



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

For: Broward Planning Council
Applicant: H&M Weston Storage 18, LLC
Amendment No.: PC 25-5
Jurisdiction: Weston
Size: Approximately 1.44 acres
Existing Use: Maintenance building and vacant
Current Land Use Designation: Irregular (5) Residential within a Dashed-Line Area
Proposed Land Use Designation: Commerce within a Dashed-Line Area
Estimated Net Effect: Reduction of 7 dwelling units
Addition of 1.44 acres of commerce use

Location: In Section 5, Township 50 South, Range 40 East; generally located on the south side of State Road 84, west of Bonaventure Boulevard.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. The proposed amendment location is a known contaminated site, designated as RED sites SF-1766A and NF-1766B; assessment, cleanup,

and/or monitoring of both contaminant cases is ongoing. 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. SF-1766A is petroleum contamination enrolled in the FDEP's Petroleum Restoration Program; the FDEP is currently re-installing groundwater wells to monitor the effectiveness of soil removal. NF-1766B is arsenic and dieldrin contamination; source removal is pending and continued groundwater monitoring will be required. Please be advised that should any monitoring wells be damaged or destroyed, they must be properly abandoned and replaced to original specifications at the applicant's expense.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (AR 7/31/2025)

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

No wetlands present.

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. Please contact Bonaventure Development 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 Weston. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are five (5) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the are five (5) facilities, two (2) are hazardous material facilities, two (2) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 08/05/2025)*

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 08/05/2025)*

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 08/05/2025)*

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 an **increase of 182 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 8/13/2025)*

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 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 85 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 increase of 63 percent of impervious surface on the property and loss of recharge. 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.

Broward County Land Use Plan Proposed Amendment PC 25-5



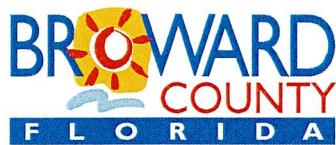
Legend

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



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 8/5/25
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
Vacation Village at Weston Buildings #3,4	16471 RACQUET CLUB RD, #B3,4, Weston, FL 33326	6513 - Operators of Apartment Buildings	Hazardous Material License
Sunshine #76	17990 STATE ROAD 84, Weston, FL 33326	5541 - Gasoline Service Stations	Storage Tank License
City of Weston - Bonaventure Stormw. P. S. #1	16600 W SR84, Weston, FL 33326	9111 - Executive Offices	Storage Tank License
Vacation Village at Weston Buildings #1,2	16401 RACQUET CLUB RD, #B1,2, Weston, FL 33326	6512 - Operators of Nonresidential Buildings	Hazardous Material License
City of Weston - Bonaventure Stormw. P. S. #2	16800 W SR84, Weston, FL 33326	9111 - Executive Offices	Hazardous Material and Storage Tank License



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, *J.J.*
Resilient Environment Department

Date: 08/14/2025

Re: Initial Resilience Review of PC 25-5, Weston Self Storage

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.

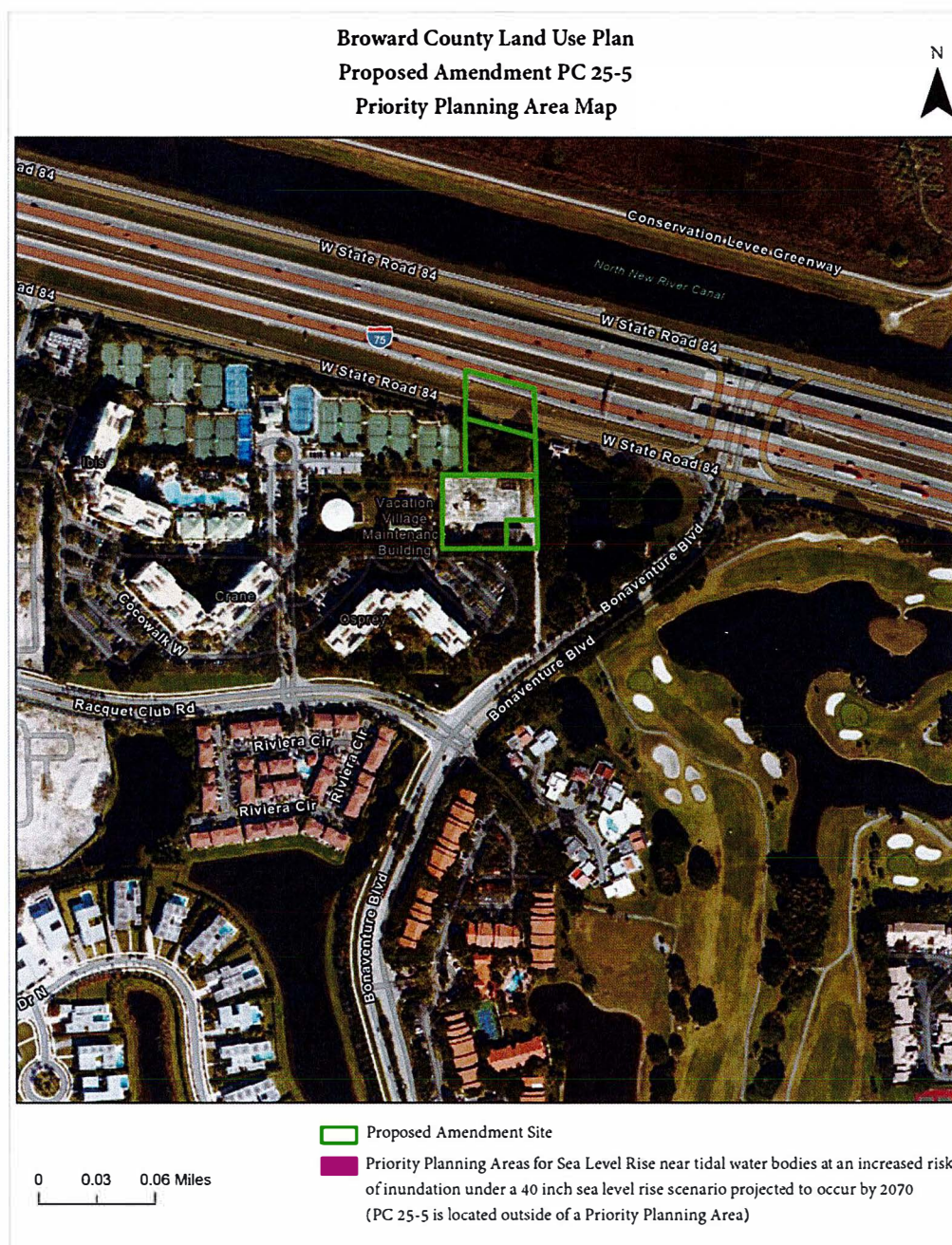
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

Broward County Board of County Commissioners

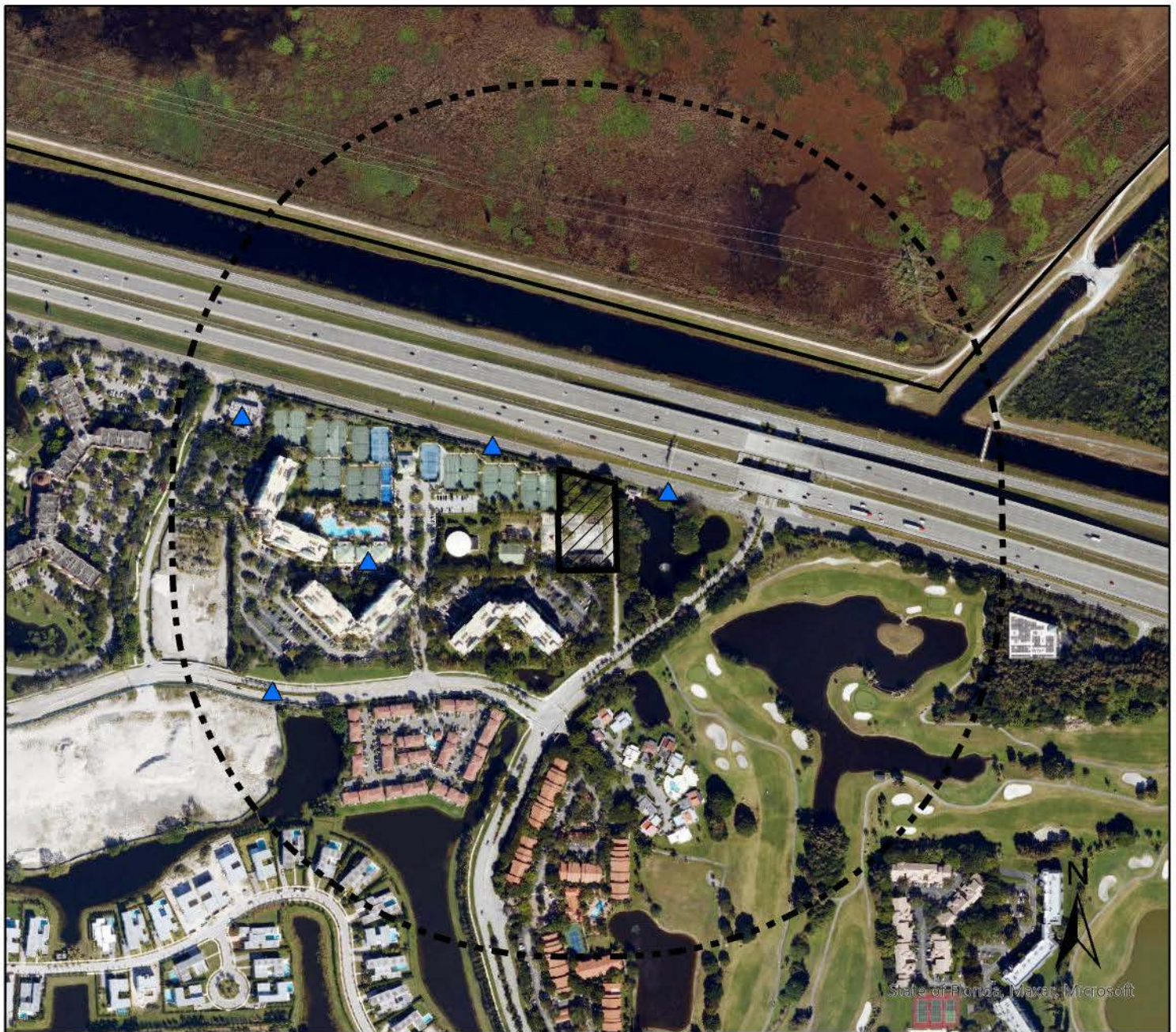
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

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 have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.



PC 25-5 Weston Self-Storage



State of Florida, Mapbox, Microsoft

Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Prepared on: 8/5/2025 10:02 AM

Prepared by: Pdurius

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

SARA Title III Site

Hazardous Material Facility

Boundary

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

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.

TRANSIT



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

August 8, 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 25-5 (Weston Self-Storage) in the City of Weston

Dear Hudas Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated July 23, 2025 regarding the proposed LUPA for 16600 West State Road 84 and 16491 Racquet Club Road, Weston FL, for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

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 the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Bonaventure Boulevard in the City of Weston. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

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

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



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: August 25, 2025

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

FROM: Darby Delsalle, AICP, Director

SUBJECT: PC 25-5 Weston Self Storage

**DARBY
 DELSALLE**

Digitally signed by
 DARBY DELSALLE
 Date: 2025.08.25
 15:07:59 -04'00'

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment **PC 25-5**. The subject site is in the City of Weston involving approximately 1.4 acres. The amendment proposes:

Current Designations: *Irregular (5) Residential within a Dashed-Line Area*

Proposed Designation: *Commerce within a Dashed-Line Area*

Estimated Net Effect: *Addition of 1.44 acres of Commerce*
Reduction of 7 Dwelling Units

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), it is 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.

Additionally, a recent archaeological compliance survey conducted in association with a proposed cellular tower installation on the adjoining parcel yielded no archaeological discoveries and provides an additional context for the determination of no potential effects to undocumented historical or archaeological resources. (REF: FMSF Manuscript # 21466, published 2014).

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 Weston, 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
Resilient Environment Department
Urban Planning Division
1 North University Drive
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 Urban Planning Division (UPD) staff has reviewed this application and has determined that it is exempt from the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP.

UPD staff notes that in accordance with BCLUP Policy 2.16.4, properties with Commerce designated land use, with direct access to a State Road, County arterial or other qualified road, may have mixed uses including affordable multifamily housing with unlimited residential density. The subject property is adjacent to the south side of State Road 84; however, it is not identified as a qualified parcel on the corresponding map for Policy 2.16.4. Further, this request represents a decrease in residential units.

Redevelopment Analysis

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

Intergovernmental Coordination

The project sites are located within the City of Weston and are not directly adjacent to any other local governments.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, 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), and MM-4 (multi-modal level of service).

Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- **POLICY 2.19.1** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **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 3.6.2** 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.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The proposed development consists of three (3) parcels with approximately 1.44 acres located within the City of Weston. The three (3) parcels are adjacent to State Road 84. The current land use designation is Irregular (5) Residential within a Dashed-Line Area, and the requested land use designation is commerce within a Dashed-Line Area.

School Proximity: The subject site is surrounded by three (3) preschools within about a 1-mile radius. The front entrance of Tiny Planet is located 0.54 miles east of the subject site. Creative Child Learning Center - Weston is located 0.59 miles east of the subject site. Weston Learning Academy is located 0.93 miles south of the subject site.

Commercial and Civic Uses in Proximity: The subject site is surrounded by several resorts, apartment rentals, a racquet club, gas station, restaurants, golf club and shopping store, all within a one-mile radius.

EV Charging: In front of the Vacation Village apartments, approximately 0.1 mile from the proposed site location.

Transit service: There are no transit routes in the vicinity of this project.

Parks: The entrance to Markham Park is on Weston Road, facing south adjacent to State Road 84 and Alligator Alley. It is approximately 0.57 miles northeast of the site. The Bonaventure Park entrance faces Racquet Club Road approximately 0.90 miles south of the site.

Bicycle lanes: On the westbound on State Road 84. A parallel facility abuts the north-bound lanes, as well.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design to enhance onsite connectivity between buildings as well as from the site to surrounding uses. Enhancing safe mobility options has been found to reduce avoidable crashes while promoting active mobility choices for short distance travel (three miles or less). Providing safe circulation routes for pedestrians and bicycles.

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings and perimeter paths.
- 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 onsite EV charging for employees and commuters.
- Consider providing employees 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/scooter parking and lockers.



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

August 15, 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: Weston Self-Storage- PC 25-5 / 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 25-5 and have no comments or objections.

Sincerely,

Vilma
Melendez

Digitally signed by Vilma
Melendez
Date: 2025.08.15
15:37:33 -04'00'

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

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)*

August 6, 2025

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

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West, Dan
Date: 2025.08.12
13:32:30 -04'00'

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-5 – Weston Self-Storage (Weston)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – 25-5 – Weston Self-Storage (Weston). Our comment is as follows:

PC 25-5 No objections to the Land Use Plan Amendment.

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

SBBC

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

LAND USE/REZONING NON-RESIDENTIAL

SBBC-4121-2025

County No: PC-25-5

Weston Self-Storage LUPA

Folio #: 5040056021150, 5040005021155, 5040005021156

August 13, 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/REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: August 13, 2025	<div style="display: flex; justify-content: space-between;"> <div>Units Permitted <input style="width: 50px;" type="text"/></div> <div>Units Proposed <input style="width: 50px;" type="text"/></div> </div>	Existing Land Use: Low Residential - 5																				
Name: Weston Self-Storage LUPA	NET CHANGE (UNITS):	Proposed Land Use: Commerce-County &																				
SBBC Project Number: SBBC-4121-2025	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #fce4ec;"> <th style="width: 15%;">Students</th> <th style="width: 15%;">Perm</th> <th style="width: 15%;">Proposed</th> <th style="width: 15%;">NET CHANGE</th> </tr> </thead> <tbody> <tr> <td>Elem</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>Mid</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>High</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> <tr> <td>Total</td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> <td><input style="width: 50px;" type="text"/></td> </tr> </tbody> </table>	Students	Perm	Proposed	NET CHANGE	Elem	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Mid	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	High	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Total	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Current Zoning Community Facility (CF)
Students		Perm	Proposed	NET CHANGE																		
Elem		<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>																		
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Total	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>																			
County Project Number: PC-25-5	Proposed Zoning: Commercial (C-1)																					
Municipality Project Number: PLN-25-00131	Section: 5																					
Owner/Developer: CG Golf Venture, LLC	Township: 50																					
Jurisdiction: Weston	Range: 40																					

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

8/13/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 25-5

Prepared: August 7, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Weston

Size: Approximately 1.44 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Irregular (5) Residential within a Dashed-Line Area**
Potential Development:	7 dwelling units
Trip Generation Rate:	ITE Equation (210) Single-Family Detached Housing*
Total P.M. Peak Hour Trips:	9 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Commerce within a Dashed-Line Area
Potential Development:	14,400 square feet of commerce use
Trip Generation Rate:	ITE Equation (822) Strip Retail Plaza
Total P.M. Peak Hour Trips:	191 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+182 peak hour trips</u>
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PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 182 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.