



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)*

MEMORANDUM



September 11, 2025

To: Deanne D. Von Stetina, Assistant Executive Director
Planning Council

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West,
Dan
Date: 2025.09.15
11:06:10 -04'00'

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-7 – Broadview Park

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 25-7 – Broadview Park. Our comment is as follows:

PC 25-7 This parcel is on the Inventory for designation as an Urban Wilderness Site, placed on the inventory by the County Commission on February 16, 1984 under the site name of “Pine Ridge Nature Trail”. It was also recently used for recreation by the Fort Lauderdale Archers. The proposed development increases the continued loss of formerly protected open space in Urban Broward County.

The planned amenities listed on the application include walking trails and a dog park. We urge the project planners to design the complex innovatively to preserve as much undisturbed open space and canopy as possible, including protected natural areas of for the walking trails and tree canopy for dog park. The tree protection should be coordinated to retain areas of higher quality habitat for preservation and recreation. Park impact fees, if permitted, would be required for the new residential units.

If you or your staff have 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 Urban Planning Division

Applicant: City of Fort Lauderdale

Amendment No.: FLUMS 25-M1

Jurisdiction: Broward Municipal Services District

Size: Approximately 39.4 acres

Existing Use: Vacant

Current Land Use Designation: Utilities

Proposed Land Use Designation: Residential

Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use

Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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 two (2) 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. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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

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

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

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:

- a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)
2. Finished Floor Elevation requirements: The highest of the following:
- a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements: The highest of the following:
- a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
4. Additional ERP requirements as of June 28, 2024:
- a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

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]

Portions of the subject property have been designated as a Local Area of Particular Concern (LAPC) # 78. The property is subject to Section 5-182.8 of the Broward County Land Development Code. An Environmental Impact Report (EIR) will be required to be completed for the proposed development. In addition, A Broward County Tree Removal License is required for any proposed development of the property. The LAPC portion of the property is also a designated Natural Forest Community and is subject to Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. Both sections of the code require the preservation and enhancement of a conservation area and a conservation easement. The size and configuration of the conservation area is determined by the EIR and Tree Removal License application review process.

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 six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, five (5) are hazardous material facilities and one (1) is a facility that has both hazardous materials and storage tanks. (PD 03/25/2025)

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, however there are four (4) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 03/25/2025)

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 03/25/2025)

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 applicant** indicates that the proposed amendment would result in a **decrease of 560 PM peak hour trips** per day compared to trips associated with the current designation. Based upon our Land Use Amendment SOP, an amendment to the proposed land use designation can be assumed to have a **minimal impact** on air quality **based on all current information provided at this stage** in the process. However, there is a **potential for future air quality degradation** based on the proposed increase in residential occupancy.

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 **is one (1)** air permitted facility located within half a mile of the proposed amendment site, which has not had any 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 3/28/25)

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]

This site contains a specifically designated land area, which is listed as Local Area of Particular Concern (LAPC), Natural Resources Area (NRA), Urban Wilderness Inventory: City Preserve which is title Site 78.

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

Protected Natural Lands –

Project site contains Pine Ridge Nature Trail which is a 34.17 acres forested upland included in the Protected Natural Lands Inventory.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands 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 memorandum.

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

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

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

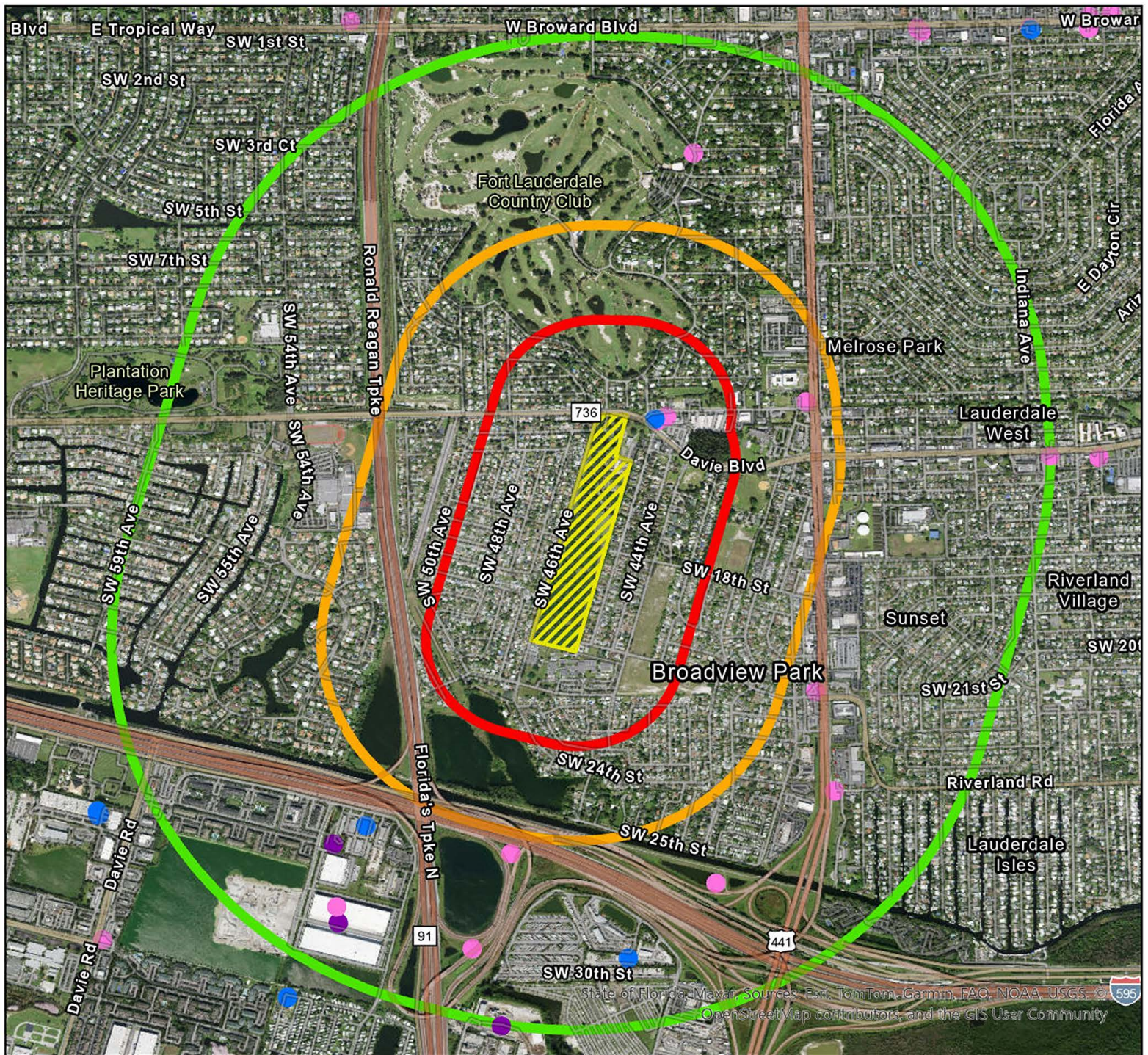
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water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

The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. (MP 4/1/2025)

Broward County Future Land Use Map Proposed Amendment 25-1 M1



Legend

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

0 0.25 0.5 1 Miles

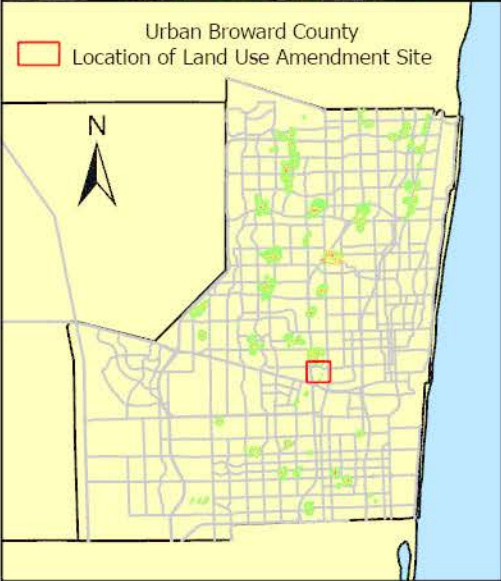


Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 3/26/25
Natural Resources Division

FLUMS 25-M1



State of Florida, Maxar, BCPA, BCGIS



Urban Broward County
Location of Land Use Amendment Site

0 0.1 0.2 Miles

Prepared on: 3/25/2025 2:52 PM
Prepared by: PDURIUS

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- ZONE
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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.

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
All American Pest Control of Florida, Inc.	4409 PETERS RD, Plantation, FL 33317	7342 - Disinfecting and Pest Control Services	Hazardous Material Facility
New Cingular Wireless XYZE; USID57033	4340 PETERS RD, Fort Lauderdale, FL 33317	4812 - Radiotelephone Communications	Hazardous Material Facility
7-Eleven Store #23498	4451 DAVIE BLVD, Plantation, FL 33317	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Rogers Repair Center	4215 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
MTM Bavaria Inc.	4400 DAVIE BLVD, Fort Lauderdale, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
STP Motorsport	4400 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility

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 Urban Planning Division
Applicant: City of Fort Lauderdale
Amendment No.: FLUMS 21-M1
Jurisdiction: Broward Municipal Services District
Size: Approximately 39.4 acres
Existing Use: Vacant
Current Land Use Designation: Utilities
Proposed Land Use Designation: Residential
Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use

Location: In Section13, Township 50 South, Range 41 east; generally located by Peters Road (SW12th Street) on its north side, SW 46th Avenue on its west side.

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:

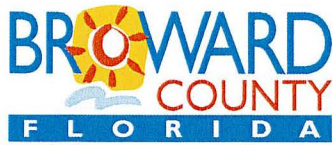
Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions

within the site, filling of the land area will not require an Environmental Resource License.

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

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

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor



RESILIENT ENVIRONMENT DEPARTMENT

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

To: Ms. Heather Cunniff, Planning Section Supervisor, Urban Planning Division

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

Date: 3/31/2025

Re: Initial Resilience Review of 25-M1, Broadview Park

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 given the site's location within an area challenged by flooding.



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

I. Information about the Proposed Amendment

For: Broward County Urban Planning Division
Applicant: City of Fort Lauderdale
Amendment No.: FLUMS 21-M1
Jurisdiction: Broward Municipal Services District
Size: Approximately 39.4 acres
Existing Use: Vacant
Current Land Use Designation: Utilities
Proposed Land Use Designation: Residential
Estimated Net Effect: Reduction of 39.4 acres of utility use
Addition of 39.4 acres of residential use
Location: In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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 20 percent or equal to 7.88 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 75 percent or equal to 29.55 acres

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

The change in land use could potentially result in an increase of 55 percent impervious surface on the property, which is the equivalent of an increase of 21.67 acres of impervious area and a loss 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 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

IV. Comments

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

Prepared by: MP (4/2/2025)



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

September 12, 2025



Deanne D. Von Stetina, AICP, Assistant Executive Director.
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-7 (Broadview Park, BMSD) - Transit Verification Letter

Dear Deanne Stetina,

Broward County Transit (BCT) has reviewed your correspondence dated August 27, 2025, regarding the proposed LUPA for Broadview Park, folio ID 504137011280 in unincorporated Broward County, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 30. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 30	WEEKDAY	5:59 a.m. – 10:36 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 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.

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

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

UPD Intergovernmental and Complete Streets Comments:

FLUM 25-M1 – Broadview Gardens at Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed amendment FLUM 25-2 for a 39.4-acre site in the Broadview Park neighborhood of the Broward Municipal Services District (BMSD) (unincorporated). The subject site is bordered on the north side by Peters Road/Davie Boulevard and on the east side by SW 46th Avenue, a major access road to the neighborhood. The subject site's future land use is currently Utilities.

Proposed Designation: Medium (16) Residential
Proposed Uses: Addition of up to 630 dwelling units of which approximately 513 would be multifamily units and 34 single family units. The development is expected to generate approximately 4,114 daily trips.

Intergovernmental Coordination

The project site is contained entirely within the BMSD and is across from the City of Plantation on the north side. The Application does indicate if there have been any communications with Plantation regarding the proposed amendment.

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), 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 2.19.2 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, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- Policy 2.19.3 To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- Policy 2.19.4 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- 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.

The following Broward County Comprehensive Plan – BrowardNEXT2.0 complete streets policies apply to this amendment:

- POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: [...] 3. Mobility options of the site are suitable

for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element.

- POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: [...] 4. Roads, sidewalks, and bicycle facilities.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The subject site consists of land that is currently designated as Utilities and is mostly forested with a few uninhabited structures. The proposed development would add residential structures, thus increasing trips generated as well as school age children.

Public Schools: Generally, no bus service is provided to transport students residing within two (2) miles of a public schools. The attendance zone for Meadowbrook Elementary School coincides with the boundaries of the Broadview Park neighborhood where the subject site is located. Most of the subject property is within a very short walk from the elementary school. New River Middle School is just approximately two (2) miles east of Broadview Park and currently no bus service is provided. Local high schools include South Plantation HS, less than one (1) mile west of the property and Sheridan Technical Center less than one (1) mile to the east. The proximity to all local public schools indicates a high probability that future residents would require safe routes to school options.

Commercial Uses in Proximity: Several convenience service and food establishments are found within 0.5 – 1.25 miles from the northern border of the subject site, including two pharmacies, a Publix Supermarket, hair salons, restaurants and childcare services. Most of these services are located east, north and south of the Davie Boulevard/US 441 intersection.

Transit service: Route # 30 runs east west along Davie Boulevard/Peters Road connecting the Broward Central Terminal and the West Broward Regional Terminal, which is within walking distance of the West Regional Library and the Broward Regional Hospital. This route has with 30-minute weekday headways.

Parks: Within the Broadview Park neighborhood are two parks: Sunview Park, a county-managed recreational facility with sports fields and a community center, and Washburn Park, a passive park. Both are within a comfortable walking distance of the subject site. Located 1.5 miles west of the site is Plantation Heritage Park, which offers frisbee golf, picnic shelters, and other activities, and is also managed by the county.

Bicycle facilities, sidewalks, and crosswalks: There are no bike lanes along Peters Road/Davie Boulevard, which is the only access road between the subject site and South Plantation Highschool, located west of the Florida Turnpike (FTP). The bridge over the FTP has protected and caged sidewalks, and protective walls continue beyond the bridge. However, the 4-5 foot sidewalk section along the northern edge of the site has several utility poles and boxes that significantly narrow the sidewalk width. The New River Greenway is within 0.6 miles of the subject site but lacks direct connectivity to

Broadview Park. The closest trailhead is several miles west at University Drive and SR 84.

Peters Road/Davie Boulevard has two signalized crosswalks within close proximity of the subject site at SW 46th Avenue and at SW 12th Street. These crosswalks help provide safer crossings to opposite side bus stops, however, data show that there have been a few crashes involving severe injuries or deaths in this section of the road. A signalized intersection at US 441 and Davie Boulevard has crosswalks, but crash data shows a significant number of injuries and one death at this intersection, which connects walkers and bicycle riders to the nearest supermarket and pharmacies.

Onsite Pedestrian and Bicycling Features: Currently, a sidewalk borders the north and west side of the subject site. Also, SW 46th Avenue the main path to the elementary school has sidewalks on both sides of the road. No concept plan was provided showing internal site circulation.

Broward County Staff Complete Streets Comments

The proposed amendment is generally consistent with Broward County Complete Streets Policies. To further enhance mobility opportunities related to future development on the property, Broward County Staff offers the following suggestions:

- Consider building a safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
- Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces
- Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing EV charging for project residents.
- Consider collaborating with Broward County and local schools on providing wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
- Within buildings, consider providing 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).

Comments provided by S. Forelle, AICP, Senior Planner, UPD.

UPD Affordable Housing Comments: FLUM 25-M1 Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed map amendment FLUM 25-M1. The subject site is in the BMSD on approximately 39.4 acres. The amendment proposes:

Current Designations: Utilities

Proposed Designation: Medium (16) Residential

Estimated Net Effect: **Addition of 630 dwelling units**
[Zero (0) dwelling units currently permitted by the BCLUP]
Reduction of 39.4 acres of Utilities use

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 547 low and moderate income affordable housing units, and further restricting them as affordable for 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 630 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant, the Housing Authority of the City of Fort Lauderdale, proposes to limit development to 547 affordable dwelling units on the site, consisting of a mix of low to moderate income multifamily (513 units) and single family (34) units. The site is located within the Broadview Park neighborhood of the Broward Municipal Services District (BMSD), and the applicant states that the request is consistent with the County's adopted policies in BrowardNEXT 2.0 regarding affordable housing in the BMSD as well as the BCLUP regional vision for affordable housing.

According to data included the Broward County Affordable Needs Assessment 2022 update, the Broadview Park neighborhood has a deficit of low-income (-144) and moderate income (-108) owner units and a shortage of very low income rental units (-113). There is a slight surplus of low income and moderate income rental units.

Based upon the City's voluntary commitment to develop the proposed 547 units as low to moderate income affordable housing, 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 547 dwelling units at the specified income levels for a period of at least 30 years.

HEC/smc
03/20/25



WATER MANAGEMENT DIVISION / PUBLIC WORKS

2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

November 13, 2024

Robert J. Hely, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33301

via email to: RHELY@LOCHRIELAW.COM

RE: "Broadview Gardens" Land Use Plan Amendment
Drainage Analysis – 4590 Peters Road

Dear Mr. Hely:

On October 18, 2024, you submitted a prepared analysis of the proposed Broadview Gardens drainage services, to be reviewed and then submitted as a part of the Land Use Plan Amendment (LUPA) for the site. The analysis included summaries about the drainage level of service, drainage district and systems, future plans for the area and permitting. As the site is located in unincorporated Broward County, the analysis was reviewed by the Surface Water Management Licensing program.

Please revise the analysis to include the following:

1. Stoms event analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection – 10-yr, 1-day and 10-yr, 3-day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge).
2. Finished Floor Elevation requirements (also check the Broward County Future Conditions 100-year Flood Map 2060).
3. Check the water table requirements – it will be the highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation.

4. Check existing licenses SWM2007-153-0 and SWM2007-153-2 for requirements and possible conflicts.

If you have further questions on these additions, please contact Johana Narvaez, the manager of the Surface Water Management Licensing program. She may be reached at phone (954) 519-0318 or email: jnarvaez@broward.org.

Sincerely,



Susan Juncosa, Natural Resources Specialist
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**
2555 West Copans Road, Pompano Beach FL 33069
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506
E-MAIL: sjuncosa@broward.org FAX: (954) 831-3285

C: Johana Narvaez, SWM



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Thursday, April 6, 2025

Heather Cunniff, AICP, Planning Section Supervisor
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
954-357-5657
HCUNNIFF@broward.org

Re: Historic Resource Review
Future Land Use: 25-M1 /Broadview Gardens, Unincorporated Broward County.

Dear Heather,

In my capacity as the County's archaeological consultant, I have reviewed the proposed Future Land Use Plan 25-1M. The subject site is in the Broadview Gardens neighborhood of Unincorporated Broward County, involving approximately 39.4 acres. The amendment proposes:

Current Designation: Utilities

Proposed Designation: Medium (16) Residential

Estimated Net Effect: Reduction of 39.4 acres of Utilities uses
Addition of 39.4 acres of Medium (16) Residential uses

Item 7 – Historical /Archaeological Resources

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

One historic resource was identified during a recent cultural resource survey of the subject property however the resource was determined ineligible for inclusion on the National Register of Historic Places. Based in this recent survey, it is my opinion that the proposed development will result in loss of one identified resource, however, the resource has been identified as ineligible for inclusion on the National Register of Historic Places (NRHP) and the resource has not been identified as locally significant. It is my opinion that the proposed amendment will not have any adverse effects on significant historical resources.

¹

FMSF Resource	Name	Type of Resource	Determination
8BD8251	Peters Road Range Storage	Structure	NRHP Ineligible

¹ 2022 Mankowski, Joseph F., *A Phase 1 Cultural Resources Assessment Survey of Broadview Gardens Project Parcel, Broward County, Florida*. Prepared by Advanced Archaeology, Inc. for J.J. Goldasich and Assoc., Inc. (March 2022).

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

1. The subject property is located within the Broadview Gardens neighborhood of Unincorporated Broward County, 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

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>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: mafefelice@broward.org

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

LAND USE / REZONING

SBBC-3969-2025

County No: PC-25-7

Folio #: 504137011280

Broadview Gardens

September 9, 2025

RECEIVED
9/17/2025



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: September 9, 2025		Units Permitted	0	Units Proposed	630
Name: Broadview Gardens		NET CHANGE (UNITS):		630	
SBBC Project Number: SBBC-3969-2025		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number: PC-25-7		Elem	0	60	60
Municipality Project Number: N/A		Mid	0	34	34
Owner/Developer: City of Fort Lauderdale		High	0	63	63
Jurisdiction: Broward Municipal Services District		Total	0	157	157
				Existing Land Use:	Community
				Proposed Land Use:	Medium (16) Residential
				Current Zoning	A-3
				Proposed Zoning:	RS-5/ RM-16
				Section:	13
				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	
Meadowbrook Elementary	791	791	704	-87	-4	89.0%	
New River Middle	1,396	1,536	1,577	41	2	102.7%	
South Plantation High	2,662	2,662	2,321	-341	-13	87.2%	

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
Meadowbrook Elementary	757	-52	93.6%	694	681	667	658	643
New River Middle	1,577	41	102.7%	1,577	1,570	1,562	1,559	1,550
South Plantation High	2,383	-178	89.5%	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 3 - Elementary	11,985	8,993	-2,992	8,137	7,982	7,831	7,678	7,522
Area 3 - Middle	4,574	3,490	-1,084	3,539	3,529	3,521	3,512	3,504
Area 3 - High	6,856	5,313	-1,543	4,458	4,352	4,248	4,144	4,040

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
New Life Charter Academy	300	113	-187	113	113	113
Suned High School Of South Broward	400	272	-128	272	272	272

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
Meadowbrook Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
New River Middle	There are no classroom additions scheduled in the ADEFP that will 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 3	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 39.4-acre site is generally located South of Peters Road between SW 46th Avenue and SW 44th Terrace in the Broward Municipal Services District. The current land use designation for the site is Community, while the zoning designation is Agricultural and Utilities (A-3). The applicant proposes to change the land use designation to Medium Residential (16 units per acre) and to modify the zoning designation to allow one-family detached homes with a maximum of 5 units per acre (RS-5), as well as multiple-family units with a maximum of 16 units per acre (RM-16) to allow a total of 630 (all three-bedroom or more) garden apartment units, which are anticipated to generate 157 additional (60 elementary, 34 middle, and 63 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. 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 Meadowbrook Elementary, New River Middle, and South Plantation High High Schools. Based on the District's Public School Concurrency Planning Document, Meadowbrook Elementary and South Plantation High Schools are currently operating below the Level of Service Standard (LOS). This standard is defined as either 100% of gross capacity or 110% of permanent capacity. In contrast, New River Middle School is operating above this standard. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), Meadowbrook Elementary and South Plantation High Schools are expected to maintain their current status through the 2026/27 school year. In Contrast, New River Middle School will continue to exceed this standard until 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 Five-Year Adopted 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 Planning Area "3" for elementary and middle schools, and Planning Area "6" for high school. The high school currently serving Planning Area "6" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "6": aggregate school capacity (13,956), aggregate enrollment (12,883), and aggregate projected enrollment (2029/30 – 12,662; 2030/31 – 12,630; 2031/32 – 12,600; 2032/33 – 12,568; 2033/34 – 12,536).

Therefore, both Planning Area "3" and Planning Area "6" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the residential 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-3969-2025

Reviewed By:

9/9/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 25-7

Prepared: September 3, 2025

INTRODUCTORY INFORMATION

Jurisdiction: Broward Municipal Services District

Size: Approximately 39.4 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation: Community

Potential Development: 37.4 acres of utility uses
40,000 square feet of government office uses

Trip Generation Rates: “ITE Equation (170) Utility”*
“ITE Equation (730) Government Office Building”

Total P.M. Peak Hour Trips: $29 + 128 = 157$ peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Medium (16) Residential

Potential Development: 630 dwelling units

Trip Generation Rate: “ITE Equation (221) Multifamily Housing (Mid-Rise)”

Total P.M. Peak Hour Trips: 246 peak hour trips

Net P.M. Peak Hour Trips **+ 89 peak hour trips**

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 89 p.m. peak hour trips at the long-range planning horizon.

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