



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

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

April 14, 2025

To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council



Thru: Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-3 – Crossroads II (Plantation)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – US 27 Business Center (Southwest Ranches). Our comment is as follows:

PC 25-1 No objections to the Land Use Plan Amendment. Park impact fees, if permitted by state law, will be required for the additional 387 residential units.

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



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

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Location: In Section 9, Township 50 South, Range 41 East; generally located on the north side of Peters Road, between Pine Island Road and Southwest 80 Terrace.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

There are no contaminated sites located at or within one-quarter mile of the parcels subject to this potential Land Use Amendment.

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

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

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

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL with additional requirements may be necessary for the release of the conservation easement. Any unavoidable wetland impact must be mitigated.

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

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

Surface Water Management Licensing does not have jurisdiction on this portion of the County. Customer will have to contact Old Plantation Water Control District.

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

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

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eighteen (18) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eighteen (18) facilities, nine (9) are hazardous material facilities, six (6) are storage tank facilities, and three (3) are facilities that have both hazardous materials and storage tanks. *(PD 03/28/2025)*

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 03/28/2025)*

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 03/28/2025)*

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease of 59 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and proposed designation, an amendment to the current land use designation can reasonably be assumed to have a **minimal impact** on air quality.

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

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site, and no air quality-related complaints in the last 10 years. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 4/3/2025)

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

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

[Check map at:

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

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

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

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

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

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

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

Please see attached.

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

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

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

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

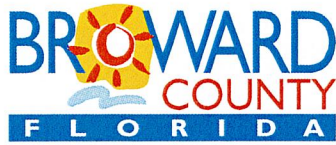
The proposed land use designation allows 82.6 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.4 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

Please see attached Water Recharge Questionnaire.

ATTACHMENTS



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

Date: 4/14/2025

Re: Initial Resilience Review of PC 25-3 Crossroads II City of Plantation

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

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

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

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

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

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

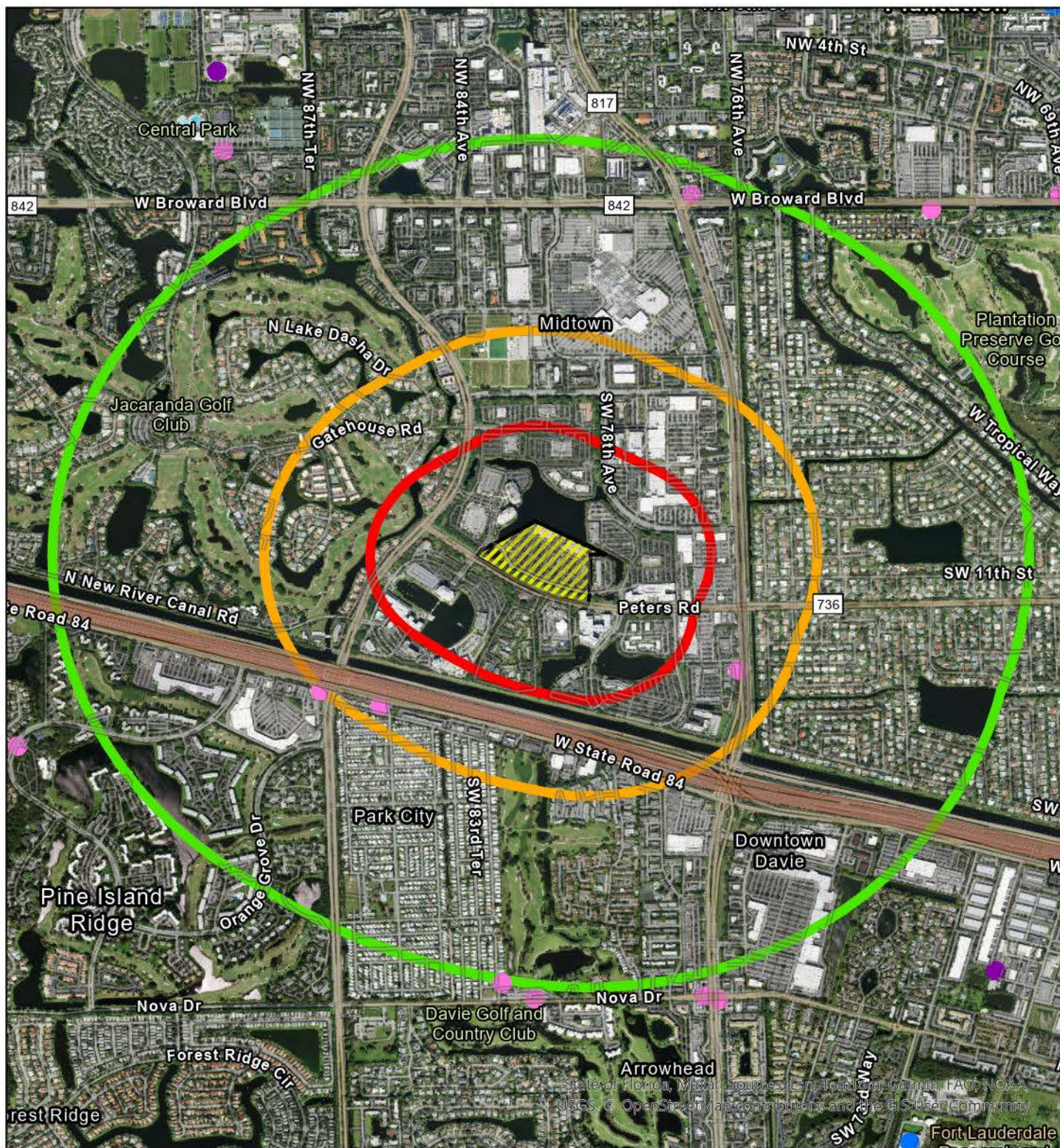
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green

infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps were updated in 2024 to include the Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation, which will need to be considered for the development of the stormwater management system. In accordance with the County's existing future conditions planning requirements, consistent with Policy CC 3.10, the applicant is urged to work with the County to consider opportunities to enhance water storage and drainage, as part of site development, to provide a community-based solution for the potential of increased heat and flooding.



Broward County Land Use Plan Proposed Amendment 25-3



State of Florida, Mavir, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Legend

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

0 0.25 0.5 1 Miles



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

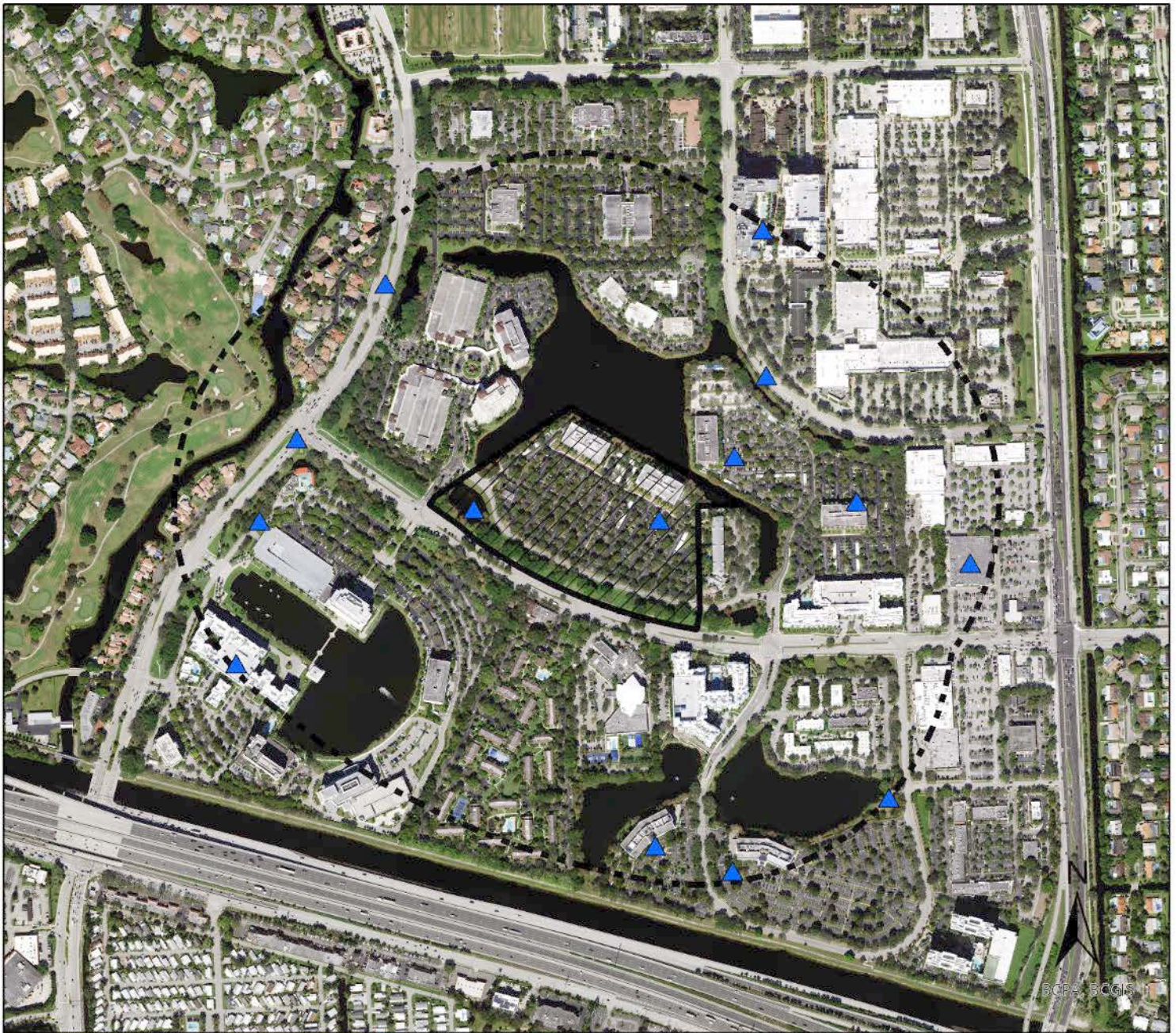
Prepared by: Ashley Robins on 4/3/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Royal Palm at Southpointe, Phase II	900 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
WPIP PLANTATION PROPERTY, LLC- BUILDING #2	1600 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Crossroads Business Park Assoc. Bldg. 3	8100 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Crossroads Business Park Assoc. Bldg. 4	8050 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
TradeStation Technologies	8050 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
Plantation Crossroads I, LLC	8151 PETERS RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Atrium Office Park	855 SW 78TH AVE, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
National Beverage Corporation	8100 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Royal Palm at Southpointe	1000 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
WPIP PLANTATION PROPERTY, LLC	1601 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Cornerstone-Phase I	1200 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Columbia Cornerstone Venture LLC	1244 S PINE ISLAND RD, Plantation, FL 33324	6513 - Operators of Apartment Buildings	Hazardous Material Facility
Crossroads Business Park Assoc. Bldg. 1	8201 PETERS RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Royal Palm at Southpointe	1000 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility

PC 25-3 (Crossroads II) City of Plantation

UMHC/Plantation	8100 SW 10TH ST, #1000, Plantation, FL 33324	8069 - Specialty Hospitals, Except Psychiatric	Hazardous Material Facility
AT&T DEYN FA# 10118802	1600 SW 80TH TER, Plantation, FL 33324	4812 - Radiotelephone Communications	Hazardous Material Facility
Publix Store #1345	1181 S UNIVERSITY DR, Plantati on, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
Midtown 24	700 SW 78TH AVE, Plantation, FL 33324	6513 - Operators of Apartment Buildings	Hazardous Material Facility

PC 25-3 (Crossroads II) City of Plantation



0 0.1 0.2 Miles

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

POSSE SARA Title III Sites

Boundary

Prepared on: 3/28/2025 11:12 AM

Prepared by: PDURIUS

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

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

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

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant: Jon Auerbach, Vice President, Stiles Residential Group
Amendment No.: PC 25-3
Jurisdiction: Plantation
Size: Approximately 24.2 acres
Existing Use: Office Park and Surface Parking Lot
Current Land Use Designation: Commerce
Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce
Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses
Location: In Section 9, Township 50 South, Range 41 East; generally located on the
north side of Peters Road, between Pine Island Road and Southwest 80
Terrace.

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

II. Wetland Review

- A. Are wetlands present on subject property?*** No.
- B. Describe extent (i.e. percent) of wetlands present on subject property.***
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License?*** No. An application may be required for any proposed work in surface waters.
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI,***

Chapter 27 of the Broward County Code of Ordinances?

III. Comments:

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL with additional requirements may be necessary for the release of the conservation easement. Any unavoidable wetland impacts must be mitigated.

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

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor

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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by
the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Location: In Section 9, Township 50 South, Range 41 East; generally located on the north side of
Peters Road, between Pine Island Road and Southwest 80 Terrace.

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

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

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

A typical value for an impervious area produced by this type of development is
approximately 85 percent or equal to 20.57 acres

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

A typical value for an impervious area produced by this type of development is potentially
82.6 percent or equal to 19.98 acres

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

The change in land use (current to proposed) could potentially result in a decrease of 2.4 percent impervious surface on the property, which is the equivalent of a decrease of 0.59 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 82.6 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.4 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

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

Prepared by: MP (4/22/2025).



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

March 26, 2025

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



RE: Land Use Plan Amendment (LUPA) – PC 25-3 (Crossroads II) in the City of
Plantation

Dear Alica Joseph,

Broward County Transit (BCT) has reviewed your correspondence from March 26, 2025, regarding the LUPA of the property located on the north side of Peters Rd. between Pine Island Rd. and SW 80th Ter. in the City of Plantation for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed Route 30. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 30 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 30 runs from 5:59 a.m. to 10:51 p.m. with a frequency of 29 minutes.

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

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

Broward County Board of County Commissioners

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

of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

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

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

From: [Brett Butler](#)
To: [Joseph, Alicia](#)
Subject: RE: PC 25-3 (Crossroads II) City of Plantation
Date: Thursday, March 27, 2025 11:05:16 AM

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[Report Suspicious](#)

Good morning.

This email shall serve as old Plantation Water Control District (OPWCD) formal response to the request for comments in your 3/26/2025 email below regarding the Crossroads II LUPA (Project #25-3).

OPWCD has reviewed the Crossroads II Application dated 2/28/2025 and offers the following comment:

Section V.(C)(1)(c) Drainage level of service standards – Revise the language preceding the service standards to clarify the specific service standards listed in Section V.(C)(1)(c)(1-6) and (d) are City of Plantation requirements from Chapter 9 of the City of Plantation code of Ordinances.

Should you have any questions, please feel free to contact me.

Best Regards,



Brett W. Butler, PE, CDM, Superintendent
Old Plantation Water Control District
Physical: 8800 N. New River Canal Road, Plantation, FL 33324
Mail: P.O. Box 15405, Plantation, FL 33318
Office: (954) 472-5596
Fax: (954) 472-5950
Email: bbutler@opwcd.org

From: Joseph, Alicia <ALIJOSEPH@broward.org>
Sent: Wednesday, March 26, 2025 3:02 PM
To: Brett Butler <bbutler@opwcd.org>
Subject: PC 25-3 (Crossroads II) City of Plantation

My apologies in advance if this email was sent to you more than once. I am getting an

undeliverable returned email every time I send it out. Can you please confirm you received my email...

Dear Review Agency:

Broward County Planning Council staff has received a land use plan amendment to the Broward County Land Use Plan: **PC 25-3 (Crossroads II)** located in the City of Plantation. The amendment and associated backup materials are available on our website for your review:

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

(please scroll to PC 25-3 and select the links)

The proposed amendment is anticipated for first public hearing before the Broward County Planning Council for its **June 2025** meeting.

We are requesting that comments be digitally submitted (and ADA accessible) to our office by **April 23, 2025**, to allow adequate time for consideration, discussion, and incorporation into the Planning Council's staff report.

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

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

Thank you in advance for your timely response.

Respectfully,

Alicia Joseph, Planner

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6698 (direct) www.broward.org/planningcouncil

Visit Us: **BROWARDNEXT**

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

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

LAND USE/REZONING

SBBC-3437-2022

County No: 25-3

Folio #: 504109270020, 504109270032, 504109270031, 504109270030

Crossroads II

April 24, 2025

RECEIVED
4/24/2025



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: April 24, 2025		Units Permitted	0	Units Proposed	387
Name: Crossroads II		NET CHANGE (UNITS):		Existing Land Use:	Office Park
SBBC Project Number: SBBC-3437-2022				Proposed Land Use:	Office Park and Medium
County Project Number: 25-3		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Municipality Project Number: PD24-0002, PP24-0019		Elem	0	10	10
Owner/Developer:		Mid	0	5	5
Jurisdiction: Plantation		High	0	9	9
		Total	0	24	24
				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	780	-166	-9	82.5%		
Seminole Middle	1,415	1,415	1,024	-391	-17	72.4%		
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%		
Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Tropical Elementary	780	-166	82.5%	754	728	701	679	651
Seminole Middle	1,024	-391	72.4%	1,005	975	944	918	886
South Plantation High	2,321	-294	88.8%	2,362	2,343	2,342	2,345	2,325

* 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	19,223	15,373	-3,850	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	9,307	7,720	-1,587	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,956	12,883	-1,073	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		
				25/26	26/27	27/28
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 Road and west of SW 10th Street 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 387 (all two or more bedroom) mid-rise residential units, which is anticipated to generate 24 additional (10 elementary, 5 middle, and 9 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 2024/25 to 2028/29). 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 2024/25 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 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 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 2024/25 to 2028/29. 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 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 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

Reviewed By:

4/24/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title



Resilient Environment Department
URBAN PLANNING DIVISION

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

RECEIVED
4/23/2025

DATE: April 23, 2025

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

FROM: Darby Delsalle, AICP, Assistant Director

SUBJECT: PC 25-3 (Crossroads II)

The Broward County Planning Urban division staff reviewed proposed amendment **PC 25-3**. The subject site is in the City of Plantation involving approximately 24.2 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Plantation, within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be

discontinued,” and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org
Telephone: (954) 357-9731

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

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

Affordable Housing

The Broward County Urban Planning Division (UPD) staff has reviewed this application and has determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. However, this determination is based upon the recordation of a legally enforceable document limiting development to 385 dwelling units and further restricting 10 percent (39 units) as moderate income affordable housing units for at least 30 years.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request allows an increase of 387 dwelling units. Therefore, Policy 2.16.2 applies to this project.

According to the Broward County Affordable Housing Needs Assessment 2022 Update, the City of Plantation has a deficit of low-income owner units (-1,076) and a slight surplus (82) of moderate-income owner units. The data also shows the combined shortage of very low and low-income rental units (-3,022) exceeds the surplus of moderate-income rental units (2,410).

Although the request represents an increase of 387 dwelling units to the BCLUP, the applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.9-acre portion of the subject site. The applicant proposes to set aside ten percent (or 39) of the 385 multifamily dwelling units as affordable moderate-income units.

Based upon this voluntary commitment, the UPD staff finds this application to be consistent with Broward County Land Use Plan Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Staff recommends that approval of this application be subject to the execution and recordation of a legally enforceable document, acceptable to the Broward County Attorney's Office, restricting the development to no more than 385 dwelling units and further restricting 39 dwelling units at the specified income level for a period of at least 30 years.

Redevelopment Analysis

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

Intergovernmental Coordination

The project site is located within the City of Plantation and not near any other municipal jurisdiction.

Complete Streets

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

1. *Applicable policies:* The following BrowardNEXT complete streets policies apply to this amendment:

- POLICY 2.29.2 Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

- POLICY 3.5.4 The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- POLICY 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- POLICY 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- POLICY 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The site is occupied by two office buildings and a large surface parking lot. The business park has a perimeter access road that runs along the south edge of the parking lot, parallel to Peters Road, between the Royal Palm Office Park entrance and SW 80th Terrace. SW 80th Terrace winds northward bordering several other office building parcels before connecting with SW 78th Avenue and the back of the regional shopping center campus that is on the west side of University Drive. This is a convenient connection since it avoids major roads.

In conjunction with the Broward Municipal Planning Organization (BMPO), the City of Plantation recently completed a Multimodal Master Transportation Plan for the Midtown District which lists proposed improvements for the intersection between SW 6th Street and SW 78th Avenue, north of the project area. Implementation of these actions could improve pedestrian and bicycle safety near the Pine Island recreational park and near several shopping centers.

- *School Proximity:* Tropical Elementary School and Seminole Middle School are approximately 1.3 and 1.6 miles east of the subject site, just south of Peters Road. South Plantation High School is approximately 2.2 miles to the east, on Peters Road just west of the Florida Turnpike. A small charter school, Imagine Schools (Plantation Campus) is located on the south side of Peter Road, across from the subject site. It is likely that future school-aged residents of the development would need to walk, bicycle or be dropped off at their respective schools.
- *Commercial and Civic Uses in Proximity:* The subject site is located within a one-mile radius of the West Regional Library, hospitals, health centers, pharmacies and supermarkets.

- *Parks:* The site is served by two City of Plantation parks. Pine Island Park is located 0.5 miles from the subject site, accessible via Pine Island Road. Central Park is located within 1.5 miles of the subject site via Pine Island Road and Broward Boulevard. An entrance to the New River Greenway is located 0.4 miles south of the subject site.
- *Transit Service:* Broward County Transit (BCT) Route 30 includes a bus stop on Peters Road adjacent to the subject site. Route 30 connects to the HCA Florida Westside Hospital, West Regional Library and the main bus depot in downtown Fort Lauderdale. BCT Route 2, operates along University Drive, just half a mile from the subject site. BCT Route 12 operates along University Drive and eventually reaches Dania Beach to the east. Route 30 has 30 to 40 minute headways; Routes 2 and 12 have ten minute headways.
- *Additional Mobility Considerations:* Broward Boulevard has several pedestrian and bicycle crashes registered, primarily at the Pine Island Road and Central Park Drive intersections. This portion of the road is currently subject to a safety study in association with the BMPO's Broward Safety Action Plan efforts (2023 – 2025).

Broward County Staff Complete Streets Comments

Staff suggests the following:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings, perimeter paths, and transit stops.
- Consider connecting the parking areas to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.
- Include non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing building residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Collaborate with the City of Plantation and other transportation agencies to increase safety, including travel to schools east of the development and University Drive, (consistent with safe routes to school). Collaborate to improve bicycle facilities and consider shared-use paths/sidewalks instead of on-road facilities.
- Preserve existing “mature” trees, particularly near future walking paths to ensure paths are shaded to reduce the heat-island effect.



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

April 8, 2025



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

via email to: alijoseph@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

SUBJECT: Crossroads II, PC 25-3 / Land Use Plan Amendment

Dear Ms. Joseph:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-3 and have no comments or objections.

Sincerely,

Vilma Melendez, P.E.
Construction Project Manager Supervisor
2555 W. Copans Rd.
Pompano Beach, FL 33069
Office (954) 831-0764
Email: vmelendez@broward.org