

CROSSROADS II

Application for Amendment to the
City of Plantation and
Broward County Land Use Plans

February 28, 2025

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EXHIBITS

EXHIBIT A: SURVEY
EXHIBIT B: LOCATION MAP AND ACREAGE DETERMINATION
EXHIBIT C: CURRENT FUTURE LAND USE
EXHIBIT D: PROPOSED FUTURE LAND USE
EXHIBIT E: WATER & SEWER CORRESPONDENCE
EXHIBIT F: DRAINAGE CORRESPONDENCE
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EXHIBIT H: PARKS INVENTORY
EXHIBIT I: MASS TRANSIT CORRESPONDENCE
EXHIBIT J: SCHOOL REPORT

I. TRANSMITTAL INFORMATION

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

The City transmittal letter dated February 28, 2025 and a copy of the November 19, 2024 Planning & Zoning Board meeting minutes are enclosed with this submittal. A copy of the February 12, 2025 City Council (1st reading) meeting minutes will be provided when available.

- B. Name, title, address, telephone, facsimile number and email of the local government contact person

**Lisa Zelch, Senior Planner
Planning, Zoning & Economic Development
City of Plantation
401 NW 70th Terrace
Plantation, FL 33317
LZelch@plantation.org
954-797-2225**

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

Local Planning Agency and City Council Minutes to be provided when available.

- D. Whether the amendment is one of the following:
- * Development of Regional Impact
 - * Small scale development activity (per Florida Statutes)
 - * Emergency (please describe on separate page)
 - * Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

The amendment site is a small-scale amendment.

II. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

Jon Auerbach
Executive Vice President
Stiles Residential Group
201 E. Las Olas Blvd #1200
Fort Lauderdale, FL 33301
Jon.Auerbach@stiles.com
Ph: 954-627-9284

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

C. William Laystrom, Jr., Esquire
Doumar, Allsworth, Laystrom, Voigt, Adair & Dishowitz, LLP
1177 Southeast 3rd Avenue
Fort Lauderdale, FL 33316
Ph: 954-270-3226 Email: Blaystrom@aol.com

- C. Name, title, address, telephone, facsimile number and email of the property owner.

Parcel ID	Owner	Address	Overall/Development Site¹
504109270020	PLANTATION CROSSROADS II LLC % C-III CAPITAL PARTNERS LLC	6031 Connection Drive Suite 200 Irving TX 75039	Overall Site and Portion of Development Site
504109270032	PLANTATION CROSSROADS I LLC	5221 N O'Connor Blvd Suite 200 Irving TX 75039	Overall Site and Portion of Development Site
504109270030	PLANTATION CROSSROADS I LLC	5221 N O'Connor Blvd Suite 200 Irving TX 75039	Overall Site and Portion of Development Site
504109270031	PLANTATION CROSSROADS I LLC	5221 N O'Connor Blvd Suite 200 Irving TX 75039	Overall Site

¹ The overall subject area contains the four parcels listed above. Development is proposed on only a portion of the overall site which falls within two of the four parcels. Refer to Figure 1.



Figure 1

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area".

The applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.86 gross acre portion of the overall +/- 24.2-gross acre site. The overall site currently contains office buildings and

surface parking. The new multifamily project is proposed on the underutilized parking area. The subject site is located within the South Village of the City's Midtown District. The proposed development will add to the critical residential mass that is required for a fully functional activity center. The proposed development will contribute new and updated housing units that will be attractive to Midtown's target market. Furthermore, the proposed development will offer a higher and better use of the currently underutilized site, while supporting nearby transit stops by adding residential units within walking distance.

The current land use does not permit residential uses within the subject property; therefore, a land use plan amendment is required to change the designation to permit the proposed residential use while retaining the existing office park designation and uses.

III. AMENDMENT SITE DESCRIPTION

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

The subject site contains 22.3 net/24.2 gross acres and is on the north side of Peters Road west of University Drive in the City Plantation. See EXHIBIT B: LOCATION MAP and ACREAGE DETERMINATION.

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

See EXHIBIT A: SURVEY.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see EXHIBIT B: LOCATION MAP.

IV. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

TABLE 1 LAND USE DESIGNATION – SUBJECT SITE		
	Current	Proposed
City	Office Park	Office Park and Medium (16) Residential all within a dashed line area
County	Commerce	Commerce and Medium (16) Residential all within a dashed line area

Also refer to EXHIBIT C: CURRENT FUTURE LAND USE.

- B. Current land use designations for the adjacent properties.

The current land use of the adjacent sites is depicted in the table below.

TABLE 2 ADJACENT LAND USE DESIGNATIONS		
	City	County
North	Office Park	Commerce
South	MH25, Community Facilities, Commercial	Commerce, Community, MH 25 Res
East	Office Park	Commerce
West	Office Park	Commerce

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flexibility provisions have not been utilized to rezone adjacent areas.

- D. Existing use of amendment site and adjacent areas.

TABLE 3 ADJACENT and SITE USES	
Subject Site	Two 4-story office buildings, bank atm/drive-thru building, surface parking

North	Water then multi-story-office
South	ROW then Temple Kol Ami, surface parking for offices, Montessori school, entrance drive for apartment complex
West	Water then multi-story-office and parking garage
East	LaQuinta

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The proposed future land use on the City's plan is Office Park and Medium (16) Residential all within a dashed line area. Refer to EXHIBIT D: PROPOSED FUTURE LAND USE. The amendment site is planned for the continued use of Office and the additional use of mid-rise residential. The residential is proposed on a 5.86 gross-acre portion of the site, leaving 18.34 gross acres available for Office Park uses. Since a dashed line area is proposed, the overall site acreage is utilized to calculate residential density. Refer to table below:

Office Park and Medium (16) Residential all within a dashed line area		Calculation
Use	Area	
<u>Overall Site:</u>	<u>24.2 gross acres</u>	
Residential area:	5.86 gross acres	
Office Park ² area:	203,298 SF	203,298 SF

¹Note: overall site acreage utilized for residential density. A maximum of 387 units permitted under proposed land use; however, 385 units proposed.

² Existing Office square feet calculated per Broward County Property Appraiser

For the purposes of actual development, development on the site will comply with the City's Land Development Regulations.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

The maximum allowable development under the current land use designation is as follows:

	Existing Land Use	Site Area	Max. Allowable Development
City	Office Park	24.2 gross acres	242,000 SF

County	Commerce	24.2 gross acres	242,000 SF
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- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development project.

V. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Potable Water Analysis

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

The City adopted its Water Supply Facilities Work Plan on October 21, 2020 per Ordinance No. 2591.

Facility/Service Area Level of Service Standard

Potable Water Facilities:

City Wide –

350 gallons per day for each Equivalent Residential Connection (ERCs).

50 pounds per square inch pressure, or as per South Florida Water Management District restrictions.

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 4 PLANT CAPACITY & DEMAND – POTABLE WATER East and Central Plants	
Current Plant Capacity (East 12.0 + West 12.0)	24.0 MGD
Current and Committed Plant Demand	13.57 MGD ¹
SFWMD Permitted Withdrawal	17.24 MGD
Expiration Date of SFWMD Permit (#06-00103-W)	May 13, 2024

¹ Demand per Table 7, 2025 Raw Water Demand Forecast, 2019 Water Supply Plan Update

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

TABLE 5 WELLFIELDS (East and Central Wellfields)	
Capacity: East 18.9 + Central 16.6 = 35.5 MGD /restricted to 17.24 MGD	35.5 MGD/17.24 MGD
Current + Committed Capacity	13.57 MGD ¹
Remaining Capacity	21.93 MGD/3.67 MGD
Expiration Date of SFWMD Permit (#06-00103-W)	May 13, 2024 Water Use Renewal application under review by SFWMD
Source: 2019 Water Supply Plan Update	
¹ Demand per Table 7, 2025 Raw Water Demand Forecast, 2019 Water Supply Plan Update	

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

TABLE 6 POTABLE WATER IMPACT			
	Use	Rate/Calculation	Total
Current	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
Proposed	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
	Medium (16) Res: 387 Mid-rise DUs	x 141 ⁽²⁾ GPD/du	<u>= 54,567 GPD</u> 95,227 GPD
¹ Broward County Water Management Element Table WM-37: Office Use		change	+ 54,567 GPD
² Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Services: Apartment use			

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

TABLE 7 POTABLE WATER DEMAND AND CAPACITY		
	2030	2040
Projected Plant Capacity	24.0 MGD	24.0 MGD
Projected Plant Demand	13.80 MGD	14.86 MGD
Planned Plant Expansions	None	
Planned Wellfield Expansions	None	
Year and Funding Sources	None	
Source: 2019 Water Supply Plan Update		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See **EXHIBIT E: WATER & SEWER CORRESPONDENCE** and below:

Name: Daniel Pollio, Director of Utilities
Agency: City of Plantation Utilities Department
Ph: Phone: 954-797-2290
Address: 400 NW 73rd Avenue, Plantation, Florida 33317

B. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The amendment site is not currently or proposed to be served by septic

tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 8 SANITARY SEWER DEMAND AND CAPACITY Plantation Regional Wastewater Treatment Plant	
Plant Capacity	17.50 MGD
Current + Committed Plant Demand	13.02 MGD
Planned Plant Capacity	No planned expansions.
Source: Broward County Water Wastewater Calculations Sheet through February 2024	

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

TABLE 9 SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
Current	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
Proposed	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
	Medium (16) Res: 387 Mid-rise DUs	x 141 ⁽²⁾ GPD/du	= 54,567 GPD
			95,227 GPD
		change	+ 54,567 GPD

¹ Broward County Water Management Element Table WM-37: Office Use

² Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Services: Apartment use

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

TABLE 10 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Plantation Regional Waste Water Treatment Plant		
	2030	2040
Projected Plant Capacity	17.50 MGD	17.50 MGD
Projected Plant Demand*	14.3 MGD	15.4 MGD
Planned Plant Expansions	None	
Funding Sources	N/A	

*Demand Rate: City Comprehensive Plan Table 2.40 per capita use rate for 2015 = 151.72 gpc;
Population: BCPFAM Report 2030 94,157 ppl 2040: 101,731 ppl

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

See **EXHIBIT E: WATER & SEWER CORRESPONDENCE** and below:

Name: Daniel Pollio, Director of Utilities
Agency: City of Plantation Utilities Department
Ph: Phone: 954-797-2290
Address: 400 NW 73rd Avenue, Plantation, Florida 33317

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

(a) All developments must be in compliance with all South Florida Water Management District (SFWMD), Old Plantation Water Control District (OPWCD), and the City of Plantation permits and permit modifications;

(b) All developments must meet and update the requirements of City of Plantation Code of Ordinances Chapter 20 - Platting and provide documentation that the level of service standards have been met at the time of development or permit review; documentation shall be required and/or reviewed at the discretion of the city engineer or his or her representative;

In addition to the below, the proposed level of service standards shall comply with the latest edition of the OPWCD Minimum Requirements and Standards of Construction and Stormwater Management Design Criteria Manual.

(c) Drainage level of service standards:

In addition to the below, the proposed level of service standards shall comply with the latest edition of the OPWCD Minimum Requirements and Standards of Construction and Stormwater Management Design Criteria Manual.

(1) **Site perimeter grade.** The site perimeter grade shall be designed to allow zero discharge during a 25-year, three-day storm event, and pre-development discharge shall be less than or equal to post-development discharge for the 100-year storm event.

(2) **Site discharge.** The site discharge shall be the allowable discharge during a 25-year, three-day storm event;

(3) **Emergency access roadways.** These shall have their total width above the flood elevation *of* the ten-year, one-day storm event, eighteen (18) inches below the 100-year flood elevation, or at an elevation *of* five and one-half (5.5) feet (NAVD), whichever is greater;

(4) **Roads/roadways.** Except for emergency access roadways these shall have one-half ($\frac{1}{2}$) *of* their total width above the flood elevation *of* the ten-year, one-day storm event, or at an elevation *of* five and one-half (5.5) feet (NAVD), whichever is greater.

(5) **Parking lots/drive aisles/dumpster enclosure pads without floor drains.** These shall be above the flood elevation *of* the five-year, one-day storm event, or six (6) inches below the ten-year, one-day storm event, or at an elevation *of* five and one-quarter (5.25) feet (NAVD), whichever is greater.

(6) **Water quality requirements** contained in section 9-30 *of* this Code and stage storage requirements *of* the drainage districts or other governmental entities.

(d) Development shall restrict the percentage *of* site area that is impervious (including roofs and pools) to sixty-five (65) percent and to the assumptions or other limitations *of* the master drainage permit. The site shall be graded or a *stormwater* system installed in a manner to restrict discharge onto adjacent properties or in compliance with the master drainage permit.

Development of the site will comply with applicable code requirements, including available options to address those requirements, if needed.

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

The amendment site is within the Old Plantation Water Control District and SFWMD.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A SFWMD and OPWCD permits will be secured, as applicable, for the proposed development. The subject property is a part of a 338.95-acre basin permitted as Jacaranda Zone 8 (SFWMD Permit No. 06-00685-S).

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, OPWCD, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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

See EXHIBIT F: DRAINAGE CORRESPONDENCE and below:

Name: Samira Shalan
Agency: City of Plantation Engineering Department
Ph: Phone: 954-797-2781

Address: 401 NW 70th Terrace, Plantation, Florida 33317

Name: Brett Butler, Superintendent

Agency: Old Plantation Water Control District

Ph: 954-472-5596

Address: PO Box 15405 Plantation, FL 33318

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The adopted level of service standard for residential use is 8.9 pounds per unit per day.

Facility/Service Area Level of Service Standard

Residential 8.9 lbs. per unit per day

Industrial & Commercial

Factory/Warehouse 2 lbs. per 100 sq. ft. per day

Office Building 1 lb. per 100 sq. ft. per day

Department Store 4 lbs. per 100 sq. ft. per day

Supermarket 9 lbs. per 100 sq. ft. per day

Restaurant 2 lbs. per meal per day

Drug Store 5 lbs. per 100 sq. ft. per day

School

Grade School 10 lbs. per room per day

Institution 1/4 lbs. per pupil day

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

The City has contracted with Waste Management for solid waste collection and with WIN-Waste Innovations, (formerly Wheelabrator Technologies) for solid waste disposal. WIN-Waste/Wheelabrator operates one waste-to-energy plants in Broward County.

SOLID WASTE FACILITIES	
Capacity	821,250 tons per year
Current + Committed Demand	500,000 tons per year
Planned Capacity	No planned expansions.
Source: Win-Waste Email correspondence 2/21/23	

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

TABLE 11 SOLID WASTE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Office Park: 203,298 sf	X 1 Lb/100 sf	= 2,033 Lbs/day
Proposed	Office Park: 203,298 sf	X 1 Lb/100 sf	= 2,033 Lbs/day
	Medium (16) Res: 387 Mid-rise DUs	X 8.9 Lbs/du	= 3,445 Lbs/day
			5,478 Lbs/day
change			+ 3,445 Lbs/day

Source: City Comprehensive Plan Policy 8.1.1

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See **EXHIBIT G: SOLID WASTE CORRESPONDENCE** and below:

Name: Robert Hely
Position Market Manager
Agency: Wheelabrator Technologies
Email rhely@win-waste.com **Ph:** (954) 980-6998
Address: 4400 South State Road 7, Ft. Laud., Florida, 33314

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The adopted level of service for recreation and open space in the City is 4.0 acres/1,000 residents. The adopted level of service for Broward County is 3 acres/1,000 residents.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-

to-date inventory of the municipal community parks inventory must be submitted.

Please see **EXHIBIT H: PARKS INVENTORY**

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

TABLE 12 RECREATION & OPEN SPACE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Office Park: 203,298 sf	N/A	N/A
Proposed	Office Park: 203,298 sf Medium (16) Res: 387 Mid-rise DUs	N/A X 2.5 pop x .004 ac	N/A = 3.87 ac
Source: City Comprehensive Plan			change + 3.87 ac

**Estimated Number per Gross Acre of Persons per
Residential Land Area Dwelling Unit**

From 0 up to 1 - 3.3

Over 1 up to 5 - 3.0

Over 5 up to 10 - 2.5

Over 10 up to 16 - 2.0

Over 16 up to 25 - 1.8

Over 25 up to 50 - 1.5

(Source: Broward County Land Development Code)

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

TABLE 13 PARK NEEDS			
Planning Horizon	Population⁽¹⁾	Demand	Supply⁽²⁾
2030 (short)	94,157	x .004 = 377 acres	530.45 acres
2040 (long)	101,731	x .004 = 407 acres	530.45 acres
(1) Broward County PFAM Population Projections			
(2) Source: Broward County Planning Council Recertified Parks Inventory February 2020			

5. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.

Response: Please see attached inventory of parks. No additional acreage/sites have been used to meet the requirement of 3 ac/1,000 residents. Based upon the attached table, the City will continue to meet the 3 ac/1,000 LOS requirement through the long term.

F. Traffic Circulation Analysis

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

TABLE 14 ROADWAY CONDITIONS (2020)							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
EAST-WEST							
PETERS ROAD							
E of Pine Island Rd	4	9300	35820	C	884	3222	C
E. of University Dr	4	14700	35820	C	1397	3222	C
NORTH-SOUTH							
PINE ISLAND RD*							
N. of SR 84	6	33000	56905	C	3135	5121	C
N. of Peters Rd	6	30000	56905	C	2850	5121	C
N. of Broward Blvd	6	23500	56905	C	2233	5121	C
SW 82 AVE/78 AVE/17 ST							
N. of University Dr	4	7800	29160	C	741	2628	C
NW 82 AVE							
N of Broward Blvd	3	3900	13986	C	371	1257	C
UNIVERSITY DR*							
N. of SR 84	6	69000	59900	F	6555	5390	F
N. of Peters Rd	6	50000	59900	C	4750	5390	C
N. of Broward Blvd	6	50000	59900	C	4750	5390	C

Source: MPO Roadway Level of Service Analysis '20/'45

* Roadway is a major County facility. Project impacts are addressed through Transit Oriented Concurrency

2. Identify the projected LOS for the roadways impacted by proposed amendment for the long range planning horizon. Utilize avg. daily and p.m. peak hour traffic volumes per MPO plans and projections.

TABLE 15 PROJECTED ROADWAY CONDITIONS (2045)							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
EAST-WEST							
PETERS ROAD							
E of Pine Island Rd	4	21200	35820	C	2014	3222	C
E. of University Dr	4	32500	35820	C	3088	3222	D
NORTH-SOUTH							
PINE ISLAND RD*							
N. of SR 84	6	82000	56905	F	7790	5121	F
N. of Peters Rd	6	75200	56905	F	7144	5121	F
N. of Broward Blvd	6	76800	56905	F	7296	5121	F
SW 82 AVE/78 AVE/17 ST							
N. of University Dr	4	7300	29160	C	694	2628	C
NW 82 AVE							
N of Broward Blvd	4	6800	13986	C	646	1257	C
UNIVERSITY DR*							
N. of SR 84	6	76000	59900	F	7220	5390	F
N. of Peters Rd	6	79500	59900	F	7553	5390	F
N. of Broward Blvd	6	59700	59900	D	5672	5390	F

Source: MPO Roadway Level of Service Analysis '20/'45

* Roadway is a major County facility. Project impacts are addressed through Transit Oriented Concurrency

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

TABLE 16 ESTIMATED TRAFFIC IMPACT						
Land Use		ITE Code	DAILY		PM PEAK	
			Rate	Trips	Rate	Trips
Current	Office Park: 203,298 sf	710	X 10.84/1ksf	= 2,203	X 1.44/1ksf	= 293

Proposed	Office Park: 203,298 sf Medium(16)Res: 387 Midrise DU	710 221	X 10.84/1ksf 4.54/DU	= 2,203 <u>=1,757</u> = 3683	X 1.44/1ksf X 0.39/DU	= 293 <u>= 151</u> 444
Source: ITE 11 th Edition			Change	+1,757	Change	+151

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

No additional transportation studies are presented at this time.

G. Mass Transit Analysis

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

Broward County Mass Transit Route 30 runs along Peters Road and Routes 2 and 12 run along University Drive.

TABLE 17 MASS TRANSIT ROUTES			
Route	Days of Service	Service Span	Service Frequency
2	M-F Sat Sun	5:00 am-1:00 am 5:00 am-12:35 am 6:30 am- 10:40 pm	10-30 min headways 30-min headways 45-min headways
12	M-F Sat Sun	5:00 am-11:25pm 5:12 am-11:30pm 6:15 am-10:27 pm	10-20 min headways 10-20 min headways 10-20 min headways
30	M-F Sat Sun	6:00 am-10:36 pm 6:00 am-10:51 pm 9:30 am-7:36 pm	30-40 min headways 30-40 min headways 45 min headways

The City does not currently operate Community Bus services but it is anticipated that they will do so in the future.

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

The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

Additionally, transit and multi-modal improvements are planned in the vicinity of the site.

MPO LRTP/2045 PLAN

The below noted projects are within approximately ¼ mile of the site.

1. MPO 2045 – University Drive Rapid Bus (Table 5-5 Ref ID#4)

Funding Program: Transit

Project Sponsor: Broward County

Project Limits: From Coconut Creek (Sample Rd.) to Miami Dade County (Golden Glades)

Project Description: 10-15 min. limited stop bus service, mixed traffic or semi-exclusive BAT lanes, level boarding stations, use of TSP/Queue Jump technologies, and mobile ticketing.

Road Owner: County

Funding Timeframe: 2031/2035

2. MPO 2045 – Midtown N-S Spine Rd Extension (Table 5-4 Ref ID#109)

Project Sponsor: City of Plantation

Project Description: Extend N-S spine road in Midtown District; acquire ROW and construct bridge across New River Canal to westbound SR84.

Funding Timeframe: Unfunded

MPO TIP/5-YEAR PLAN (2024-2028)

The below noted projects are approximately ¼ mile from the site.

1. MPO TIP #4320669

Work Summary: University Drive Bike Lane/Sidewalk from N of WB SR84 to N of Broward Blvd

Lead Agency: FDOT

Funding Timeframe: Under construction

The below noted projects are approximately 1 mile from the site.

2. MPO TIP #4334282

Work Summary: Mobility Hub Capital: Planning, Design and Construction for Mobility Hubs. – Broward Boulevard from University Drive to Pine Island Road

Lead Agency: Broward MPO

Funding Timeframe: 2022-2026

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See **EXHIBIT I: Mass Transit Correspondence** and below:

Name: Daniel Cohen
Agency: Broward County Transit Division
Position: Service Planner
Ph: 954-357-6543 **DACOHEN@broward.org**
Address: 1 N. University Dr #3100A, Pltn FL 33324

VI. **PUBLIC EDUCATION ANALYSIS**

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

A. Public School Impact Application

The School Impact Application was submitted to the School Board. Please see School Report: Exhibit J. Below are the public schools serving the subject site.

- **Tropical Elementary**
- **Seminole Middle**
- **South Plantation High**

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

The fee was provided to the School Board. The school report is attached as Exhibit J.

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

TABLE 18 SCHOOL IMPACT				
		Elementary	Middle	High
Current	Office Park: 203,298 sf	N/A	N/A	N/A
Proposed	Office Park: 203,298 sf Medium(16)Res: 387 Midrise DU	N/A x.022=8.5	N/A x.019= 7.35	N/A x.039= 15.09
CHANGE IN DEMAND		+9 students	+7 students	+15 students
		TOTAL CHANGE +31 STUDENTS		

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

The School District's *Tentative District Educational Facilities Plan* shows no planned capacity improvements for the schools serving the subject site

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Applicant will pay school impact fees.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Plantation Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the site.

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

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Plantation Comprehensive Plan indicates that no archeological sites are located on or adjacent to the site.

- C. Wetlands

There are no known wetlands within the amendment site.

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

There are no known LAPCs within the amendment site.

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any “Priority Planning Areas for Sea Level Rise” and if so, how they will be protected or mitigated.

A review of the Priority Planning Area Map indicates no areas for planning consideration located within the subject site.

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

There are no endangered or threatened species or species of special concern known to inhabit the subject site.

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

There are no plants listed on the Regulated Plant Index known to inhabit the site.

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

The subject site is not located within a wellfield zone.

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

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

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

The site is not ocean-front.

VIII. AFFORDABLE HOUSING

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

Applicant will comply with the requirements of Policy 2.16.2. In addition to the other programs and practices of the City of Plantation, Applicant proposes to include an affordable housing component of 10% of its units to be rent restricted at or below 120% of the Broward County Average Median Income.

IX. LAND USE COMPATIBILITY

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

The future land use of adjacent sites is depicted in the table below.

	City	County
Subject Site Proposed	Office Park and Medium (16) Res. all w/i a dashed line area	Commerce and Medium (136) Res. all w/i a dashed line area
North	Office Park	Commerce
South	MH25	Commerce, Community, MH 25 Res
East	Office Park	Commerce
West	Office Park	Commerce

The proposed use is compatible with land uses both adjacent to the site and in the vicinity, which includes a mix of office and residential land uses. The proposed residential development is situated in the southeast portion of the site along Peters Road and across from the MH25 and CF land uses to the south. The remainder of the site is Office Park which will continue to be compatible with the existing adjacent future land uses.

The Midtown District in this vicinity contains multiple sites that support a horizontal mixing of uses and have been redeveloped in a similar manner to the proposed project. For example, the Amli/Crossroads I site +/-400' to the east of the subject site, the Cornerstone site +/- ¼ mile to the southwest, and the Temple Kol Ami site to the south.

Additionally, the City requires that proposal address Policy 1.16.1 of the Comprehensive Plan. Specifically, Policy 1.16.1 addresses compatibility with the following measures:

- #3) Whether development permitted by the proposed land use or zoning will be compatible with development permitted under the land use and zoning of property surrounding the subject property;
- #4) The extent to which the proposed land use or zoning designation is consistent with the Goals, Objectives, and Policies of the Neighborhood Design Element where the property is located.
- #5) The extent to which development permitted under the proposed land use or zoning is consistent with the Goals, Objectives, and Policies of the Future Land Use Element and the other Elements of the Comprehensive Plan. (A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. The term "compatible with" means that the proposed change is not in conflict with the Goals, Objectives, and Policies. The term "furthers" means that the proposed change takes action in the direction of realizing the Goals, Objectives, or Policies. For purposes of determining consistency of a land use or zoning change with the elements of the Comprehensive Plan, the Comprehensive Plan shall be construed as a whole and no specific goal, objective, or policy shall be construed or applied in isolation of all other Goals, Objectives, or Policies in the Plan).

X. HURRICANE EVACUATION ANALYSIS

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

The subject site is not located in Hurricane Evacuation Zone.

XI. REDEVELOPMENT ANALYSIS

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

The amendment site is not located within a CRA.

XII. INTERGOVERNMENTAL COORDINATION

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

Not applicable.

XIII. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES/GOPs OF COUNTY LAND USE PLAN**HIGHLIGHTED REGIONAL ISSUES****MULTI-MODAL VISION**

STRATEGY MM-2: Recognize and address the transportation and housing connection.

- Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;

GOALS, OBJECTIVES & POLICIES

POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create

desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY 2.20.2 Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

OBJECTIVE 1.1 Allow new development, particularly in the western half of Plantation, only if facilities to serve it are provided. The City shall continue to coordinate existing and future land uses with the availability of facilities and services, water supply, topography, and soil conditions. The City's concurrency management system requires every development undergo a concurrency evaluation for: a) sanitary sewer, solid waste, drainage and potable water facilities; b) parks and recreation facilities; and c) transportation facilities. (Ord. No. 2146, 2/18/98)

OBJECTIVE 1.5 The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist. (Ord. No. 1974, 4/13/94; Ord. No. 2146, 2/18/98)

OBJECTIVE 1.6 Achieve growth and development (through the planning period and to buildout) which is guided by this plan, consistent with the adopted Capital Improvements program and a consolidated development code which contains subdivision regulations, innovative design, planned community development districts (PCD), mixed use development provisions. See Policy 1.6.2 for measurability. (Ord. No. 1974, 4/13/94)

OBJECTIVE 1.7 Residential

The City shall continue to provide for a variety of residential densities and housing types, including the provision for innovative design, particularly in the vacant western areas. See Policy 1.7.4 for measurability.

NEIGHBORHOOD DESIGN ELEMENT

The subject site is located in the Plantation Midtown District. The proposed Office Park and Residential land use will allow for a greater variety of development potential on the subject site than the existing Office-Park land use. The proposed use is consistent with the GOPs of the District as demonstrated below.

GOAL 1 To guide the development of an attractive, functional, regional activity center.

OBJECTIVE 1.1 Implement the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, an appropriate mix of uses and a

functional circulation system.

Policy 1.1.1 Use the Central Plantation Development District (a.k.a. Plantation Midtown), a safe neighborhood district, as a mechanism implement for the redevelopment plan.

The amendment implements one of the central requirements for the success of the Midtown Vision, which is in part to establish a balanced mix of uses. The Midtown District is unique in that it can support the proposed residential use, along with the existing office and nearby uses, in a manner that is separate yet harmonious. While the project does not propose traditional, vertical mixed uses, the nature of the area in general is that of juxtaposing residential, commercial and office uses in close relationship to each other.

The amendment site is within a one-quarter mile walk to multiple transit routes and a full array of grocery and other retail stores, personal and healthcare services and restaurants. This pattern of development brings together the uses that people want in order to live, work, and recreate in the same general area. The proposed project is an innovative infill technique offering future residents potential employment opportunities, office and commercial amenities nearby. As employers and workers desire an environment that incorporates a mix of uses, the addition of residential at this location will broaden the appeal of the subject site and surrounding area. The locational benefits of providing housing opportunities within mixed-use developments is a competitive amenity that will allow the subject site to better compete with other regions for corporate employers/employees.

The site plan that is submitted for approval concurrent with this amendment is for a high-quality residential mid-rise building with attractive and quality architecture, gated vehicular parking garage, secure pedestrian entrances, and a full range of amenities.

OBJECTIVE 1.2 Develop public facilities and encourage development of private facilities to strengthen the area's character as a major business, residential and cultural activity center.

Policy 1.2.1 Continue to support the planning and development of a cultural arts center.

Policy 1.2.2 Continue to implement the internal transit system.

Policy 1.2.3 Evaluate the function of the City park in terms of use and cultural activities.

Infill development and the development of under-utilized parcels such as this optimizes prior infrastructure investments and is an efficient utilization of scarce land resources. The applicant will be required to address impacts to public facilities and pay all applicable impact fees.

The development parcel will tie into the adjacent pedestrian network and will support mass transit use by redeveloping a site that is served by and walkable to BCT Routes. The amendment site fronts Peters Road, which is a major corridor internal to Midtown that can be traversed by non-motorized transit modes and a future transit system should it come on line.

Future residents will be in excellent proximity to the Midtown's amenities and active center including the Fountains Plaza which hosts community events from time to time, the Broward Mall which includes Young at Art, a movie theatre, restaurants and shopping, and Plantation Walk, the District's newest hub of activity. The Broward County West Regional Library, Central Park, Pine Island Park, Heritage Park, The Preserve Golf Club, and Jacaranda Golf & Country Club are all within 2 miles of the subject site. Future residents will support and enjoy these community cultural assets.

OBJECTIVE 1.3 The City of Plantation shall take specific measures to promote redevelopment and encourage innovation in land planning and site development techniques in the Plantation Midtown District.

Policy 1.3.1 The City through its land development regulations identify reforms to facilitate transit-oriented development, and review development incentives to encourage higher density, mixed use and transit-oriented development in the Plantation Midtown District.

Policy 1.3.2 The City through land development regulations will achieve the on-site mixing of residential and commercial uses in the Plantation Midtown District.

Policy 1.3.4 The City through land development regulations promote multi-story commercial/office/residential mixed-use development and multi-story office use developments in the Plantation Midtown District. Multi-story use is as defined in the City's land development code.

The proposed project supports redevelopment and encourages innovation in land planning and site development techniques. Given the limited amount of land available for development in Broward County, the proposed project is an innovative infill technique that contributes to the density necessary for or a mixed-use center to be viable. The proposed development will add to the critical residential mass that is required for a fully functional urban activity center.

The redevelopment of the existing surface parking area for multi-family, garage and associated amenities is a more efficient use of scarce land resources. The development parcel incorporates environmentally sensitive and compact design decisions such as having structured, as opposed to surface parking. A choice which minimizes the parking footprint and instead maximizing opportunities for liveability measures such as open space and site amenities.

IX. PUBLIC OUTREACH

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

The applicant and local government will comply with SEC 19-66 and SEC 27-41 of the City's Code described below. In addition, the applicant held a community meeting August 29, 2024.

Sec. 19-66. - Notice provisions for matters pertaining to comprehensive planning.

- (a) *Intent and purpose.* State statutory, preemptive law provides minimum, mandatory notice requirements for certain types of planning and zoning board and city council public hearings. It is the intent of this section to supplement the preemptive state statutory notice provisions. The provisions of subsections (b)(1) and (2), are directory as opposed to mandatory, and as such, a failure to comply with the provisions of this section shall not affect the validity of the measures. While the provisions of subsection (b)(3) are not directory, a failure to comply with such provisions shall not affect the validity of the measure if substantial compliance is achieved. The planning and zoning board or city council may require additional, reasonable notice prior to completing consideration of a matter.
- (b) *Notice.*
 - (1) Whenever the planning and zoning board considers at public hearing(s) an amendment to a land development regulation, as defined in F.S. § 163.3213(2)(b), (1993), or its successor, the city clerk should advertise at least one (1) public hearing by placing a notice in a newspaper of general circulation within the city, one (1) time approximately ten (10) calendar days prior to the planning and zoning board meeting. In addition, the city clerk should post the agenda for at least one (1) public hearing at which the amendment is to be considered for at least three (3) calendar days prior to the hearing. Notwithstanding anything to the contrary, the provisions of this subsection (1) applies only to amendments which are not initiated by the city. The notifications provisions set forth above may be all completed for one (1) public hearing, or some of the provisions may be completed for one (1) public hearing and other provisions may be completed for a different public hearing.
 - (2) Whenever the planning and zoning board or city council considers at public hearing(s) changing the future land use plan designation (or an assignment of flexibility) for a specific parcel of property, or whenever the planning and zoning board considers at public hearing(s) an application to change the zoning map designation of a specific parcel of property, then the city clerk should mail a

notice of at least one (1) public hearing by first class mail to all owners of property, as their names and addresses are disclosed by the most recent county ad valorem real property tax roll, within three hundred (300) feet of the parcel for which such amendment is considered. This notice should be mailed by the city clerk at least fourteen (14) calendar days before at least one (1) public hearing at which the item is to be considered. In addition, the city clerk shall post the agenda for the meeting outside of city hall at least three (3) days prior to at least one (1) public hearing at which the item is to be considered. Notwithstanding anything to the contrary, this subsection (2) applies only to a change in a land use plan designation, assignment of flexibility, or zoning map designation which is not initiated by the city. The notifications provisions set forth above may be all completed for one public hearing, or some of the provisions may be completed for one public hearing and other provisions may be completed for a different public hearing.

- (3) Whenever the planning and zoning board considers at public hearing(s) an application for a use variance then the city clerk shall mail a notice of at least one (1) public hearing by first class mail to all owners of property, as their names and addresses are disclosed by the most recent county ad valorem real property tax roll, within three hundred (300) feet of the parcel for which such use variance is proposed. This notice shall be mailed by the city clerk at least fourteen (14) calendar days before at least one (1) public hearing at which the item is to be considered. In addition, the city clerk shall post the agenda for the meeting outside of city hall at least three (3) calendar days prior to at least one (1) public hearing at which the item is to be considered. This subsection (3) applies regardless of whether the application is initiated by the city. The notifications provisions set forth above may be all completed for one (1) public hearing, or some of the provisions may be completed for one (1) public hearing and other provisions may be completed for a different public hearing.
- (4) Whenever the planning and zoning board considers at public hearing an application to assign or utilize the city's comprehensive planning flexibility, regardless of whether the application is or is not initiated by the city, "public notice" as defined by F.S. § 163.3164, (2002), shall be required.
- (5) Whenever the city governing body considers an ordinance assigning or utilizing the city's comprehensive planning flexibility, the ordinance shall be advertised in accordance with F.S. § 166.041(3)(9c), (2002), if the application is not initiated by the city. If the application is initiated by the city, the ordinance shall be advertised in accordance with F.S. § 166.041(3)(a), (2002).

Sec. 27-41. - General procedures.

- (f) Public Hearing and Notice Procedures.

(1) All public hearing and notice requirements shall be as follows:

a. For a textual change to the city's adopted land use plan or a land use plan map amendment, public notice shall be provided in accordance with the provisions of Florida Statute § 163.3184(11) and city code Section [27-41\(l\)](#), or in the case of a small-scale amendment as defined by Florida Statute 163.3187(1), notice shall be given in accordance with the provisions of Florida Statute 163.3187(2) and city code Section [27-41\(l\)](#); and

b. For the adoption of ordinances and resolutions, public notice shall be provided in accordance with Florida Statute 166.041 and city code Section [27-41\(l\)](#); and

c. Prior to consideration of quasi-judicial development permits or development orders, public notice shall be provided in conformance with [Section 27-41\(l\)](#) of these LDRs set forth below; and

d. For adoption of resolutions to vacate city-operated and maintained easements or rights-of-way, public notice shall be provided in accordance with Florida Statutes 166.041 and the city code; and

e. Prior to consideration of a development agreement as defined in Florida Statutes 163.3220—163.3243 by the City, public notice shall be advertised in accordance with Florida Statutes 163.3225.

Table 41-1

APPROVAL PROCESS FOR DEVELOPMENT APPLICATIONS

Application Type	Admin	DRC	Community Meeting	PAC	P & Z	City Council	Council 1 st Reading	Council 2 nd Reading
Appeal of Administrative Determination					✓			
Archeological Historic Landmark					✓	✓		
Comprehensive Land Use Plan (Map) Amend.		✓	✓		✓		✓	✓
Comprehensive Plan (Text) Amend		✓			✓		✓	✓
Conditional Use (1)		✓			✓	✓		
Conditional Use Extension						✓		
Cure Plan		✓				✓		
Flexibility Reserve Units Allocation		✓			✓	✓		
Local Activity Center (LAC) Units Allocation		✓			✓	✓		
Land Develop. Code (Text) Amendment		✓			✓		✓	✓
Plat		✓				✓		
Re-approval of development order						✓		
Resolution Modification						✓		

Rezoning		✓	✓		✓	✓	✓	✓
Site Data Record		✓				✓		
Site Plan—New Construction		✓	✓		✓	✓		
Site Plan—Minor Amendment				✓				
Site Plan—De Minimus Revision	✓							
Trafficways Amendment		✓				✓		
Use Variance ⁽¹⁾		✓			✓	✓		
Variance—Physical (Residential -Single family, duplex, PRD)					✓			
Variance—Physical (Non-residential - multi-family)		✓				✓		
Zoning Relief					✓	✓		

Table 41-2**REQUIRED NOTIFICATION PROCESS FOR DEVELOPMENT APPLICATIONS**

Application Type	Mailed Notice	Posted Sign(s)	Radius in feet	Newspaper Advertisement	Not Required
Appeal of Administrative Determination					✓
Comprehensive/LUPA Map Amendment	✓	✓	1,000	✓	
Comprehensive Plan Text Amendment				✓	
Conditional Use	✓		300		
Continuance of Noticed Item (to time certain)					✓
Cure Plan		✓			
Extension of Development Order					✓
Flexibility/Reserve Unit Allocation	✓		500	✓	
Local Activity Center Unit Allocation	✓		500	✓	
Land Development Regulations Text Amendment				✓	
Plat					✓
Resolution Modification by Council					✓
Rezoning	✓	✓	750	✓	
Site Data Record					✓
Site Plan/Site Plan Amendment	✓	✓	300		
Trafficways Amendment	✓		300	✓	
Use Variance	✓		300		
Variance—Physical (multi-family residential, PRD, and nonresidential)	✓		300		
Variance—Physical (Single-family and duplex lots)	✓		300		
Variance (Physical)—Residential (Single family, duplex, PRD)	✓		300		
Zoning Relief	✓	✓	300		

XVI. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the

proposed amendment is based.

N/A.

- B. Any proposed voluntary mitigation or draft agreements.

N/A.

XVII. PLAN AMENDMENT COPIES

- A. Provide 3 hard copies and 1 digital copy (4 copies total) of the amendment application.

Enclosed with this submittal.

EXHIBITS

EXHIBIT A: SURVEY

EXHIBIT B: LOCATION MAP AND ACREAGE DETERMINATION

EXHIBIT C: CURRENT FUTURE LAND USE

EXHIBIT D: PROPOSED FUTURE LAND USE

EXHIBIT E: WATER & SEWER CORRESPONDENCE

EXHIBIT F: DRAINAGE CORRESPONDENCE

EXHIBIT G: SOLID WASTE CORRESPONDENCE

EXHIBIT H: PARKS INVENTORY

EXHIBIT I: MASS TRANSIT CORRESPONDENCE

EXHIBIT J: SCHOOL REPORT

EXHIBIT A
SURVEY

SKETCH & DESCRIPTION
PARCEL 3 & A PORTION OF PARCEL 2 & PETERS ROAD

JACARANDA PARCEL 817
(P.B. 143, PG. 1, B.C.R.)
CITY OF PLANTATION

LAND DESCRIPTION:

All of Parcel 3 and a portion of Parcel 2, JACARANDA PARCEL 817, according to the Plat thereof as recorded in Plat Book 143, Page 1, of the Public Records of Broward County, Florida, together with a portion of Peters Road, described as follows:

Begin at the Northwest corner of Parcel 3; thence S60°51'07"E along the North line of said Parcels 2 and 3, a distance of 1031.46 feet; thence S88°52'50"W, 236.19 feet; thence S01°07'10"E, 541.53 feet; thence S09°24'23"W, (radial) 153.00 feet to the centerline of Peters Road, being a curve, concave to the North, having a radius of 2864.79 feet and a central angle of 25°32'51"; thence Westerly along the said centerline an arc distance of 1277.38 feet; thence N54°55'16"W, 190.00 feet; thence N35°04'44"E, along the extended West line of said Parcel 3, a distance of 116.50 feet; thence N56°29'27"E, along said West line, 831.49 feet to the POINT OF BEGINNING.

Said land situate and lying in the City of Plantation, Broward County, Florida. Containing 1,057,625 square feet (24.28 acres) more or less.

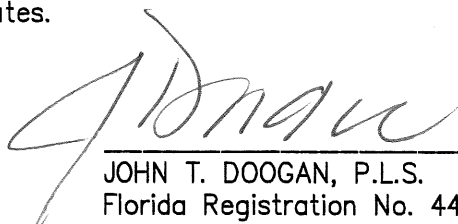
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of Parcels 2 & 3 having a bearing of S60°51'07"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

CERTIFICATION:

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

Date: 2/24/2023



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISE 02/24/23 JTD



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **5327-82**

SCALE: -

DATE: 10/13/2022

BY: W.R.E.

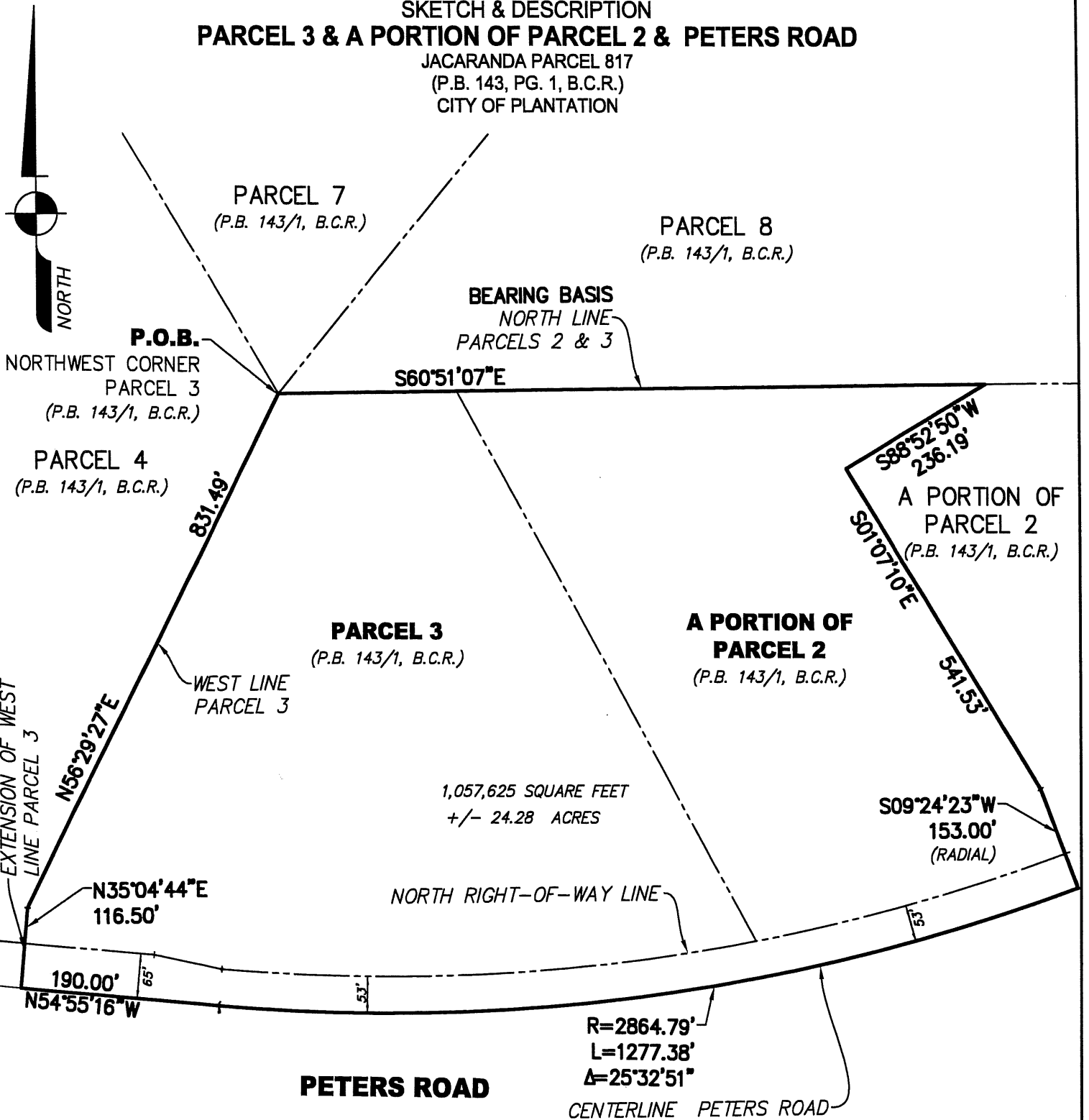
CHECKED: J.T.D.

F.B. - PG. -

SHEET: **1 OF 2**

SKETCH & DESCRIPTION PARCEL 3 & A PORTION OF PARCEL 2 & PETERS ROAD

JACARANDA PARCEL 817
(P.B. 143, PG. 1, B.C.R.)
CITY OF PLANTATION



**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISE 02/24/23 JTD



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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JOB #: 5327-82

SCALE: 1" = 200'

DATE: 10/13/2022

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: 2 OF 2

EXHIBIT B
LOCATION MAP AND ACREAGE DETERMINATION

CROSSROADS II

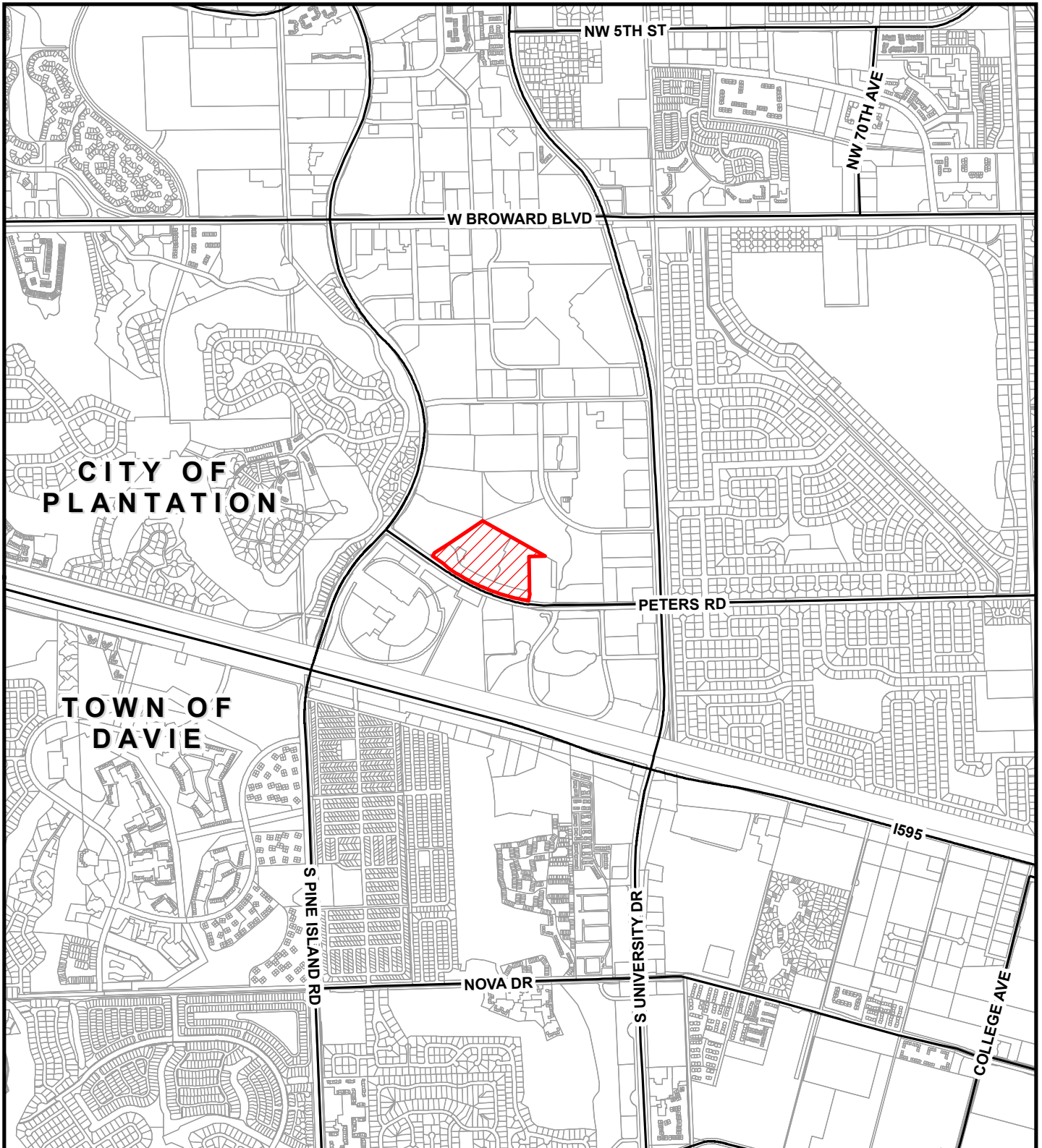


EXHIBIT B: LOCATION

Legend

 SUBJECT SITE





October 11, 2022

Leigh R. Kerr, AICP, President
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Kerr:

Subject: Plantation - Acreage Determination

This letter is in response to your request of October 4, 2022, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designation for a parcel of land generally located on the north side of Peters Road, between Pine Island Road and Southwest 80 Terrace, in the City of Plantation.

The BCLUP utilizes the following definition to calculate gross acreage:

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

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 24.2 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel	22.3	Commerce
NET ACRES	22.3	
Parcel Right-of-Way	1.9	Commerce
TOTAL GROSS ACRES	24.2	

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

Leigh R. Kerr
October 11, 2022
Page Two

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

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

If you have any additional questions in this regard, please feel free to contact me or Huda Ashwas, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

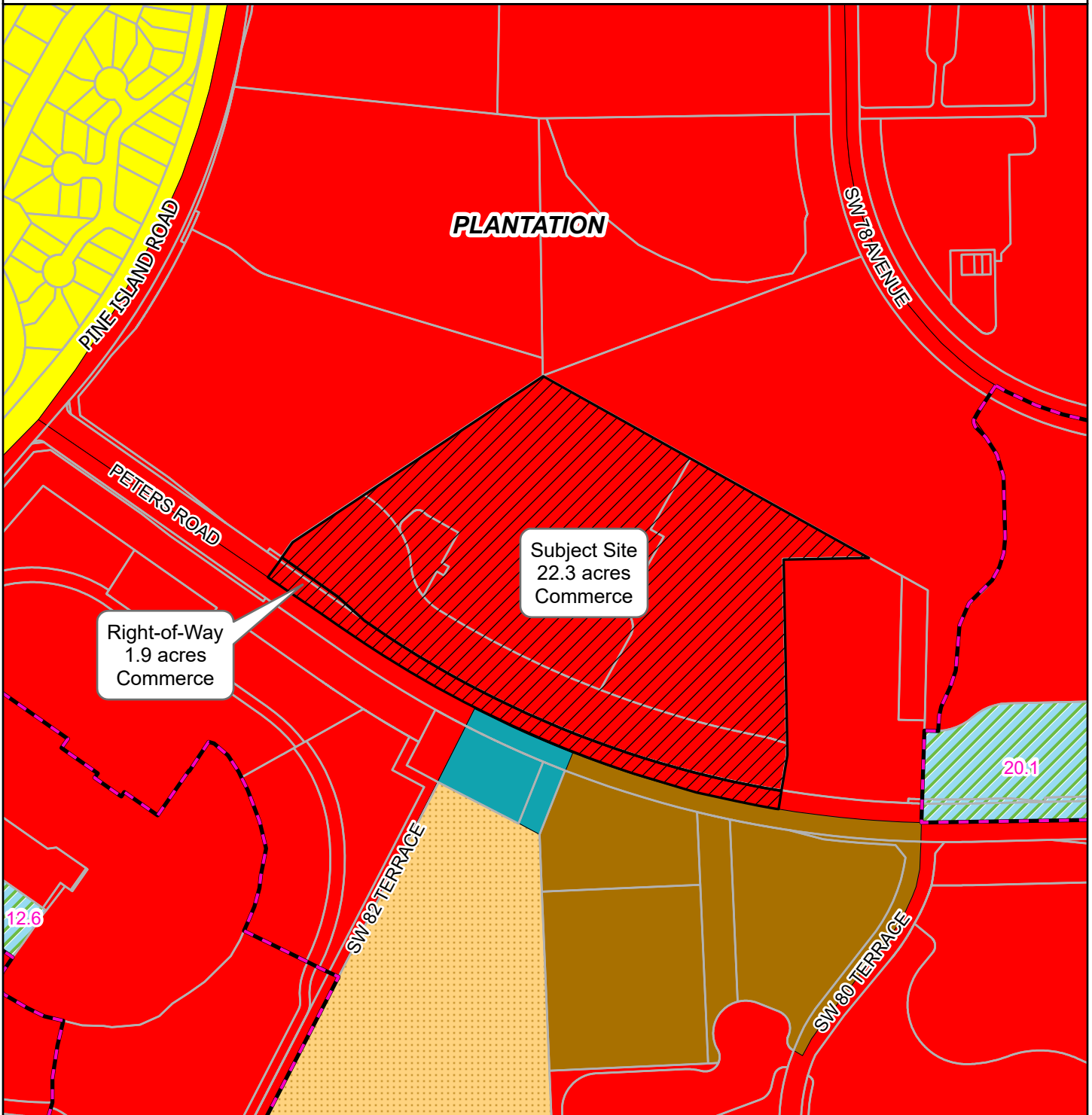
BBB:HHA
Attachment









cc/email/att: April Beggerow, City Clerk
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development
City of Plantation



Broward County Land Use Plan Acreage and Land Use Confirmation



- | | |
|---|--|
|  Subject Site |  Medium-High (25) Residential |
|  Dashed-Line Area |  Irregular Residential |
|  Low (5) Residential |  Commerce |
|  Medium (16) Residential |  Community |

Total Gross Acres = 24.2

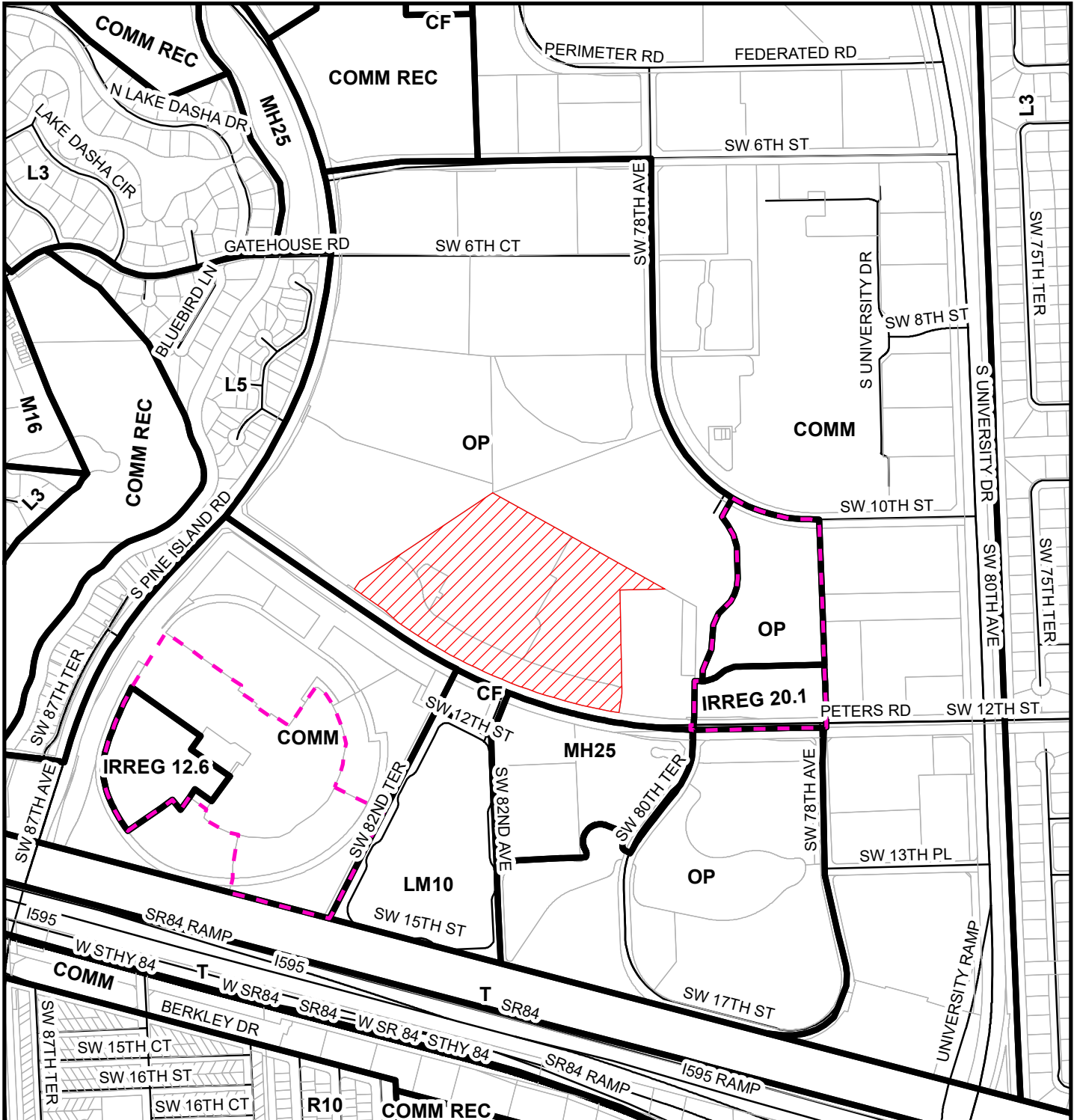
AD 22-010 Kerr Plantation
Acreage Determination

300 150 0 300
Feet



EXHIBIT C
CURRENT FUTURE LAND USE

CROSSROADS II



CURRENT FUTURE LAND USE

Legend

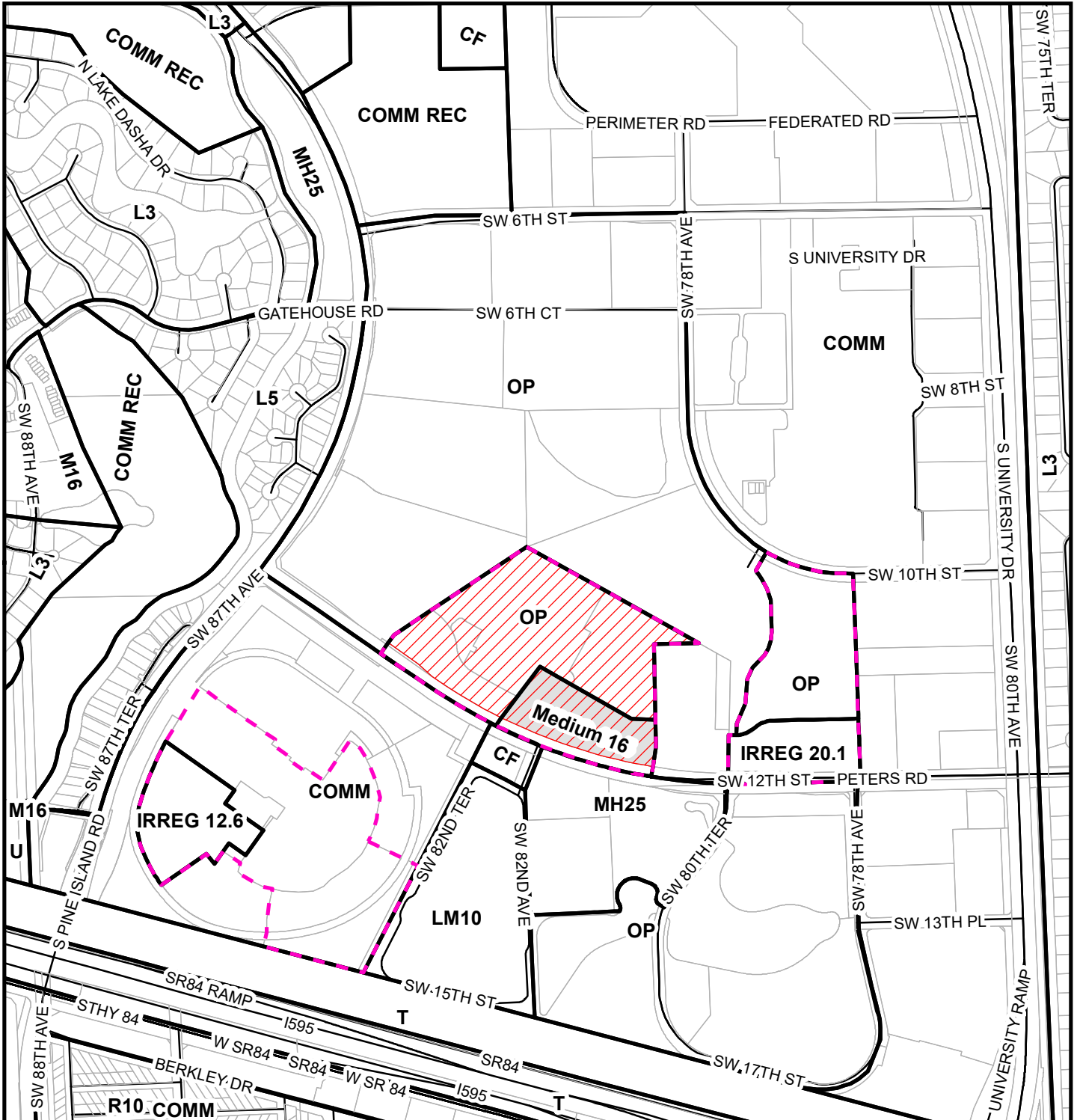
- SUBJECT SITE
- DASHED LINE AREAS
- FUTURE LAND USE



1 inch = 750 feet





EXHIBIT D
PROPOSED FUTURE LAND USE

CROSSROADS II



PROPOSED FUTURE LAND USE

Legend

-  OVERALL SUBJECT AREA
-  DEVELOPMENT PARCEL
-  PROPOSEDFLU
-  DASHED LINE



1 inch = 750 feet

EXHIBIT E
WATER & SEWER CORRESPONDENCE

Kelly Ray

From: Pollio, Daniel <DPollio@plantation.org>
Sent: Wednesday, June 5, 2024 3:06 PM
To: Kelly Ray
Cc: Adams, John; Williams, Jo-Anne; Peraza, Steve
Subject: FW: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]
Attachments: L-Water-Sewer(57686779.1).pdf; Table 7 WSP(57742480.1).pdf; WSP Sec 3.2.2(57742495.1).pdf; WSP Sec 3.2.2(57742495.1).pdf

[External Sender]

Kelly,

I see no issues with your report.

Regards,

Daniel Pollio
Utilities Director
City of Plantation
954-797-2209
dpollio@plantation.org
Celebrating 39 years of Service to Plantation

From: Kelly Ray <Kelly.Ray@gmlaw.com>
Sent: Tuesday, June 4, 2024 12:23 PM
To: Pollio, Daniel <DPollio@plantation.org>
Cc: {F16429505}.Active@gmlaw.imatech.work; Adams, John <JAdams@plantation.org>
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Forgot to attach the letter. Also, I wanted to provide you with my sources. Please see Table 7 attached indicating 14.86 MGD raw water demand for the year 2040 and section 3.2.2 re: 17.24 mgd and no limit on max day raw water.

Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com

From: Kelly Ray
Sent: Tuesday, June 4, 2024 11:43 AM
To: Pollio, Daniel <DPollio@plantation.org>
Cc: {F16429505}.Active@gmlaw.imanage.work; Adams, John <JAdams@plantation.org>
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Hi Daniel,

Thank you for speaking with me. As per our discussion, the calculations in the letter attached will remain the same. Please review and respond at your earliest convenience.

Thank you.

Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com

From: Pollio, Daniel <DPollio@plantation.org>
Sent: Tuesday, June 4, 2024 11:05 AM
To: Kelly Ray <Kelly.Ray@gmlaw.com>
Cc: {F16429505}.Active@gmlaw.imanage.work; Adams, John <JAdams@plantation.org>
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Kelly,

Not really, we are in for an extension at this time however, your 2040 calculation exceed out permit amount. Please call me to discuss.

Thanks

Daniel Pollio
Utilities Director
City of Plantation
954-797-2209
dpollio@plantation.org
Celebrating 39 years of Service to Plantation

From: Kelly Ray <Kelly.Ray@gmlaw.com>
Sent: Tuesday, June 4, 2024 10:40 AM
To: Pollio, Daniel <DPollio@plantation.org>
Cc: {F16429505}.Active@gmlaw.imanage.work
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Hi Daniel,

I see the SFWMD permit has expired 5/13/24, is this what you are referring to. I reviewed what is available on SFWMD's website and it appears a new permit has not been issued yet and the City and the District are coordinating. Is there a good time to chat more about this?

Thanks for your help.

Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com

From: Pollio, Daniel <DPollio@plantation.org>
Sent: Monday, June 3, 2024 12:08 PM
To: Kelly Ray <Kelly.Ray@gmlaw.com>
Cc: {F16429505}.Active@gmlaw.imatech.work; Adams, John <JAdams@plantation.org>; Peraza, Steve <speraza@plantation.org>; Dunmire, James <JDunmire@plantation.org>
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Kelly,

Your data appears to exceed our permitted withdrawal amounts.

Daniel Pollio
Utilities Director
City of Plantation
954-797-2209
dpollio@plantation.org
Celebrating 39 years of Service to Plantation

From: Kelly Ray <Kelly.Ray@gmlaw.com>
Sent: Wednesday, May 29, 2024 12:55 PM
To: Pollio, Daniel <DPollio@plantation.org>
Cc: {F16429505}.Active@gmlaw.imatech.work
Subject: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis [IMAN-ACTIVE.FID16429505]

Good afternoon,

Attached please find our request for your review of our water & wastewater analysis for the above referenced land use plan amendment in the City of Plantation. The subject site is generally located on the north side of Peters Road, west of University Drive. Please review and reply at your earliest convenience.

Please call or email with any questions you may have.

Thank you.



Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com
www.gmlaw.com [linkprotect.cudasvc.com]
 [facebook.com]  [linkedin.com]  [twitter.com]

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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation.

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation.

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation.

May 23, 2024

Via E-mail: DPollio@plantation.org

Daniel Pollio
Director of Utilities
City of Plantation
400 NW 73rd Avenue
Plantation, FL 33317

Re: "Crossroads II" Land Use Plan Amendment Water & Wastewater Analysis

Mr. Polio:

My office is preparing an application for a land use plan text amendment (LUPA) in the City of Plantation. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on potable water, and sanitary sewer.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

A. PROJECT INFORMATION

The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area".

The applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.86 gross acre portion of the overall +/- 24.2-gross acre site. The overall site currently contains office buildings and surface parking. The new multifamily project is proposed on the underutilized parking area. The subject site is located within the South Village of the City's Midtown District. The proposed development will add to the critical residential mass that is required for a fully functional activity center. The proposed development will contribute new and updated housing units that will be attractive to Midtown's target market. Furthermore, the proposed development will offer a higher and better use of the currently underutilized site, while supporting nearby transit stops by adding residential units within walking distance.

The current land use does not permit residential uses within the subject property; therefore, a land use plan amendment is required to change the designation to permit the proposed residential use while retaining the existing office park designation and uses.

B. EXISTING/PROPOSED/NET CHANGE IN USES

The amendment site is currently developed with approximately 203,298 square feet of office. The site is planned for the continued use of Office and the additional use of mid-rise residential. The residential is proposed on a 5.86 gross-acre portion of the site, leaving 18.34 gross acres available for Office Park uses. Since a dashed line area is proposed, the overall site acreage is utilized to calculate residential density.

	LAND USE	
Current	Office Park ¹	203,298 SF
Proposed	Office Park and Medium (16) Res. all within a dashed line area:	Office: 203,298 SF Res: 24.2 ac x 16 du/ac = 387 units

¹ Existing Office square feet calculated per Broward County Property Appraiser

C. POTABLE WATER ANALYSIS

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

The City adopted its Water Supply Facilities Work Plan on October 21, 2020 per Ordinance No. 2591.

Facility/Service Area Level of Service Standard

Potable Water Facilities:

City Wide –

350 gallons per day for each Equivalent Residential Connection (ERCs).

50 pounds per square inch pressure, or as per South Florida Water Management District restrictions.

2. Identify the facilities serving the service area in which the amendment is located including current plant capacity, current and committed demand on the plant and SFWMD permitted withdrawal, including expiration date of SFWMD permit. Identify the wellfield serving the service area in which the amendment is located including permitted withdrawal and expiration date the permit.

PLANT CAPACITY & DEMAND – POTABLE WATER	
East and Central Plants	
Current Plant Capacity (East 12.0 + West 12.0)	24.0 MGD
Current and Committed Plant Demand	13.57 MGD ¹
SFWMD Permitted Withdrawal	17.24 MGD
Expiration Date of SFWMD Permit (#06-00103-W)	May 13, 2024

¹ Demand per Table 7, 2025 Raw Water Demand Forecast, 2019 Water Supply Plan Update

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

WELLFIELDS (East and Central Wellfields)	
Capacity: East 18.9 + Central 16.6 = 35.5 MGD /restricted to 17.24 MGD	35.5 MGD/17.24 MGD
Current + Committed Capacity	13.57 MGD ¹
Remaining Capacity	21.93 MGD/3.67 MGD
Expiration Date of SFWMD Permit (#06-00103-W)	May 13, 2024
Source: 2019 Water Supply Plan Update	
¹ Demand per Table 7, 2025 Raw Water Demand Forecast, 2019 Water Supply Plan Update	

- Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

POTABLE WATER IMPACT				
	<i>Use</i>	<i>Rate/Calculation</i>	<i>Total</i>	
Current	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD	
Proposed	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD	
	Medium (16) Res: 387 Mid-rise DUs	x 141 ⁽²⁾ GPD/du	<u>= 54,567 GPD</u>	
			95,227 GPD	
¹ Broward County Water Management Element Table WM-37: Office Use			change	+ 54,567 GPD
² Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Services: Apartment use				

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

POTABLE WATER DEMAND AND CAPACITY		
	2030	2040
Projected Plant Capacity	24.0 MGD	24.0 MGD
Projected Plant Demand	13.80 MGD	14.86 MGD
Planned Plant Expansions	None	
Planned Wellfield Expansions	None	
Year and Funding Sources	None	
Source: 2019 Water Supply Plan Update		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

Name: Daniel Pollio, Director of Utilities
Agency: City of Plantation Utilities Department
Ph: Phone: 954-797-2290
Address: 400 NW 73rd Avenue, Plantation, Florida 33317

D. SANITARY SEWER ANALYSIS

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The amendment site is not currently or proposed to be served by septic tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

SANITARY SEWER DEMAND AND CAPACITY Plantation Regional Wastewater Treatment Plant	
Plant Capacity	17.50 MGD
Current + Committed Plant Demand	13.02 MGD
Planned Plant Capacity	No planned expansions.
Source: Broward County Water Wastewater Calculations Sheet through February 2024	

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

SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
Current	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
Proposed	Office Park: 203,298 sf	x 0.2 ⁽¹⁾ GPD per sf	= 40,660 GPD
	Medium (16) Res: 387 Mid-rise	x 141 ⁽²⁾ GPD/du	= 54,567 GPD
	DUs		95,227 GPD
change			+ 54,567 GPD

¹ Broward County Water Management Element Table WM-37: Office Use
² Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Services: Apartment use

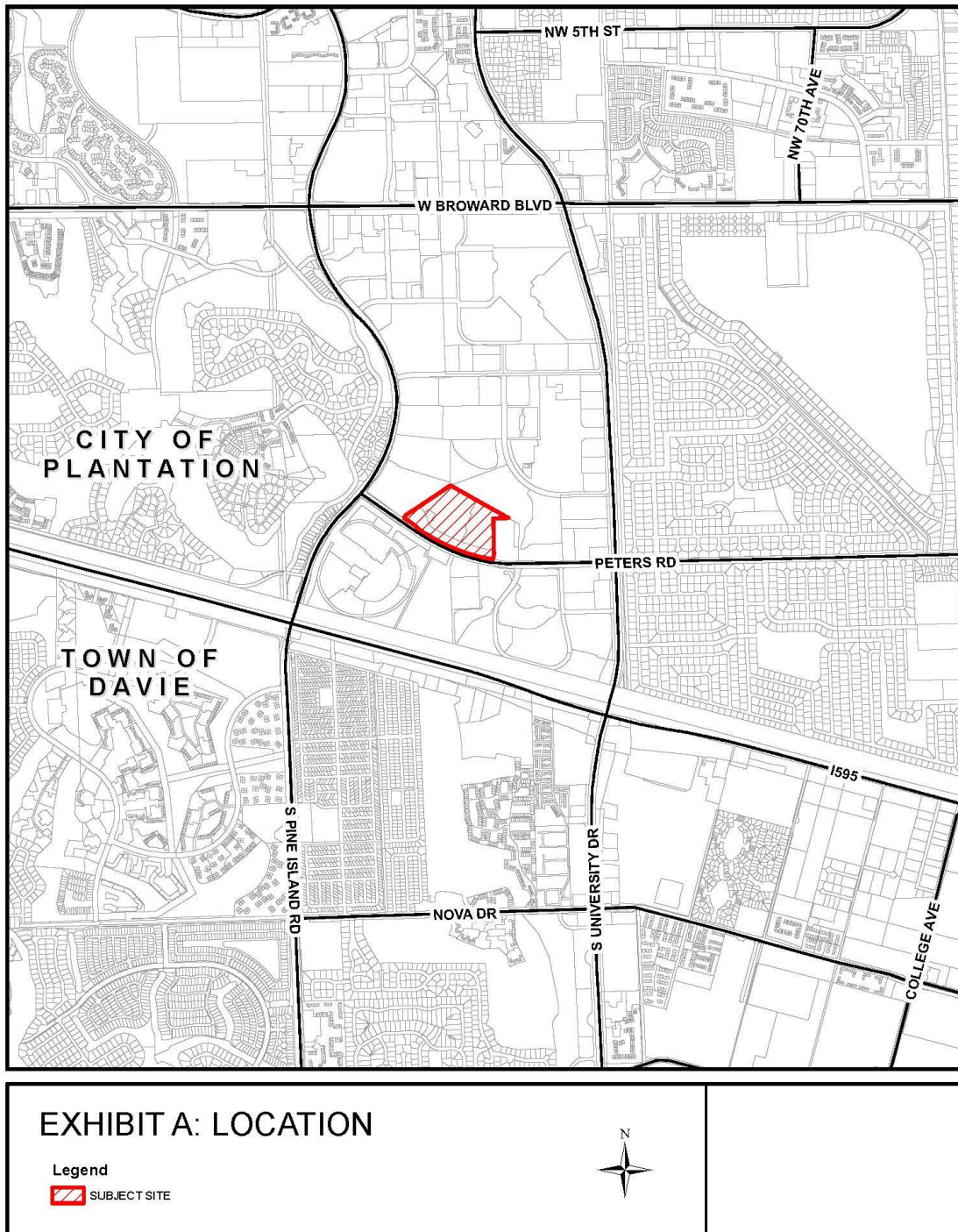
4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Plantation Regional Waste Water Treatment Plant		
	2030	2040
Projected Plant Capacity	17.50 MGD	17.50 MGD
Projected Plant Demand*	14.3 MGD	15.4 MGD
Planned Plant Expansions	None	
Funding Sources	N/A	
*Demand Rate: City Comprehensive Plan Table 2.40 per capita use rate for 2015 = 151.72 gpc; Population: BCPFAM Report 2030 94,157 ppl 2040: 101,731 ppl		

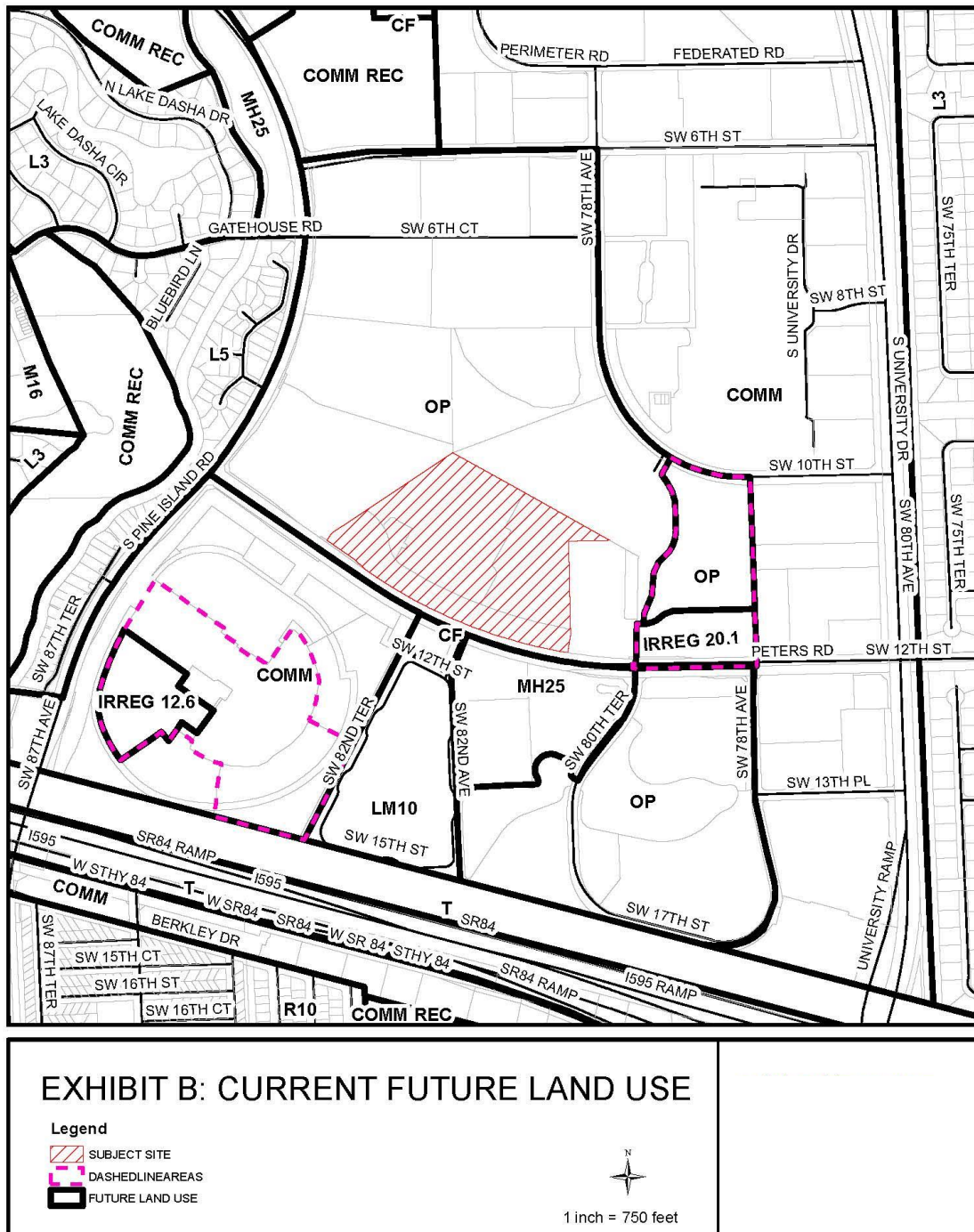
5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

Name: Daniel Pollio, Director of Utilities
Agency: City of Plantation Utilities Department
Ph: Phone: 954-797-2290
Address: 400 NW 73rd Avenue, Plantation, Florida 33317

CROSSROADS II



CROSSROADS II



CROSSROADS II

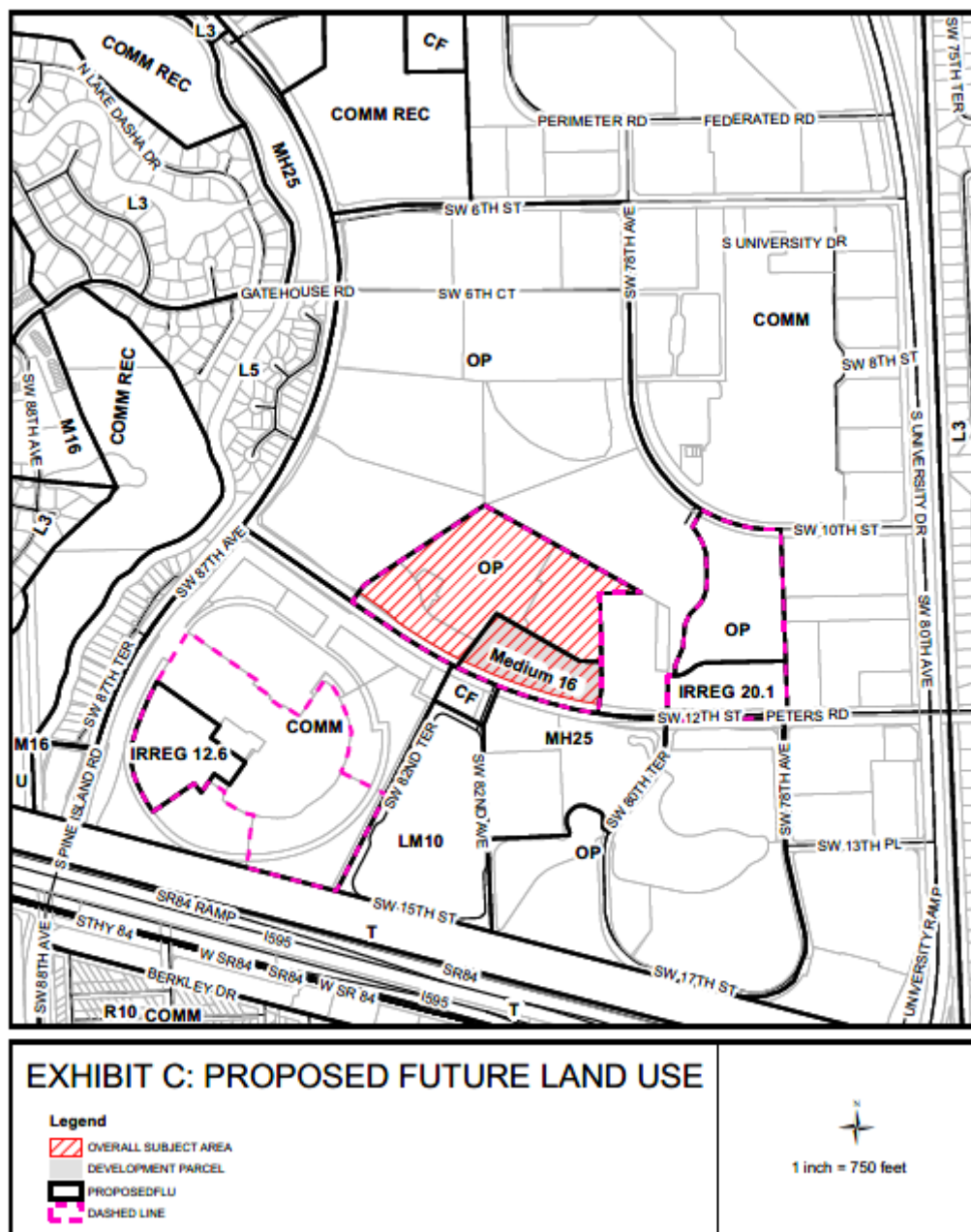


EXHIBIT F
DRAINAGE CORRESPONDENCE

Kelly Ray

From: Kelly Ray
Sent: Monday, July 8, 2024 10:16 AM
To: Shalan, Samira; oldplantation@bellsouth.net
Cc: {F16429505}.Active@gmlaw.imatege.work
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment –Drainage Analysis [IMAN-ACTIVE.FID16429505]

Good morning,

Thank you for your comments. The project meets the requirements of the master permit for Jacaranda Zone 8. The Applicant will provide its site-specific drainage analysis as part of its site plan review.

Please email or call with any questions you may have.

Thank you.

Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com

From: Shalan, Samira <SShalan@plantation.org>
Sent: Tuesday, June 18, 2024 3:44 PM
To: Kelly Ray <Kelly.Ray@gmlaw.com>; oldplantation@bellsouth.net
Cc: {F16429505}.Active@gmlaw.imatege.work
Subject: RE: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment –Drainage Analysis [IMAN-ACTIVE.FID16429505]

[External Sender]

Good afternoon,

This project is within Jacaranda Zone 8. Applicant shall perform analysis to ensure compliance to the master permit requirements and ensure adequacy of system to support the development
The provided information is insufficient to perform the review

Sincerely,

Samira Shalan, PE
City Engineer

City of Plantation
sshalan@plantation.org
954-797-2282

From: Kelly Ray <Kelly.Ray@gmlaw.com>
Sent: Wednesday, May 29, 2024 12:52 PM
To: Shalan, Samira <SShalan@plantation.org>; oldplantation@bellsouth.net
Cc: {F16429505}.Active@gmlaw.imatech.work
Subject: [EXTERNAL SENDER] - "Crossroads II" Land Use Plan Amendment –Drainage Analysis [IMAN-ACTIVE.FID16429505]

Good afternoon,

Attached please find our request for your review of our drainage analysis for the above referenced land use plan amendment in the City of Plantation. The subject site is generally located on the north side of Peters Road, west of University Drive. Please review and reply at your earliest convenience.

Please call or email with any questions you may have.

Thank you.

GreenspoonMarder_{LLP}

Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com
www.gmlaw.com [linkprotect.cudasvc.com]



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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation.

May 23, 2024

Via E-mail: Sshalan@plantation.org

Via E-mail: oldplantation@bellsouth.net

Samira Shalan, P.E.
Engineering Department
City of Plantation
401 NW 70th Terrace
Plantation, FL 33317

Brett Butler, P.E.
Superintendent, Old Plantation Water Control District
PO Box 15405
Plantation, FL 33324

Re: "Crossroads II" Land Use Plan Amendment – Drainage Analysis

Ms. Shalan/Mr. Butler:

My office is preparing an application for a land use plan text amendment (LUPA) in the City of Plantation. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

A. PROJECT INFORMATION

The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area".

The applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.86 gross acre portion of the overall +/- 24.2-gross acre site. The overall site currently contains office buildings and surface parking. The new multifamily project is proposed on the underutilized parking area. The subject site is located within the South Village of the City's Midtown District. The proposed development will add to the critical residential mass that is required for a fully functional activity center. The proposed development will contribute new and updated housing units that will be attractive to Midtown's target market. Furthermore, the proposed development will offer a higher and better use of the currently underutilized site, while supporting nearby transit stops by adding residential units within walking distance.

The current land use does not permit residential uses within the subject property; therefore, a land use plan amendment is required to change the designation to permit the proposed residential use while retaining the existing office park designation and uses.

B. EXISTING/PROPOSED/NET CHANGE IN USES

The amendment site is planned for the continued use of Office and the additional use of mid-rise residential. The residential is proposed on a 5.86 gross-acre portion of the site, leaving 18.34 gross acres available for Office Park uses. Since a dashed line area is proposed, the overall site acreage is utilized to calculate residential density

	LAND USE	
Current	Office Park ¹	203,298 SF
Proposed	Office Park and Medium (16) Res. all within a dashed line area:	Office: 203,298 SF Res: 24.2 ac x 16 du/ac = 387 units

¹ Existing Office square feet calculated per Broward County Property Appraiser

C. DRAINAGE ANALYSIS

1. Provide the adopted level of service standard for the service area in which the amendment is located.

(a) All developments must be in compliance with all South Florida Water Management District (SFWMD), Old Plantation Water Control District (OPWCD), and the City of Plantation permits and permit modifications;

(b) All developments must meet and update the requirements of City of Plantation Code of Ordinances Chapter 20 – Platting and provide documentation that the level of service standards have been met at the time of development or permit review; documentation shall be required and/or reviewed at the discretion of the city engineer or his or her representative;

(c) Drainage level of service standards:

In addition to the below, the proposed level of service standards shall comply with the latest edition of the OPWCD Minimum Requirements and Standards of Construction and Stormwater Management Design Criteria Manual.

(1) Site perimeter grade. The site perimeter grade shall be designed to allow zero discharge during a 25-year, three-day storm event, and pre-development discharge shall be less than or equal to post-development discharge for the 100-year storm event.

(2) Site discharge. The site discharge shall be the allowable discharge during a 25-year, three-day storm event;

(3) Emergency access roadways. These shall have their total width above the flood elevation of the ten-year, one-day storm event, eighteen (18) inches below the 100-year flood elevation, or at an elevation of five and one-half (5.5) feet (NAVD), whichever is greater;

(4) Roads/roadways. Except for emergency access roadways these shall have one-half (½) of their total width above the flood elevation of the ten-year, one-day storm event, or at an elevation of five and one-half (5.5) feet (NAVD), whichever is greater.

(5) Parking lots/drive aisles/dumpster enclosure pads without floor drains. These shall be above the flood elevation of the five-year, one-day storm event, or six (6) inches below the ten-year, one-day storm event, or at an elevation of five and one-quarter (5.25) feet (NAVD), whichever is greater.

(6) Water quality requirements contained in section 9-30 of this Code and stage storage requirements of the drainage districts or other governmental entities.

(d) Development shall restrict the percentage of site area that is impervious (including roofs and pools) to sixty-five (65) percent and to the assumptions or other limitations of the master drainage permit. The site shall be graded or a *stormwater* system installed in a manner to restrict discharge onto adjacent properties or in compliance with the master drainage permit.

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

The amendment site is within the Old Plantation Water Control District and SFWMD.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A SFWMD and OPWCD permits will be secured, as applicable, for the proposed development. The subject property is a part of a 338.95-acre basin permitted as Jacaranda Zone 8 (SFWMD Permit No. 06-00685-S)

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

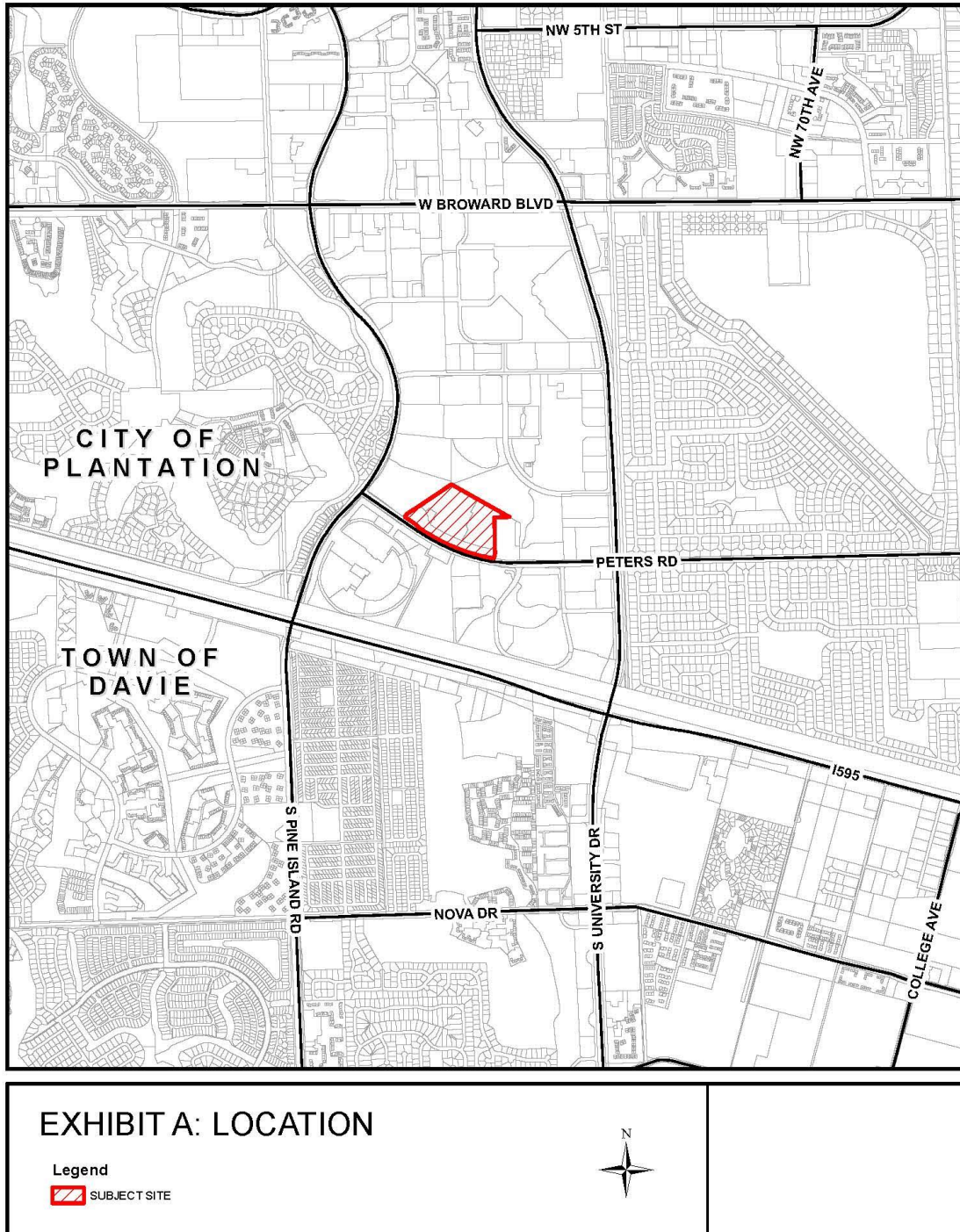
Development within the site will be required to meet the drainage standards of the City, OPWCD, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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

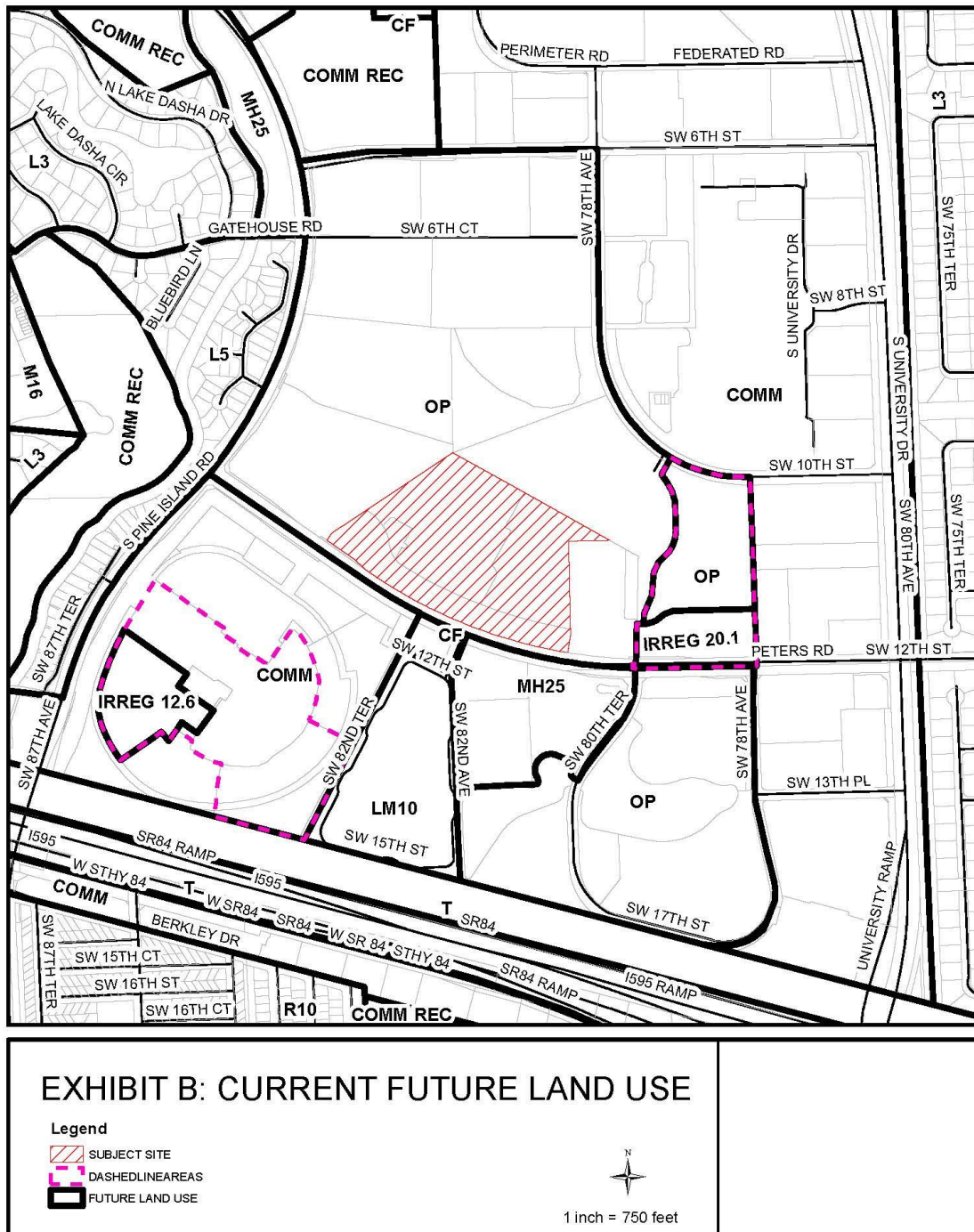
Name: Samira Shalan
Agency: City of Plantation Engineering Department
Ph: Phone: 954-797-2781
Address: 401 NW 70th Terrace, Plantation, Florida 33317

Name: Brett Butler, Superintendent
Agency: Old Plantation Water Control District
Ph: 954-472-5596
Address: PO Box 15405 Plantation, FL 33318

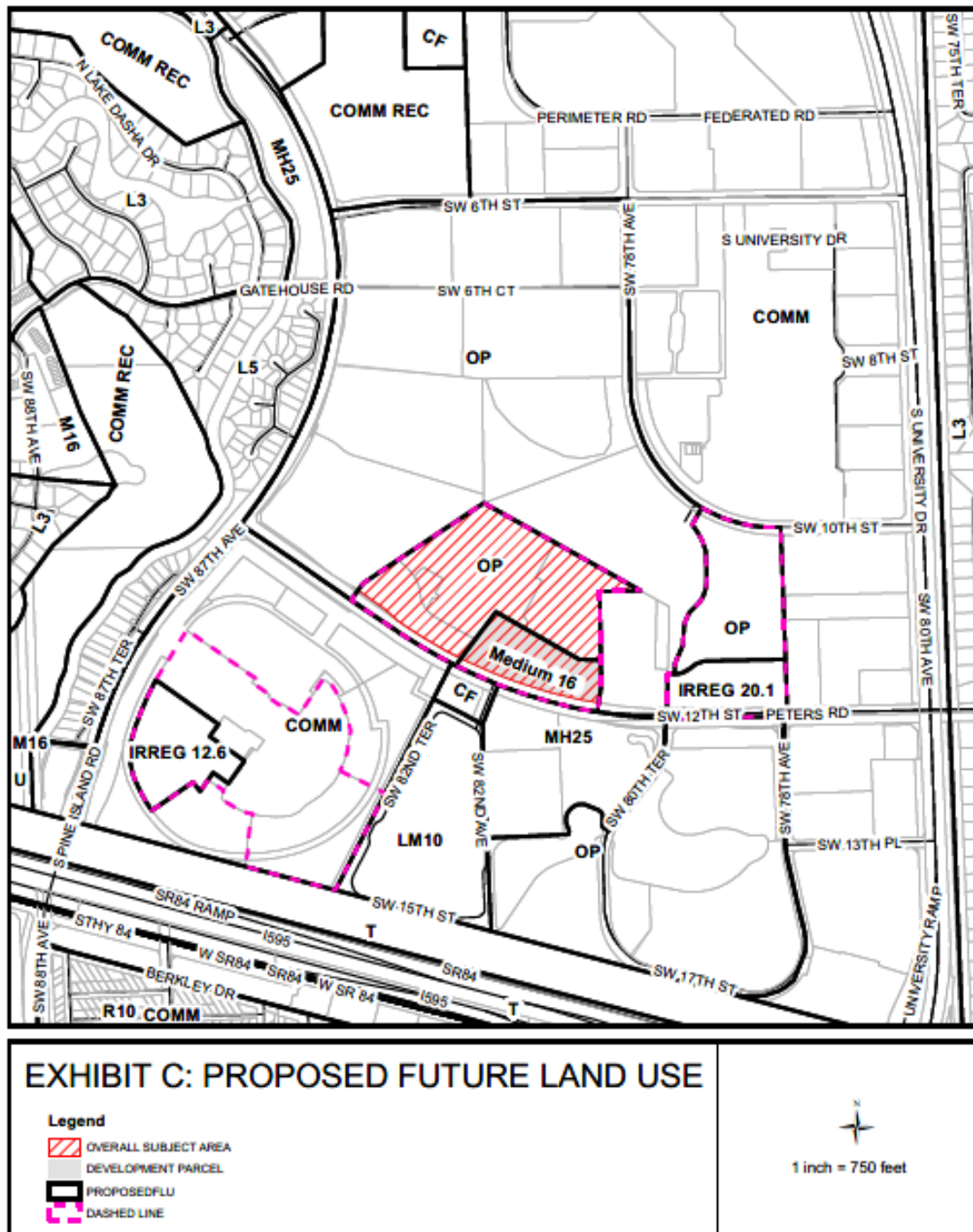
CROSSROADS II



CROSSROADS II



CROSSROADS II



**EXHIBIT G
SOLID WASTE
CORRESPONDENCE**

Kelly Ray

From: Robert Hely <rhely@win-waste.com>
Sent: Wednesday, May 29, 2024 12:52 PM
To: Kelly Ray
Subject: RE: Crossroads II, Plantation - Land Use Plan Amendment Solid Waste Review [IMAN-ACTIVE.FID16429505]

[External Sender - You have not previously corresponded with sender]

We agree with your analysis for solid waste.. Win- Waste is the solid waste processor for the municipal solid waste generated in the City of plantation.. as the City's solid waste processor we have ample capacity to handle the additional solid waste anticipated to be generated by your proposed development project



PERFORMANCE FOR THE PLANET

Bob Hely/ Market Manager
Office (954) 581-6606 x 285
Cell (954) 980-6998
4400 South State Road 7, Fort Lauderdale, FL 33314
www.win-waste.com [win-waste.com]



[facebook.com]



[instagram.com]



[linkedin.com]

From: Kelly Ray <Kelly.Ray@gmlaw.com>
Sent: Wednesday, May 29, 2024 12:46 PM
To: Robert Hely <rhely@win-waste.com>
Cc: {F16429505}.Active@gmlaw.imatech.work
Subject: Crossroads II, Plantation - Land Use Plan Amendment Solid Waste Review [IMAN-ACTIVE.FID16429505]

You don't often get email from kelly.ray@gmlaw.com. [Learn why this is important](#) [[aka.ms](#)]

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Good afternoon,

Attached please find our request for your review of our solid waste analysis for the above referenced land use plan amendment in the City of Plantation. The subject site is generally located on the north side of Peters Road, west of University Drive. Please review and reply at your earliest convenience.

Please call or email with any questions you may have.

Thank you.



Kelly Ray
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Office Phone Number: (954) 491-1120, Ext. 3477
Direct Line: (954) 333-4377
Email Address: Kelly.Ray@gmlaw.com
www.gmlaw.com



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A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

CONFIDENTIALITY NOTICE: This message originates from WIN Waste Innovations. This message and any attachments are solely for the use of the intended recipient(s) and may contain privileged and/or confidential information or other information protected from disclosure. If you are not the intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachments from your system. [Privacy Policy \[win-waste.com\]](http://win-waste.com/PrivacyPolicy)

May 23, 2024

Via E-mail: rhely@win-waste.com

Robert Hely
Market Manager
Wheelabrator Technologies
4400 S. SR7
Ft. Lauderdale, FL 33314

Re: "Crossroads II" Land Use Plan Amendment – Drainage Analysis

Mr. Hely:

My office is preparing an application for a land use plan text amendment (LUPA) in the City of Plantation. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on solid waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

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The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area".

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B. EXISTING/PROPOSED/NET CHANGE IN USES

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	Land Use	Calculation	Max. Allowable Development
Current	Office Park	203,298 SF ¹	= 203,298 SF ¹
Proposed	Office Park and Medium (16) Res. all w/i a dashed line area:	Office: 203,298 SF ¹ Res: 24.2 ac x 16 du/ac	= 203,298 SF ¹ = 387 units

¹Existing office square feet per Broward County Property Appraiser.

C. SOLID WASTE ANALYSIS

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The adopted level of service standard for residential use is 8.9 pounds per unit per day.

Facility/Service Area Level of Service Standard

<i>Residential</i>	8.9 lbs. per unit per day
<i>Industrial & Commercial</i>	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft. per day
<i>School</i>	
Grade School	10 lbs. per room per day
Institution	1/4 lbs. per pupil day

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

The City has contracted with Waste Management for solid waste collection and with WIN-Waste Innovations, (formerly Wheelabrator Technologies) for solid waste disposal. WIN-Waste/Wheelabrator operates one waste-to-energy plants in Broward County.

SOLID WASTE FACILITIES	
Capacity	821,250 tons per year
Current + Committed Demand	500,000 tons per year
Planned Capacity	No planned expansions.
Source: Win-Waste Email correspondence 2/21/23	

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

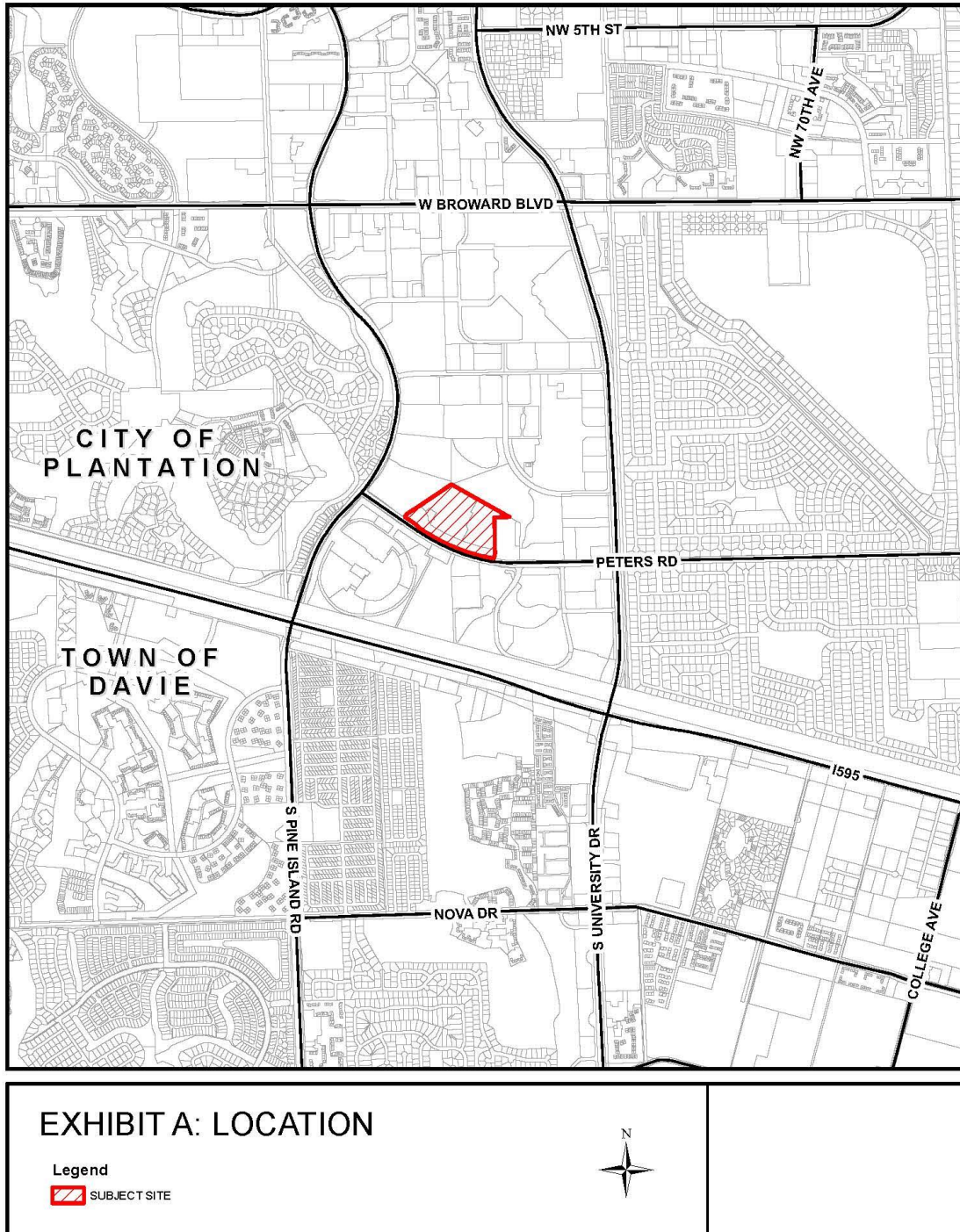
TABLE 1 SOLID WASTE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Office Park: 203,298 sf	X 1 Lb/100 sf	= 2,033 Lbs/day
Proposed	Office Park: 203,298 sf Medium (16) Res: 387 Mid-rise DUs	X 1 Lb/100 sf X 8.9 Lbs/du	= 2,033 Lbs/day = 3,445 Lbs/day 5,478 Lbs/day
change			+ 3,445 Lbs/day

Source: City Comprehensive Plan Policy 8.1.1

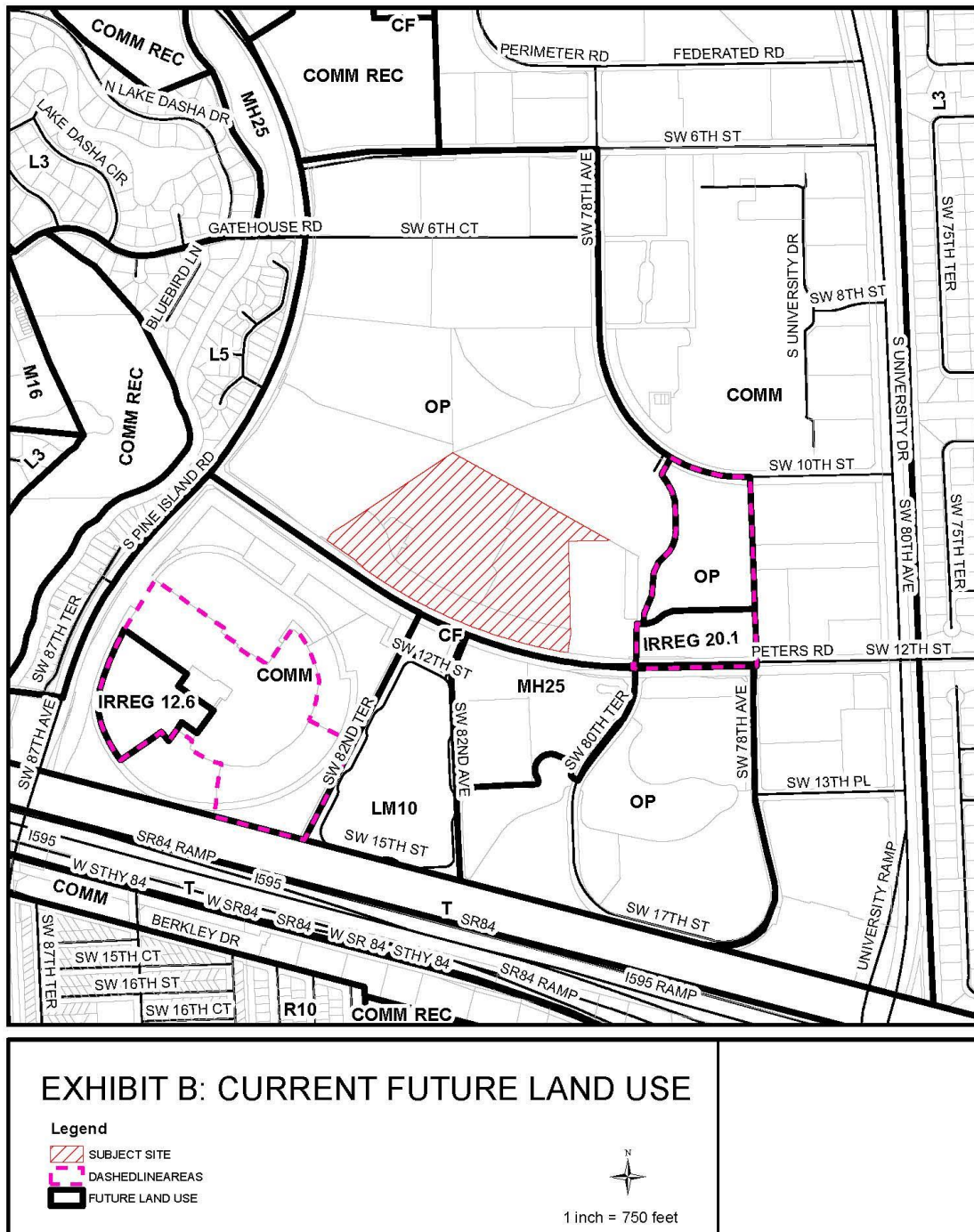
4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Name: Robert Hely
Position Market Manager
Agency: Wheelabrator Technologies
Email rhely@win-waste.com **Ph:** (954) 980-6998
Address: 4400 South State Road 7, Ft. Laud., Florida, 33314

CROSSROADS II



CROSSROADS II



CROSSROADS II

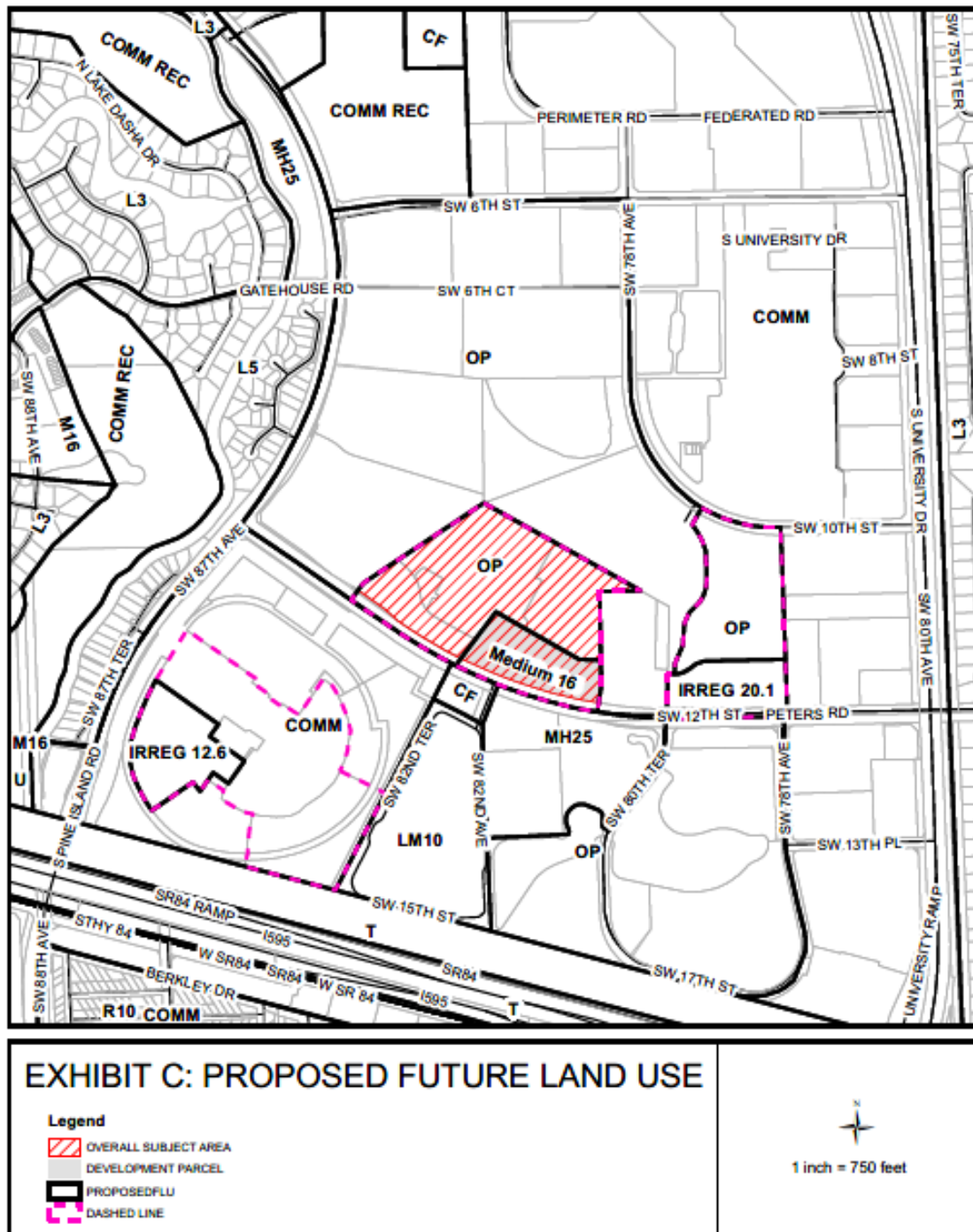


EXHIBIT H
PARKS INVENTORY

Inventory of all existing park and recreation acreage used to satisfy the above standard relative to existing population.

PARK	ACRES
CENTRAL PARK	107.7
COCOPLUM PARK	1.5
COUNTRY CLUB CIRCLE LINEAR	7
COMMUNITY CENTER & KENNEDY PARK	12.29
DIECKE AUD & HOFFMAN	3.36
DIECKE PARK	10
FIG TREE PARK	6.83
FUMPSTON PARK	1.26
PLANTATION PRESERVE GOLF COURSE (193 AC)*	43.66
PLANTATION PPRESERVE LINEAR PARK	20
JACARANDA LAKES PARK	7.97
JACK CARTER HARMONY	6.45
JIM WARD COMMUNITY	7.84
LIBERTY TREE/ELKS	9.3
MARCANO ESTATES	2
MCGINNIS	2.89
MINI PARK 1	0.31
MULTI-CULTURAL PARK	0.5
MINI PARK 3	0.3
MIRROR LAKE PARK	5.5
P.A.L. FIELD & ROY SALMON STADIUM	16.5
PARK EAST	2.97
PINE ISLAND PARK	20.3
PLANTATION ACRES HORSE ARENA	35
PLANTATION ACRES MIDDLE PARK	5
PLANTATION ACRES SOUTH PARK	5
PLANTATION BOTANICAL GARDENS (1-3)	7.13
PLANTATION BUSINESS PARK	1
PLANTATION POINT PARK	0.19
PLANTATION NORTH ACRES PARK	15
PLANTATION SUNSET PARK JACARANDA	37.6
PLANTATION VOLUNTEER PARK	83.57
POP TRAVERS FIELDS	9.57
SEMINOLE MIDDLE	5.7
SEMINOLE PARK	22.63
SOUTH BEL AIRE PARK	0.85
THROWER PARK	0.3
VETERANS PARK	5
WOODBURY PARK	0.48
TOTAL	530.45

RECERTIFIED: 5-23-19

EFFECTIVE: 5-12-20

Existing and projected buildout populations.

Year	Population
2020 (short)	89,634
2045 (long)	104,456
Source: 2017 Broward County and Municipal Population Forecast and Allocation Model (PFAM), Broward County Planning and Redevelopment Division	

Existing and projected community parks and requirements utilizing the three acre per thousand standard.

Planning Horizon	Population	Demand	Supply
2020 (short)	89,634 x .003	= 268.902 acres	530.45
2045 (long)	104,456 x .003	= 313.368 acres	530.45
Source: 2017 Broward County and Municipal Population Forecast and Allocation Model (PFAM), Broward County Planning and Redevelopment Division			

***Golf Course Acreage**

(Up to 50% of the total golf course acreage may be counted as open space. However, golf course acreage may satisfy no more than 15% of the total Community Park requirement.)

Plantation Preserve Golf Course - 193 acres (50% = 96.5 acres)

15% of the total Community Park requirement - 291.123 acres X 15% = 43.66 acres

RECEIVED: 5-23-19
EFFECTIVE: 5-12-20

EXHIBIT I
MASS TRANSIT CORRESPONDENCE



Transportation Department

TRANSIT DIVISION - Service and Strategic Planning

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

VIA EMAIL

June 26, 2024

Kelly Ray, Land Planner
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – Crossroads II (Plantation) – Transit Verification Letter

Dear Kelly Ray,

Broward County Transit (BCT) has reviewed your correspondence dated May 29, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for 8201, 8221, 8151 Peters Road, Plantation, FL 33324 (Parcel ID 50410927-0020, 50410927-0032, 50410927-0031, 50410927-0030), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 30. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 30	Weekday	5:59 A.M. – 10:51 P.M.	29 minutes
	Saturday	6:00 A.M. – 10:51 P.M.	32 minutes
	Sunday	9:30 A.M. – 7:36 P.M.	47 minutes



Transportation Department

TRANSIT DIVISION - Service and Strategic 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 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

May 23, 2024

Via E-mail: DACOHEN@broward.org

Daniel Cohen
Broward County Mass Transit
1 N. University Dr.
Plantation, FL 33317

Re: "Crossroads II" Land Use Plan Amendment – Mass Transit

Mr. Cohen:

My office is preparing an application for a land use plan text amendment (LUPA) in the City of Plantation. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on mass transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

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Sincerely,


Kelly Ray
Planner

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¹ Existing office square feet per Broward County Property Appraiser.			

C. MASS TRANSIT ANALYSIS

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within 1/4 of a mile.

Broward County Mass Transit Route 30 runs along Peters Road and Routes 2 and 12 run along University Drive.

MASS TRANSIT ROUTES			
Route	Days of Service	Service Span	Service Frequency
2	M-F	5:00 am-1:00 am	10-30 min headways
	Sat	5:00 am-12:35 am	30-min headways
	Sun	6:30 am- 10:40 pm	45-min headways
12	M-F	5:00 am-11:25pm	10-20 min headways
	Sat	5:12 am-11:30pm	10-20 min headways
	Sun	6:15 am-10:27 pm	10-20 min headways
30	M-F	6:00 am-10:36 pm	30-40 min headways
	Sat	6:00 am-10:51 pm	30-40 min headways
	Sun	9:30 am-7:36 pm	45 min headways

The City does not currently operate Community Bus services but it is anticipated that they will do so in the future.

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

The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

Additionally, transit and multi-modal improvements are planned in the vicinity of the site.

MPO LRTP/2045 PLAN

The below noted projects are within approximately ¼ mile of the site.

1. MPO 2045 – University Drive Rapid Bus (Table 5-5 Ref ID#4)

Funding Program: Transit

Project Sponsor: Broward County

Project Limits: From Coconut Creek (Sample Rd.) to Miami Dade County (Golden Glades)

Project Description: 10-15 min. limited stop bus service, mixed traffic

or semi-exclusive BAT lanes, level boarding stations, use of TSP/Queue Jump technologies, and mobile ticketing.

Road Owner: County

Funding Timeframe: 2031/2035

2. MPO 2045 – Midtown N-S Spine Rd Extension (Table 5-4 Ref ID#109)

Project Sponsor: City of Plantation

Project Description: Extend N-S spine road in Midtown District; acquire ROW and construct bridge across New River Canal to westbound SR84.

Funding Timeframe: Unfunded

MPO TIP/5-YEAR PLAN (2024-2028)

The below noted projects are approximately ¼ mile from the site.

1. MPO TIP #4320669

Work Summary: University Drive Bike Lane/Sidewalk from N of WB SR84 to N of Broward Blvd

Lead Agency: FDOT

Funding Timeframe: Under construction

The below noted projects are approximately 1 mile from the site.

2. MPO TIP #4334282

Work Summary: Mobility Hub Capital: Planning, Design and Construction for Mobility Hubs. – Broward Boulevard from University Drive to Pine Island Road

Lead Agency: Broward MPO

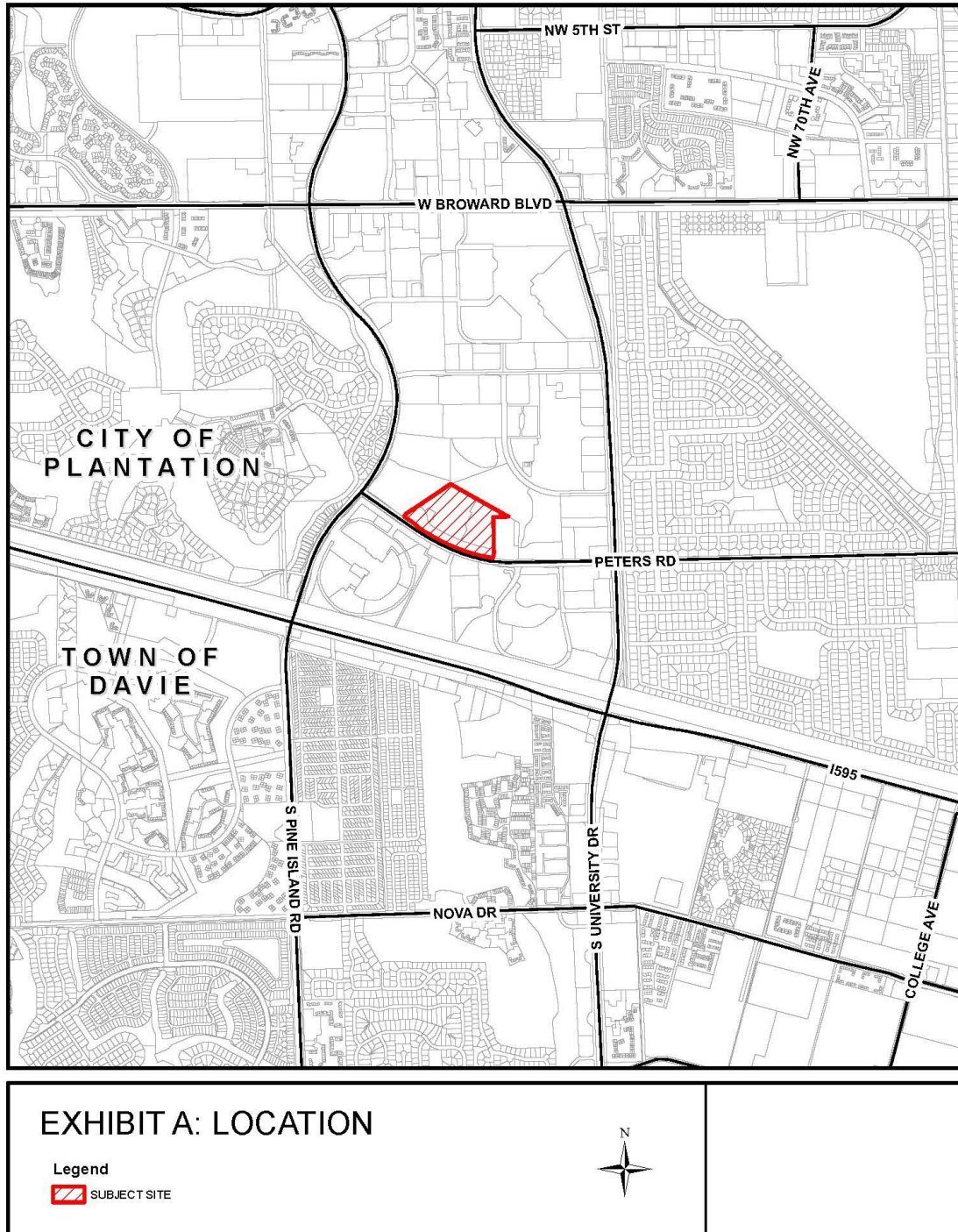
Funding Timeframe: 2022-2026

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

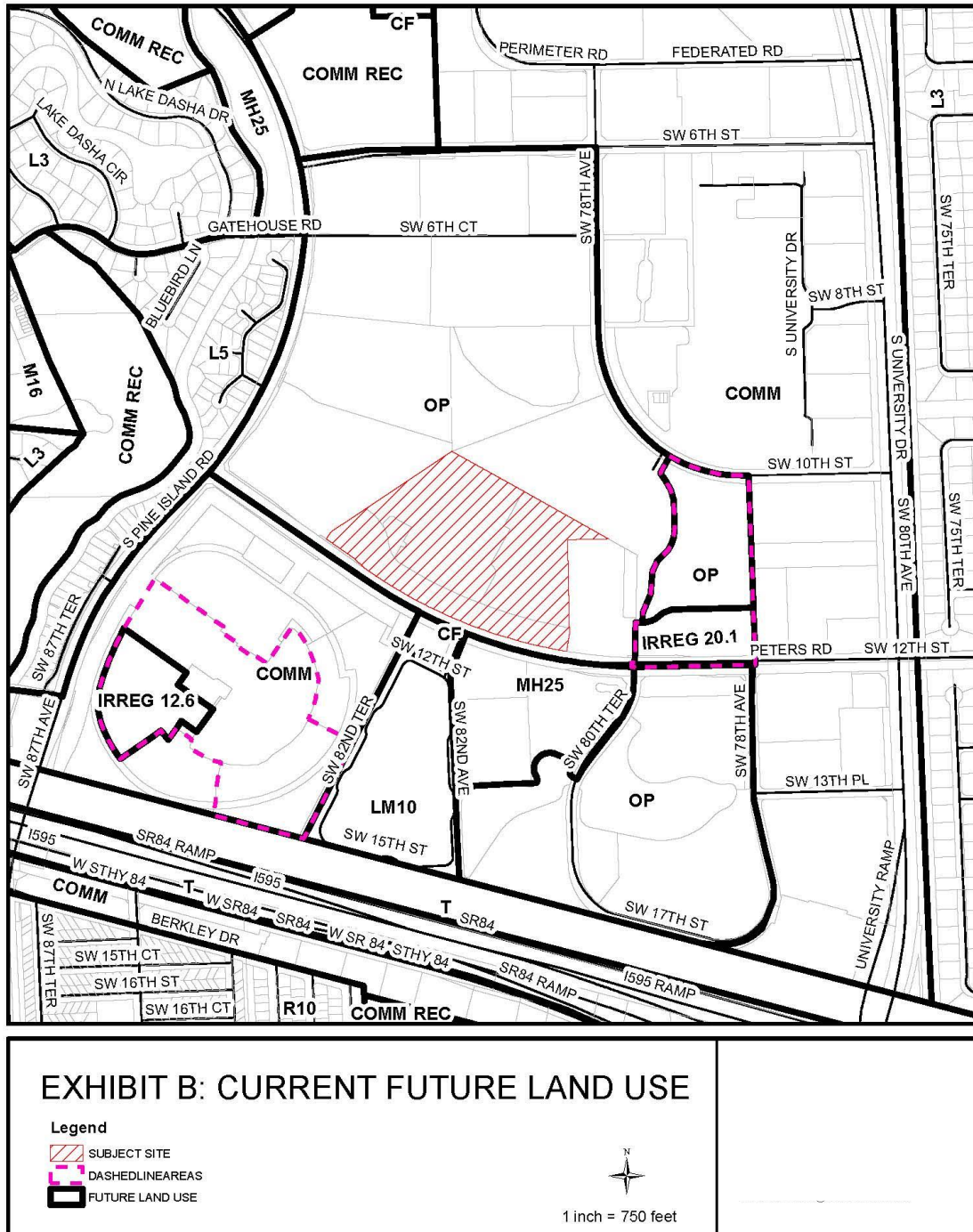
See **EXHIBIT I: Mass Transit Correspondence** and below:

Name:	Daniel Cohen
Agency:	Broward County Transit Division
Position:	Service Planner
Ph:	954-357-6543 DACOHEN@broward.org
Address:	1 N. University Dr #3100A, Pltn FL 33324

CROSSROADS II



CROSSROADS II



CROSSROADS II

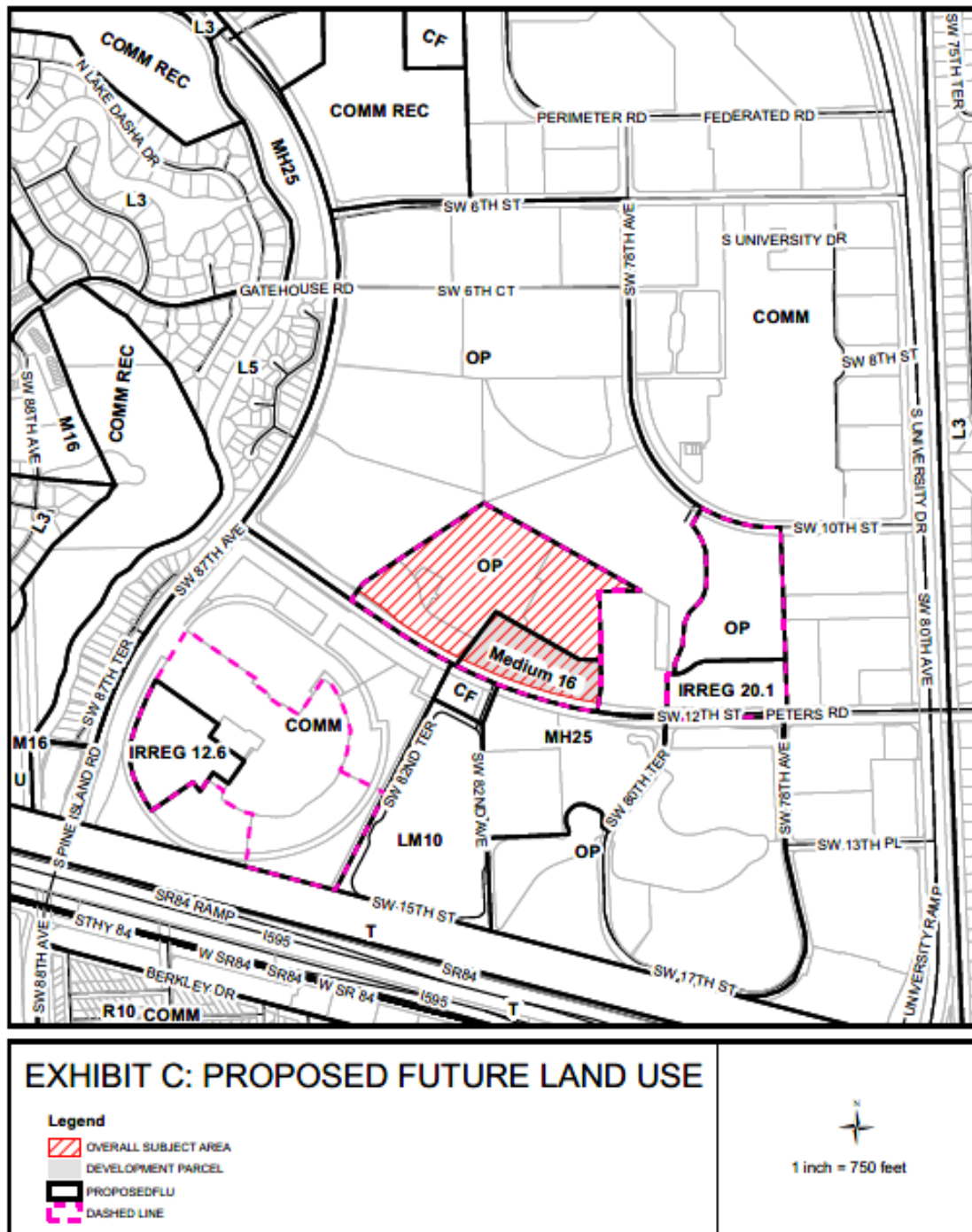


EXHIBIT J
SCHOOL REPORT

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

LAND USE/ REZONING

SBBC-3437-2022

County No: N/A

Folio #: 504109270020, 504109270032, 504109270031, 504109270030

Crossroads II

June 17, 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: June 17, 2024		Units Permitted	0	Units Proposed	385
Name: Crossroads II		NET CHANGE (UNITS):		385	
SBBC Project Number: SBBC-3437-2022		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number: N/A		Elem	0	8	8
Municipality Project Number: N/A		Mid	0	7	7
Owner/Developer:		High	0	15	15
Jurisdiction: Plantation		Total	0	30	30
				Existing Land Use:	Office Park
				Proposed Land Use:	Office Park and Medium
				Current Zoning	OP-P
				Proposed Zoning:	B7-Q
				Section:	9
				Township:	50
				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	
Tropical Elementary	932	946	774	-172	-9	81.8%	
Seminole Middle	1,415	1,415	1,086	-329	-14	76.7%	
South Plantation High	2,543	2,614	2,281	-333	-13	87.3%	

* 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 6 - Elementary	19,239	15,773	-3,466	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	9,305	8,102	-1,203	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,954	12,888	-1,066	12,662	12,630	12,600	12,568	12,536

* 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
Imagine School- Plantation	1,340	384	-956	384	384	384

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
Tropical Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Seminole Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
South Plantation 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)

Capacity Additions for Planning Area 6	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 24.2-acre site is generally located North of Peters Rd between S Pine Island Rd and S University Dr in the City of Plantation. The current land use designation for the site is Office Park /Commerce and the current zoning designation is OP-P, which allows no residential units. The applicant proposes to change the land use designation to Office Park and Medium (16) Residential within a dashed line area and the zoning designation to B7-Q to allow 385 mid-rise apartments (all two or more bedroom) residential units, which is anticipated to generate 30 additional (8 elementary, 7 middle, and 15 high) 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 Tropical Elementary, Seminole Middle, and South Plantation 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 "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" 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-3437-2022

6/17/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title