

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



**For:** Broward County Planning Council

**Applicant:** Urban League of Broward County  
Harris Chapel, Inc.

**Amendment No.:** PC 24-5

**Jurisdiction:** City of Oakland Park

**Size:** Approximately 20.8 acres

**Existing Use:** Place of worship, educational facility and vacant

**Current Land Use Designation:** 14.3 acres of Low (5) Residential  
6.5 acres of Community

**Proposed Land Use Designation:** Medium-High (25) Residential

**Estimated Net Effect:** Addition of 449 dwelling units  
[71 dwelling units currently permitted by the Broward  
County Land Use Plan]  
Reduction of 6.5 acres of community use

**Location:** In Section 29, Township 49 South, Range 42 East; generally located on the north  
side of Northwest 26 Street, between Northwest 21 Avenue and Northwest 25  
Avenue.

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

## ANALYSIS AND FINDINGS

### ENVIRONMENTAL PERMITTING DIVISION

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are no (0)** 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](mailto:EAR@broward.org). (AR 3/25/24)

**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 or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 3/25/24)

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

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 folio # 494229000182 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](mailto: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).

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 Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**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 2014, FEMA maps effective July 31, 2024, 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 Oakland Park. In addition, development of the portion of the property owned by the School Board of Broward County must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation on this property. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

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

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. All ten (10) are hazardous material facilities. (VP 03/25/24)

**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 within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(VP 03/25/24)*

**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 is one (1) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(VP 03/25/24)*

## **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 **decrease of 80 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 **minimal impact** on air quality.

There are **three (3)** air permitted facilities located within half a mile of the proposed amendment site, none of which have had any air quality-related complaints. Additionally, there are no facilities in the area with existing or potential odor or noise problems. *(AR 3/25/24)*

**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, do not exist within the boundaries of the proposed amendment site. *(MO 4/8/2024)*

## **Protected Natural Lands –**

The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or

regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands. (<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>). (MO 4/8/24)

**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.

The County encourages applicants to consider these and other impacts from climate change during the site planning process. The proposed amendment site contains an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore,

Broward County Land Use Plan Strategy CCR-2 and policies 2.21.1, 2.21.5, 2.21.6 and 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12, and CC2.14 apply to the review of this project.

Policy 2.21.6 requires Broward County to support the goals of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP) as approved by the Broward County Board of County Commissioners. Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review. The applicant is specifically encouraged to consider CCAP - Healthy Community Actions concerning heat such as 26, 30, 34, and Natural Systems Actions concerning ecosystem resilience such as 98, and Water Resources concerning stormwater such as 123, 124 and RCAP Recommendations and Strategies pertaining to Public Health and Water such as those pertaining to heat: PH-3.1, PH-3.3, and integrating flood awareness: WS-17.1.

In addition, the Resilient Environment Department / Resilience Unit acknowledges the presence of the drainage analysis and notes the applicability of 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 Department requests the Applicant to respond to those requirements and how they will be addressed.

**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]

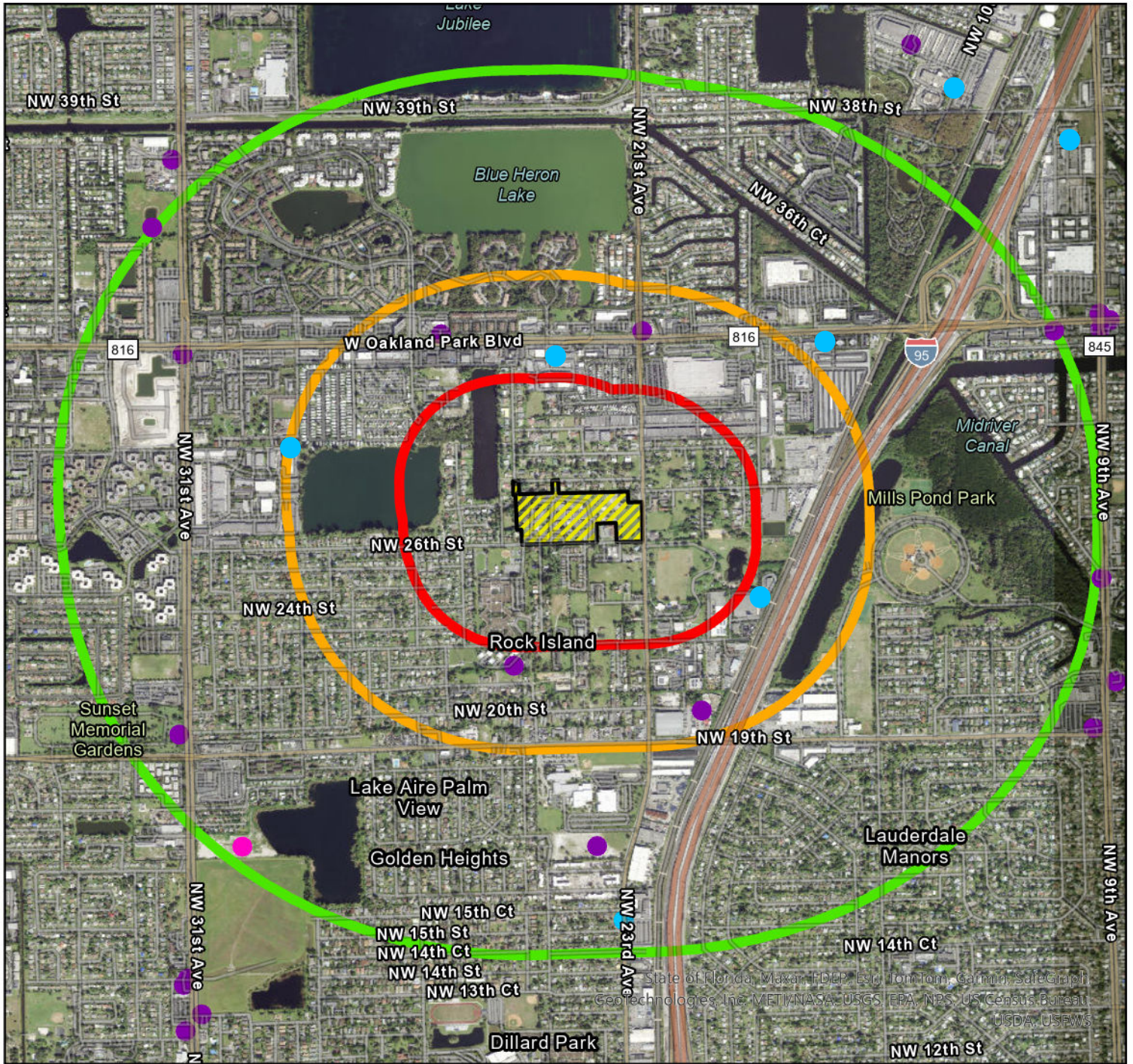
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 80 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 12.2 percent of 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 residential 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.

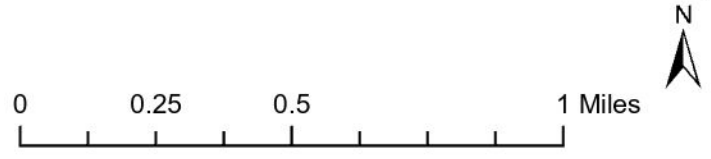
# Broward County Land Use Plan Proposed Amendment 24-5



State of Florida, Maxar, FDEP, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

**Legend**

	Air Sites		One Mile Buffer
	Contaminated Sites		Half Mile Buffer
	Solid Waste Facilities		Quarter 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 3/21/24  
Natural Resources Division



<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Biggers Auto Repair, Inc.	1890 NW 29TH ST, #BAY C, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
Modena Eurosports	1900 NW 29TH ST, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
New Era Automotive	2873 NW 21ST AVE, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
MTKP Custom Painting, Inc.	1860-62 NW 29TH ST, Oakland Park, FL 33311	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material License
A-1 Auto Specialities	1951 NW 29TH ST, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
SDS Mechanic, Inc.	2355 NW 30TH ST, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
Number One Transmissions, Inc.	2091 NW 29TH ST, #91, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
Rob's Auto Body, LLC	1980 NW 29TH ST, Oakland Park, FL 33311	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material License
King of Fans, Inc.	1951 NW 22ND ST, Fort Lauderdale, FL 33311	5087 - Service Establishment Equipment and Supplies	Hazardous Material License
New Era Automotive, Inc.	2080 NW 29TH ST, Oakland Park, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License

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

***I. Description of the Site and Proposed Amendment***

**For:** Broward County Planning Council  
**Applicant:** Urban League of Broward County  
Harris Chapel, Inc.  
**Amendment No.:** PC 24-5  
**Jurisdiction:** City of Oakland Park  
**Size:** Approximately 20.8 acres  
**Existing Use:** Place of worship, educational facility and vacant  
**Current Land Use Designation:** 14.3 acres of Low (5) Residential  
6.5 acres of Community  
**Proposed Land Use Designation:** Medium-High (25) Residential  
**Estimated Net Effect:** Addition of 449 dwelling units  
[71 dwelling units currently permitted by the  
Broward County Land Use Plan]  
Reduction of 6.5 acres of community use

**Location:** In Section 29, Township 49 South, Range 42 East; generally located on the north side of Northwest 26 Street, between Northwest 21 Avenue and Northwest 25 Avenue.

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?* Maybe on Folio # 494229000182.

**B.** *Describe extent (i.e. percent) of wetlands present on subject property.*

Unknown currently.

**C.** *Describe the characteristics and quality of wetlands present on subject property.*

**D.** Unknown currently.

*E. Is the property under review for an Environmental Resource License? No.*

*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? Unknown currently.*

**III. Comments:**

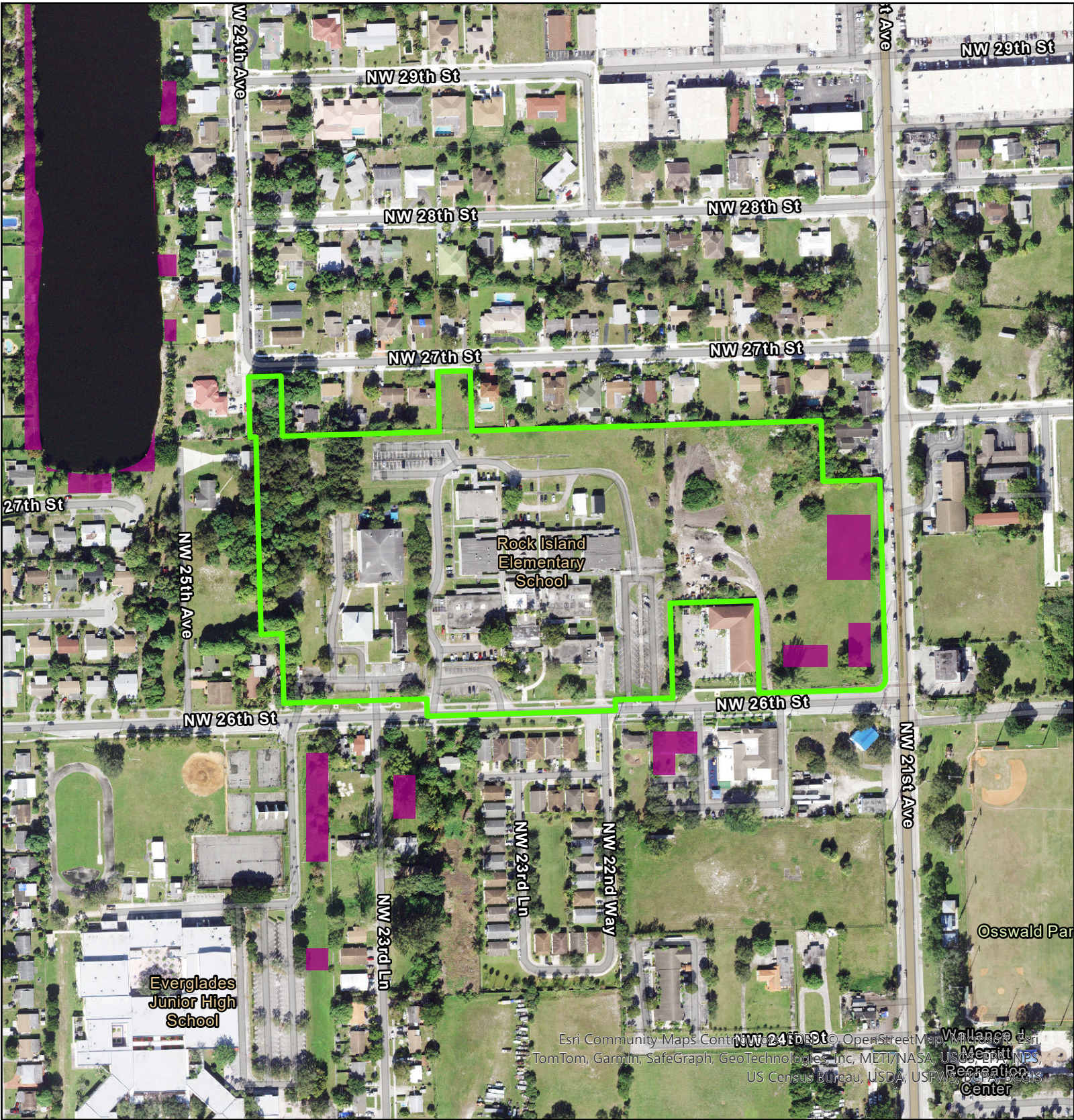
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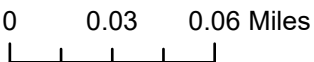
Completed by: Linda Sunderland, PWS  
Environmental Program Supervisor

# Broward County Land Use Plan Proposed Amendment PC 24-5



 Proposed 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 (24-5 is located inside of a Priority Planning Area)



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

***I. Information about the Proposed Amendment***

**For:** Broward County Planning Council

**Applicant:** Urban League of Broward County  
Harris Chapel, Inc.

**Amendment No.:** PC 24-5

**Jurisdiction:** City of Oakland Park

**Size:** Approximately 20.8 acres

**Existing Use:** Place of worship, educational facility and vacant

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[71 dwelling units currently permitted by the  
Broward County Land Use Plan]  
Reduction of 6.5 acres of community use

**Location:** In Section 29, Township 49 South, Range 42 East; generally located on the north side of Northwest 26 Street, between Northwest 21 Avenue and Northwest 25 Avenue.

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 67.8 percent or equal to 14.11 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 80.0 percent or equal to 16.64 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 12.2 percent impervious surface on the property, which is the equivalent an increase of 2.5 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 80 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 12.2 percent of 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 residential 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.



**PARKS AND RECREATION DIVISION** • Administrative Offices  
950 N.W. 38<sup>th</sup> 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

April 11, 2024



To: Dawn Teetsel, Director of Planning  
Broward County Planning Council

Thru: Erik Westberg, Assistant 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 24-5 Village at Oakland Park (Oakland Park)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan - Village at Oakland Park (Oakland Park). Our comment is as follows:

**PC 24-5** Regional park impact fees will be required for the additional 449 dwelling units planned for this project.

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**

March 19, 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) – ULBC Village at Oakland Park - Transit Verification Letter

Dear Dawn Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated March 12, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-5 Oakland Park, Florida 33311 (Folio ID 494229000182, 494229000181, 494229000170, 494229000150, 494229410010), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 11. Please refer to the following table for detailed information.

*The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 11 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 11 runs 4:48 a.m. - 12:21 a.m. with a frequency of 52 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
11	WEEKDAY SATURDAY SUNDAY	4:48 A.M. – 12:21 A.M. 4:50 A.M. – 11:58 P.M. 6:55 A.M. – 10:07 P.M.	52 Minutes 50 Minutes 51 Minutes





Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

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

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 954-357-7748 or email me at [apeebles@broward.org](mailto:apeebles@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Antigone Peebles*

Antigone Peebles, MBA  
Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)



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, 2024

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

**FROM:** Josie P. Sesodia, AICP, Director  
Urban Planning Division

**SUBJECT:** *PC 24-5: Village at Oakland Park*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-5. The subject site is in the City of Oakland Park involving approximately 20.8 acres. The amendment proposes:

*Current Designations:* 14.3 acres of Low (5) Residential  
6.5 acres of Community



*Proposed Designation:* Medium-High (25) Residential

*Estimated Net Effect:* *Addition of 449 dwelling units*  
*[71 dwelling units currently permitted by the Broward County*  
*Land Use Plan]*  
*Reduction of 6.5 acres of Community use*

#### Analysis of Natural and Historic Resources

The County's archaeological consultant reviewed the application 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.

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

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

Contact: Rick Ferrer, Historic Preservation Officer  
Resilient Environment Department  
Urban Planning Division  
1 N University Drive, Plantation, FL 33324  
(954) 357-9731  
[referrer@broward.org](mailto:referrer@broward.org)

2. Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Sierra Marrero, Director  
Engineering and Community Development  
City of Oakland Park  
3650 Northeast 12th Avenue  
Oakland Park, FL 33334  
[sierra.marrero@oaklandparkfl.gov](mailto:sierra.marrero@oaklandparkfl.gov)

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

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

### Affordable Housing

The Urban Planning Division (UPD) staff reviewed the application and determined it generally meets the requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document.

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 71 residential units are currently permitted under the BCLUP and this request represents an increase of 449 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant did not submit a current affordable housing analysis with this application. According to the 2018 Affordable Housing Needs Assessment, the City of Oakland Park (City) has a combined deficit (-1,363) of very low and low income rental units, with a surplus (+1,596) of rental units in the moderate income category. There is a deficit (-93) of owner units in the low income category and a supply (+46) of units in moderate income category. Based on a review of the City's Comprehensive Plan, the proposed development aligns with the goals, objectives and policies identified in the Housing Element.

Although the proposed BCLUP amendment permits up to 520 dwelling units, the applicant states that a maximum of 469 dwelling units will be constructed on this site and has committed to set aside 15% of the proposed 469 total units (or 71 units) as affordable housing. These voluntary commitments are addressed in a draft Declaration of Restrictive Covenants attached to the application. The applicant is advised that the voluntary commitment limiting development to 469 dwelling units and designating 15% of the units as affordable housing is subject to the execution and recordation of a separate agreement with Broward County, acceptable to the County Attorney's Office, which restricts 71 of the proposed 469 dwelling units as affordable housing units for a period of 30 years.

#### Redevelopment Analysis

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

#### Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands. The application states that the amendment site borders the City of Lauderdale Lakes to the west and that City of Oakland Park will notify the City of Lauderdale Lakes of the proposed amendment. However, the closest boundary of the City of Lauderdale Lakes is approximately 0.7 miles west of the amendment site. The City of Fort Lauderdale is located on the south side on NW 26<sup>th</sup> Street, immediately south of the proposed amendment site. The UPD staff recommend that in addition to the City of Lauderdale Lakes, the City of Fort Lauderdale be notified of the proposed amendment.

#### 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.

*Access:* Access will be provided via three (3) full-access driveways, one (1) along the west side of NW 21st Avenue and two (2) along the north side of NW 26th Street. Access to the existing church and early childcare center on the west side of the development will be provided via two (2) additional driveways along the north side of NW 26th Street.

*Proximity to School, Commercial, and Civic Uses:* The following are within a walkable distance (two miles) of the subject site:

- William Dandy Middle School (across the street on NW 26<sup>th</sup> Street),
- Rock Island Elementary School (1/2 mile walking distance to the south),
- Dillard 6-12 Middle-High School (less than 2 miles),
- Boyd Anderson Magnet High School (less than 2 miles to the northwest).
- Two supermarkets on Oakland Park Boulevard, a Publix (1.3 miles east) and an Aldi (1.5 miles west).
- Osswald Park (across the street on southeast corner of NW 21st Avenue and NW 26<sup>th</sup> Street),
- Tyrone Bryant Branch Library (south on NW 21<sup>st</sup>, adjacent to Osswald Park).

*Proximity to Transit Service:* Three (3) Broward County Transit (BCT) routes serve the subject site:

- BCT Route 11: Operates along NW 21<sup>st</sup> Avenue with approximately 45-minute headways in the eastbound and westbound directions during the A.M. and P.M. peak hour.
- BCT Route 31: Operates along NW 31<sup>st</sup> Avenue with approximately 30-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hour.
- BCT Route 72: Operates along Oakland Park Boulevard with approximately 20-minute headways in the eastbound and westbound directions during the A.M. and P.M. peak hour.

*Sidewalks and Crosswalks:* The proposed Master Development Plan includes sidewalk and crosswalk connections at the intersection of NW 26<sup>th</sup> Street and NW 21<sup>st</sup> Avenue. Five-foot sidewalks and crosswalks are proposed within the community to provide safe connections throughout the development and to nearby public walkways. A circulation connectivity plan, including pedestrian connectivity, is provided within the Master Development Plan set (not part of the land use amendment application).

*Onsite Pedestrian and Bicycling Amenities and Features:* The Application states that Transportation Control Measures (TCM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling, and offer alternatives to the typical workday hours. The applicant will commit to the following features:

- Provide 64 bicycle parking spaces, some of which will be secured (bicycle racks and/or lockers).
- Provide transit information within the site including route schedules and map.
- Providing on-site car sharing for residents.
- Wide hallways that can accommodate bikes (the hallways five (5) to eight (8) feet wide).
- Elevators that can accommodate bikes (freight elevators)
- Electric Vehicle Charging Spaces: 37 spaces for multifamily units and 26 spaces for some of the Townhomes (see under PUD adjustments).

*Broward County Staff Complete Streets Comments –*

Generally speaking, the proposed project includes many features that will help support greater multimodal transportation options and usage which should be implemented as stated in the Application and related exhibits. Below are additional staff suggestions.

Staff suggests the following:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings and the non-residential uses that will remain or be built on the site. Plans show perimeter sidewalks around the residential buildings and connecting to external sidewalks, but there are observable gaps between the onsite residential and non-residential uses. Adding these features could reduce potential conflicts with non-resident vehicles.
- Consider connecting the parking garage to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces
- Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Collaborate with the City of Oakland Park increase safety at school crossings, in particular at the double-entrance to the non-residential buildings on site.
- Consider providing EV charging for Learning Center staff.
- Consider providing building residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

*Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or [hcunniff@broward.org](mailto:hcunniff@broward.org).*

Barbara Blake-Boy, Broward County Planning Council

PC 24-5

Page 6

April 10, 2024

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

March 26, 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](mailto:dteetsel@broward.org)



SUBJECT: Village at Oakland Park  
Land Use Plan Amendment PC 24-5

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.

The future development will require a permit from the Broward County Resilient Environment Department – Surface Water Section.

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](mailto:sjuncosa@broward.org) FAX: (954) 831-3285



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

**LAND USE**

**SBBC-3569-2023**

**County No: PC 24-5**

**Folio #: 494229000182, 494229000181, 494229000170, 494229410010, 494229000150**

**Village at Oakland Park**

**March 26, 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](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> March 26, 2024	Units Permitted: 71      Units Proposed: 520	<b>Existing Land Use:</b> Low (5) Residential,
<b>Name:</b> Village at Oakland Park	<b>NET CHANGE (UNITS):</b> 449	<b>Proposed Land Use:</b> Medium High (25)
<b>SBBC Project Number:</b> SBBC-3569-2023	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning:</b> R-1, Community Facility
<b>County Project Number:</b> PC 24-5	Elem      15      46      31	<b>Proposed Zoning:</b> PUD
<b>Municipality Project Number:</b> CD 22-29 P/R2/PUD/LUPA	Mid      8      24      16	<b>Section:</b> 29
<b>Owner/Developer:</b> Urban League of Broward County	High      12      55      43	<b>Township:</b> 49 S
<b>Jurisdiction:</b> Oakland Park	<b>Total</b> 35      125      90	<b>Range:</b> 42 E

### 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
Rock Island Elementary	580	638	459	-179	-9	71.9%
Dandy, William E. Middle	1,232	1,246	691	-555	-25	55.5%
Anderson, Boyd H. High	2,805	3,086	2,126	-960	-38	68.9%

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
Rock Island Elementary	459	-179	71.9%	467	420	406	393	378
Dandy, William E. Middle	691	-555	55.5%	656	630	598	567	535
Anderson, Boyd H. High	2,126	-960	68.9%	2,102	2,144	2,166	2,190	2,211

\* 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 5 - Elementary	19,382	12,509	-6,873	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,583	5,508	-4,075	4,799	4,697	4,597	4,494	4,395
Area 5 - High	12,277	8,561	-3,716	8,273	8,253	8,236	8,218	8,200

\* 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 K_5	800	294	-506	294	294	294
Somerset Village Academy	750	240	-510	240	240	240
Somerset Village Academy Middle	750	162	-588	162	162	162
Sunfire High School	550	300	-250	300	300	300

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

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

School(s)	Description of Capacity Additions
Rock Island Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Dandy, William E. Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Anderson, Boyd H. High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

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

<b>Capacity Additions for Planning Area 5</b>	
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 20.8-acre site is generally located North of NW 26th Street between NW 21st Avenue and NW 25th Avenue in the City of Oakland Park. The current land use designation for the site is Low (5) Residential and Community. The applicant proposes to change the land use designation to Medium-High (25) Residential to allow 520 garden apartments (all three or more bedroom) residential units, which is anticipated to generate 125 additional (46 elementary, 24 middle, and 55 high) school students 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 (ADEFP 2023/24 to 2027/28). 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 serving the amendment site in the 2023/24 school year are Rock Island Elementary, William E. Dandy Middle, and Boyd H. Anderson High Schools. 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 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 "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" 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-3569-2023

3/26/2024

---

Date

Reviewed By:

*Glennika D. Gordon*

---

Signature

Glennika D. Gordon, AICP

---

Name

Planner

---

Title

**From:** [Christopher Cooper](#)  
**To:** [Teetsel, Dawn](#)  
**Cc:** [Greg Chavarria](#)  
**Subject:** RE: Broward County Land Use Plan Amendment - PC 24-5 (Village at Oakland Park)  
**Date:** Tuesday, March 12, 2024 4:57:14 PM  
**Attachments:** [image002.png](#)

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Hi Dawn,  
We reviewed the amendment and we do not have any comments to share.  
Chris

### Christopher Cooper, AICP | Director

City of Fort Lauderdale | Development Services Department  
Building | Planning | Code Compl | Engineering | Zoning | Landscp | HCD | Call Center  
700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311  
P: (954) 828-5980 E: [ccooper@fortlauderdale.gov](mailto:ccooper@fortlauderdale.gov)

[#WeAreFTL](#)

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**From:** Teetsel, Dawn <DTEETSEL@broward.org>  
**Sent:** Tuesday, March 12, 2024 10:56 AM  
**To:** Christopher Cooper <CCooper@fortlauderdale.gov>  
**Cc:** Greg Chavarria <GChavarria@fortlauderdale.gov>  
**Subject:** [EXTERNAL:CAUTION!]- Broward County Land Use Plan Amendment - PC 24-5 (Village at Oakland Park)

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.  
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Good afternoon Chris,

Broward County Planning Council staff has received a land use plan amendment to the Broward County Land Use Plan: PC 24-5 (Village at Oakland Park), located in the City of Oakland Park. As the City of Fort Lauderdale is adjacent to the amendment, staff is affording the City an opportunity to review the proposed land use plan amendment.

The amendment and associated backup materials are available on our website for your review:

<https://www.broward.org/PlanningCouncil/Pages/PendingBCLUPAmendments.aspx>

*(please scroll to PC 24-5 and select the links)*

The proposed amendment is anticipated for first public hearing before the Broward County Planning Council for its May 2024 meeting.

We are requesting that comments be digitally submitted to our office by April 9, 2024, to allow adequate time for consideration, discussion and incorporation into the Planning Council's staff report.

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

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

Thank you in advance for your timely response.

Respectfully,  
Dawn

Dawn Teetsel, Director of Planning  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.7571 (direct) [www.broward.org/planningcouncil](http://www.broward.org/planningcouncil)

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