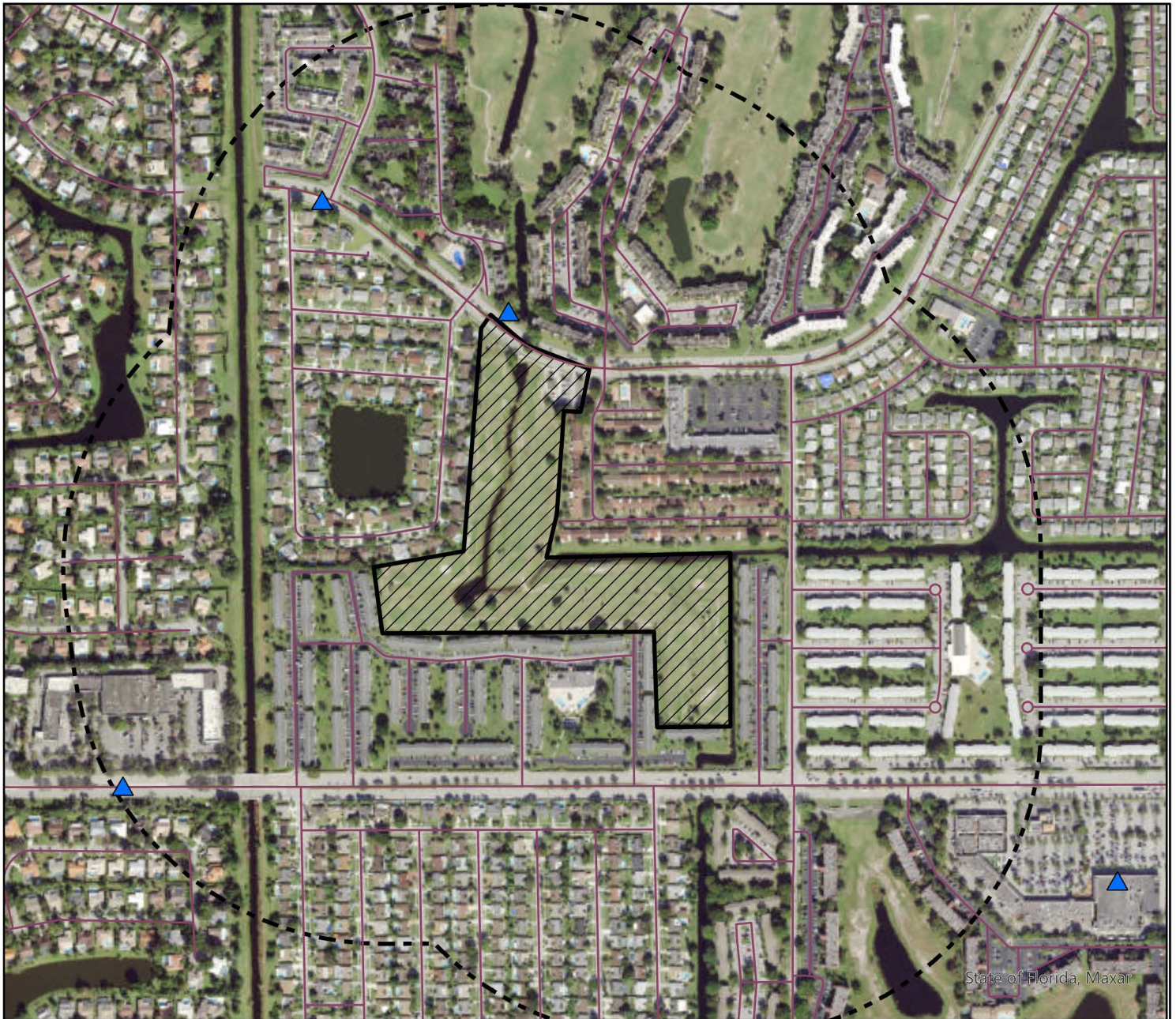


Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.

Prepared by: Ashley Robins on 1/23/24
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
T-Mobile - 6FB1353ET	8000 Margate Blvd. Margate, FL 33063	4812 - Radiotelephone Communications	Hazardous Material
Oriole Golf & Tennis Club	8000 Margate Blvd. Margate, FL 33063	7992 - Public Golf Course	Hazardous Material
Pool Centers USA	8241 W Atlantic Blvd, Coral Springs, FL 33071	5091 - Supporting and Recreational Goods and Supplies	Hazardous Material

PC 24-3



State of Florida, Maxar



Date Prepared: 1/19/2024 8:50 AM
 Prepared by: VPHIPPS

Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- ★ SARA_Title_III_Facility
- ▲ Hazardous_Materials_Facility
- Proposed Amendment Site
- BufferHMIntersect

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".
 The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

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

I. Description of the Site and Proposed Amendment

For: Broward Planning Council
Applicant: Fimiani Development Corporation
Amendment No.: PC 24-3
Jurisdiction: Margate
Size: Approximately 104.4 acres
Existing Use: Former golf course, single-family residential, multi-family residential and retail

Current Land Use Designation: Dashed-Line Area* consisting of:

77.9 acres of Irregular (7.6) Residential
21.3 acres of Recreation and Open Space
5.2 acres of Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:

97.5 acres of Irregular (8.38) Residential
1.7 acres of Recreation and Open Space
5.2 acres of Commerce

Estimated Net Effect: Addition of 81 dwelling units
Reduction of 19.6 acres of recreation and open space use

Location: In Section 35, Township 48 South, Range 41 East; generally located on the west side of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard.

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

II. Wetland Review

- A. Are wetlands present on subject property? Unknown at this time.*
- B. Describe extent (i.e. percent) of wetlands present on subject property.*
- C. Describe the characteristics and quality of wetlands present on subject property.*

- D. Is the property under review for an Environmental Resource License? No*
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? No*

III. Comments:

The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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

Wetland Resource Questionnaire
PC 24-3

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

Completed by: Linda Sunderland, PWS

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

I. Information about the Proposed Amendment

For: Broward Planning Council
Applicant: Fimiani Development Corporation
Amendment No.: PC 24-3
Jurisdiction: Margate
Size: Approximately 104.4 acres
Existing Use: Former golf course, single-family residential, multi-family residential and retail
Current Land Use Designation: Dashed-Line Area* consisting of:
77.9 acres of Irregular (7.6) Residential
21.3 acres of Recreation and Open Space
5.2 acres of Commerce
Proposed Land Use Designation: Dashed-Line Area* consisting of:
97.5 acres of Irregular (8.38) Residential
1.7 acres of Recreation and Open Space
5.2 acres of Commerce
Estimated Net Effect: Addition of 81 dwelling units
Reduction of 19.6 acres of recreation and open space use
Location: In Section 35, Township 48 South, Range 41 East; generally located on the west side of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard.

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

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

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

A typical value for an impervious area produced by this type of development is approximately 37.6 percent or equivalent to 39.27 acres.

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

A typical value for an impervious area produced by this type of development is potentially 43.6 percent or the equivalent of 45.54 acres.

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

The change in land use (current to proposed) could potentially result in an increase of 6 percent impervious surface on the property, which is the equivalent of 6.27 acres of impervious surface and a loss in recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

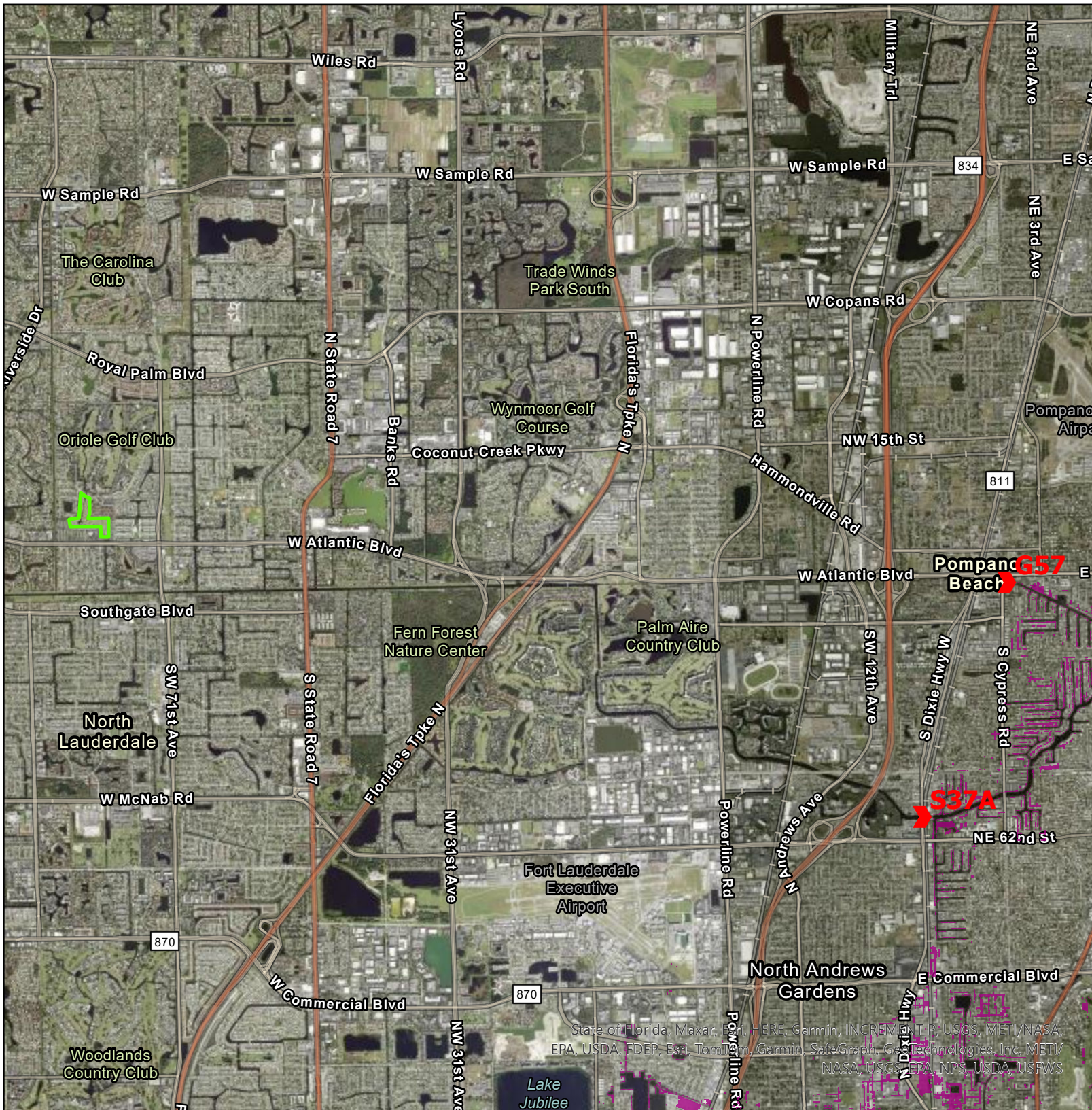
The proposed land use designation allows 43.6 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 6% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

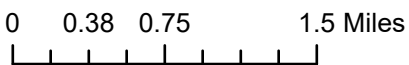
Staff suggests that the design of the new multi-use (residential, commerce) project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds,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

Broward County Land Use Plan Proposed Amendment PCNRM 24-3



Proposed Land Use Plan Amendment

Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 24-3 is located outside of a Priority Planning Area)



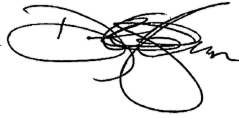
State of Florida, Maxar, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

MEMORANDUM



DATE: February 15, 2024

TO: Dawn B. Teetsel, Director of Planning, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division 

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department

RE: **Phase II Subsurface Investigation Report**
Margate Executive Golf Course
7870 Margate Blvd., Margate

The Environmental Permitting Division (EPD) has reviewed the Phase II Subsurface Investigation Report (Phase II Report) for the referenced site, dated February 20, 2018, and prepared by Partner Engineering and Science Inc. EPD's review is inclusive of correspondence received through February 15, 2024, from GreenspoonMarder, LLP, which attests that the site has not been subjected to any additional land uses since the work documented in the Phase II Report was performed. The Phase II Report examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for redevelopment from a golf course into residential and recreational (public open space) applications.

EPD has determined that the Phase II Report is sufficient to satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- The Phase II Report documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential Direct Exposure Soil Cleanup Target Level (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. Dieldrin, a pesticide, was also identified in soils at concentrations greater than the applicable Leachability CTL. The contaminant concentrations are consistent with what is typically found at properties that have been subjected to past agricultural and golf course uses. Accordingly, EPD considers this to be a contaminated site which requires reporting under Section 27-355, Broward County Code (BCC). EPD considers the Phase II Report to be sufficient for screening purposes only.
- EPD will require that a Responsible Party as defined by Section 27-352, BCC, obtain an Environmental Assessment and Remediation License and perform assessment and cleanup as required by Chapter 62-780, Florida Administrative Code (FAC). That assessment must be predicated upon data quality objectives, which include future land use.
- Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based Cleanup Target Levels have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC.

If you have any questions or wish to discuss, please feel free contact me at (954) 519-1478 or dvanlandingham@broward.org.



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

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

MEMORANDUM



February 13, 2024

To: Dawn Teetsel, Director
 Broward County Planning Council

Thru: Dan West, Director
 Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments
 Proposed Amendment PC 24-3 Nove of Margate / Margate Executive Golf Course**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan Nove of Margate/ Margate Executive Golf Course LUPA (Margate). Our comment is as follows:

PC 24-3 Regional park impact fees will be required for the additional 81 dwelling units planned for this project. While we are cognizant of the pressure to construct more housing, it is continually concerning to see land designated as Recreation and Open space developed for housing. The intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

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



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

February 6, 2024

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment (LUPA) – PC 24-3 Nove of Margate/Margate Executive Golf Course - Transit Verification Letter

Dear Ms. Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated January 9, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-3, Nove of Margate, Margate 33063 (Folio IDs 484135050030 and 484135050030), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to Community Shuttle Routes 754, 710, 711, and BCT Fixed Route 42. Please refer to the following table for detailed information.

The first row details the service for BCT Route 42 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays it runs 5:13 a.m. - 11:03 a.m. with a frequency of 52 minutes. The second row details the service for BCT Route 754, which runs on Saturdays from 7:30 a.m. - 4:47 p.m. and has a frequency of 70 minutes. The third and fourth rows detail the service for BCT Routes 710 and 711, respectively, both of which run on weekdays with a frequency of 60 minutes, but start and end 10 minutes apart.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
42	WEEKDAY SATURDAY SUNDAY	5:13 A.M. – 11:03 P.M. 5:20 A.M. – 10:46 P.M. 8:38 A.M. – 8:38 P.M.	52 Minutes 46 Minutes 63 Minutes
754 Margate As	SATURDAY	7:30 A.M. – 4:47 P.M.	70 Minutes
710 Margate C	WEEKDAY	7:30 A.M. – 4:30 P.M.	60 Minutes
711 Margate D	WEEKDAY	7:20 A.M. – 4:20 A.M.	60 Minutes



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BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit



Resilient Environment Department
URBAN PLANNING DIVISION

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

DATE: February 7, 2024
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Urban Planning Division



SUBJECT: *PC 24-3: Nove of Margate/Margate Executive Golf Course (7870 Margate Boulevard)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-3. The subject site is in the City of Margate involving approximately 104.4 acres. The amendment proposes:

Current Designations: Dashed-Line Area consisting of:
77.9 acres of Irregular (7.6) Residential
21.3 acres of Recreation and Open Space
5.2 acres of Commerce

Proposed Designation: Dashed-Line Area consisting of:
97.5 acres of Irregular (8.38) Residential
1.7 acres of Recreation and Open Space
5.2 acres of Commerce

Estimated Net Effect: *Addition of 81 dwelling units*
Reduction of 19.6 acres of recreation and open space use

Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF). The consulting archaeologist determined that the proposed project will have no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
 - 1. The subject property is located within the City of Margate and located within the jurisdictional boundaries of Broward County’s historic preservation ordinance (BC. Ord. 2014-32).

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

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

Affordable Housing

The Urban Planning Division (UPD) staff reviewed the application and determined that it is not subject the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed amendment will add less than 100 units to the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of 793 residential units are permitted within the current dashed-line area and the proposed dashed-line area would permit a maximum of 874 dwelling units. This request represents an increase of 81 dwelling units to the BCLUP; therefore, Policy 2.16.2 does not apply to this project.

Redevelopment Analysis

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

Intergovernmental Coordination

The proposed amendment site is within the limits of the City of Margate and not adjacent to other local governments. The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

BrowardNEXT Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be

considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.

The entrance to the subject site is located on Margate Boulevard. It is less than two miles from Atlantic West Elementary School and Ramblewood Middle School. Safe walking and bicycling facilities should be provided within the development that connect to external networks.

The application states that BCT Route 42 travels east and west along Atlantic Boulevard near the proposed development. This route currently provides 45-minute headways Monday through Friday and 60-minute headways on weekends. Sidewalks are provided on both sides of Margate Boulevard and on both sides of NW 76th Avenue. Moreover, pedestrian features (ramps, crosswalks, pedestrian push buttons and pedestrian signals) to safely cross Atlantic Boulevard are provided at the intersection of Atlantic Boulevard and NW 76th Avenue. The application also states that the project site will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks on the south side of Margate Boulevard. Therefore, future residents will have safe and adequate access to pedestrian sidewalks to connect to the various bus stops nearby.

Staff suggests the following:

- Incorporate complete streets enhancements on-site along the neighborhood streets and connecting to site entrances.
- Consider providing “slow streets” so that people can walk, bike, and run safely within the neighborhood.
- Consider providing electric vehicle charging stations for the residents.
- Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles. If and where possible, consider providing bike and pedestrian cut-throughs to shorten trips.
- Provide pedestrian scale lighting that improves pedestrian and bicycle visibility.

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

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



WATER MANAGEMENT DIVISION / PUBLIC WORKS
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751



January 16, 2024

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email: dteetsel@broward.org

**SUBJECT: Nove of Margate/Margate Executive Golf Course
Land Use Plan Amendment PC 24-3**

Dear Ms. Teetsel:

The information in the above-captioned proposed land use plan amendment (LUPA) for drainage is essentially correct. Our office has no objection to this LUPA.

As noted in the application, the future development will require a Broward County Surface Water Management License and a State Environmental Resource Permit. Broward County Environmental Engineering will issue both and has already completed a preliminary review.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa, Natural Resources Specialist
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**
2555 West Copans Road, Pompano Beach FL 33069
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506
E-MAIL: sjuncosa@broward.org FAX: (954) 831-3285

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

LAND USE

SBBC-3446-2022

County No: PC 24-3

Folio #: 484135050030, 484135080010

Nove of Margate

January 25, 2024



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: January 25, 2024	Units Permitted: 0 Units Proposed: 82	Existing Land Use: Commercial Recreation
Name: Nove of Margate	NET CHANGE (UNITS): 82	Proposed Land Use: Residential (7) within a
SBBC Project Number: SBBC-3446-2022	Students Permitted Proposed NET CHANGE	Current Zoning: S-1
County Project Number: PC 24-3	Elem 0 12 12	Proposed Zoning: PUD
Municipality Project Number: N/A	Mid 0 5 5	Section: 35
Owner/Developer: Fimiani Development Corporation	High 0 8 8	Township: 48
Jurisdiction: Margate	Total 0 25 25	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Atlantic West Elementary	1,009	1,009	615	-394	-21	61.0%
Margate Middle	1,328	1,439	1,033	-406	-18	71.8%
Coconut Creek High	2,884	2,884	1,956	-928	-37	67.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Atlantic West Elementary	615	-394	61.0%	601	590	579	567	555
Margate Middle	1,033	-406	71.8%	973	953	921	892	932
Coconut Creek High	1,956	-928	67.8%	1,958	1,996	2,022	2,049	2,074

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7 - Elementary	17,526	11,746	-5,780	10,994	10,884	10,773	10,660	10,549
Area 7 - Middle	7,931	5,747	-2,184	5,325	5,274	5,223	5,170	5,119
Area 7 - High	11,160	8,389	-2,771	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Eagles Nest 6-8	800	57	-743	57	57	57
Renaissance Charter School At University	1,504	1,454	-50	1,454	1,454	1,454
Somerset Academy Riverside Elementary	750	291	-459	291	291	291
Somerset Academy Riverside Middle	525	124	-401	124	124	124
Somerset Prep Charter @ N Lauderdale	1,000	723	-277	723	723	723
Somerset Prep Charter @ N Lauderdale 9-12	1,000	340	-660	340	340	340

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

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

* See comments for additional Impacted Planning Area information

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

School(s)	Description of Capacity Additions
Atlantic West Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coconut Creek High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 20.73-acre site is generally located south of Margate Boulevard between NW 79th Avenue and Poinsettia Way in the City of Margate. The current land use designation for the site is Commercial Recreation within a Dashed Line Area of Irregular 7.6, which allows no residential units. The applicant proposes to change the land use designation to Residential (7) within a Dashed Line Area of Irregular 8.38 to allow 82 townhouse (all three or more bedroom) residential units, which is anticipated to generate an additional 25 students (12 elementary, 5 middle, and 8 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan. However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools served the amendment site in the 2023/24 school year were Atlantic West Elementary, Margate Middle, and Coconut Creek High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "7". The elementary, middle, and high schools currently serving Planning Area "7" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "7" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-3446-2022

Reviewed By:

1/25/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title