



PARKS



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)*

May 12, 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 25-4 – Water's Edge (Plantation)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Water's Edge (Plantation). Our comment is as follows:

PC 25-4 No objections to the Land Use Plan Amendment. Park impact fees, if permitted by state law, will be required for the additional 398 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 Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.8 acres of Irregular (17.7) Residential
16.7 acres of Commerce

Estimated Net Effect: Addition of 398 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.8 acres of commerce uses

Location: In Section 16, Township 50 South, Range 41 East; generally located east of
University Drive, between Peters Road and Southwest 17 Street.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

The subject site is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

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]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat.

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

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. This is part of 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 ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the ten (10) facilities, six (6) are hazardous material facilities, two (2) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (JS 04/17/2025)

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. (JS 04/17/2025)

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. (JS 04/17/2025)

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 provided by the Broward County Planning Council indicates that the proposed amendment would result in a **decrease of 47 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and proposed designation according to the **County's limited Land Use Designation categories**, an amendment to the current land use designation can be assumed to have a **minimal impact** based on all current information provided at this stage in the process.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air 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. Therefore, there are no facilities in the area with existing or potential odor or noise problems. (AR 5/6/2025)

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]

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 proposed land use designation allows 82.4 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the

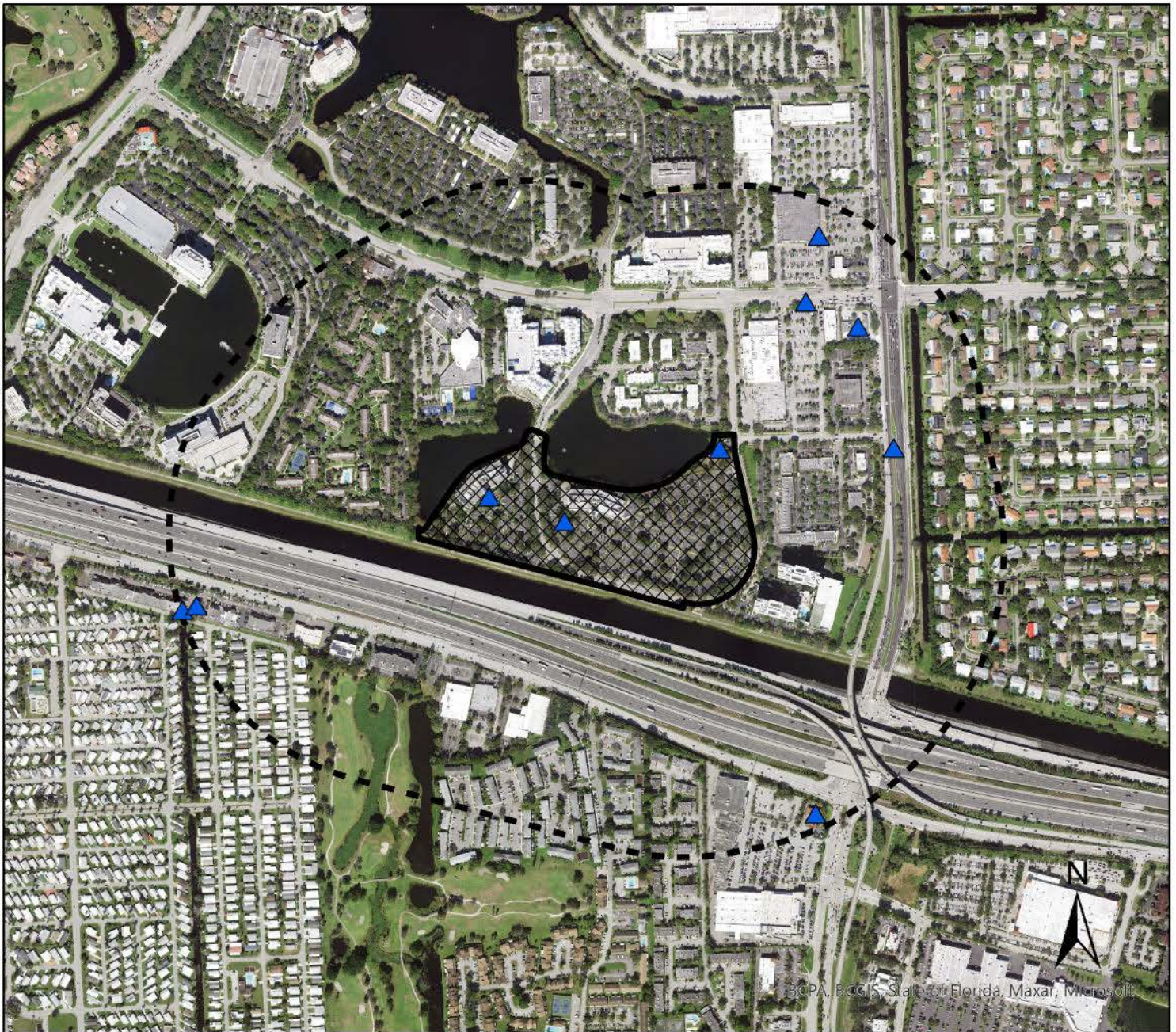
proposed land use designation could potentially result in a decrease of 2.6 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

Staff suggest that the design of the 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.

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
WPIP PLANTATION+N3:Y12 PROPERTY, LLC- BUILDING #2	1600 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank Facility
Autogen Tire Center & Auto Repair	8410 STATE ROAD 84, Davie, FL 33324	7538 - General Automotive Repair Shops	Hazardous Materials Facility
Mavis Tire Supply LLC	1401 S UNIVERSITY DR, Plantation, FL 33324	7538 - General Automotive Repair Shops	Hazardous Materials Facility
Jiffy Lube #3720	1799 S UNIVERSITY DR, Davie, FL 33324	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Materials Facility
Publix Store #1345	1181 S UNIVERSITY DR, 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 Materials and Storage Tank Facility
City of Plantation Lift Station #7	7678 PETERS RD, Plantation, FL 33324	4952 - Sewerage Systems	Hazardous Materials Facility
AT&T DEYN FA# 10118802	1600 SW 80TH TER, Plantation, FL 33324	4812 - Radiotelephone Communications	Hazardous Materials Facility
Sunshine 371	1301 S UNIVERSITY DR, Plantation, FL 33324	5541 - Gasoline Service Stations	Storage Tank Facility
Gold Coast Transmissions	8392 STATE ROAD 84, Davie, FL 33324	7537 - Automotive Transmission Repair Shops	Hazardous Materials Facility

PC 25-4 Water's Edge



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Boundary

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

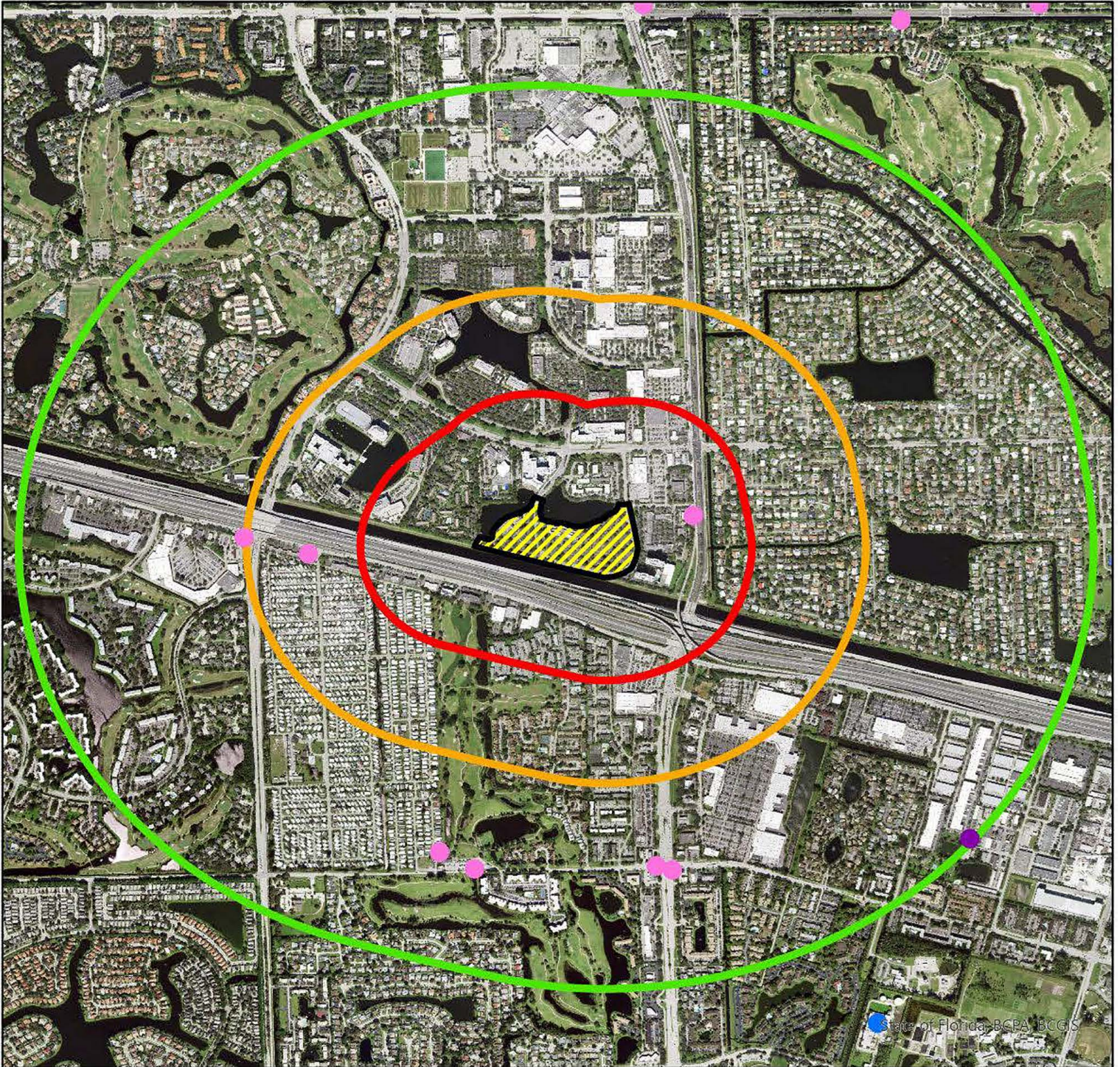
Prepared on: 4/17/2025 11:40 AM

Prepared by: JSAINVAL

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 Land Use Plan Proposed Amendment PC 25-4



Legend

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

0 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: Daniele Notarnicola on 4/21/25
Natural Resources Division

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

I. Description of the Site and Proposed Amendment

For: Broward Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.8 acres of Irregular (17.7) Residential
16.7 acres of Commerce

Estimated Net Effect: Addition of 398 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.8 acres of commerce uses

Location: In Section 16, Township 50 South, Range 41 East; generally located east of
University Drive, between Peters Road and Southwest 17 Street.

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?***
- 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:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat.

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

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: Michelle Decker, Environmental Project Coordinator

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

I. Information about the Proposed Amendment

For: Broward Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.8 acres of Irregular (17.7) Residential
16.7 acres of Commerce

Estimated Net Effect: Addition of 398 dwelling units
[Zero (0) dwelling units currently permitted by
the Broward County Land Use Plan]
Reduction of 5.8 acres of commerce uses

Location: In Section 16, Township 50 South, Range 41 East; generally located east of
University Drive, between Peters Road and Southwest 17 Street.

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 19.13 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 82.4
percent or equal to 18.55 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 2.6 percent impervious surface on the property, which is the equivalent of a decrease of 0.6 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 82.4 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 2.6 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 the 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: M.Pogon, Broward County Natural Resources Division (5/12/2025).



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

J.S.

Date: 5/2/2025

Re: Initial Resilience Review of PC 25-4 Water's Edge 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.

Consistent with Policy 2.21.6, 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

Broward County Board of County Commissioners

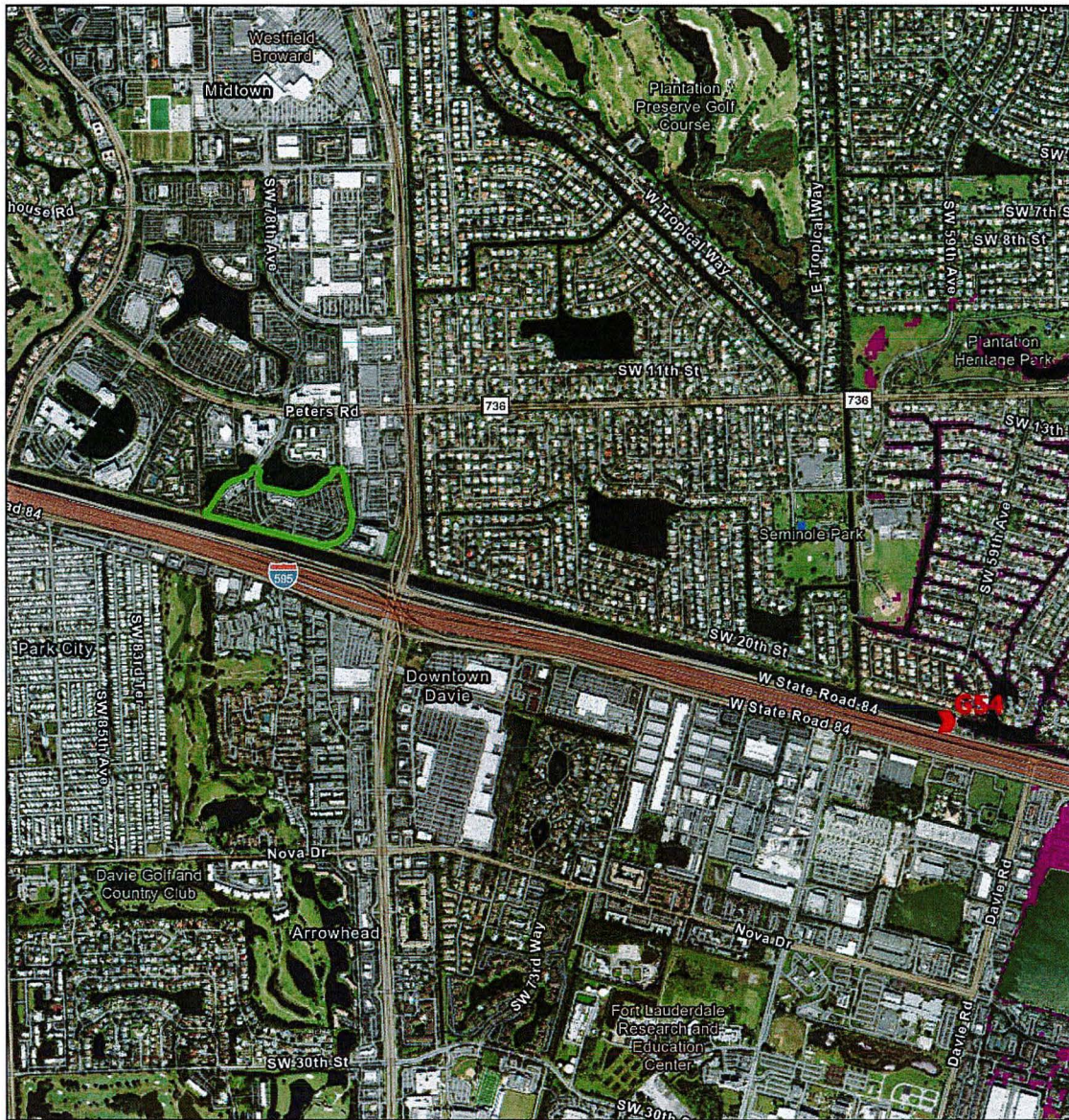
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

#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.



During review of the application, Resilience Unit Staff flagged a response by Johnathan Adams from the City of Plantation that stated: "*deficiencies exist within the existing water distribution and sanitary sewer collection networks.*" Resilience Unit Staff formally requests confirmation from the City of any stormwater storage and conveyance improvements planned with benefits for the project area and confirmation that the proposed development accounts for the necessary stormwater infrastructure required to meet Broward County Surface Water Management requirements as provided for in Chapter 27, Section 27-200 Criteria for issuance or denial of licenses.

In consideration of that request 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.

Broward County Land Use Plan
Proposed Amendment PC 25-4
Priority Planning Area Map



0 0.2 0.4 Miles

-  Proposed Amendment Site
-  Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 25-4 is located outside of a Priority Planning Area)



Transportation Department

Service and Strategic Planning Division

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

TRANSIT



VIA EMAIL

May 14, 2025

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

RE: Land Use Plan Amendment (LUPA) – PC 25-4 (Water's Edge) in the City of
Plantation

Dear Huda Ashwas,

Broward County Transit (BCT) has reviewed your correspondence from April 16, 2025, regarding the LUPA of the property located south of Peters Rd. adjacent to the New River canal 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 Routes 2, 12, 30, and the Town of Davie Community Shuttle Blue Route. 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 2 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 2 runs from 5:00 a.m. to 1:12 a.m. with a frequency of 24 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 2	Weekday	5:00 a.m. – 1:12 a.m.	24 minutes
	Saturday	5:00 a.m. – 12:44 a.m.	31 minutes
	Sunday	6:32 a.m. – 10:59 p.m.	44 minutes
BCT Route 12	Weekday	4:50 a.m. – 11:50 p.m.	30 minutes
	Saturday	4:55 a.m. – 11:50 p.m.	51 minutes
	Sunday	6:15 a.m. – 10:36 p.m.	48 minutes
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
Town of Davie Blue Route - 747	Weekday	5:40 a.m. – 6:45 p.m.	70/45 minutes
	Saturday	8:00 a.m. – 5:30 p.m.	60/30 minutes

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

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

Sincerely,

Romary Justafort

Romary Justafort

Senior Service Planner

Service and Strategic Planning – Broward County Transit



WMD



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

May 13, 2025

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

via email to: hashwas@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

SUBJECT: Water's Edge - PC 25-4 / Land Use Plan Amendment

Dear Huda Ashwas:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-4 and have no comments or objections.

Sincerely,

Vilma Melendez Digitally signed by Vilma Melendez
Date: 2025.05.13 16:12:44 -04'00'

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



Resilient Environment Department
URBAN PLANNING DIVISION

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

UPD



DATE: May 13, 2025

TO: Barabara Boy, Executive Director
Broward County Planning Council

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

Josie P.
Sesodia

Digitally signed by Josie
P. Sesodia
Date: 2025.05.13
13:15:36 -04'00'

SUBJECT: PC 25-4: Plantation (Water's Edge)

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 25-4. The subject site is in the City of Plantation involving approximately 22.5 acres. The amendment proposes:

Current Designation: Commerce

Proposed Designations: Dashed-Line Area consisting of:
- 5.8 acres of Irregular (17.7) Residential
- 16.7 acres of Commerce

Estimated Net Effect: Addition of 398 dwelling units [Zero dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.8 acre 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) and 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 - Historic Preservation Program

1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

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 reviewed the application and 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 395 dwelling units and further restricting 48 units (or about 12.2 percent of total) 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 398 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) and a surplus of moderate-income rental units (2,410).

Although the request represents an increase of 398 dwelling units to the BCLUP, the applicant's request would allow a new 395-unit multifamily residential complex on a 5.8-acre portion of the subject site. The applicant proposes 48 units (or about 12.2 percent of the total dwelling units) to be set aside for 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 the approval of this application be subject to execution and recordation of a legally enforceable document, acceptable to the Broward County Attorney's Office, restricting the

development to no more than 395 dwelling units and further restricting 48 dwelling units at the specified income level for a period of at least 30 years.

Intergovernmental Coordination

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

Complete Streets

This section provides suggestions to improve mobility opportunities (non-motorized, micromobility, and transit access) within the project and enhance connectivity to surrounding uses. Mobility improvements help reduce potential air quality impacts 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 underutilized surface parking lot. The parcel fronts SW 78th Avenue, less 0.25 miles south of Peters Road and approximately 0.16 miles west of University Drive. A paved entrance to the New River Greenway is located at the southeast edge of the subject site.
- *Schools:* Tropical Elementary School and Seminole Middle School are located just south of Peters Road, approximately 1.3 and 1.6 miles east of the subject site, respectively. South Plantation High School is located on Peters Road, approximately 2.2 miles to the east. A small charter school, Imagine Schools (Plantation Campus) is located north of the subject site, on the south side of Peters Road.

- *Commercial and Civic Uses:* Several hospitals, health centers, pharmacies and supermarkets are located within 1.2 miles. The West Regional Library is located a mile north of the site. Multiple commercial uses are located within 0.25 miles, including restaurants, banks, supermarkets and personal services.
- *Parks:* Parks located within the vicinity of the subject site include the City of Plantation's Pine Island Park and Cocoplum Park.
- *Transit Service:* Bus stops for Broward County Transit (BCT) Route 30 are located on Peters Road, approximately 0.2 miles north of the subject site. Route 30 provides access to the HCA Florida Westside Hospital and West Regional Library on Broward Boulevard near Pine Island Road, as well as the Central Broward Bus Terminal in downtown Fort Lauderdale. BCT Routes 2 and 12 operate along University Drive, just half a mile from the subject site.
- *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), which will result in a list of proposed improvements.

A proposed bridge project has been proposed by the City of Plantation that would connect SW 17th Street to SR 84 to alleviate traffic on Pine Island and University Drive. The project was adopted into the regional 2045 Broward MTP (\$12M; 2025 implementation).

3. Staff suggestions:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings, perimeter paths, and nearby transit stops.
- Consider connecting the parking areas to residential buildings with a covered sidewalk/breezeway to provide shade and protection 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 Americans with Disabilities Act-compliant elements in the design.
- Consider providing onsite electric vehicle charging.
- Consider providing building 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 along facilities and at crossings, especially facilities and crossing used by school children.
- Collaborate on improving 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.

ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 25-4

Prepared: April 22, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 22.5 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commerce
Potential Development:	225,000 square feet of commerce use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"*
Total P.M. Peak Hour Trips:	1,019 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Dashed-Line Area** consisting of: 5.8 acres of Irregular (17.7) Residential 16.7 acres of Commerce
Potential Development:	398 dwelling units 167,000 square feet of commerce use
Trip Generation Rates:	"ITE Equation (221) Multifamily Housing (Mid-Rise)" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	156 + 816 = 972 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>- 47 peak hour trips</u>
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PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 47 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

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