



September 18, 2025

Donna Harris, Senior Plan Processor
State Land Planning Agency
Florida Commerce
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Ms. Harris:

On September 16, 2025, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Numbers 2025-29, 2025-30 and 2025-31, amending the Broward County Comprehensive Plan. The enclosed ordinances adopt three (3) Small-Scale amendments to the Broward County Land Use Plan (BCLUP) map (PC 25-2, PC 25-3 and PC 25-4).

Broward County hereby submits the adopted Small-Scale amendments in accordance with Chapter 163.3187(1), Florida Statutes. The amendments are 48.0 acres, 24.2 acres and 22.5 acres, respectively, bringing Broward County's cumulative total of Small-Scale amendment acreage for 2025 to 118.9 acres for the BCLUP. Further, the proposed amendments are not located within an Area of Critical State Concern.

A copy of the adoption ordinances and the adopted amendments and maps are provided in digital format. In addition, a digital copy of this submittal is being provided directly to the South Florida Regional Planning Council by copy of this letter.

Please feel free to contact me or Dawn Teetsel, Director of Planning for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", with a stylized flourish at the end.

Barbara Blake Boy
Executive Director

BBB:DBT
Enclosures

Donna Harris
September 18, 2025
Page Two

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Monica Cepero, Broward County Administrator
Maite Azcoitia, Deputy County Attorney, Broward County
Darby Delsalle, AICP, Director, Broward County Urban Planning Division
David Recor, Director, Development Services, City of Pompano Beach
Jean Dolan, Principal Planner, Development Services, City of Pompano Beach
Dan Holmes, Director, Planning, Zoning & Economic Development, City of
Plantation
Glennika D. Gordon, AICP, Growth Management Planner, School Board of Broward
County



SUN-SENTINEL

Sold To:

Broward County Planning and Development Management Division - CU00105541
1 North University Drive, Box 102
Plantation, FL 33324

Bill To:

Broward County Planning and Development Management Division - CU00105541
1 North University Drive, Box 102
Plantation, FL 33324

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Sep 08, 2025
BROWARD COUNTY COMPREHENSIVE PLAN
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

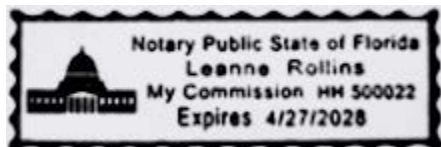


Signature of Affiant

Sworn to and subscribed before me this: September 10, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

NEWS BRIEFING

Pope Leo XIV declares a 15-year-old the first millennial saint

From news services

Pope Leo XIV declared a 15-year-old computer whiz the Catholic Church’s first millennial saint on Sunday, giving the next generation of Catholics a relatable role model who used technology to spread the faith and earn the nickname “God’s influencer.”

Leo canonized Carlo Acutis, who died in 2006, during an open-air Mass in St. Peter’s Square with an estimated 80,000 people, many of them millennials and couples with young children. During the first saint-making Mass of his pontificate, Leo also canonized another popular Italian figure, Pier Giorgio Frassati, who died in 1925 at age 24.

Leo said Acutis and Frassati created “masterpieces” out of their lives by dedicating them to God.

“The greatest risk in life is to waste it outside of God’s plan,” Leo said in his homily. The new saints “are an invitation to all of us, especially young people, not to squander our lives, but to direct them upwards and make them masterpieces.”

London subway strike: Thousands of London Underground staff began a series of strikes Sunday over pay and conditions that threaten to shut down the subway system used by millions of people a day.

The Rail, Maritime and Transport Union said its members, including drivers, signalers and maintenance workers, will walk out at various times through Thursday.

Transit operator Transport for London expects few or no trains running Monday through Thursday.

The company says it has offered staff a 3.4% pay increase, but the union is holding out for a reduction in the 35-hour workweek to 32 hours. TfL says it can’t afford that.

No talks are planned, and



Moon shot: The start of a total lunar eclipse is seen Sunday above Kuwait City, Kuwait. Asia — from Saudi Arabia to the Philippines, as far north as the Arctic Ocean and down to Antarctica — parts of East Africa and the western half of Australia had the best seats for the spectacle, called a blood moon because of its eventual red, shadowy hue. **YASSER AL ZAYYAT/GETTY-AFP**

the union called on Mayor Sadiq Khan to intervene to end the dispute.

Turtles founder dies: Mark Volman, a founding member of the 1960s pop group The Turtles, died Friday in Nashville, Tennessee, after a brief, unexpected illness, according to his publicist, Ame Van Iden. He was 78.

Volman was known for his exuberant stage presence and distinctive vocals.

The Turtles, whose hits include “Happy Together” and “Elenore,” broke up in 1970 during an acrimonious split with their label, and a contract clause would not allow the members to perform under their own names. So Volman and bandmate Howard Kaylan reinvented themselves as the duo Flo & Eddie.

During a “Happy Together” tour in 2011, Volman said he constantly heard stories from people

about what the hit song meant to them, including many people who played the tune at their weddings.

Volman enrolled in college at age 45 after visiting a school with his older daughter. He eventually earned a master’s degree and started teaching music business, landing at Belmont University in Nashville in 2005. He was diagnosed in 2020 with Lewy body dementia, but he continued to perform on

annual “Happy Together” tours. He publicly revealed his diagnosis in 2023.

Powerball winners: Powerball players in Missouri and Texas won the nearly \$1.8 billion jackpot on Saturday, overcoming astronomical odds to end the game’s three-month drought without a big winner.

The winning numbers were 11-23-44-61-62, Powerball 17.

The \$1.787 billion prize

is the second-largest U.S. lottery jackpot in history. The last drawing with a jackpot winner happened May 31.

Each ticket holder will have the choice between an annuitized prize of \$893.5 million or a lump-sum payment of \$410.3 million; both prize options are before taxes. Powerball is offered three times a week in 45 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NUISANCE ABATEMENT ASSESSMENTS ON THE 2025 TAX BILL

Notice is hereby given that the City Commission of the City of Sunrise, Florida will conduct a public hearing concerning the imposition and collection of nuisance abatement assessments on the 2025 tax roll for the purpose of adopting the non-ad valorem assessment roll. The nuisance abatement assessments were previously assessed against certain properties, which were declared public nuisances and located within the city boundaries of the City of Sunrise, to recover the cost of providing nuisance abatement services to such properties. The assessments for each property were calculated based upon the City’s direct cost of the abatement, plus 9.38% interest.

The hearing will be held at 5:00 pm, or as soon thereafter as can be heard, on September 15, 2025, at the City Commission Chambers of City Hall, 10770 W. Oakland Park Boulevard, Sunrise, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice.

The City Commission will be meeting in person. The public may attend and participate in the meeting in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

- a. Dial in number: (954) 395-2401
- b. Access Code: 368262

Members of the public attending the meeting by telephone can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City’s ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TYY/VCO): 1-800-955- 8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

The assessment for each parcel of property will be based upon the cost of nuisance abatement for each parcel.

The assessments to be included as non-ad valorem assessments on the 2025 tax roll include the following:

Owner	Address	Parcel ID#	Amount
CREARY, ERROL DUNBAR-CREARY, CLAUDINE	7791 NW 20 CT	4941 27 24 0590	\$1,218.85
GOMEZ, MARIE	6440 NW 24 ST	4941 27 04 0180	\$4,413.83
MATHURIN, MARGUERITE	6200 NW 19 ST	4941 35 05 1360	\$457.86

Copies of the Nuisance Abatement Ordinance (Ordinance No. 544), as amended, the Uniform Collection Method Resolution (Resolution No. 11-177), and the proposed Nuisance Abatement Assessment Roll are available for inspection in the City Clerk’s Office, City of Sunrise City Hall, located at 10770 W. Oakland Park Boulevard, Sunrise, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City Finance & Administrative Services Department at (954) 746-3217, Monday through Friday between 9:00 a.m. and 5:00 p.m.

CITY CLERK FELICIA M. BRAVO
CITY OF SUNRISE, FLORIDA

PUBLIC HEARING
BROWARD COUNTY COMPREHENSIVE PLAN
NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on September 16, 2025, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider transmittal of Item 1 to designated State agencies for review and adoption of Items 2-5, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, September 16, 2025. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY COMPREHENSIVE PLAN
SEPTEMBER 16, 2025 - 10:00 A.M.

Transmittal:
ITEM 1 **AMENDMENT PCNRM 25-1**
Amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 42 (4 parcels); approximately 85.8 acres; generally located on the southeast corner of Copans Road and the FEC Railway, in the City of Pompano Beach.

Adoption:
ITEM 2 **AMENDMENT PC 25-2**
Amendment to the Broward County Land Use Plan – City of Pompano Beach From Recreation and Open Space to Transportation; approximately 48.0 acres; generally located on the southeast corner of Copans Road and the FEC Railway.

ITEM 3 **AMENDMENT PC 25-3**
Amendment to the Broward County Land Use Plan – City of Plantation From Commerce to a Dashed-Line Area consisting of approximately 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce; approximately 24.2 acres; generally located on the north side of Peters Road, between Pine Island Road and University Drive.

ITEM 4 **AMENDMENT PC 25-4**
Amendment to the Broward County Land Use Plan – City of Plantation From Commerce to a Dashed-Line Area consisting of approximately 5.8 acres of Irregular (17.7) Residential and 16.7 acres of Commerce; approximately 22.5 acres; generally located south of Peters Road, between Pine Island Road and University Drive.

ITEM 5 **AMENDMENT TO THE “ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT”**
Amendment to the *Administrative Rules Document: BrowardNext*, amending Article 5 to update the in-lieu payment option for amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan.



Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is given pursuant to Section 286.0105, Florida Statutes.

ORDINANCE NUMBER 2025 - 29

ORDINANCE TO ADOPT AMENDMENT PC 25-2

ORDINANCE NO. 2025-29

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF POMPANO BEACH; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Commerce has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the City of Pompano Beach;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on May 22, 2025, with due public notice;

WHEREAS, the Board of County Commissioners held an adoption public hearing on September 16, 2025, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, at which public comment was accepted and considered;

WHEREAS, the Board of County Commissioners, after due consideration of all matters, hereby finds that the following amendment to the Plan is consistent with the State Plan, Regional Plan, and the Plan; complies with the requirements of the Community

Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The Broward County Land Use Plan is hereby amended by Amendment PC 25-2 in the City of Pompano Beach, set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

Section 3. Effective Date.

(a) The effective date of the plan amendment set forth in this Ordinance shall be the later of:

(1) Thirty-one (31) days after the adoption of this Ordinance;

(2) The date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment to be in compliance;

- (3) If the Department of Commerce or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless elects to make the plan amendment effective notwithstanding potential statutory sanctions;
- (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants is recorded in the Official Records of Broward County; or
- (5) If recertification of the municipal land use plan amendment is required, the date the municipal amendment is recertified.
- (b) This Ordinance is effective as of the date provided by law.

ENACTED September 16, 2025

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 05/13/2025
Maite Azcoitia (date)
Deputy County Attorney

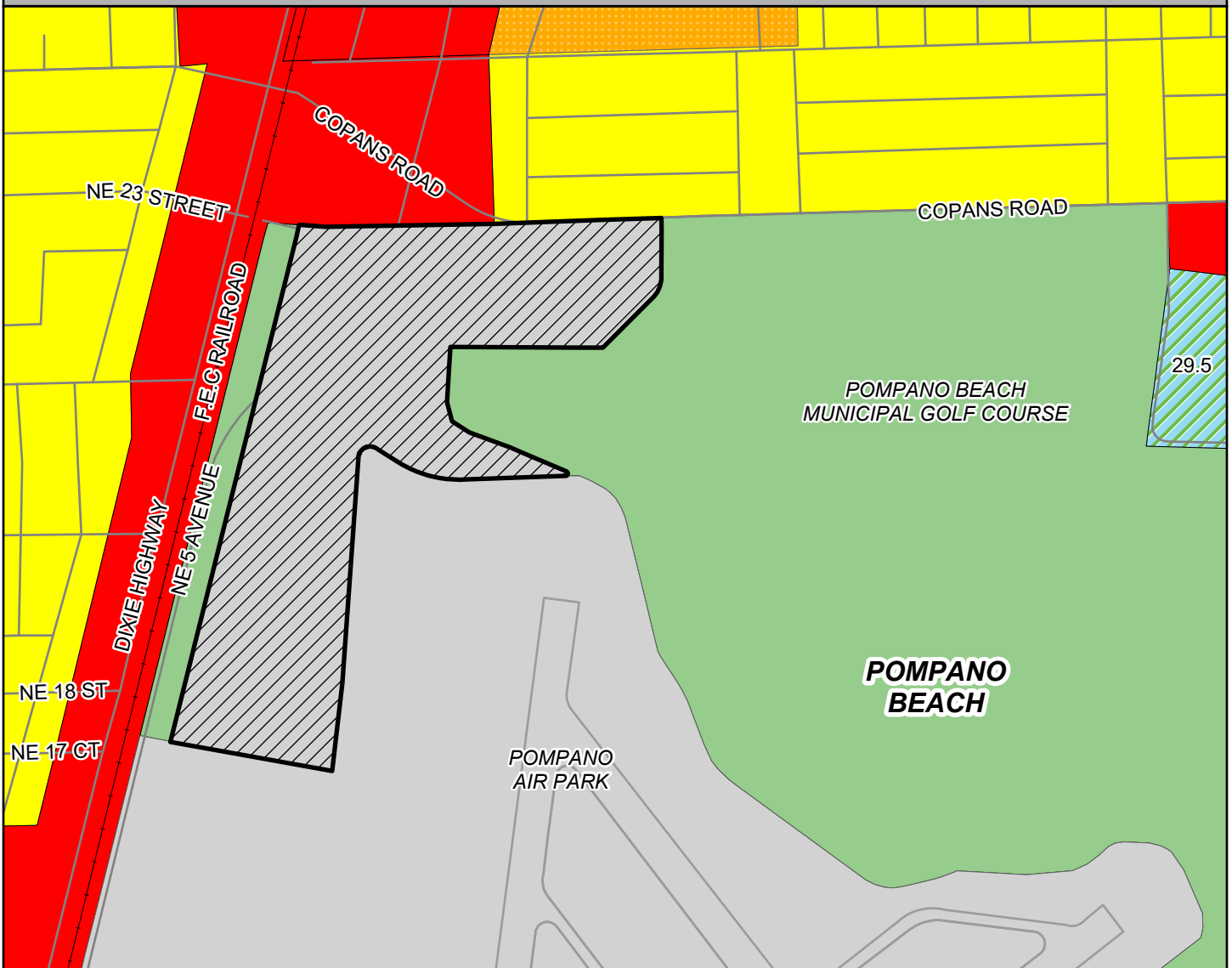
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-2

Current Land Use: Recreation and Open Space

Proposed Land Use: Transportation

Gross Acres: Approximately 48.0 acres



Low (5) Residential

Low-Medium (10) Residential

Irregular Residential

Commerce

Recreation and Open Space

Transportation



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-2
(POMPANO BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

May 13, 2025

Planning Council staff finds that the proposed change from the Recreation and Open Space category to the Transportation category is generally consistent with the surrounding land use designations and development patterns and recommends approval.

It is noted that any land use approval associated with the proposed map amendment does not authorize any development on Site 42A, 42B or 42D (corresponding City sites 1, 2 and 4) on the Broward County Environmentally Sensitive Lands (ESL) Map unless the sites have been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process via the corresponding PCNRM 25-1 amendment or similar mechanism.

In addition, the City of Pompano Beach's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with Transportation permitted uses is recognized.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

May 13, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

May 22, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

PROPOSED AMENDMENT PC 25-2

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|---|
| I. | <u>Municipality:</u> | Pompano Beach |
| II. | <u>County Commission District:</u> | District 4 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 48.0 acres |
| B. | Location: | In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway. |
| C. | Existing Uses: | Aviation use and natural areas |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Recreation and Open Space |
| B. | Proposed Designation: | Transportation |
| C. | Estimated Net Effect: | Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | <div>North: Warehouses and single-family residential</div> <div>East: Natural area, golf course and municipal airport</div> <div>South: Natural area, horse stables and municipal airport</div> <div>West: Retail</div> |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B.	Planned Uses:	North:	Commerce and Low (5) Residential
		East:	Recreation and Open Space and Transportation
		South:	Transportation
		West:	Commerce and Recreation and Open Space

VI. Applicant/Petitioner

A.	Applicant:	City of Pompano Beach
B.	Agent:	City of Pompano Beach
C.	Property Owner:	City of Pompano Beach

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.

EXHIBIT B

A Declaration of Restrictive Covenants is not applicable to this amendment.

ORDINANCE NUMBER 2025 - 30

ORDINANCE TO ADOPT AMENDMENT PC 25-3

ORDINANCE NO. 2025-30

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF PLANTATION; AND
4 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Plantation;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on June 26, 2025, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on September 16, 2025, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community
22 Planning Act; and is in the best interests of the health, safety, and welfare of the residents
23 of Broward County; and

24 WHEREAS, the proposed amendment constitutes a Broward County permitted
25 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

26 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The Broward County Land Use Plan is hereby amended by
29 Amendment PC 25-3 in the City of Plantation, set forth in Exhibit A, attached hereto and
30 incorporated herein.

31 Section 2. Severability.

32 If any portion of this Ordinance is determined by any court to be invalid, the invalid
33 portion will be stricken, and such striking will not affect the validity of the remainder of this
34 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
35 legally applied to any individual, group, entity, property, or circumstance, such
36 determination will not affect the applicability of this Ordinance to any other individual,
37 group, entity, property, or circumstance.

38 Section 3. Effective Date.

39 (a) The effective date of the plan amendment set forth in this Ordinance shall
40 be the later of:

41 (1) Thirty-one (31) days after the adoption of this Ordinance;

42 (2) The date a final order is issued by the Department of Commerce or the
43 Administration Commission finding the amendment to be in compliance;

44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless

47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
54 (b) This Ordinance is effective as of the date provided by law.

ENACTED September 16, 2025

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 06/17/2025
Maite Azcoitia (date)
Deputy County Attorney

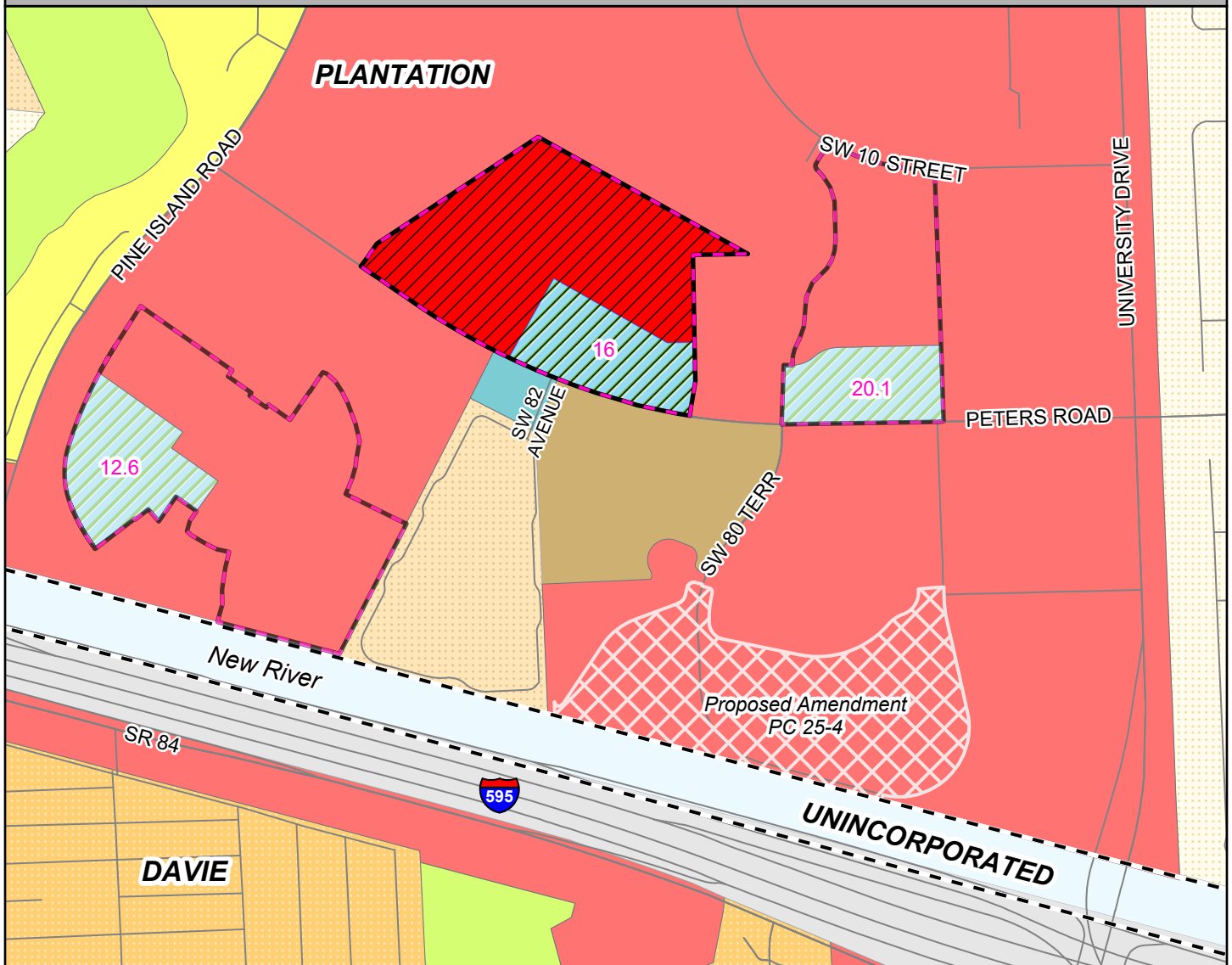
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-3

Current Land Use: Commerce

Proposed Land Uses: 18.3 acres of Commerce and 5.9 acres of Irregular (16) Residential within a Dashed-Line Area

Gross Acres: Approximately 24.2 acres



- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-3
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 39 dwelling units (10% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo. Abstain: Abramson)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

SECTION II

PROPOSED AMENDMENT PC 25-3

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Plantation |
| II. | <u>County Commission District:</u> | District 5 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 24.2 acres |
| B. | Location: | In Section 9, Township 50 South, Range 41 East; generally located on the north side of Peters Road, between Pine Island Road and University Drive. |
| C. | Existing Uses: | Office park and surface parking lot |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Commerce |
| B. | Proposed Designation: | Dashed-Line Area* consisting of:
5.9 acres of Irregular (16) Residential
18.3 acres of Commerce |
| C. | Estimated Net Effect: | Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Office
East: Office and hotel
South: Multi-family residential, office, religious institution, and educational facility
West: Office |

*A “Dashed-Line Area” is defined as 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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B.	Planned Uses:	North:	Commerce
		East:	Commerce
		South:	Medium-High (25) Residential, Community and Commerce
		West:	Commerce

VI. Applicant/Petitioner

A.	Applicant:	Jon Auerbach, Vice President, Stiles Residential Group
B.	Agent:	C. William Laystrom Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C.	Property Owners:	Plantation Crossroads I LLC, Plantation Crossroads II LLC, and Capital Partners LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

ATTACHMENT

Name: C. William Laystrom, Jr.

Address:

Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

This Instrument Prepared by:

C. William Laystrom, Jr.
Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

RECEIVED
6/12/2025

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) made this ____ day of _____, 2025, by PLANTATION CROSSROADS I, LLC, a Delaware limited liability company and PLANTATION CROSSROADS II, LLC, a Delaware limited liability company (“Declarants”), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida (“City”).

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in Exhibit "A" ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Medium (16) Residential and Office Park and on the County Land Use Plans from Commerce to Medium (16) Residential and Commerce in conjunction with redevelopment of the Property (“Project”); and

WHEREAS, the Property is being redeveloped as a residential apartment use, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a “Conversion”); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 385 dwelling units, an increase of 385 units (“Additional Units”); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event ~~Declarant develops~~ the Property is developed with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Ten percent (10%) of the units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units"). If the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial of Affordable Housing Units yielded shall be rounded up to the next whole number.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United~~

~~States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. _____.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchase shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “Exhibit B” attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and

- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by FHFC HUD. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments within the rent limit by number of bedrooms in the units, as published annually by FHFC HUD.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of a Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Official Records of Broward County, Florida, however, as to each Affordable

Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by 4 Declarant to a third-party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term. Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.

- b. ~~Upon request by Declarant, the County and City shall execute an estoppel letter within fifteen days of such request, verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or iii) that Declarant is in compliance with the Declaration.~~

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. ~~The City and/or County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation.~~ The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

PLANTATION CROSSROADS I, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS I, LLC, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

PLANTATION CROSSROADS II, LLC, a
Delaware limited liability company

By: _____
 Printed Name: _____
 Its: _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS II, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public

Typed, printed or stamped name of Notary Public

8

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

PARCEL I (AS SURVEYED)

A portion of Parcels 2 and 3, Jacaranda Parcel 817, according to the Plat thereof as recorded in Plat Book 143, at Page 1, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the Southeast corner of said Parcel 3, said point being on a curve, concave to the Northeast, radial bearing to said point of S18°56'39"W, said curve having a radius of 2811.79 feet, and a central angle of 06°42'24" thence westerly along the south line of said Parcel 3 on an arc distance of 329.13 feet; thence N29°08'56"E, 337.25 feet' thence S60°51'04"E, 561.28 feet; thence N88°52'52"E, 116.34 feet; thence S01°07'10"E, 164.10 feet; thence S09°24'23"W, 100.00 feet to the South line of said Parcel 2, also being a point of a curve, being concave to the North, radial bearing to said point of S09°24'23"W, said curve having a radius of 2811.79 and a central angle of 09°32'16"; thence westerly along said south line an arc distance of 468.07 feet to the POINT OF BEGINNING.

Said lands situate in the City of Plantation, Broward County, Florida and containing 212,687 square feet (4.883 acres) more or less.

EXHIBIT B

Notice of designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the Public Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES: _____

By: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

_____ The foregoing instrument was acknowledged before me by means of _____ physical presence
or online notarization, this _____ day of _____, 2025 by _____,
as _____ of _____ on behalf of the corporation/partnership. He or
she is _____ personally know to me, or _____ has produced identification. Type of identification
produced _____.

NOTARY PUBLIC

Print Name: _____
(Seal)

My Commissioner expires: _____

ORDINANCE NUMBER 2025 - 31

ORDINANCE TO ADOPT AMENDMENT PC 25-4

ORDINANCE NO. 2025-31

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF PLANTATION; AND
4 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Plantation;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on June 26, 2025, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on September 16, 2025, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community
22 Planning Act; and is in the best interests of the health, safety, and welfare of the residents
23 of Broward County; and

24 WHEREAS, the proposed amendment constitutes a Broward County permitted
25 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

26 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The Broward County Land Use Plan is hereby amended by
29 Amendment PC 25-4 in the City of Plantation, set forth in Exhibit A, attached hereto and
30 incorporated herein.

31 Section 2. Severability.

32 If any portion of this Ordinance is determined by any court to be invalid, the invalid
33 portion will be stricken, and such striking will not affect the validity of the remainder of this
34 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
35 legally applied to any individual, group, entity, property, or circumstance, such
36 determination will not affect the applicability of this Ordinance to any other individual,
37 group, entity, property, or circumstance.

38 Section 3. Effective Date.

39 (a) The effective date of the plan amendment set forth in this Ordinance shall
40 be the later of:

41 (1) Thirty-one (31) days after the adoption of this Ordinance;

42 (2) The date a final order is issued by the Department of Commerce or the
43 Administration Commission finding the amendment to be in compliance;

44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless

47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
54 (b) This Ordinance is effective as of the date provided by law.

ENACTED September 16, 2025

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 06/17/2025
Maite Azcoitia (date)
Deputy County Attorney

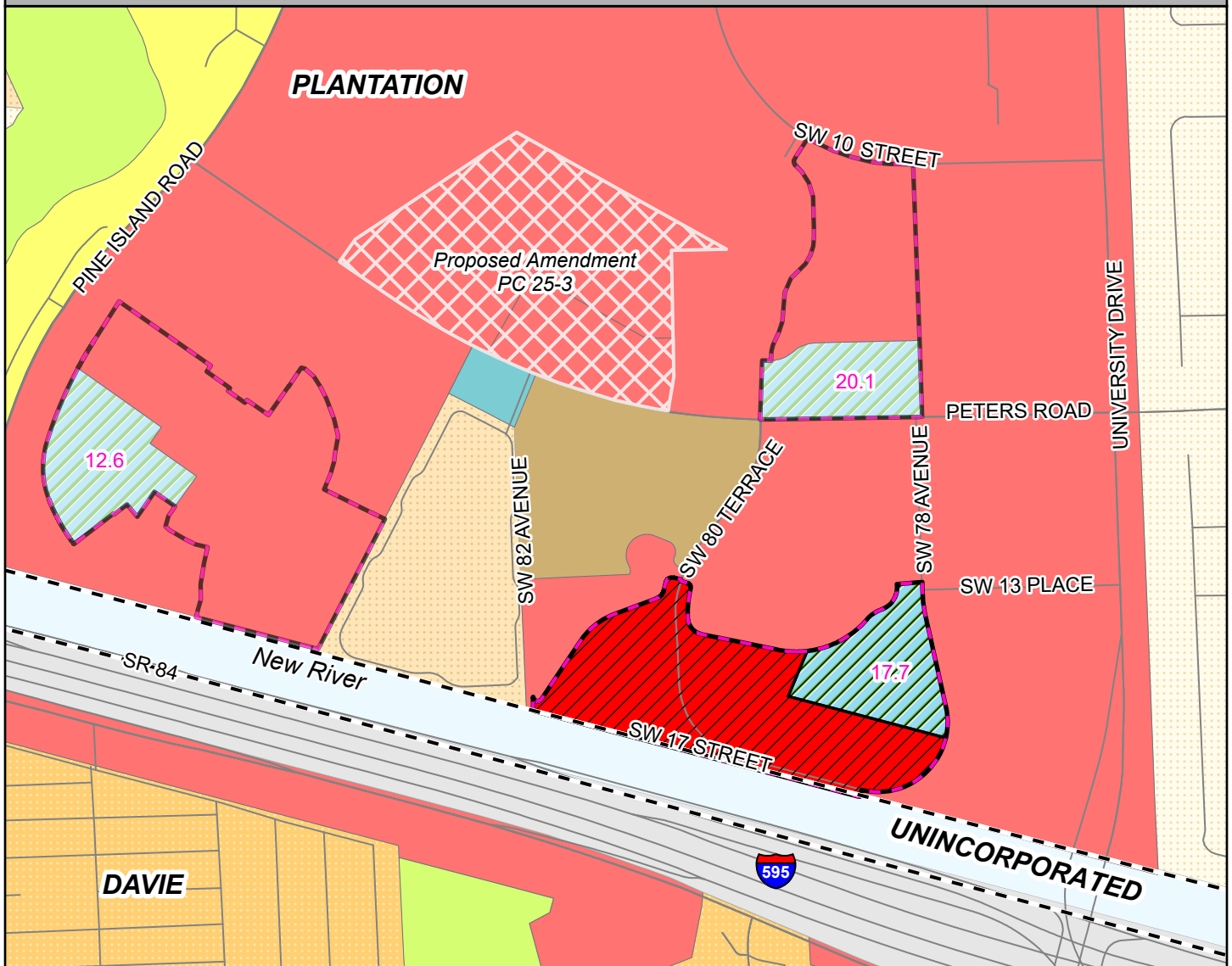
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-4

Current Land Use: Commerce

Proposed Land Uses: 16.7 acres of Commerce and 5.8 acres of Irregular (17.7) Residential within a Dashed-Line Area

Gross Acres: Approximately 22.5 acres



- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 49 dwelling units (12% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

INTRODUCTION AND APPLICANT'S RATIONALE

- *A “Dashed-Line Area” is defined as 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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B.	Planned Uses:	North:	Commerce and Medium-High Residential (25)
		East:	Commerce
		South:	Primary Drainage and Transportation
		West:	Commerce and Medium (16) Residential

VI. Applicant/Petitioner

A.	Applicant:	ICA PPC Land, LLC
B.	Agent:	C. William Laystrom, Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C.	Property Owner:	WPIP Plantation Property, LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

ATTACHMENT



Name: C. William Laystrom, Jr.

Address:

Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

This Instrument Prepared by:

C. William Laystrom, Jr.
Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ____ day of _____, 2025, by WPIP PLANTATION PROPERTY LLC, a Delaware limited liability company ("Declarant"), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in Exhibit "A" ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Irregular (17.7) Residential and Office Park and on the County Land Use Plans from Commerce to Irregular (17.7) Residential and Commerce in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, the Property is being redeveloped as a residential apartment use, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a "Conversion"); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 398 dwelling units, an increase of 398 units ("Additional Units"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event the Property is developed with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Forty-Nine (49) Studio or One-bedroom Units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration (“Affordable Housing Units”).

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the United States Department of Housing and Urban Development (“HUD”) or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term “adjusted gross income” shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a

manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. _____.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchaser shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

- (c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “Exhibit B” attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the United States Department of Housing and Urban Development ("HUD") or other appropriate governmental entity designated by HUD. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments within the rent limit by number of bedrooms in the units, as published annually by HUD.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third-party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term. Release and Termination.

The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Official Records of Broward County, Florida.

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the

Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

WPIP PLANTATION PROPERTY, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was
acknowledged before me by means of ☐ physical presence or ☐ online notarization, by
_____, as _____ of WPIP PLANTATION
PROPERTY, LLC, who is personally known to me or who has produced
_____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day
of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

Tract D, JACARANDA PARCEL 834 PLAT, according to the Plat thereof, as recorded in Plat Book 133, Page 28, of the Public Records of Broward County, Florida less that portion described in OR Book 19212, Page 751 and less a portion of the lake described in OR Book 19710, Page 562 of the Public Records of Broward County, Florida.

EXHIBIT B

Return recorded copy to:

Document prepared by:

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the public records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____ .

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document, from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES:

By: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of ____ physical presence or .
online notarization, this _____ day of _____, 2025, by
_____, as _____, of
_____ on behalf of the corporation/partnership. He or she is:
____ personally known to me, or
____ produced identification. Type of identification produced _____ .

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name:

EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2050:	Long Range Planning Horizon
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual – 11 th Edition
Capacity:	The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
Volume:	The number of vehicles passing a given point on a roadway during a specified time period.
P.M. Peak Hour Trip:	The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m.
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service – a quantitative stratification of quality of service into six (6) letter grades:
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

TABLE OF CONTENTS

SMALL-SCALE AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN PC 25-2, PC 25-3 AND PC 25-4 ADOPTION

SEPTEMBER 16, 2025

ITEM 1 AMENDMENT PC 25-2

Amendment to the Broward County Land Use Plan – City of Pompano Beach

From Recreation and Open Space to Transportation; approximately 48.0 acres; generally located on the southeast corner of Copans Road and the FEC Railway.

ITEM 2 AMENDMENT PC 25-3

Amendment to the Broward County Land Use Plan – City of Plantation

From Commerce to a Dashed-Line Area consisting of approximately 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce; approximately 24.2 acres; generally located on the north side of Peters Road, between Pine Island Road and University Drive.

ITEM 3 AMENDMENT PC 25-4

Amendment to the Broward County Land Use Plan – City of Plantation

From Commerce to a Dashed-Line Area consisting of approximately 5.8 acres of Irregular (17.7) Residential and 16.7 acres of Commerce; approximately 22.5 acres; generally located south of Peters Road, between Pine Island Road and University Drive.

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 25-2



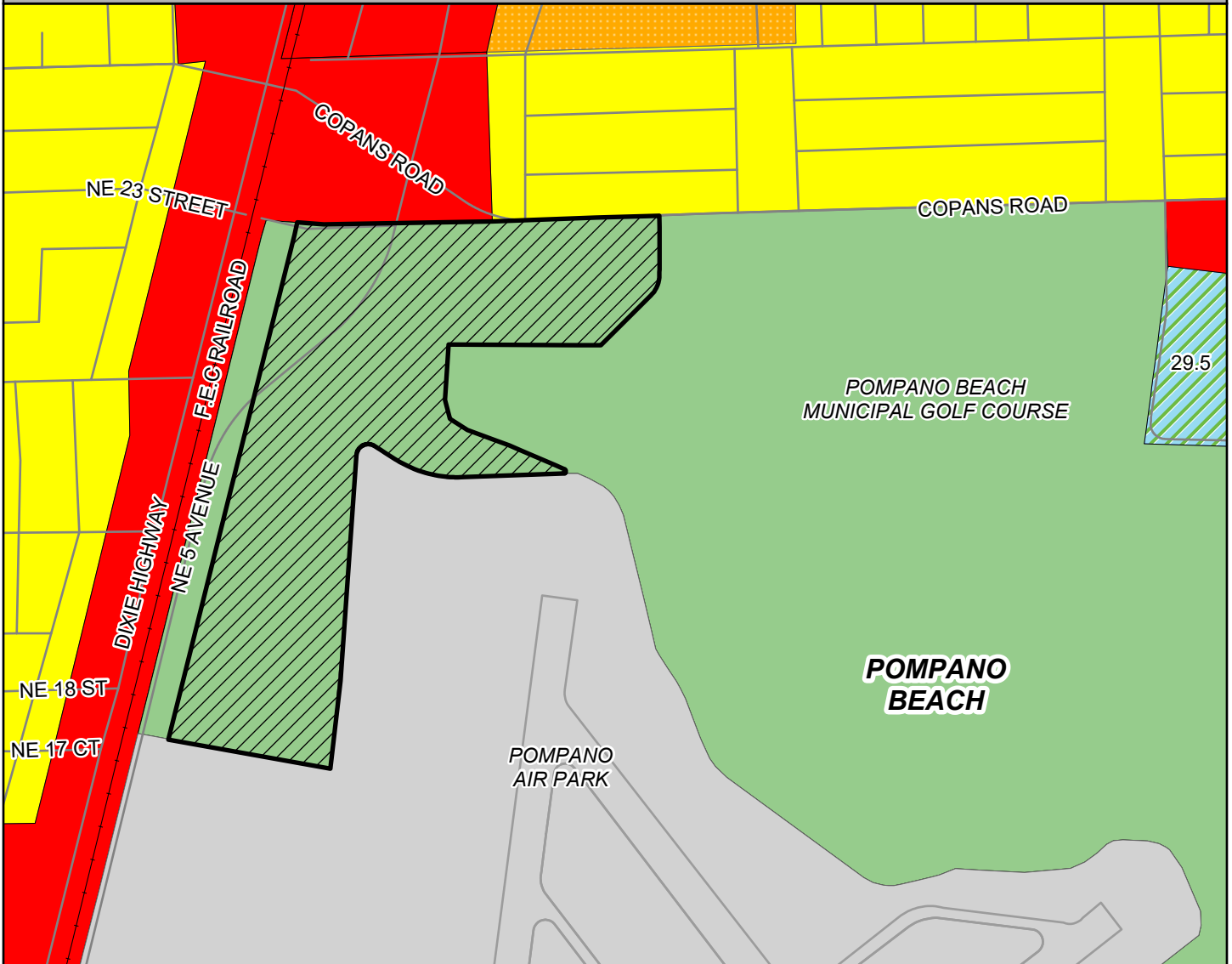
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-2



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-2

Current Land Use: Recreation and Open Space

Gross Acres: Approximately 48.0 acres



Low (5) Residential

Low-Medium (10) Residential

Irregular Residential

Commerce

Recreation and Open Space

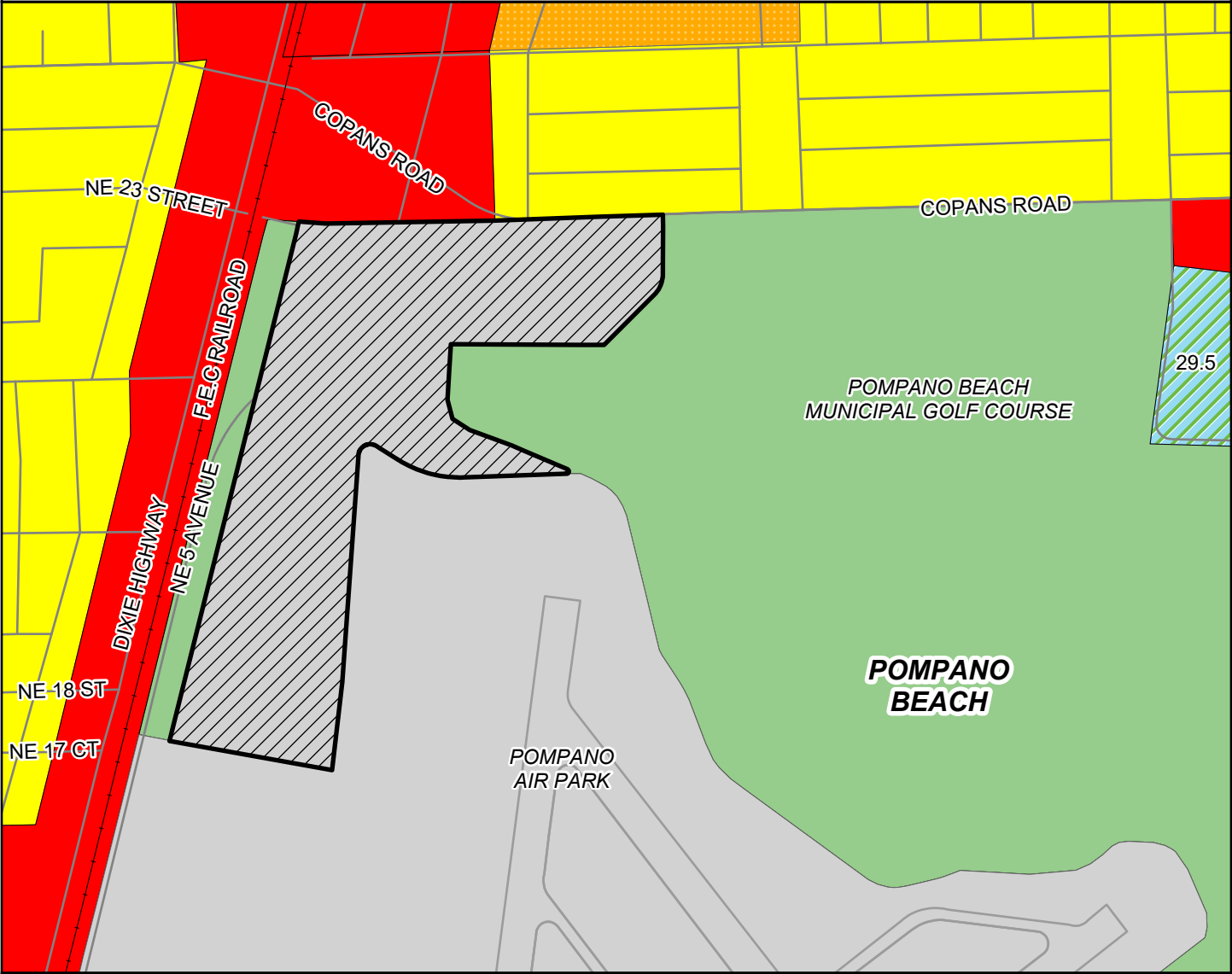
Transportation



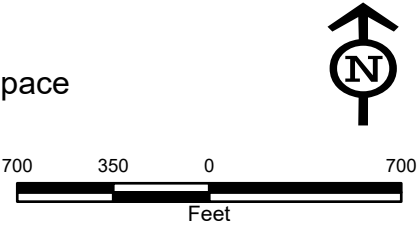
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-2

Proposed Land Use: Transportation

Gross Acres: Approximately 48.0 acres



- | | |
|-----------------------------|---------------------------|
| Site | Commerce |
| Low (5) Residential | Recreation and Open Space |
| Low-Medium (10) Residential | Transportation |
| Irregular Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-2
(POMPANO BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

May 13, 2025

Planning Council staff finds that the proposed change from the Recreation and Open Space category to the Transportation category is generally consistent with the surrounding land use designations and development patterns and recommends approval.

It is noted that any land use approval associated with the proposed map amendment does not authorize any development on Site 42A, 42B or 42D (corresponding City sites 1, 2 and 4) on the Broward County Environmentally Sensitive Lands (ESL) Map unless the sites have been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process via the corresponding PCNRM 25-1 amendment or similar mechanism.

In addition, the City of Pompano Beach's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with Transportation permitted uses is recognized. See Attachment 8.A.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

May 13, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

May 22, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

SECTION II

PROPOSED AMENDMENT PC 25-2

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Pompano Beach |
| II. | <u>County Commission District:</u> | District 4 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 48.0 acres |
| B. | Location: | In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway. |
| C. | Existing Uses: | Aviation use and natural areas |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Recreation and Open Space |
| B. | Proposed Designation: | Transportation |
| C. | Estimated Net Effect: | Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Warehouses and single-family residential
East: Natural area, golf course and municipal airport
South: Natural area, horse stables and municipal airport
West: Retail |

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Commerce and Low (5) Residential
	East: Recreation and Open Space and Transportation
	South: Transportation
	West: Commerce and Recreation and Open Space

VI. Applicant/Petitioner

A. Applicant:	City of Pompano Beach
B. Agent:	City of Pompano Beach
C. Property Owner:	City of Pompano Beach

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

“The City is preparing a Land Use Plan amendment and a separate Environmentally Sensitive Lands (ESL) map amendment for the property at the northwest end of Runway 15-33. The property subject to the LUPA is incorrectly shown on the City and County land use maps as Open Space Recreation land use while it is intended for future aviation development. The objective and policy in the City’s Transportation Element that speaks directly to this project is Objective 02.06.00 and Policy 02.06.01 provided below.

Objective 02.06.00 – Pompano Air Park

Protect the aviation viability of the Pompano Air Park and promote it as an economic driver for aviation business development, as an overall economic asset as well as a location for non-aviation recreational and open space uses compatible with the Air Park’s Airport Layout Plan.

Policy 02.06.01

Promote the perpetuation of recreation and community facility uses on Air Park property as depicted on the Air Park’s Airport Layout Plan.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The parcel subject to this LUPA is divided into three subareas. Areas 1 and 2 will be cleared and partially developed with aviation uses in the future. The area at the west end of Runway 15-33 that forms the trapezoid for the runway protection zone will remain undeveloped and cleared of all obstructions to aviation operations.

The Airpark Property Map shows the original boundary of Air Park Property and those areas that have been dedicated to non-aviation community uses to remain. These include:

- the municipal golf course;
- the Citi Centre mall;
- the reclaimed water treatment plant;
- the community park which includes the amphitheater and the Emma Lou Olsen Community Center;
- the newly constructed Youth Sports Park (formerly the Pompano Beach Elks Club property);
- Centennial Park (the Sample-McDougal House site); and
- the utility and public works complex that includes the water treatment plant.

The Airpark was granted to the City as part of the Surplus Property Act of 1947/48. That conveyance requires that aviation be the primary use of the facility and no other uses on the property are allowed to significantly constrain airport operations. The Airpark Property Map shows that much of the original property granted to the City has been converted to recreational and other uses so the remaining airfield must be efficiently developed in aviation uses as required by the Surplus Property Act. The last remaining development parcel (Parcel YY, just north of the Goodyear Blimp Base) is currently being developed so the City is moving forward with removing the restrictions from the next phase of development parcels consistent with the FAA approved Airport Property Map. This triggers the need to correct the land use designation on the subject properties at the northwest end of Runway 15-33 and remove the environmental designations on the wooded areas adjacent to Runway 15-33 which already have an underlying land use of Transportation. The Environmentally Sensitive Lands Map amendment is the subject of a separate Application specific to that purpose."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. Planning Council staff notes that **this 48.0-acre site is not utilized as a park or open space and is not included in the City's park and open space inventory**. Further, the City will continue to exceed the parks level of service of 3 acres per 1,000 persons. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Recreation and Open Space land use category to the Transportation land use category is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 100 p.m. peak hour trips. However, the increase of p.m. peak hour trips to the roadway network results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected. See Attachment 2.

In addition, Planning Council staff notes for informational purposes only, the following roadway levels of service:

- **Copans Road**, east of Interstate 95, is currently operating at and projected to operate at level of service (LOS) "C," with or without the subject amendment.
- **Dixie Highway**, between Northwest 15 Street and Sample Road, is currently operating at and projected to operate at LOS "C," with or without the subject amendment.
- **Federal Highway/U.S. 1**, between Northeast 10 Street and Copans Road, is currently operating at LOS "C" and projected to operate at LOS "F," with or without the subject amendment.
- **Federal Highway/U.S. 1**, between Copans Road and Sample Road, is currently operating at and projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community bus service, is provided within a quarter mile of the proposed amendment site. In addition, the BCT report identifies planned Transportation Surtax transit improvements to the county routes serving the amendment site such as shorter headways, increased span of service, and new service types. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD recommends building safe, continuous sidewalks or similar direct connections between the proposed buildings and the existing Pompano Airpark bike trail, as well as pedestrian scale lighting, shade elements, bicycle/scooter facilities and electric vehicle charging stations. See Attachment 4. The City of Pompano Beach acknowledges the recommendations of the BCUPD and has identified the subject property is located within the secured Airport Operations Area and that development will comply with all relevant Federal Aviation Administration regulations, guidelines, and principles related to aviation planning and development. See Attachment 8.

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains areas designated as Local Areas of Particular Concern (LAPC) (Site 42 A, B, and C) including the Pompano Beach Air Park Tree Preserve which is designated as a Protected Natural Land. Further, the Broward County Parks and Recreation Division (BCPRD) has indicated the protected natural area is primarily comprised of imperiled scrub habitat. See Attachments 6 and 7. It is noted that the City of Pompano Beach is proposing a companion Environmentally Sensitive Lands (ESL) Map amendment (PCNRM 25-1) to remove said designation from a portion of the amendment site, as well as adjacent sites. The City has provided correspondence from the Federal Aviation Administration (FAA) indicating that it does not support ecological encumbrances that create hazardous conditions for safe aviation operations and conflict with the aviation use deed restrictions. See Attachment 8.B.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6. The City of Pompano Beach has acknowledged that all required licenses will be obtained prior to undertaking any site work. See Attachment 8.A.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that 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. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6. The City of Pompano Beach

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

will take into consideration the Climate Action Plan recommendations during the design and permitting process to the extent said recommendations are consistent with FAA restrictions and design standards. See Attachment 8.A.

IV. Other Natural Resources

Vegetation: The BCRED report states that any proposed development within the LAPC portion of the amendment site are subject to the Broward County Land Use Development Code and requires a Tree Removal License. The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The City of Pompano Beach will follow all permitting requirements, noting that wooded areas and wildlife habitat are hazards that are incompatible with aviation operations per the FAA. See Attachment 8.A.

Wellfields: The BCRED report indicates that the proposed amendment site is currently within a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. See Attachment 6. The City of Pompano Beach has identified it will comply with wellfield precautions and regulations, noting it is in the process of phasing out the eastern wellfield due to continued encroachment of the saltwater intrusion line. See Attachment 8.A.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCRED recommends that the proposed redevelopment maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. See Attachment 6. The City of Pompano Beach has acknowledged the minimal impact on water recharge, noting that redevelopment will be consistent with FAA requirements. See Attachment 8.A.

Contaminated Sites: The BCRED report identifies that there are two (2) contaminated sites at or within one-quarter mile of the amendment site and approval from the Broward County Environmental Permitting Division (BCEPD) is required prior to dewatering of the amendment site. See Attachment 6. The City of Pompano Beach states it will comply with all dewatering permitting requirements. See Attachment 8.A.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Air Quality: The BCRED report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6. The City of Pompano Beach will regulate plans in a manner that is consistent with its Transportation land use and zoning regulations. See Attachment 8.A.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6. The City of Pompano Beach will ensure lighting fixtures will be consistent with FAA requirements for lighting related to aviation operations. See Attachment 8.A.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment may have an adverse effect on existing historical resources. The City of Pompano Beach states that the proposed development will have no impact on any historic resources. See Attachments 4 and 8.A.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment may be in conflict with Policies 2.23.1 and 2.23.2 of the BrowardNext - Broward County Land Use Plan regarding Environmentally Sensitive Lands (ESL). However, it is noted that the City of Pompano Beach is requesting a companion amendment to said map, PCNRM 25-1, to remove the ESL designation that conflicts with the existing municipal airport use and Federal Aviation Administration (FAA) regulations, including the associated deed restrictions. See Attachment 8.B.

POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the future Broward County Land Use Plan Map Series.

POLICY 2.23.2 Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.

Further, although BCLUP Policy 2.5.4 regarding the preservation of open space generally applies for parcels with a Recreation and Open Space land use designation, **the subject amendment site is not on the City's park and open space inventory and is not accessible to the public as it is within the secured Airport Operations Area of the Pompano Beach Airpark**, which is a larger site granted to the City in 1947 subject to aviation uses per deed restrictions governed by the FAA. These restrictions prohibit uses inconsistent with aviation safety and operations, including the establishment of any wildlife habitat or species that may pose as hazardous to aircraft within the airfield perimeter. Additionally, a portion of the subject site, along with adjacent lands are included on the ESL Map. The City of Pompano Beach is requesting a companion amendment to said map, PCNRM 25-1, to remove the ESL designation that conflicts with the existing municipal airport use and FAA regulations, including the associated deed restrictions. See Attachments 8.A. and 8.B.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 29 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Recreation and Open Space to Transportation would be **generally compatible** with the surrounding municipal airport uses and public uses, including a golf course, park trail and horse stables. The amendment site is part of the larger Pompano Airpark granted to the City of Pompano Beach in 1947 subject to aviation use deed restrictions regulated by the Federal Aviation Administration (FAA). The proposed amendment aligns with said restrictions and the longstanding development plans for the Airpark, understanding that the FAA may develop the amendment site as needed to accommodate safe aviation activities. See Attachments 8.A. and 8.B.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. Planning Council staff notes that BCLUP Policy 2.5.4 regarding the preservation of open space would usually apply for parcels with a Recreation and Open Space land use designation; however, **the subject amendment site is not on the City's park and open space inventory and is not accessible to the public as it is within the secured Airport Operations Area of the Pompano Beach Airpark**. In addition, staff analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **public schools and cultural resources** were identified.

Regarding impacts to **historical resources**, the Broward County Urban Planning Division (BCUPD) report indicates that the proposed amendment may impact historical resources. See Attachment 4. The City has indicated that the proposed development will not impact historical resources. See Attachment 8.A.

Concerning impacts to **natural resources**, the Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains areas designated as Local Areas of Particular Concern (LAPC) and a designated Protected Natural Land. Further, the Broward County Parks and Recreation Division (BCPRD) has indicated the protected natural area is primarily comprised of endangered scrub habitat. See Attachments 6 and 7.

It is noted that the City of Pompano Beach is proposing a **companion Environmentally Sensitive Lands (ESL) Map amendment to remove said designation from a portion of the amendment site, as well as adjacent sites**. The City has provided correspondence from the FAA indicating that it does not support ecological encumbrances that create hazardous conditions for safe aviation operations and conflict with the aviation-use deed restrictions. See Attachment 8.B.

PLANNING ANALYSIS (continued)

In addition, the BCRED report indicates that the proposed amendment site is currently within a wellfield zone of influence and subject Broward County's Wellfield Protection regulations. See Attachment 6. The City has identified it will comply with wellfield precautions and regulations and is in the process of phasing out the eastern wellfield due to continued encroachment of the saltwater intrusion line. See Attachment 8.A.

In conclusion, Planning Council staff finds that the proposed change from the Recreation and Open Space category to the Transportation category is generally consistent with the surrounding land use designations and development patterns.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of April 2025
2. Broward County Planning Council Traffic Analysis of March 17, 2025
3. Broward County Transit Division Report of March 26, 2025
4. Broward County Urban Planning Division Report of April 10, 2025
5. School Board of Broward County Consistency Review Report of March 28, 2025
6. Broward County Resilient Environment Department Report of April 10, 2025
7. Broward County Parks and Recreation Division Report of April 10, 2025
8.
 - A. Applicant Response to Review Agency Comments Received April 30, 2025
 - B. Pompano Airpark Deed Restrictions and Federal Aviation Administration Correspondence
9. Broward County Water Management Division Report of March 27, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-2

Prepared: April 2025

POTABLE WATER

The proposed amendment site will be served by the Pompano Beach Lime Softening and Membrane Plants, which have a current combined capacity of 50 million gallons per day (mgd). The current and committed demand on the treatment plant is 15.72 mgd, with 34.28 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 19.75 mgd, with 4.03 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for transportation uses. The amendment will result in a net increase in demand of 0.048 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pompano Beach adopted its 10-year Water Supply Facilities Work Plan on December 8, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95.0 mgd. The current and committed demand on the treatment plant is 73.06 mgd, with 21.94 mgd available. The amendment will result in a net increase in demand of 0.048 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for transportation uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. Waste Management, Inc. collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 41,096 tons per day (tpd) and a demand of 4,110 tpd, with 36,986 tpd available. The proposed amendment will result in a net increase in demand of 4,800 pounds per day, or 2.4 tpd. Planning Council staff utilized a level of service of 1 pound per 100 square feet for transportation uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The proposed amendment will have no net impact on the projected demand for local parks. For informational purposes, the City of Pompano Beach has 636.9 acres in its parks and open space inventory, and the proposed amendment site is not utilized as a park or open space and is not included in the City's park and open space inventory. The projected 2050 population (155,458) requires approximately 466.37 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The City of Pompano Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-2

Prepared: March 17, 2025

INTRODUCTORY INFORMATION

Jurisdiction:	City of Pompano Beach
Size:	Approximately 48.0 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation:	Recreation and Open Space
Potential Development:	48.0 acres of recreation and open space use
Trip Generation Rate:	“ITE Equation (411) Public Park”*
Total P.M. Peak Hour Trips:	25 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Transportation
Potential Development:	48.0 acres of transportation use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	125 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+ 100 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 100 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.

ATTACHMENT 3



Transportation Department

Service and Strategic Planning Division

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



VIA EMAIL

March 26, 2025

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 25-2 (Pompano Beach Airpark) in the
City of Pompano Beach

Dear Ms. Von Stetina:

Broward County Transit (BCT) has reviewed your correspondence from March 12, 2025, regarding the LUPA of the property situated on the northwest side of the Pompano Beach Airpark in the City of Pompano Beach for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed Routes 20, 50, 83, and the Pompano Beach Orange Route 706 community shuttle. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 20 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 20 runs from 4:45 a.m. to 10:07 p.m. with a frequency of 53 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 20	Weekday	4:45 a.m. – 10:07 p.m.	53 minutes
	Saturday	5:50 a.m. – 9:20 p.m.	50 minutes
	Sunday	9:35 a.m. – 8:03 p.m.	50 minutes
BCT Route 50	Weekday	5:00 a.m. – 12:12 a.m.	33 minutes
	Saturday	5:00 a.m. – 11:22 p.m.	43 minutes
	Sunday	7:40 a.m. – 9:33 p.m.	42 minutes
BCT Route 83	Weekday	5:38 a.m. – 9:41 p.m.	46 minutes
	Saturday	6:12 a.m. – 8:48 p.m.	60 minutes
	Sunday	9:00 a.m. – 7:49 p.m.	60 minutes
Pompano Beach Orange - Route 706	Weekday	9:00 a.m. – 4:57 p.m.	68 minutes

Broward County Board of County Commissioners

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

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

Please feel free to call me at 954-357-5481 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

ATTACHMENT 4



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: April 10, 2025

TO: Barbara Boy, Executive Director
Broward County Planning Council

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

A handwritten signature in blue ink that reads "Josie Sesodia".

SUBJECT: PC 25-2: Pompano Air Park

The Broward County Urban Planning Division staff reviewed proposed amendment PC 25-2. The subject site is in Pompano Beach involving approximately 48.0 acre. The amendment proposes:

Current Designation: 48.0 acre of Recreation and Open Space

Proposed Designation: 48.0 acres of Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space use
Addition of 48.0 acres of transportation use

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application based on the available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) and determined that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

The amendment may have an adverse effect on the following historical resources:

FMSF Resource	Name	Type of Resource
8BD04567	Railroad Tracks	Linear Resource (Group)
8BD4567	Pompano Beach Air Park	Historic Landscape (Group)
8BD0468	Pompano Beach Golf Course	Historic Landscape (Group)

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 Pompano Beach. Archaeological resources in the city are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. 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 Office
Broward County resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324
E-mail: rferrer@broward.org

2. Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: David Recor, Director
Development Services
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060
(954) 786-4600
David.Recor@copbfl.com and Jean.Dolan@copbfl.com

3. 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, FL 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 reviewed this application and determined 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 unit to the existing densities of the BCLUP.

Redevelopment Analysis

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

Intergovernmental Coordination

The project site is entirely within the City of Pompano Beach and not in close proximity to adjacent municipalities or Broward County property.

Complete Streets

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

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

- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The proposed development consists of land that is currently designated as an LAPC on the ESL map and is located on the northwest corner of the Pompano Beach Airpark, abutting the Pompano Beach Municipal Golf Course.
- *Schools and residential development:* The nearest school is Cresthaven Elementary School, which is approximately 0.19 miles (1,025 feet) north of the site. The southern boundary of the school attendance zone is Copans Road.
- *Transit service:* Transit route 83 runs along Copans Road and includes stops in front of the subject site. Transit routes 20 and 50 include stops within one-quarter mile. Transit routes 10 and 11 are accessible from the Pompano Citi Centre, located a half-mile east at the corner of Copans Road and US 1.
- *Parks:* The Pompano Beach Municipal Golf Course and the Pompano Airpark Bike Trail are located on the east side of the subject site, but are not accessible from the subject site. Access to both is provided approximately two (2) miles away to the southeast. The Airpark Bike Trail is a shared-use path located along the perimeter of the Airpark.
- *Bicycle facilities* – Non-buffered, marked bike lanes are located to the north of the site along Copans Road.

3. *Complete Streets Comments*

- Consider building safe, continuous sidewalks or similar direct connections between the proposed buildings and the Pompano Airpark Bike Trail. The trail has the potential to provide a safe non-vehicular access facility for employees, as well as a recreational amenity.

- Consider including 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 electric vehicle charging for employees.
- 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.
- Consider working with the City of Pompano Beach to increase safety at pedestrian crossings near bus stops.

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

LAND USE NON-RESIDENTIAL

SBBC-4019-2025

County No: PC 25-2

Folio #: 484225222110, 484225000060

Pompano Air Park Land Use Amendment

March 28, 2025



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



**SCHOOL CONSISTENCY REVIEW REPORT
LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: March 28, 2025	<div style="display: flex; justify-content: space-between;"><div>Units Permitted <input style="width: 100px;" type="text"/></div><div>Units Proposed <input style="width: 100px;" type="text"/></div></div>	Existing Land Use: Park and Recreation																				
Name: Pompano Air Park Land Use Amendment	NET CHANGE (UNITS):	Proposed Land Use: Transportation																				
SBBC Project Number: SBBC-4019-2025	<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: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td></tr><tr><td>Mid</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td></tr><tr><td>High</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td></tr><tr><td>Total</td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td><td><input style="width: 100px;" type="text"/></td></tr></tbody></table>	Students	Perm	Proposed	NET CHANGE	Elem	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Mid	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	High	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Total	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	Current Zoning Park and Recreation
Students	Perm	Proposed	NET CHANGE																			
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Total	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>																			
County Project Number: PC 25-2		Proposed Zoning: Transportation																				
Municipality Project Number: 24-9200001		Section: 25																				
Owner/Developer: City Pompano Beach		Township: 48																				
Jurisdiction: Pompano Beach		Range: 42																				

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 or currently vacant school sites owned by the School Board, and as proposed, will not have direct physical impact on Broward County Public Schools.

3/28/2025

Date

Reviewed By:

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 25-2
Page 1



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

For: Broward Planning Council
Applicant: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway.

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 plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

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

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

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

This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

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.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.

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 property has existing License No. SWM2012-016-0 and ERP No. 06-06469-P. A full modification will be required to the SWM and ERP. The applicant can apply for the modification through Broward County [Epermits](#).

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) # 42. The property is subject to Section 5-182.8 of the Broward County Land Development Code. In addition, A Broward County Tree Removal License is required for any proposed development in the LAPC portion 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. The size and configuration of the conservation area is determined by 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 twenty-three (23) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twenty-three (23) facilities, nineteen (19) are hazardous material facilities, two (2) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (PD 03/24/2024)

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 currently within a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. (PD 03/24/2024)

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 03/24/2024)

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **100 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated, the projected levels of service on surrounding roadways, **and the new designation**, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

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

There **are (2)** air permitted facilities located within half a mile of the proposed amendment site, neither of which have 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), which is titled Site 42B and Site 42d. In addition area contains Site 42A which is listed as LAPC, and Urban Wilderness Inventory.

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

Protected Natural Lands –

Project site contains Pompano Beach Air Park Tree Preserve which is a 96.28 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 document.

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

ATTACHMENTS



0 0.25 0.5 1 Miles

- 

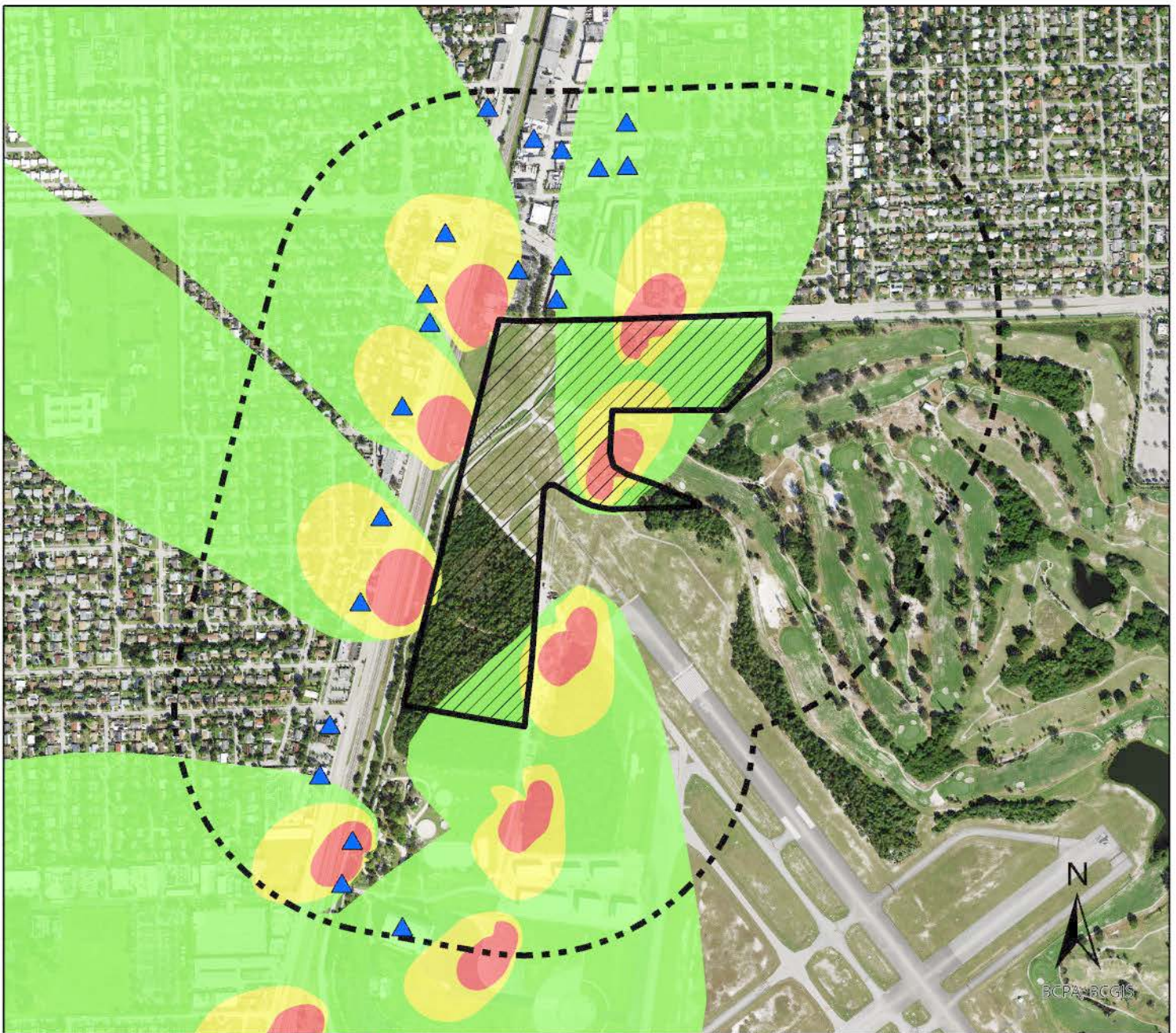
Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 3/20/25
Natural Resources Division

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
Leo's Auto Shop Inc.	2011 N DIXIE HWY, #B, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
O'Reilly Automotive Stores, Inc.	2301 N DIXIE HWY, Pompano Beach, FL 33060	5531 - Auto and Home Supply Stores	Hazardous Material Facility
Procar Auto Body Shop Inc	1705 N DIXIE HWY, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Performance Cars of Pompano Beach, Inc.	2490 NE 4TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
1st Class Auto Ctr / Ferrari Maserati of Ft Laud	2421 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
B & R Auto Body Works, Inc.	2500 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Sunoco #0613-4209	2291 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
Tiene's Auto Services Inc	2420 NE 5TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Well#13 @ Airport	1650 NE 5TH AVE, Pompano Beach, FL 33060	4941 - Water Supply	Hazardous Material and Storage Tank Facility
Smart Tech Auto	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
Cruise N Cool	480 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
Adhesives Technologies Corporation	450 E COPANS RD, Pompano Beach, FL 33064	2821 - Plastics Materials, Synthetic Resins, and Nonvulcanizable Elastomers	Hazardous Material Facility
Outboard Special Ties, Inc.	2521 N DIXIE HWY, Pompano Beach, FL 33064	3732 - Boat Building and Repairing	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park

Ratava Investments LLC	2011 N DIXIE HWY, Pompano Beach, FL 33060	6531 - Real Estate Agents and Managers	Hazardous Material Facility
Zim Auto Repair	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
7-Eleven Store #30007	2391 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Amoco Kwik Stop	1741 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
The Boat Kings	2451 NE 4TH AVE, Pompano Beach, FL 33064	4493 - Marinas	Hazardous Material Facility
Tom's Auto Air	1901 N DIXIE HWY, Pompano Beach, FL 33060	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Material Facility
Giant Tire & Auto	440 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Sand & Spurs	1600 NE 5TH AVE, Pompano Beach, FL 33060	0752 - Animal Specialty Services, Except Veterinary	Hazardous Material Facility
Laguna Bay Nursery, Inc.	2101 N DIXIE HWY, Pompano Beach, FL 33060	5261 - Retail Nurseries, Lawn and Garden Supply Stores	Hazardous Material Facility
Goodyear Airship Operations	1500 NE 5TH AVE, Pompano Beach, FL 33060	4581 - Airports, Flying Fields, and Airport Terminal Services	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- Boundary

ZONE

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

Prepared on: 3/24/2025 10:40 AM

Prepared by: PDURIUS

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

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

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

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant/Agent: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

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

II. Wetland Review

- A. Are wetlands present on subject property?*** No
- B. Describe extent (i.e. percent) of wetlands present on subject property.***
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License?*** No
- 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:

This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

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.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
RED / ERP / AWRP



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

J.S.

Date: 3/24/2025

Re: Initial Resilience Review of PC 25-2, Pompano Airpark

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.



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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant/Agent: City of Pompano Beach

Amendment No.: PC 25-2

Jurisdiction: City of Pompano Beach

Size: Approximately 48 acres

Existing Use: Vacant

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses

Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

County. 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 10 percent or equal to 4.8 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 36 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 65 percent impervious surface on the property, which is the equivalent of an increase of 31.2 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 65 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 this project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: MPognon (4/10/2024).

ATTACHMENT 7



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

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

April 10, 2025

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

Thru: Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-2 Pompano Air Park (Pompano Beach)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Pompano Air Park (Pompano Beach). Our comment is as follows:

PC 25-2 Broward County Parks and Recreation objects to the removal of Environmentally Sensitive Land (ESL) Designation and removal of the protections to the parcels within this proposal. The development of the parcels would result in the loss of 86 acres of protected natural areas, primarily comprised of scrub habitat. Scrub habitat is listed as by the Florida Natural Areas Inventory as Imperiled both globally and locally and is home to many threatened and endangered species. Beyond this unit, only 118 acres of scrub habitat remains protected in public ownership in just seven parcels of land in Broward County. The removal of the acreage at Pompano Air Park would be a significant loss to this already very limited habitat.

Regarding the concerns with trees near the runways, removing just the invasive trees would reduce the majority of the tallest trees within these units. High quality scrub habitat is not dependent on a large intact canopy of tall trees. Sand pines found in scrub are often widely interspersed with open sand, saw palmetto patches, and native grass and herbaceous ground cover.

The Land Use Plan Application lists lack of fire as the reason the site has not been maintained. Removal of the invasives trees and plants alone, even without prescribed fire, would be a significant improvement to the ESL site. With the imperiled state of scrub habitat, there may be funding available from the Florida Fish and Wildlife Conservation Commission (Invasive Plant Management Section) or other grants to assist with invasive removal.

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



ATTACHMENT 8.A.

DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

April 30, 2025



Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: PC 25-2: POMPANO AIR PARK LUPA

Dear Barbara,

We received agency review comments for the above referenced LUPA on April 22, 2025. Please see our responses to those comments below.

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites

Applicant Response: This is a land use plan amendment from Recreation and Open Space to Transportation for one parcel on the Air Park. The proposed change in land use from Open Space/Recreation to Transportation is in compliance with the Surplus Property Act Deed restrictions for aviation use (Air Park deed is attached). That said, the city will follow all permitting requirements for any dewatering that may be necessary when development is expected to occur.

Solid Waste

Applicant Response: It is acknowledged that there is no history of this site ever being used as a landfill or any other type of waste facility. The Air Park was deeded to the City in 1947 through the Surplus Property Act after WWII. The property is deed restricted for aviation and aviation supportive uses. The proposed change in land use from Open Space/Recreation to Transportation for the subject parcel is in compliance with the Deed restrictions for aviation use.

Wetlands

Applicant Response: It is acknowledged there are no wetlands on the Air Park. This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting and invasive removal requirements when development is expected to occur. All activities will be consistent with the aviation-use deed restrictions granting the property to the city in 1947 and FAA guidelines related to eliminating wildlife hazards to aviation and removing height and visibility obstructions from the aviation operations area and vicinity.

Surface Water Management

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting requirements when development is expected to occur.

Upland Resources (including Tree Preservation and Greenways)

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting requirements when development is expected to occur. Concurrent with this land use change from Recreation/Open space to Transportation, the city is requesting the ESL Map be amended to remove all of the Air Park wooded areas from the map. Wildlife habitat and wooded

areas on an airport are considered hazards and pose a danger to the flying public and to any wildlife present. These hazards are not compatible with aviation operations and conservation areas do not comply with the Surplus Property Act Deed restrictions on the Air Park (see FAA email attached).

Hazardous Material Facilities

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park which is the appropriate land use designation for a deed restricted airport. The city will follow all permitting requirements when development is expected to occur. That said, the land use change has no effect on existing hazardous material facility locations.

Wellfield Protection

Applicant Response: The city will protect our eastern wellfield and implement all wellfield related precautions and regulations to ensure the safety of our water supply. The eastern wellfield is being phased out due to the continued encroachment of the saltwater intrusion line.

SARA TITLE III (Community Right to Know)

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park which is the appropriate land use designation for a deed restricted airport. This land use change has no impact on existing SARA Title III facilities.

NATURAL RESOURCES DIVISION

Air Quality

Applicant Response: The fact that the development of the subject property on the Air Park will not negatively impact air quality is noted. The city will regulate plans for development on the Air Park in a manner consistent with the city's Transportation land use and zoning regulations; Chapter 155.3707, the State-mandated Air Park Overlay District; as well as all other applicable regulations in the city's code of ordinances.

Specially Designated Areas - Protected Natural Lands

Applicant Response: The city has a concurrent application under review to amend the ESL Map to remove the wooded areas on the Air Park. These areas do not meet the criteria to be considered LAPCs and are not being managed for conservation purposes. Wildlife habitat is not consistent with aviation operations and the city is required to remove these areas for future aviation and aviation supportive development consistent with the 1947 deed restrictions transferring this property to the city (see attached deed restrictions and the email from the FAA with their position on creating conservation areas and wildlife habitat to restrict development on the Air Park). The city has requested a letter from the FAA defining the consequences if the County denies the request to remove development encumbrances from the Air Park thereby rendering the city unable to comply with the property's aviation-use deed restrictions.

Marine and Riverine Resources

Applicant Response: The fact that the Air Park is not coastal is acknowledged. Future lighting on the subject parcel will be consistent with FAA requirements for lighting related to aviation operations.

Priority Planning Areas for Sea Level Rise/Climate Action Plan

Applicant Response: The Air Park is not within an area directly affected by sea level rise. Saltwater intrusion into the ground water due to sea level rise, however, will require the discontinuation of the city's wellfield on Air Park property. Reduction in pumping from the eastern wellfield has already been implemented with the intent to slow the encroachment of the saltwater intrusion line. The City will take any Climate Action Plan recommendations for the Air Park into consideration through the design and permitting process for future users of the subject parcel to the extent these are consistent with FAA design principles and the aviation-use deed restrictions in the deed transferring the airport property to the city in 1947 (attached).

NatureScape Program

Applicant Response: Wildlife will continue to be humanely relocated as necessary from Air Park property. The creation of additional wildlife habitat on the airport is not compatible with aviation operations. The FAA will not support the creation or promotion of wildlife hazards on airport property. The city will conserve water on the Air Park by continuing to expand the use of reclaimed water for any future irrigation needs.

Water Recharge

Applicant Response: The minimal impact on water recharge is acknowledged.

Urban Planning/Complete Streets/Design Principles

Applicant Response: The subject property is inside the secured Airport Operations Area (AOA) and is not and will not be accessible to the general public. This is the case regardless of the land use designation. Once developed, users of these sites inside the AOA will have easy access to perimeter bike trail from the internal site driveway and will not need to travel 2 miles away as stated in these comments. The Golf Course is intended to be accessible only from the main entrance on Federal Highway for all users regardless of origination point. In regard to design standards for future development on the Air Park, all relevant Federal Regulations, guidelines and principles related to aviation planning and development will be followed. The city will encourage the development of the noted amenities for workers that will ultimately experience those environments. The Applicant acknowledges that the change in land use designation for the subject parcel on the Pompano Air Park and subsequent development of this parcel for aviation use will have no impact on any historic resources.

Parks

Applicant Response: Wildlife habitat is not compatible with aviation operations. The Deed transferring the property to the city in 1947 (attached) requires the Air Park to be used for aviation purposes. A brief email from the FAA is attached confirming that conservation uses and wildlife habitat are not consistent with the Deed Restrictions and are not acceptable means for eliminating the ability of the airport to accommodate additional aviation and aviation support uses.

The County purchased 58 acres of sand pine scrub habitat in Pompano Beach (Crystal Lake Sand Pine Scrub Preserve and the Highlands Scrub Natural Area Preserve) with the 1989 bond issue and has maintained those areas as preserves for the past 40 years. The City has suggested that the County and their representatives collect seeds and cuttings from the wooded areas on the Air Park from any plants that are not present in those existing preserves and introduce those plants where they will be protected and unaffected by aviation-related deed restrictions.

Traffic Analysis

Applicant Response: This minor traffic impact is acknowledged.

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

Sincerely,

THE CITY OF POMPANO BEACH

Jean E. Dolan

Jean E. Dolan, AICP
Principal Planner
954.786.4045
jean.dolan@copbfl.com

Attachments

ATTACHMENT 8.B.

APPLICANT ATTACHMENTS

**POMPANO AIRPARK DEED RESTRICTIONS RELATED
TO AVIATION AND AVIATION SUPPORTIVE USES**

AND

**FAA CORRESPONDENCE CONFIRMING THAT
CONSERVATION AREAS AND WILDLIFE HABITAT
CANNOT BE USED TO RESTRICT DEVELOPMENT OF
AVIATION USES**

322157

THIS INDENTURE, made this 29th day of August, 1947.

between THE UNITED STATES OF AMERICA, acting by and through the War Assets Administrator, under and pursuant to Executive Order 9689, dated January 31, 1946, and the powers and authority contained in the provisions of the Surplus Property Act of 1944, as amended, and applicable rules, regulations and orders, party of the first part, and the City of Pompano Beach, a municipal corporation organized and existing under the laws of the State of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the assumption by the party of the second part of all the obligations and its taking subject to certain reservations, restrictions and conditions and its covenant to abide by and agreement to certain other reservations, restrictions and conditions, all as set out hereinafter, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the said party of the second part, its successors and assigns, under and subject to the reservations, restrictions and conditions, exceptions and reservation of property and rights hereinafter set out, all its right, title and interest in the following described property situate, lying and being in the County of Broward, State of Florida, to-wit:

① All of NW $\frac{1}{4}$ lying West of right of way of U.S. Highway #1, Section 31, Township 48 South, Range 42 East.

② All NE $\frac{1}{4}$ lying West of U.S. Highway #1, Section 36, Township 48 South, Range 42 East. North $\frac{1}{2}$ of NW $\frac{1}{4}$ - 3 and N $\frac{3}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$. 4

③ All those tracts or parcels of land situate lying and being in Pinecrest Subdivision, according to a Plat thereof, recorded in Plat Book 7, Page 13, Broward County Records, lying North of 7th Street and lots 15 and 12, Block 16, and 15 and 12, Block 15 of said Subdivision.

④ E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{3}{4}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; ⑤ S 468.61 feet of that part of W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying East of Florida East Coast Right of way, Section 35, Township 48 South, Range 42 East.

⑥ All of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying East of Florida East Coast right of way, Section 26, Township 48 South, Range 42 East.

⑦ E $\frac{1}{2}$ of SE $\frac{1}{4}$; N $\frac{3}{4}$ of W $\frac{1}{2}$ of SW $\frac{1}{4}$; ⑧ E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 25, Township 48 South, Range 42 East.

Together with buildings and improvements described as follows:

runways, taxiways, aprons, fencing, telephone system, control tower, electric distribution system and the following buildings: 92, 136, 138, 163.

DEED 632 PAGE 459

Same being a part of the same property acquired by the United States of America condemnation proceedings in U. S. District Court, Southern District of Florida, Miami Division, suit styled United States of America vs 1036 acres of land, more or less, in Broward County, Florida (A.O.T.B. North Pompano Field) same being suit No. 791-M-Civil, recorded Office Clerk of said Court, Miami, Florida.

The above-described premises are transferred subject to existing easements for roads, highways, public utilities, railways and pipelines.

EXCEPTING, HOWEVER, from this conveyance all right, title and interest in and to all property in the nature of equipment, furnishings and other personal property which can be removed from the land without material injury to the land or structures located thereon other than property of such nature located on the premises conveyed hereby which is required for the efficient operation for airport purposes of the structures and improvements specifically listed hereinabove as being transferred hereby; and further excepting from this conveyance all structures on the above described premises other than structures specifically described or enumerated above as being conveyed hereunder, and reserving to the party of the first part the right of removal from the premises of the property and structures excepted hereby, within a reasonable period of time after the date hereof, which shall not be construed to mean any period less than one (1) year after the date of this instrument.

By accepting this instrument or any rights hereunder, the said party of the second part hereby releases the party of the first part from any and all liability for all claims for losses or damage arising out of the exceptions and the reservations above.

Said property transferred hereby was duly declared surplus and was assigned to the War Assets Administrator for disposal, acting pursuant to the provisions of the above-mentioned Act, as amended, Executive Order 9639, and applicable rules, regulations and orders.

By the acceptance of this deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns agrees that transfer of the property transferred by this instrument, is accepted subject to the following restrictions set forth in subparagraphs (1) and (2) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 5, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9639 and applicable rules, regulations and orders:

(1) That all of the property transferred hereby, hereafter in this instrument called the "airport", shall be used for public airport purposes, and only for such purposes, on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for use of the airport within the meaning of Section 303 of the Civil Aeronautics Act of 1938. As used herein, "public airport purposes" shall be deemed to exclude use of the structures conveyed hereby, or any portion thereof, for manufacturing or industrial purposes. However, until, in the opinion of Civil Aeronautics Administration or its successor Government agency, it is needed for public airport purposes, any particular structure transferred hereby may be utilized for non-manufacturing or non-industrial purposes in such manner as the party of the second part deems advisable, provided that such use does not interfere with operation of the remainder of the airport as a public airport.

(2) That the entire landing area, as defined in WAA Regulation 16, dated June 26, 1946, and all structures, improvements, facilities and equipment of the airport shall be maintained at all times in good and serviceable condition to assure its efficient operation, provided, however, that such maintenance shall be required as to structures, improvements, facilities and equipment only during the remainder of their estimated life, as determined by the Civil Aeronautics Administration or its successor Government agency. In the event materials are required to rehabilitate or repair certain of the aforementioned structures, improvements, facilities or equipment they may be procured by demolition of other structures, improvements, facilities or equipment transferred hereby and located on the above-described premises, which have outlived their use as airport property

in the opinion of the Civil Aeronautics Administration or its successor Government agency.

By the acceptance of this deed or any rights hereunder, the said party of the second part for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agree to, and this transfer is made subject to, the following reservations and restrictions set forth in subparagraphs (1) to (6) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9689 and applicable rules, regulations and orders:

(1) That insofar as is within its power and reasonably possible, the party of the second part and all subsequent transferees shall prevent any use of land either within or outside the boundaries of the airport, including the construction, erection, alteration, or growth of any structure or other object thereon, which use would be a hazard to the landing, taking-off, or maneuvering of aircraft at the airport, or otherwise limit its usefulness as an airport.

(2) That the building areas and non-aviation facilities, as such terms are defined in WIA Regulation 16, dated June 26, 1946, of or on the airport shall be used, altered, modified, or improved only in a manner which does not interfere with the efficient operation of the landing area and of the airport facilities, as defined in WIA Regulation 16, dated June 26, 1946.

(3) That itinerant aircraft owned by the United States of America (hereinafter sometimes referred to as the "Government") or operated by any of its employees or agents on Government business shall at all times have the right to use the airport in common with others; Provided, however, that such use may be limited as may be determined at any time by the Civil Aeronautics Administration or the successor Government agency to be necessary to prevent interference with use by other authorized aircraft, so long as such limitation does not restrict Government use to less than twenty-five (25) per centum of capacity of the landing area of the airport. Government use of the airport by virtue of the provisions of this subparagraph shall be without charge of any nature other than payment for damage caused by such itinerant aircraft.

7-1002-462

(4) That during the existence of any emergency declared by the President of the United States of America or the Congress thereof, the Government shall have the right without charge, except as indicated below, to the full, unrestricted possession, control and use of the landing area, building areas, and airport facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, or any part thereof, including any additions or improvements thereto made subsequent to the declaration of any part of the airport as surplus; Provided, however, that the Government shall be responsible during the period of such use for the entire cost of maintaining all such areas, facilities and improvements, or the portions used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal aid.

(5) That no exclusive right for the use of any landing area or air navigation facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, included in or on the airport shall be granted or exercised.

(6) That the property transferred hereby may be successively transferred only with the approval of the Civil Aeronautics Administration or the successor Government agency and with the proviso that any such subsequent transferee assumes all the obligations imposed upon the party of the second part by the provisions of this instrument.

By acceptance of this instrument or any rights hereunder, the party of the second part further agrees with the party of the first part as follows:

(1) That upon a breach of any of the aforesaid reservations or restrictions by the party of the second part or any subsequent transferee, whether caused by the legal inability of said party of the second part or subsequent transferee to perform any of the obligations herein set out, or otherwise, the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, shall at the option of the party of the first part revert to the party of the first part upon demand made in writing by the War Assets Administration or its successor Government agency at least sixty (60) days prior to the date fixed for the revesting of such title, right of possession and other rights transferred, or any portion thereof; Provided, that, as to installations or structures which have been added to the premises without Federal aid, the Government shall have the option to acquire title to or use of the same at the then

then fair market value of the rights therein to be acquired by the Government.

DEED 602 PAGE 4

(2) That if the construction as covenants of any of the foregoing reservations and restrictions recited herein as covenants or the application of the same as covenants in any particular instance is held invalid, the particular reservations or restrictions in question shall be construed instead merely as conditions upon the breach of which the Government may exercise its option to cause the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, to revert to it, and the application of such reservations or restrictions as covenants in any other instance and the construction of the remainder of such reservations and restrictions as covenants shall not be affected thereby.

TO HAVE AND TO HOLD the said premises, with appurtenances, except the property and rights excepted and reserved above, and under and subject to the aforesaid reservations, restrictions and conditions, unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed as of the day and year first above written.

WITNESSES:

Carl B. Widel
Caryl A. Casner

UNITED STATES OF AMERICA
Acting by and through
War Assets Administrator

By Lyle T. Pitchard (U.S.)
Deputy Regional Director
Real Property Disposal
War Assets Administration

CITY LIMITS

F.E.C.R.R.

FEDERAL HIGHWAY (U.S. 1)

N.E. 10th. STREET

QUIT CLAIM DEED
DATED AUG. 29, 1947

SUPPLEMENTAL
QUIT CLAIM DEED
DATED JUNE 24, 1948

PREPARED BY:
CITY OF POMPANO BEACH ENGINEERING DEPT.
DATE - APRIL 11, 1983

MUNICIPAL AIRPORT
POMPANO BEACH
FLORIDA

SCALE: 1"=1,000'

From: [Elliott, Marisol \(FAA\)](#)
To: [Steve Rocco](#); [Brown, Juan \(FAA\)](#); [Henry, Rebecca \(FAA\)](#); [Rupinta, Vernon \(FAA\)](#)
Cc: [Jean Dolan](#); [Brian Donovan](#)
Subject: RE: Actual Air Park Deed with use restriction language
Date: Tuesday, April 22, 2025 1:19:53 PM

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Steve,

Below you mention the need for a letter. We will need some additional time to pull together a letter. In the meantime, to provide a general response via email, we have looked at historical letters regarding this issue and have stated previously that granting of easements for ecological conservation purposes would prevent the city's ability to develop the property in a manner that would benefit the airport and the flying community. Additionally, wildlife attractants are of also particular concern to the FAA. Any change in land use that may promote the attraction of wildlife could pose a hazard to aircraft using the facility and therefore, we have opposed encumbrances of airport property for ecological purposes.

Marisol C. Elliott
Community Planner

Federal Aviation Administration
Orlando Airports District Office
8427 SouthPark Circle, Suite 524
Orlando, FL 32819-9058
Direct (407) 487-7231
Fax (407) 487-7135

From: Steve Rocco <Steve.Rocco@copbfl.com>
Sent: Monday, April 21, 2025 6:37 PM
To: Elliott, Marisol (FAA) <Marisol.Elliott@faa.gov>; Brown, Juan (FAA) <Juan.Brown@faa.gov>; Henry, Rebecca (FAA) <Rebecca.Henry@faa.gov>; Rupinta, Vernon (FAA) <Vernon.Rupinta@faa.gov>
Cc: Jean Dolan <Jean.Dolan@copbfl.com>; Brian Donovan <Brian.Donovan@copbfl.com>
Subject: FW: Actual Air Park Deed with use restriction language
Importance: High

CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Orlando ADO Team,

I am following up on below email sent on April 8. As stated, we (City) are in process of

preparing a Land Use Plan Amendment and Zoning Change for parcels of Airpark Deed restricted property for future aviation development as depicted in the ALP and Airpark Master Plan. In order to facilitate these changes it is necessary for the City (Airport Sponsor) get Broward County approvals to amend the County's Environmental Sensitive Land (ESL) Map and remove the Local Area of Particular Concern (LAPC) designations from these areas. I have added a new word document which we (Airport Sponsor) will responded to Broward County Environmental Permitting Division as it relates to their reluctance to grant the changes. As we (City) have emphasized throughout the correspondence advising Broward County the FAA's position on deed restricted land uses on the airport, we (City) are looking for a letter from the FAA supporting our efforts to provide Broward County so we can receive their concurrence on our request. Looking forward to a response from your office. Thank you.



From: Steve Rocco

Sent: Tuesday, April 8, 2025 5:27 PM

To: 'Elliott, Marisol (FAA)' <Marisol.Elliott@faa.gov>

Cc: 'Rupinta, Vernon (FAA)' <Vernon.Rupinta@faa.gov>; Brown, Juan (FAA) <Juan.Brown@faa.gov>; Henry, Rebecca (FAA) <Rebecca.Henry@faa.gov>; Jean Dolan <Jean.Dolan@copbfl.com>; Brian Donovan <Brian.Donovan@copbfl.com>

Subject: FW: Actual Air Park Deed with use restriction language

Importance: High

Marisol,

Per our discussion last week, I have attached several letters/documents pertaining to the City's actions preparing an Airpark Land Use Plan Amendment (LUPA) and Environmental Sensitive Land (ESL) map amendment to change the Land Use Designation to Transportation and to allow the currently wooded areas on the Pompano Beach Airpark to accommodate future aviation uses. The amendment will create revenue producing parcels as mandated by the Airpark Deed Restrictions and Grant Assurances. I have also attached a copy of the FBO Phase I Plat for your review. The City (Airpark) has recently started a survey for the future FBO

Phase II Plat depicted in the attached sketches.

The County's Environmentally Sensitive Lands Map as well as the conservation easement created by City Commission on one of these wooded areas more than thirty years ago when this property was not needed for aviation use, are barriers to developing these existing wooded areas in aviation uses. The first round of written comments by Broward County staff indicates a lack of support to remove the wooded areas on the airport from the ESL Maps. The City would like a definitive statement on what the FAA's position will be if Broward County denies our request to amend the ESL map and effectively blocks all future development of these wooded areas?

The City (Airpark) wants to be prepared to develop the airport as depicted on the adopted ALP. We are requesting a letter confirming that the FAA requires the removal of all barriers to development of these wooded areas to enable the development of aviation and aviation-supportive uses as required by the Airpark Surplus Property Act Deed Restrictions and the Airpark Master Plan.

If you need additional information please let us know. Thank you for your attention and assistance with this very important matter.

Best Regards,





U.S. Department
of Transportation
**Federal Aviation
Administration**

Orlando Airports District Office
8427 Southpark Circle, Suite 524
Orlando, FL 32819-9058

Phone: (407) 487-7231
Fax: (407) 487-7135

May 12, 2025



Mr. Steven P. Rocco, C.M., ACE
Airport Manager
Pompano Beach Airpark
1001 Northeast 10th Street
Pompano Beach, FL 33060

Dear Mr. Rocco:

Re: Pompano Beach Airpark (PMP), Pompano Beach, FL – City's Land Use Plan and Environmental Sensitive Land Amendments

This responds to your April 8, 2025 e-mail, regarding the City's plan to submit amendments to the Airport Land Use Plan (LUPA) and Environmental Sensitive Land (ESL) map to change the land use designation to Transportation versus Local Area of Particular Concern (LAPC). Historically, the FAA has responded to numerous inquiries concerning the designation of this property as environmental preservation or LAPC, and our current stance is unchanged. The Federal Aviation Administration (FAA) opposes any encumbrance of airport property for ecological conservation purposes, as it may prevent future development needed to meet aeronautical demand.

The Pompano Beach Airpark was transferred to the City of Pompano Beach on August 29, 1947, under the provisions of the Surplus Property Act of 1944, as amended by Public Law 80-289. This property was transferred for use as a public airport, and the deed included property in excess of aeronautical needs to be used expressly for the purpose of generating income for the operations and maintenance of the airport.

Although the FAA can appreciate the local interest in preserving land on PMP, there does not appear to be a significant benefit to PMP or civil aviation by restricting future development with the LAPC. These areas designated as LAPC could be developed for aeronautical use with direct access to the aircraft operations area as well as being suitable for non-aeronautical commercial development which could provide revenue to the PMP to cover airport operating expenses and capital improvements.

In addition, when accepting grants from the federal government for airport development there are Grant Assurances (GAs) that the City is contractually obligated to comply with. There are key grant assurances that directly impact land use on airport property including: property ownership

(GA4), ability to exercise necessary rights and powers (GA5), consistency with local plans (GA 6), consideration of local interests (GA 7), operation and maintenance of noise compatibility measures (GA 13), hazard removal and mitigation (GA 20), compatible land use (GA21), and ensuring the airport layout plan is updated (GA 29). Designating land as ESL may be in conflict with these GAs.

Also, wildlife attractants are of particular concern to the FAA. Any changes in land use that may promote the attraction of wildlife could possibly be a hazard to aircraft using the facility. The City has the responsibility of maintaining the Airpark and preventing the introduction of potential hazards.

If you have further questions or need for clarification, please feel free to contact me at (407) 487-7231.

Sincerely,

MARISOL
C ELLIOTT

Digitally signed by
MARISOL C ELLIOTT
Date: 2025.05.12
11:31:57 -04'00'

Marisol C. Elliott
Community Planner

ATTACHMENT 9



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

March 27, 2025

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

via email to dvonstetina@broward.org

FROM: Dunia De La Horra Fernandez
Broward County Water Management Division

SUBJECT: Pompano Air Park, PC 25-2
Land Use Plan Amendment - New BCLUP Amendment

Dear Ms. Deanne:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-2 and have no comments or objections.

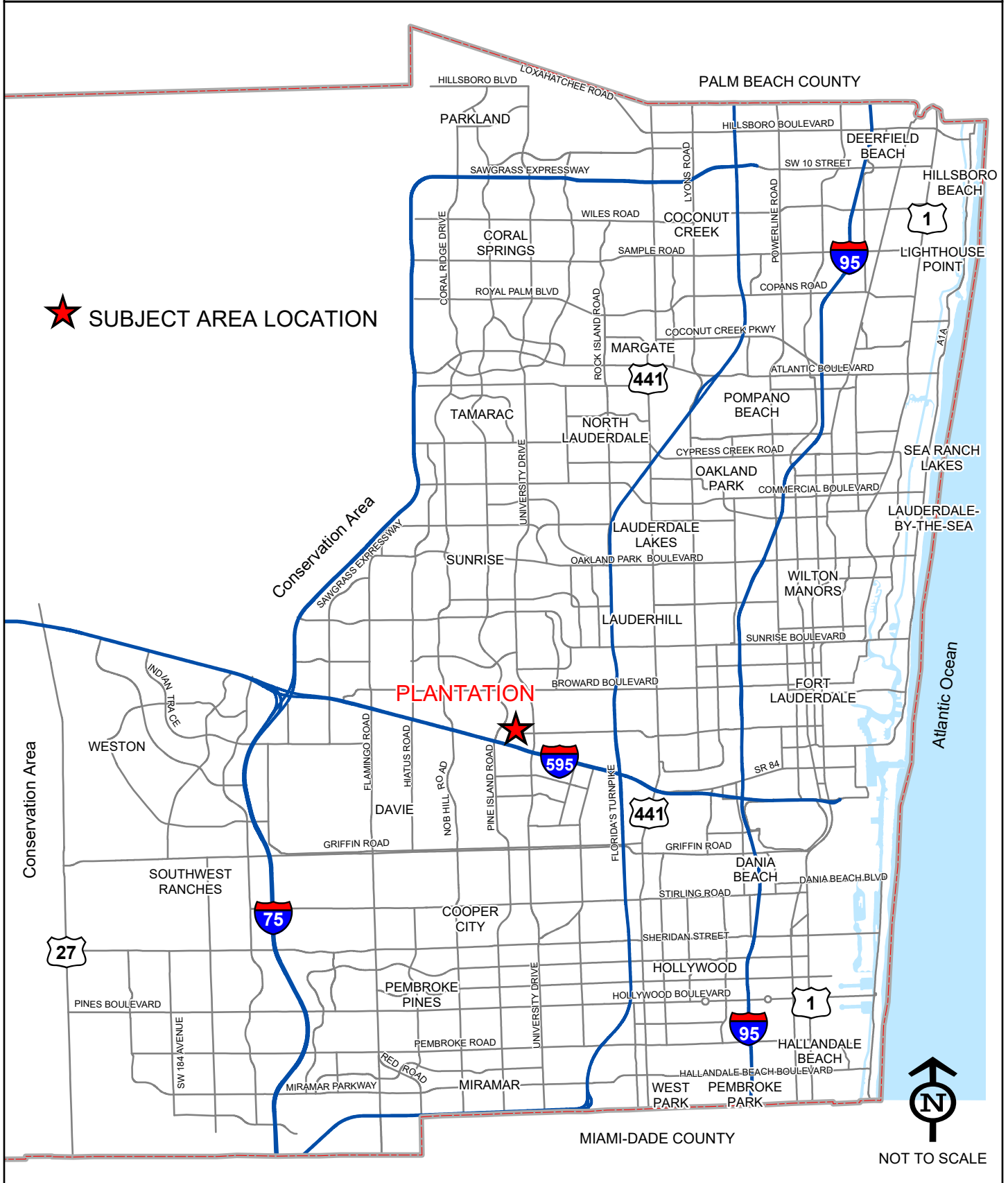
Sincerely,

Dunia De La Horra Fernandez

Dunia De La Horra Fernandez
Program/Project Coordinator Senior
Broward County Water Management Division
2555 W. Copans Rd., Pompano Beach, FL 33069
Office: 954-831-0755
E-mail: ddelahorrafernandez@broward.org

ITEM 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 25-3



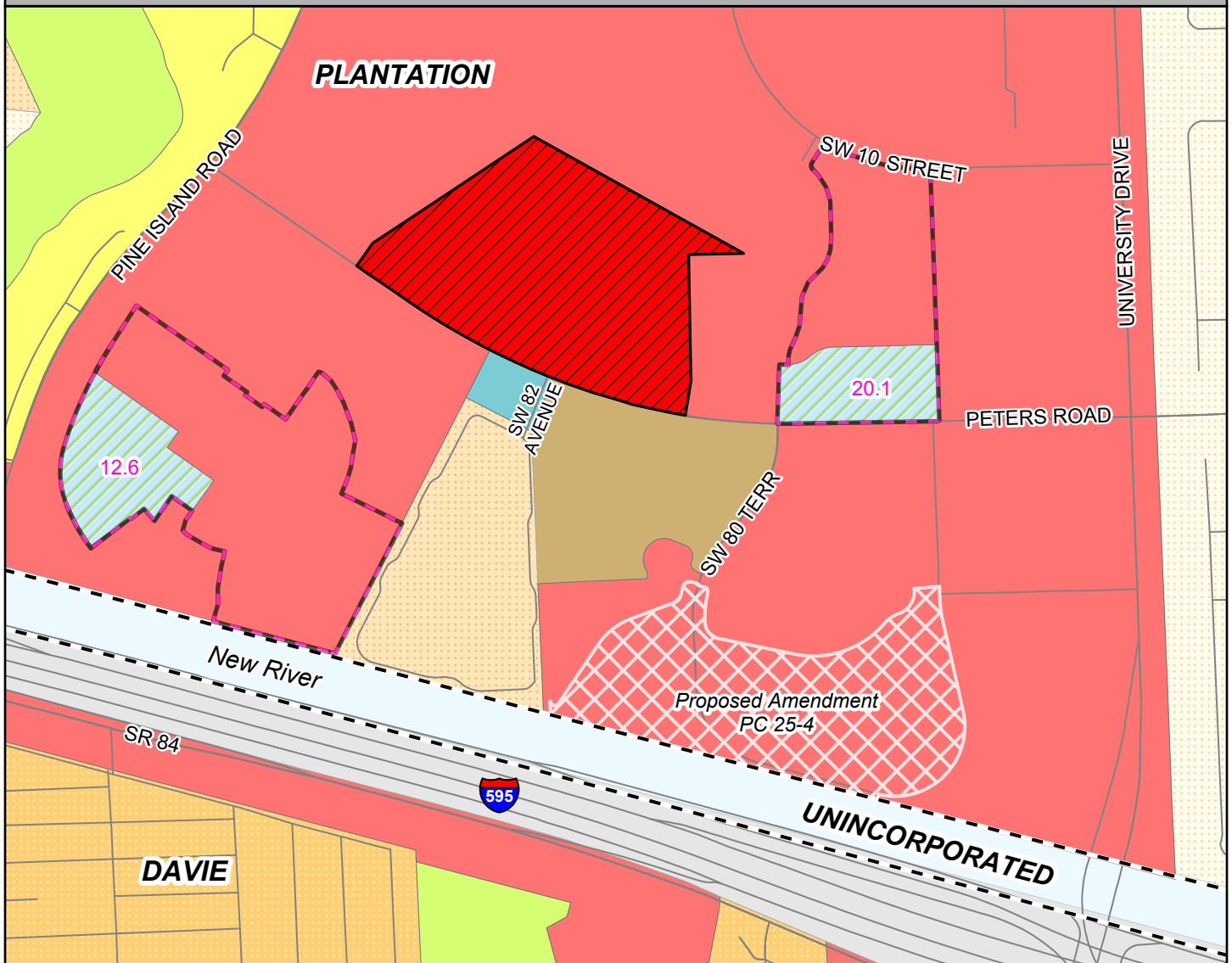
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-3



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-3

Current Land Use: Commerce

Gross Acres: Approximately 24.2 acres



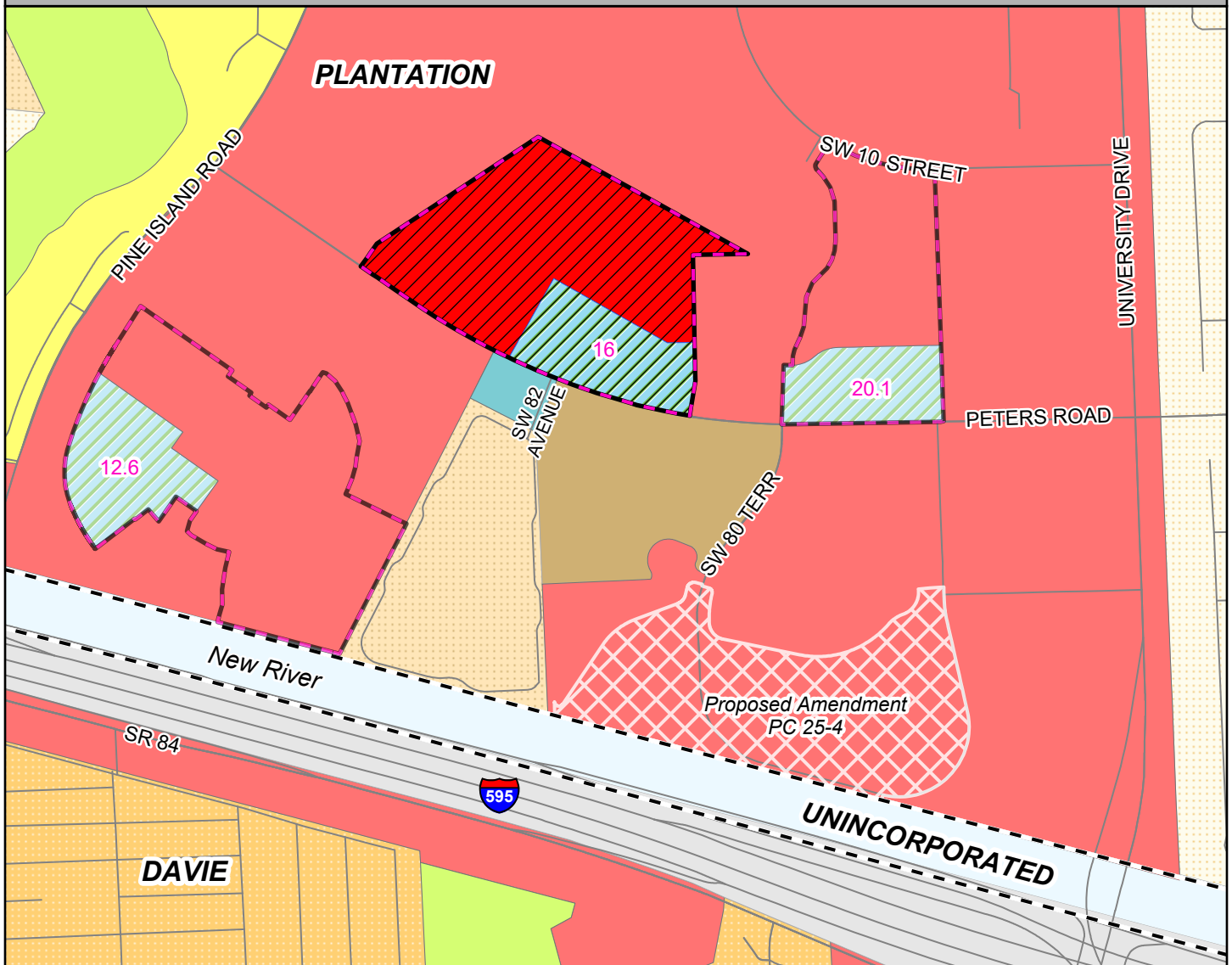
- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-3

Proposed Land Uses: 18.3 acres of Commerce and 5.9 acres of Irregular (16) Residential within a Dashed-Line Area

Gross Acres: Approximately 24.2 acres



- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-3
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 39 dwelling units (10% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years. See Attachment 8.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo. Abstain: Abramson)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

INTRODUCTION AND APPLICANT'S RATIONALE

- *A “Dashed-Line Area” is defined as 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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Commerce
	East: Commerce
	South: Medium-High (25) Residential, Community and Commerce
	West: Commerce

VI. Applicant/Petitioner

A. Applicant:	Jon Auerbach, Vice President, Stiles Residential Group
B. Agent:	C. William Laystrom Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C. Property Owners:	Plantation Crossroads I LLC, Plantation Crossroads II LLC, and Capital Partners LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area." The applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.86 gross acre portion of the overall +/- 24.2-gross acre site. The overall site currently contains office buildings and surface parking. The new multifamily project is proposed in the underutilized parking area. The subject site is located within the South Village of the City's Midtown District. The proposed development will add to the critical residential mass that is required for a fully functional activity center. The proposed development will contribute to new and updated housing units that will be attractive to Midtown's target market. Furthermore, the proposed development will offer a higher and better use of the currently underutilized site, while supporting nearby transit stops by adding residential units within walking distance. The current land use does not permit residential use within the subject property; therefore, a land use plan amendment is required to change the designation to permit the proposed residential use while retaining the existing office park designation and uses."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to a Dashed-Line Area consisting of 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 59 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Peters Road**, between Pine Island Road and University Drive, is currently operating at and projected to operate at level of service (LOS) “C,” with or without the subject amendment.
- **Pine Island Road**, between State Road 84 and Broward Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between State Road 84 and Peters Road, is currently operating at and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between Peters Road and Broward Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **Broward Boulevard**, between Pine Island Road and University Drive, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is provided within a ¼ mile of the proposed amendment site. In addition, the Transportation Surtax identifies several fixed route bus improvements to the county route serving the amendment site such as shorter headways, increased span of service and new service types. The BCT report also recognizes that increasing residential opportunities along the existing transit route will support the utilization of mass transit. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends wide connected sidewalks, shade elements, including preservation of mature trees, covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, and electric vehicle charging stations, as well as enhancing bicycle and pedestrian connections to adjacent uses and the provision of safe circulation routes and school crossings for pedestrians and bicycles. See Attachment 4. The applicant has provided correspondence acknowledging the review agency comments and will incorporate the provided recommendations as able in the project design. See Attachment 7.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 24 additional students into Broward County Public Schools, consisting of 10 elementary school students, 5 middle school students and 9 high school students. The report further states that Tropical Elementary, Seminole Middle, and South Plantation High Schools are all under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "6," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that 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. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6.

IV. Other Natural Resources

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Vegetation: The BCRED report notes that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED staff recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 6.

The applicant has provided correspondence acknowledging the foregoing review agency comments and will incorporate the provided recommendations as able in the project design. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes an increase of 387 dwelling units to be permitted by the BCLUP. The applicant has voluntarily committed to designate at least 39 dwelling units (approximately 10%) as moderate-income affordable housing (between 80% and 120% of median income) for a period of 30 years. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachment 4. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment. See Attachment 8.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, including Policy 2.16.1 regarding providing, encouraging and enabling affordable housing opportunities and Strategy AH-4 recognizing the housing and transportation connection.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

The applicant conducted one (1) community outreach meeting to present the proposed development plan to neighboring residents and interested parties.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 12 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Commerce to a Dashed-Line Area consisting of 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce would result in an addition of 387 dwelling units. Adjacent development consists of hotel, office, educational facility, religious institution and multi-family development primarily designated Commerce, Residential and Community.

The amendment site is currently developed with two office buildings and ancillary surface parking. The applicant has indicated that the intention is to maintain the office use as it exists and to develop a portion of the southeastern surplus parking with residential dwelling units. The applicant anticipates the proposed redevelopment will foster employment opportunities and other lifestyle benefits with the proposed multi-family residential in proximity to the existing onsite and adjacent office, hotel and community uses.

The subject site is located within the City's Midtown District, which is a locally established improvement district, where increased residential mass is critical to supporting a mix of uses and nearby transit. The proposed development promotes the Midtown District vision by introducing new and updated housing options that align with the area's projected growth and demographics, supporting walkability and connectivity, and strengthening the viability of nearby commercial and employment uses. In addition, the proposed development represents a higher and better use of the underutilized surface parking area of the site. Moreover, development of the amendment site with a higher density multi-family residential use will serve to further the transportation and housing connection recognized by the BCLUP, noting the amendment site is in proximity to primary transportation corridors, including Peters Road, Pine Island Road, University Drive and Interstate 595.

The applicant has voluntarily committed to designating at least 39 of the dwelling units (approximately 10% of the units) as **affordable housing** at the moderate-income level (between 80% and 120% of median income) for a period of 30 years. The applicant has submitted a draft Declaration of Restrictive Covenants reflecting the foregoing commitment. See Attachment 8. The proposed redevelopment is also consistent with the County's 10-Year Affordable Housing Master Plan that encourages higher housing densities along transit corridors in recognition of the profound effect in connecting workers and all residents to jobs, public transit, and livable communities.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. In addition, staff's analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical, cultural or natural resources** were identified.

PLANNING ANALYSIS (continued)

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends approval subject to the applicant's affordable housing voluntary commitment.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of May 2025
2. Broward County Planning Council Traffic Analysis of March 28, 2025
3. Broward County Transit Division Report of March 26, 2025
4. Broward County Urban Planning Division Report of April 23, 2025
5. School Board of Broward County Consistency Review Report of April 24, 2025
6. Broward County Resilient Environment Department Report of April 25, 2025
7. Applicant Response to Review Agency Comments Received May 12, 2025
8. Draft Declaration of Restrictive Covenants Regarding Affordable Housing
9. Broward County Parks and Recreation Division Report of April 14, 2025
10. Broward County Water Management Division Report of April 8, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-3

Prepared: May 2025

POTABLE WATER

The proposed amendment site will be served by the Plantation Central and East Water Treatment Plants, which have a current combined capacity of 24 million gallons per day (mgd). The current and committed demand on the treatment plants is 14.1 mgd, with 9.9 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 3.14 mgd available for water withdrawal, which expires on April 15, 2045. Planning Council staff utilized a level of service of 140 gallons per day (gpd) per capita (2.57 persons per household) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.13 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Plantation adopted its 10-year Water Supply Facilities Work Plan on October 21, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Plantation Regional Wastewater Treatment Plant, which has a current capacity of 18.9 mgd. The current and committed demand on the treatment plant is 11.8 mgd, with 7.1 mgd available. Planning Council staff utilized a level of service of 275 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.1 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by WIN Waste Innovations for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Wheelabrator Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 815,000 tons per year (TPY). The current demand placed on this facility is 750,000 TPY, with 65,000 TPY available. Planning Council staff utilized a level of service of 8.9 pounds per dwelling unit per day for residential uses and 4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,084 pounds per day or 0.5 tons per day on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdictions of the Old Plantation Water Control District (OPWCD) and South Florida Water Management District (SFWMD). Surface water management license permits from both OPWCD and SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Plantation has 530.45 acres in its parks and open space inventory. The 2050 projected population (110,079) requires approximately 330.24 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 3.0 acres on the projected demand for local parks. The City of Plantation continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-3

Prepared: March 28, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 24.2 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commerce
Potential Development:	242,000 square feet of commerce use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"*
Total P.M. Peak Hour Trips:	1,082 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Dashed-Line Area** consisting of: 5.9 acres of Irregular (16) Residential permitting a maximum of 387 dwelling units 18.3 acres of Commerce
Potential Development:	387 dwelling units 183,000 square feet of commerce use
Trip Generation Rates:	"ITE Equation (221) Multifamily Housing (Mid-Rise)" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	151 + 872 = 1,023 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>- 59 peak hour trips</u>
--	------------------------------------

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 59 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.

ATTACHMENT 3



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

March 26, 2025

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



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

Dear Alica Joseph,

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

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

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

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development

Broward County Board of County Commissioners

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

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

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

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: April 23, 2025

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

FROM: Darby Delsalle, AICP, Assistant Director
DARBY DELSALLE Digitally signed by
DARBY DELSALLE
Date: 2025.04.23
16:03:00 -04'00'

SUBJECT: PC 25-3 (Crossroads II)

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

Current Designations: Commerce

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

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

Analysis of Natural and Historic Resources

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

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

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

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

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

Affordable Housing

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

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

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

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

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

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

Redevelopment Analysis

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

Intergovernmental Coordination

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

Complete Streets

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

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

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

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

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

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

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

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

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

Broward County Staff Complete Streets Comments

Staff suggests the following:

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

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

LAND USE/REZONING

SBBC-3437-2022

County No: 25-3

Folio #: 504109270020, 504109270032, 504109270031, 504109270030

Crossroads II

April 24, 2025



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

RECEIVED
4/24/2025

ATTACHMENT 5

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: April 24, 2025		Units Permitted	0	Units Proposed	387
Name: Crossroads II		NET CHANGE (UNITS):		387	
SBBC Project Number: SBBC-3437-2022		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number: 25-3		Elem	0	10	10
Municipality Project Number: PD24-0002, PP24-0019		Mid	0	5	5
Owner/Developer:		High	0	9	9
Jurisdiction: Plantation		Total	0	24	24
				Existing Land Use:	Office Park
				Proposed Land Use:	Office Park and Medium
				Current Zoning	OP-P
				Proposed Zoning:	B7-Q
				Section:	9
				Township:	50
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Tropical Elementary	932	946	780	-166	-9	82.5%	
Seminole Middle	1,415	1,415	1,024	-391	-17	72.4%	
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%	

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 6 - Elementary	19,223	15,373	-3,850	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	9,307	7,720	-1,587	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,956	12,883	-1,073	12,662	12,630	12,600	12,568	12,536

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Imagine School- Plantation	1,340	384	-956	384	384	384

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Tropical Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Seminole Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
South Plantation High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 24.2-acre site is generally located north of Peters Road and west of SW 10th Street in the City of Plantation. The current land use designation for the site is Office Park /Commerce, and the current zoning designation is OP-P, which allows no residential units. The applicant proposes to change the land use designation to Office Park and Medium (16) Residential within a dashed line area and the zoning designation to B7-Q to allow 387 (all two or more bedroom) mid-rise residential units, which is anticipated to generate 24 additional (10 elementary, 5 middle, and 9 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Tropical Elementary, Seminole Middle, and South Plantation High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3437-2022

Reviewed By:

4/24/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 25-3
Page 1



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

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

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

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

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

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NATURAL RESOURCES DIVISION

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

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

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

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

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

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

[Check map at:

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

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

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

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

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

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

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

Please see attached.

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

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

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

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

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

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

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

Please see attached Water Recharge Questionnaire.


ATTACHMENTS



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

Date: 4/14/2025

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

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

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

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

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

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

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

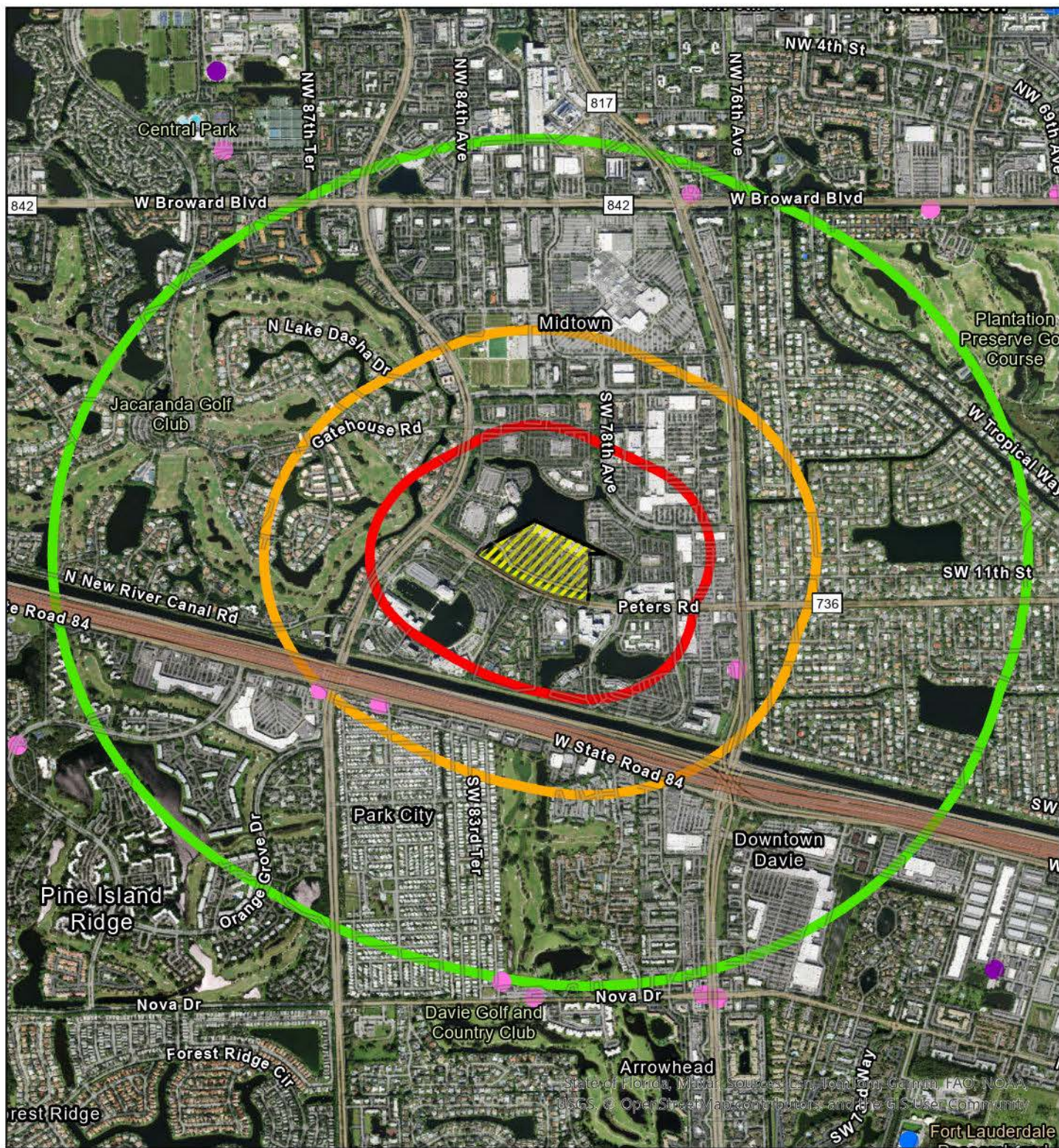
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green

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

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



Broward County Land Use Plan Proposed Amendment 25-3



Legend

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

0 0.25 0.5 1 Miles



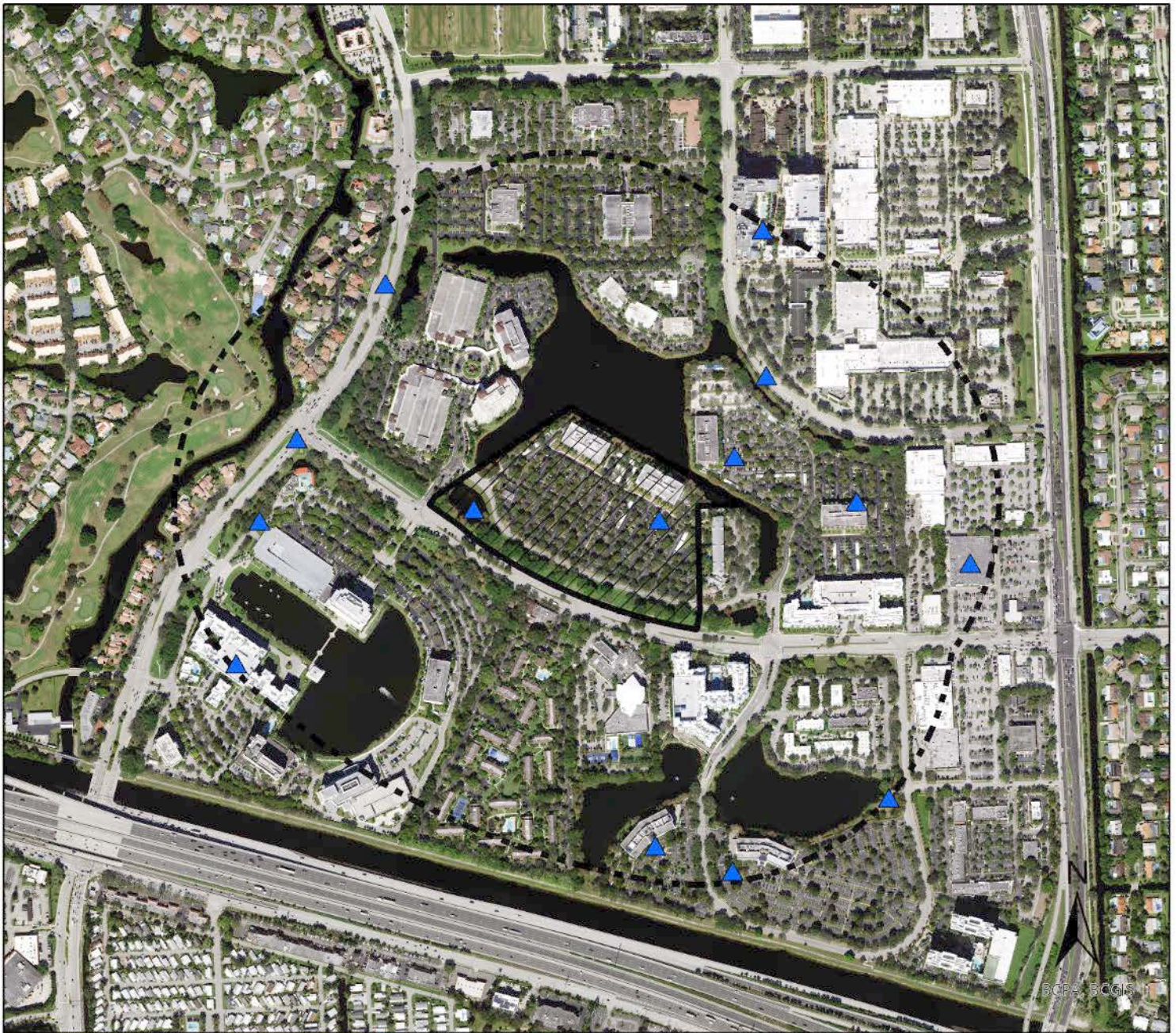
Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 4/3/25
Natural Resources Division

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

PC 25-3 (Crossroads II) City of Plantation

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

PC 25-3 (Crossroads II) City of Plantation



Urban Broward County
Location of Land Use Amendment Site

0 0.1 0.2 Miles

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

POSSE SARA Title III Sites

Boundary

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

Prepared by: PDURIUS

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

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

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

I. Description of the Site and Proposed Amendment

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

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

II. Wetland Review

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

Chapter 27 of the Broward County Code of Ordinances?

III. Comments:

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

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

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

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor

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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

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

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

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

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

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

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

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

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

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

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

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

III. Analysis of Impact of Change in Land Use Designation

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

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

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

IV. Comments

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

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

ATTACHMENT 7



STILES
Invest • Build • Manage

RECEIVED
5/12/2025

May 12, 2025

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: Crossroads Residential Land Use Plan Amendment – Response to Agency Comments PC 25-3.

Dear Director Boy,

As a follow-up to the review agency letter from April 30th, 2025, the Applicant acknowledges each of the Agency comments. Further, the Applicant agrees with the recommendations of those agencies and will work to include those recommendations in its designs and plans as part of the future rezoning, site planning and agency permitting that will follow this Land Use Plan Amendment.

Sincerely,

Jon Auerbach, President

Stiles Residential Group

ATTACHMENT 8

Name: C. William Laystrom, Jr.

Address:

Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

This Instrument Prepared by:

C. William Laystrom, Jr.
Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

RECEIVED
6/12/2025

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) made this ____ day of _____, 2025, by PLANTATION CROSSROADS I, LLC, a Delaware limited liability company and PLANTATION CROSSROADS II, LLC, a Delaware limited liability company (“Declarants”), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida (“City”).

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in Exhibit "A" ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Medium (16) Residential and Office Park and on the County Land Use Plans from Commerce to Medium (16) Residential and Commerce in conjunction with redevelopment of the Property (“Project”); and

WHEREAS, the Property is being redeveloped as a residential apartment use, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a “Conversion”); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 385 dwelling units, an increase of 385 units (“Additional Units”); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event ~~Declarant develops~~ the Property is developed with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Ten percent (10%) of the units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units"). If the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial of Affordable Housing Units yielded shall be rounded up to the next whole number.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United~~

~~States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. _____.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchase shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “Exhibit B” attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and

- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by FHFC HUD. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments within the rent limit by number of bedrooms in the units, as published annually by FHFC HUD.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of a Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Official Records of Broward County, Florida, however, as to each Affordable

Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by 4 Declarant to a third-party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term. Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.

- b. ~~Upon request by Declarant, the County and City shall execute an estoppel letter within fifteen days of such request, verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or iii) that Declarant is in compliance with the Declaration.~~

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. ~~The City and/or County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation.~~ The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

PLANTATION CROSSROADS I, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS I, LLC, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

PLANTATION CROSSROADS II, LLC, a
Delaware limited liability company

By: _____
 Printed Name: _____
 Its: _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS II, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

PARCEL I (AS SURVEYED)

A portion of Parcels 2 and 3, Jacaranda Parcel 817, according to the Plat thereof as recorded in Plat Book 143, at Page 1, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the Southeast corner of said Parcel 3, said point being on a curve, concave to the Northeast, radial bearing to said point of S18°56'39"W, said curve having a radius of 2811.79 feet, and a central angle of 06°42'24" thence westerly along the south line of said Parcel 3 on an arc distance of 329.13 feet; thence N29°08'56"E, 337.25 feet' thence S60°51'04"E, 561.28 feet; thence N88°52'52"E, 116.34 feet; thence S01°07'10"E, 164.10 feet; thence S09°24'23"W, 100.00 feet to the South line of said Parcel 2, also being a point of a curve, being concave to the North, radial bearing to said point of S09°24'23"W, said curve having a radius of 2811.79 and a central angle of 09°32'16"; thence westerly along said south line an arc distance of 468.07 feet to the POINT OF BEGINNING.

Said lands situate in the City of Plantation, Broward County, Florida and containing 212,687 square feet (4.883 acres) more or less.

EXHIBIT B

Notice of designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the Public Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES: _____

By: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

_____ The foregoing instrument was acknowledged before me by means of _____ physical presence
or online notarization, this _____ day of _____, 2025 by _____,
as _____ of _____ on behalf of the corporation/partnership. He or
she is _____ personally know to me, or _____ has produced identification. Type of identification
produced _____.

NOTARY PUBLIC

Print Name: _____
(Seal)

My Commissioner expires: _____

ATTACHMENT 9



PARKS AND RECREATION DIVISION • Administrative Offices

950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

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

April 14, 2025

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



Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West, Dan
Date: 2025.04.14
13:20:50 -04'00'

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

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

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

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

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

ATTACHMENT 10



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

April 8, 2025



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

via email to: alijoseph@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

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

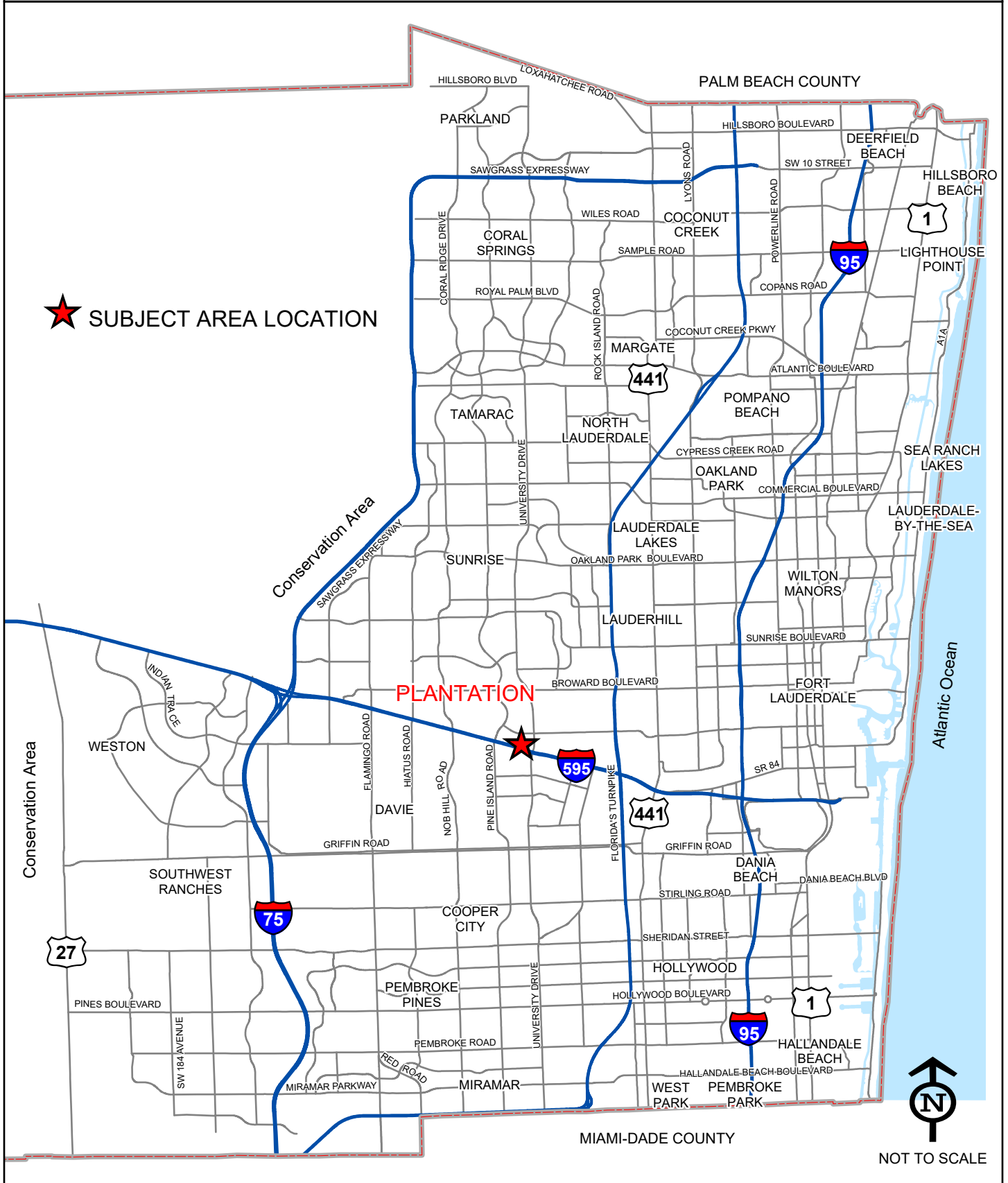
Dear Ms. Joseph:

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

Sincerely,

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

**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP
AMENDMENT PC 25-4**



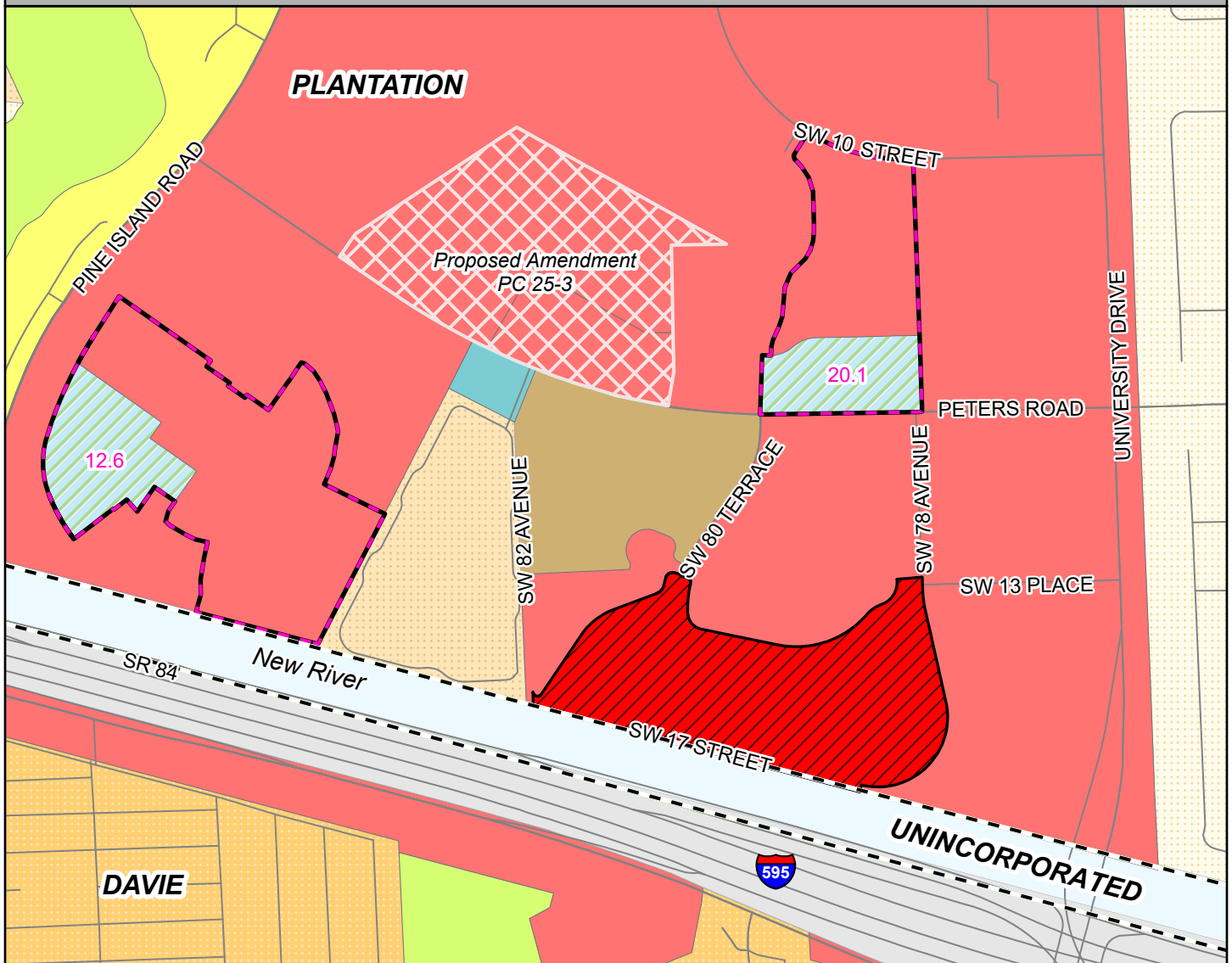
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-4



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-4

Current Land Use: Commerce

Gross Acres: Approximately 22.5 acres



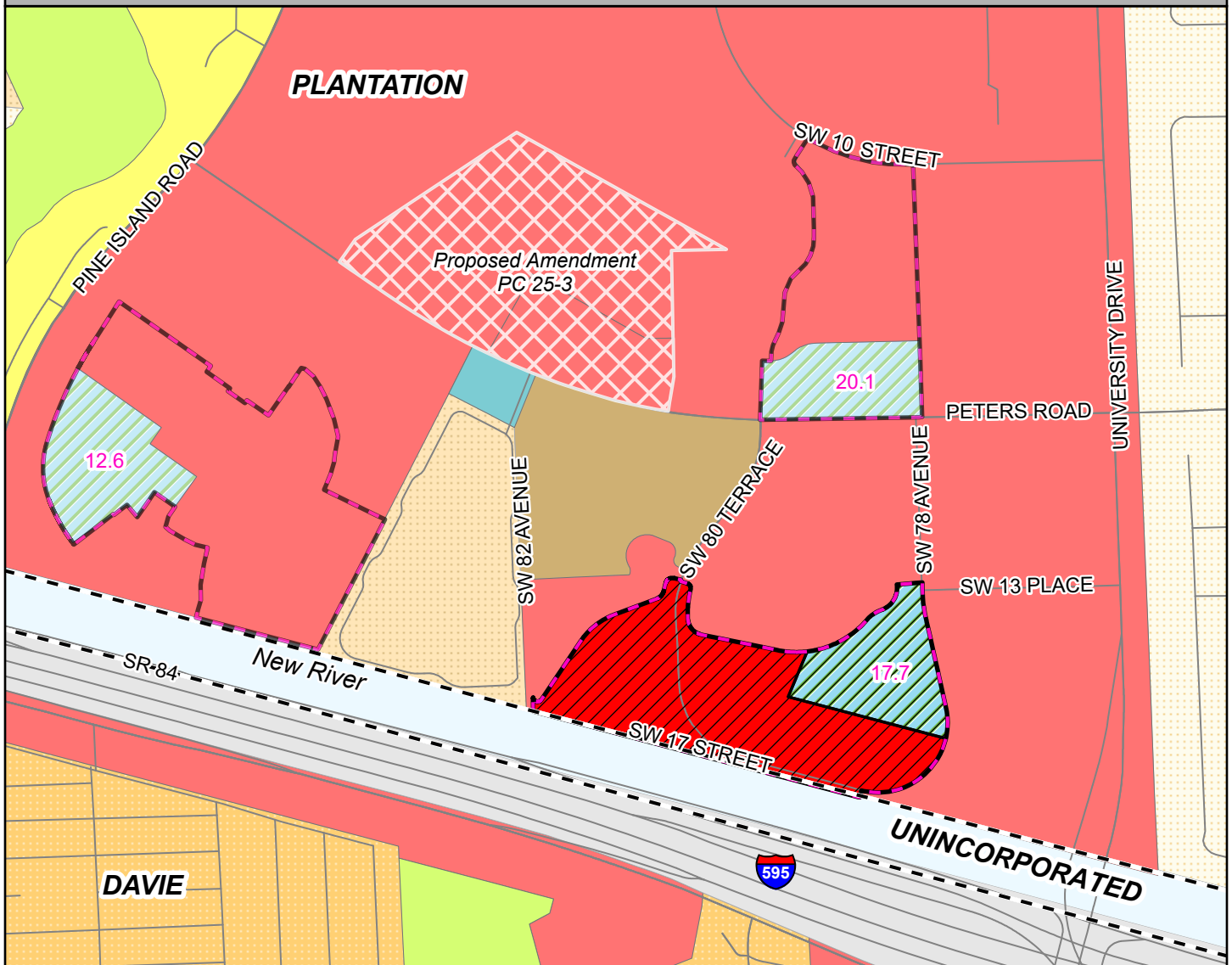
- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



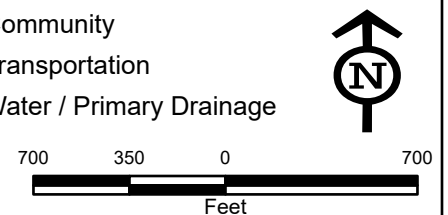
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-4

Proposed Land Uses: 16.7 acres of Commerce and 5.8 acres of Irregular (17.7) Residential within a Dashed-Line Area

Gross Acres: Approximately 22.5 acres



- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 49 dwelling units (12% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years. See Attachment 8.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo)

III. County Commission Final Action

September 16, 2025

Approved per Planning Council public hearing recommendation.

INTRODUCTION AND APPLICANT'S RATIONALE

- *A “Dashed-Line Area” is defined as 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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Commerce and Medium-High Residential (25)
	East: Commerce
	South: Primary Drainage and Transportation
	West: Commerce and Medium (16) Residential

VI. Applicant/Petitioner

A. Applicant:	ICA PPC Land, LLC
B. Agent:	C. William Laystrom, Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C. Property Owner:	WPIP Plantation Property, LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Irregular (17.7) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Irregular (17.7) Residential all within a dashed-line area." The applicant is requesting the amendment to allow for a new 395-unit multifamily residential complex on a +/- 5.3 net acre portion of the overall +/- 22.5 gross acre site. The overall site contains two office buildings and surface parking. The new multifamily project is proposed on the underutilized parking area.

The subject site is located within the South Village of the City's Midtown District. The applicant believes this new residential complex will bring high quality residents to the City of Plantation and serve as an excellent use for the surplus parking spaces on this lot. The site is located adjacent to the existing Aetna office building and is also near the Cornerstone and Crossroads Office Parks, all of which offer potential employment opportunities. The Shops at One Plantation to the east offers commercial and dining opportunities within a short walking distance, while a Publix shopping plaza also with retail, dining and fitness opportunities is approximately ¼ mile to the north.

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

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-4

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to a Dashed-Line Area consisting of 5.8 acres of Irregular (17.7) Residential and 16.7 acres of Commerce is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 47 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Peters Road**, between Pine Island Road and University Drive, is currently operating at and projected to operate at level of service (LOS) “C,” with or without the subject amendment.
- **Pine Island Road**, between State Road 84 and Peters Road, is currently operating at LOS “C,” and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between State Road 84 and Peters Road, is currently operating at and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between Peters Road and Broward Boulevard, is currently operating at LOS “C,” and projected to operate at LOS “F,” with or without the subject amendment.
- **State Road 84**, between Pine Island Road and University Drive, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is provided within a ¼ mile of the proposed amendment site. In addition, the BCT report identifies planned Transportation Surtax transit improvements to the county routes serving the amendment site such as shorter headways, increased span of service and new service types. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The BCT report also recognizes that increasing residential density along existing transit routes will support the utilization of mass transit. Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends wide connected sidewalks, shade elements, including preservation of mature trees, covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, and electric vehicle charging stations, as well as enhancing bicycle and pedestrian connections to adjacent uses and the provision of safe circulation routes and school crossings for pedestrians and bicycles. See Attachment 4. The applicant has indicated it will consider County staff recommendations during its site plan review process. See Attachment 7.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 17 additional students into Broward County Public Schools, consisting of 8 elementary school students, 3 middle school students and 6 high school students. The report further states that Tropical Elementary, Seminole Middle and South Plantation High schools are all under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. In addition, the School Board report indicates that there are no charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "6," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-4

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6. The applicant has indicated that it will ensure that all required licenses be obtained prior to undertaking any site work. See Attachment 7.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that 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. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6. The applicant has indicated it will take into consideration the Climate Action Plan throughout the application, design, permitting, and construction process as approved by the Broward County Climate Change Task Force. See Attachment 7.

IV. Other Natural Resources

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

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 designation is not expected to have a negative impact on upland resources. See Attachment 6.

Vegetation: The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The applicant will remove exotic vegetation as required and will ensure that redevelopment of the site excludes any invasive exotic vegetation. See Attachment 7.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED staff recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 6. The applicant has indicated that they will consider designs that seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity. See Attachment 7.

Contaminated Sites: The BCRED report identifies that there is one (1) contaminated site at or within one-quarter mile of the amendment site and approval from the Broward County Environmental Permitting Division (BCEPD) is required prior to dewatering of the amendment site. See Attachment 6. The applicant has acknowledged and indicated that it will obtain approval from the BCEPD prior to dewatering of the amendment site. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-4

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes an additional 398 dwelling units to be permitted by the BCLUP. The amendment application was submitted with a voluntary commitment to designate at least 49 dwelling units (approximately 12% of the total number of dwelling units) as moderate-income affordable housing (between 80% and 120% of median income) for a period of 30 years. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachment 4. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding affordable housing. See Attachment 8.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, including Policy 2.16.1 regarding providing, encouraging and enabling affordable housing opportunities and Strategy AH-4 recognizing the transportation and housing connection.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

The applicant held one (1) community meeting for property owners within proximity to the amendment site to present the proposed development plan.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 12 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-4

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Commerce to a Dashed-Line Area consisting of 5.8 acres of Irregular (17.7) Residential and 16.7 acres of Commerce would result in an addition of 398 dwelling units. Adjacent development consists of retail, office, religious institution and multi-family development primarily designated Commerce and Residential.

The amendment site is currently developed with two office buildings and ancillary surface parking. The applicant has indicated that the intention is to maintain the office use as it exists and to develop a portion of the eastern surplus parking with residential dwelling units. The applicant anticipates the proposed redevelopment will foster employment opportunities and other lifestyle benefits with the proposed multi-family residential in proximity to the existing onsite and adjacent office, retail and community uses.

The subject site is located within the City's Midtown District, which is a locally established improvement district, where increased residential mass is critical to supporting a mix of uses and nearby transit. The proposed development promotes the Midtown District vision by introducing new and updated housing options that align with the area's projected growth and demographics, supporting walkability and connectivity, and strengthening the viability of nearby commercial and employment uses. In addition, the proposed development represents a higher and better use of the underutilized surface parking area of the site. Moreover, development of the amendment site with a higher density multi-family residential use will serve to further the transportation and housing connection recognized by the BCLUP, noting the amendment site is in proximity to primary transportation corridors, including Peters Road, Pine Island Road, University Drive and Interstate 595.

The applicant has voluntarily committed to designating at least 49 of the proposed dwelling units (approximately 12%) as **affordable housing** at the moderate-income level (between 80% and 120% of median income) for a period of 30 years. The applicant has submitted a draft Declaration of Restrictive Covenants reflecting the foregoing commitment. See Attachment 8. The proposed redevelopment is also consistent with the County's 10-Year Affordable Housing Master Plan that encourages higher housing densities along transit corridors in recognition of the profound effect in connecting workers and all residents to jobs, public transit, and livable communities.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. In addition, staff's analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical, cultural or natural resources** were identified.

PLANNING ANALYSIS (continued)

Regarding impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Area “6,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends approval subject to the applicant’s affordable housing voluntary commitment.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-4

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of May 2025
2. Broward County Planning Council Traffic Analysis of April 22, 2025
3. Broward County Transit Division Report of May 14, 2025
4. Broward County Urban Planning Division Report of May 13, 2025
5. School Board of Broward County Consistency Review Report of June 9, 2025
6. Broward County Resilient Environment Department Report of May 15, 2025
7. Applicant Response to Review Agency Comments, dated June 11, 2025
8. Draft Declaration of Restrictive Covenants Regarding Affordable Housing
9. Broward County Parks and Recreation Division Report of May 12, 2025
10. Broward County Water Management Division Report of May 13, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-4

Prepared: May 2025

POTABLE WATER

The proposed amendment site will be served by the Plantation Central and East Water Treatment Plants, which have a current combined capacity of 24 million gallons per day (mgd). The current and committed demand on the treatment plants is 13.57 mgd, with 10.43 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 6.54 mgd available for water withdrawal, which expires on April 15, 2045. Planning Council staff utilized a level of service of 140 gallons per day (gpd) per capita (2.57 persons per household) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.14 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Plantation adopted its 10-year Water Supply Facilities Work Plan on October 21, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Plantation Regional Wastewater Treatment Plant, which has a current capacity of 17.5 mgd. The current and committed demand on the treatment plant is 13.74 mgd, with 3.76 mgd available. Planning Council staff utilized a level of service of 275 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.27 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by WIN Waste Innovations for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Wheelabrator Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 815,000 tons per year (TPY). The current demand placed on this facility is 750,000 TPY, with 55,000 TPY available. Planning Council staff utilized a level of service of 8.9 pounds per dwelling unit per day for residential uses and 4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,222 pounds per day or 0.61 tons per day on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdictions of the Old Plantation Water Control District (OPWCD) and South Florida Water Management District (SFWMD). Surface water management license permits from both OPWCD and SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Plantation has 530.45 acres in its parks and open space inventory. The 2050 projected population (110,079) requires approximately 330.24 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 3 acres on the projected demand for local parks. The City of Plantation continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-4

Prepared: April 22, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 22.5 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

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

Potential Trips - Proposed Land Use Designation

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

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

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

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

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

ATTACHMENT 3



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

May 14, 2025

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

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

Dear Huda Ashwas,

Broward County Transit (BCT) has reviewed your correspondence from April 16, 2025, regarding the LUPA of the property located south of Peters Rd. adjacent to the New River canal in the City of Plantation for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed Routes 2, 12, 30, and the Town of Davie Community Shuttle Blue Route. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 2 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 2 runs from 5:00 a.m. to 1:12 a.m. with a frequency of 24 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 2	Weekday	5:00 a.m. – 1:12 a.m.	24 minutes
	Saturday	5:00 a.m. – 12:44 a.m.	31 minutes
	Sunday	6:32 a.m. – 10:59 p.m.	44 minutes
BCT Route 12	Weekday	4:50 a.m. – 11:50 p.m.	30 minutes
	Saturday	4:55 a.m. – 11:50 p.m.	51 minutes
	Sunday	6:15 a.m. – 10:36 p.m.	48 minutes
BCT Route 30	Weekday	5:59 a.m. – 10:51 p.m.	29 minutes
	Saturday	6:00 a.m. – 10:51 p.m.	32 minutes
	Sunday	9:30 a.m. – 7:36 p.m.	47 minutes
Town of Davie Blue Route - 747	Weekday	5:40 a.m. – 6:45 p.m.	70/45 minutes
	Saturday	8:00 a.m. – 5:30 p.m.	60/30 minutes

Broward County Board of County Commissioners

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

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

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

Sincerely,

Romary Justafort

Romary Justafort

Senior Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: May 13, 2025

TO: Barabara Boy, Executive Director
Broward County Planning Council

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

Josie P.
Sesodia

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

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

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

Current Designation: Commerce

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

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

Analysis of Natural and Historic Resources

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

Contact: Rick Ferrer, Historic Preservation Officer
Broward County Resilient Environment Department
Urban Planning Division - Historic Preservation Program

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

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

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

Affordable Housing

The Broward County Urban Planning Division (UPD) staff reviewed the application and determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. However, this determination is based upon the recordation of a legally enforceable document limiting development to 395 dwelling units and further restricting 48 units (or about 12.2 percent of total) as moderate-income affordable housing units for at least 30 years.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request allows an increase of 398 dwelling units. Therefore, Policy 2.16.2 applies to this project.

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

Although the request represents an increase of 398 dwelling units to the BCLUP, the applicant's request would allow a new 395-unit multifamily residential complex on a 5.8-acre portion of the subject site. The applicant proposes 48 units (or about 12.2 percent of the total dwelling units) to be set aside for affordable moderate-income units.

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

Staff recommends the approval of this application be subject to execution and recordation of a legally enforceable document, acceptable to the Broward County Attorney's Office, restricting the

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

Intergovernmental Coordination

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

Complete Streets

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

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

- POLICY 2.29.2 Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 3.5.4 The "Safe Routes" programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County's local governments.
- POLICY 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County "End of Trips Facilities Guide."
- POLICY 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- POLICY 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The site is underutilized surface parking lot. The parcel fronts SW 78th Avenue, less 0.25 miles south of Peters Road and approximately 0.16 miles west of University Drive. A paved entrance to the New River Greenway is located at the southeast edge of the subject site.
- *Schools:* Tropical Elementary School and Seminole Middle School are located just south of Peters Road, approximately 1.3 and 1.6 miles east of the subject site, respectively. South Plantation High School is located on Peters Road, approximately 2.2 miles to the east. A small charter school, Imagine Schools (Plantation Campus) is located north of the subject site, on the south side of Peters Road.

- *Commercial and Civic Uses:* Several hospitals, health centers, pharmacies and supermarkets are located within 1.2 miles. The West Regional Library is located a mile north of the site. Multiple commercial uses are located within 0.25 miles, including restaurants, banks, supermarkets and personal services.
- *Parks:* Parks located within the vicinity of the subject site include the City of Plantation's Pine Island Park and Cocoplum Park.
- *Transit Service:* Bus stops for Broward County Transit (BCT) Route 30 are located on Peters Road, approximately 0.2 miles north of the subject site. Route 30 provides access to the HCA Florida Westside Hospital and West Regional Library on Broward Boulevard near Pine Island Road, as well as the Central Broward Bus Terminal in downtown Fort Lauderdale. BCT Routes 2 and 12 operate along University Drive, just half a mile from the subject site.
- *Additional Mobility Considerations:* Broward Boulevard has several pedestrian and bicycle crashes registered, primarily at the Pine Island Road and Central Park Drive intersections. This portion of the road is currently subject to a safety study in association with the BMPO's Broward Safety Action Plan efforts (2023 – 2025), which will result in a list of proposed improvements.

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

3. Staff suggestions:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings, perimeter paths, and nearby transit stops.
- Consider connecting the parking areas to residential buildings with a covered sidewalk/breezeway to provide shade and protection from the elements.
- Include non-glare, pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users;
- Include Americans with Disabilities Act-compliant elements in the design.
- Consider providing onsite electric vehicle charging.
- Consider providing building bicycle "end-of-trip" facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Collaborate with the City of Plantation and other transportation agencies to increase safety along facilities and at crossings, especially facilities and crossing used by school children.
- Collaborate on improving bicycle facilities and consider shared-use paths/sidewalks instead of on-road facilities.
- Preserve existing "mature" trees, particularly near future walking paths to ensure paths are shaded to reduce the heat-island effect.

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

LAND USE

SBBC-4054-2025

County No: PC 25-4

Folio #: 504116270040

Water's Edge

June 9, 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

ATTACHMENT 5



SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: June 9, 2025 8:14:58		Units Permitted	0	Units Proposed	423
Name: Water's Edge		NET CHANGE (UNITS):		423	
SBBC Project Number: SBBC-4054-2025		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number:		Elem	0	8	8
Municipality Project Number: PP25-0003		Mid	0	3	3
Owner/Developer: WPIP Plantation Property LLC		High	0	6	6
Jurisdiction: Plantation		Total	0	17	17
				Existing Land Use:	Office Park
				Proposed Land Use:	Office Park and
				Current Zoning	OP-P
				Proposed Zoning:	PRD 24.7Q
				Section:	16
				Township:	50
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Tropical Elementary	932	946	780	-166	-9	82.5%	
Seminole Middle	1,415	1,415	1,024	-391	-17	72.4%	
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%	

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 6 - Elementary	19,223	15,373	-3,850	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	9,307	7,720	-1,587	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,956	12,883	-1,073	12,662	12,630	12,600	12,568	12,536

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Tropical Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Seminole Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
South Plantation High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

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

Comments

Information contained in the application indicates that the approximately 22.5-acre site is generally located East of University Drive between Peters Road and Southwest 17 Street in the City of Plantation. The current land use designation for the site is Commerce. The applicant proposes to change the land use designation to Irregular (17.7) Residential to allow a total of 423 residential units including (227 one-bedroom or less and 196 two-bedroom or more) midrise units, which are anticipated to generate 17 additional (8 elementary, 3 middle, and 6 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and the Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Tropical Elementary, Seminole Middle, and South Plantation High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2024-25 school year.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-4054-2025

Reviewed By:

6/9/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6



RED Environmental Comments
PC 25-4
Page 1

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

For: Broward Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

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

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

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

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

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

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

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

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

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

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

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

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP

Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

Surface Water Management Licensing does not have jurisdiction on this portion of the County. This is part of Old Plantation Water Control District.

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

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

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the ten (10) facilities, six (6) are hazardous material facilities, two (2) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (JS 04/17/2025)

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (JS 04/17/2025)

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (JS 04/17/2025)

NATURAL RESOURCES DIVISION

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

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

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

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site, and no air quality-related complaints in the last 10 years. Therefore, there are no facilities in the area with existing or potential odor or noise problems. (AR 5/6/2025)

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

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

[Check map at:

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

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

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

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

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

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

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

See attached.

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

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

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

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

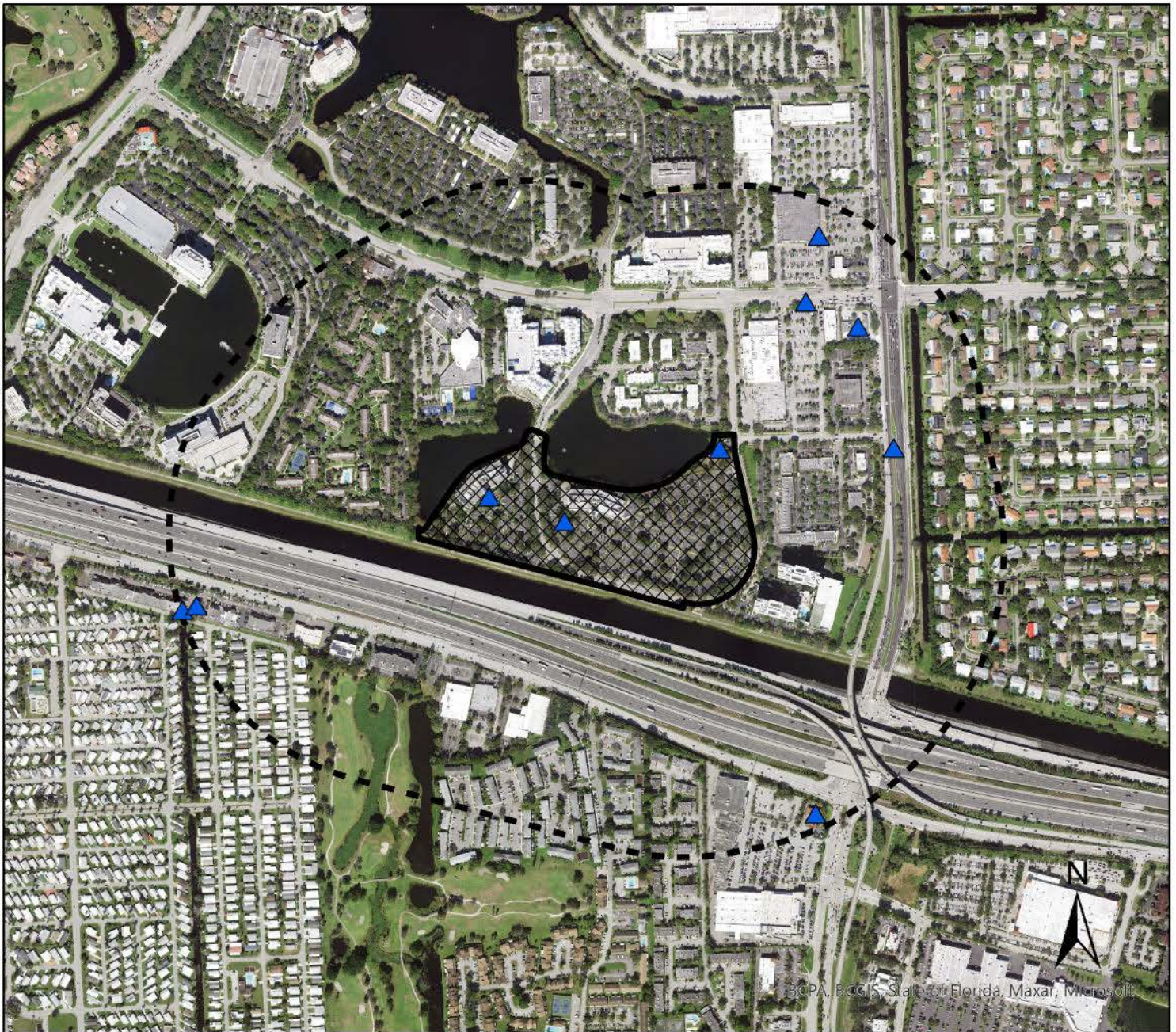
proposed land use designation could potentially result in a decrease of 2.6 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
WPIP PLANTATION+N3:Y12 PROPERTY, LLC- BUILDING #2	1600 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank Facility
Autogen Tire Center & Auto Repair	8410 STATE ROAD 84, Davie, FL 33324	7538 - General Automotive Repair Shops	Hazardous Materials Facility
Mavis Tire Supply LLC	1401 S UNIVERSITY DR, Plantation, FL 33324	7538 - General Automotive Repair Shops	Hazardous Materials Facility
Jiffy Lube #3720	1799 S UNIVERSITY DR, Davie, FL 33324	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Materials Facility
Publix Store #1345	1181 S UNIVERSITY DR, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
WPIP PLANTATION PROPERTY, LLC	1601 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank Facility
City of Plantation Lift Station #7	7678 PETERS RD, Plantation, FL 33324	4952 - Sewerage Systems	Hazardous Materials Facility
AT&T DEYN FA# 10118802	1600 SW 80TH TER, Plantation, FL 33324	4812 - Radiotelephone Communications	Hazardous Materials Facility
Sunshine 371	1301 S UNIVERSITY DR, Plantation, FL 33324	5541 - Gasoline Service Stations	Storage Tank Facility
Gold Coast Transmissions	8392 STATE ROAD 84, Davie, FL 33324	7537 - Automotive Transmission Repair Shops	Hazardous Materials Facility

PC 25-4 Water's Edge



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

ZONE

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

Boundary

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

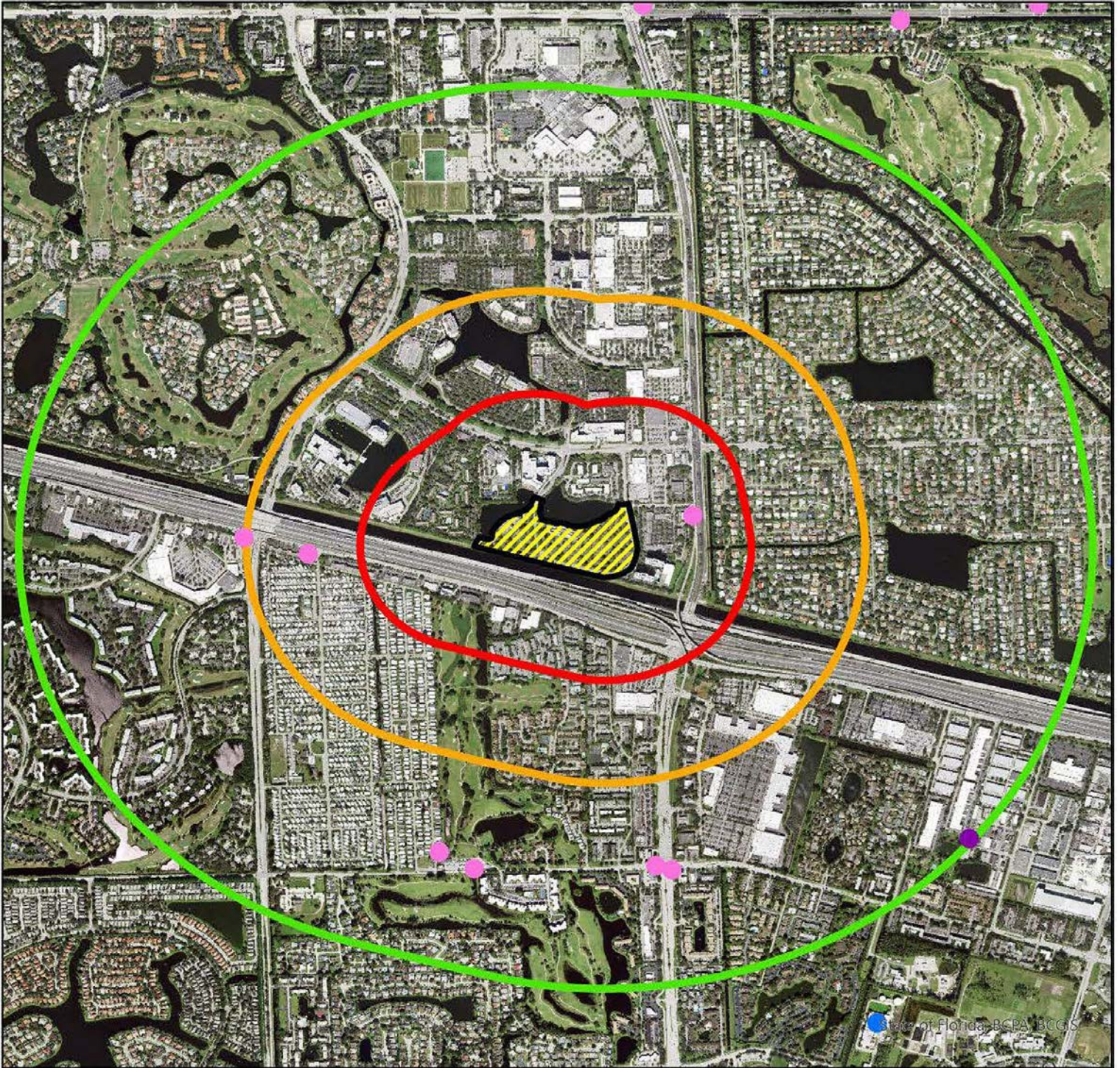
Prepared on: 4/17/2025 11:40 AM

Prepared by: JSAINVAL

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

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

Broward County Land Use Plan Proposed Amendment PC 25-4



Legend

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

0 0.5 1 Miles



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

Prepared by: Daniele Notarnicola on 4/21/25
Natural Resources Division

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

I. Description of the Site and Proposed Amendment

For: Broward Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

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

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

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

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

II. Wetland Review

- A.** *Are wetlands present on subject property? No*
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.*
- C.** *Describe the characteristics and quality of wetlands present on subject property..*
- D.** *Is the property under review for an Environmental Resource License?*
- E.** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

III. Comments:

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

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

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

Completed by: Michelle Decker, Environmental Project Coordinator

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

I. Information about the Proposed Amendment

For: Broward Planning Council

Applicant: ICA PPC Land, LLC

Amendment No.: PC 25-4

Jurisdiction: Plantation

Size: Approximately 22.5 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

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

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

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

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

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

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

A typical value for an impervious area produced by this type of development is
approximately 85 percent or equal to 19.13 acres

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

A typical value for an impervious area produced by this type of development is potentially 82.4
percent or equal to 18.55 acres

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

The change in land use (current to proposed) could potentially result in a decrease of 2.6 percent impervious surface on the property, which is the equivalent of a decrease of 0.6 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 82.4 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.6 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

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

Prepared by: M.Pogon, Broward County Natural Resources Division (5/12/2025).



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

Date: 5/2/2025

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

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas
[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP
Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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

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

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

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

Consistent with Policy 2.21.6, the Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as

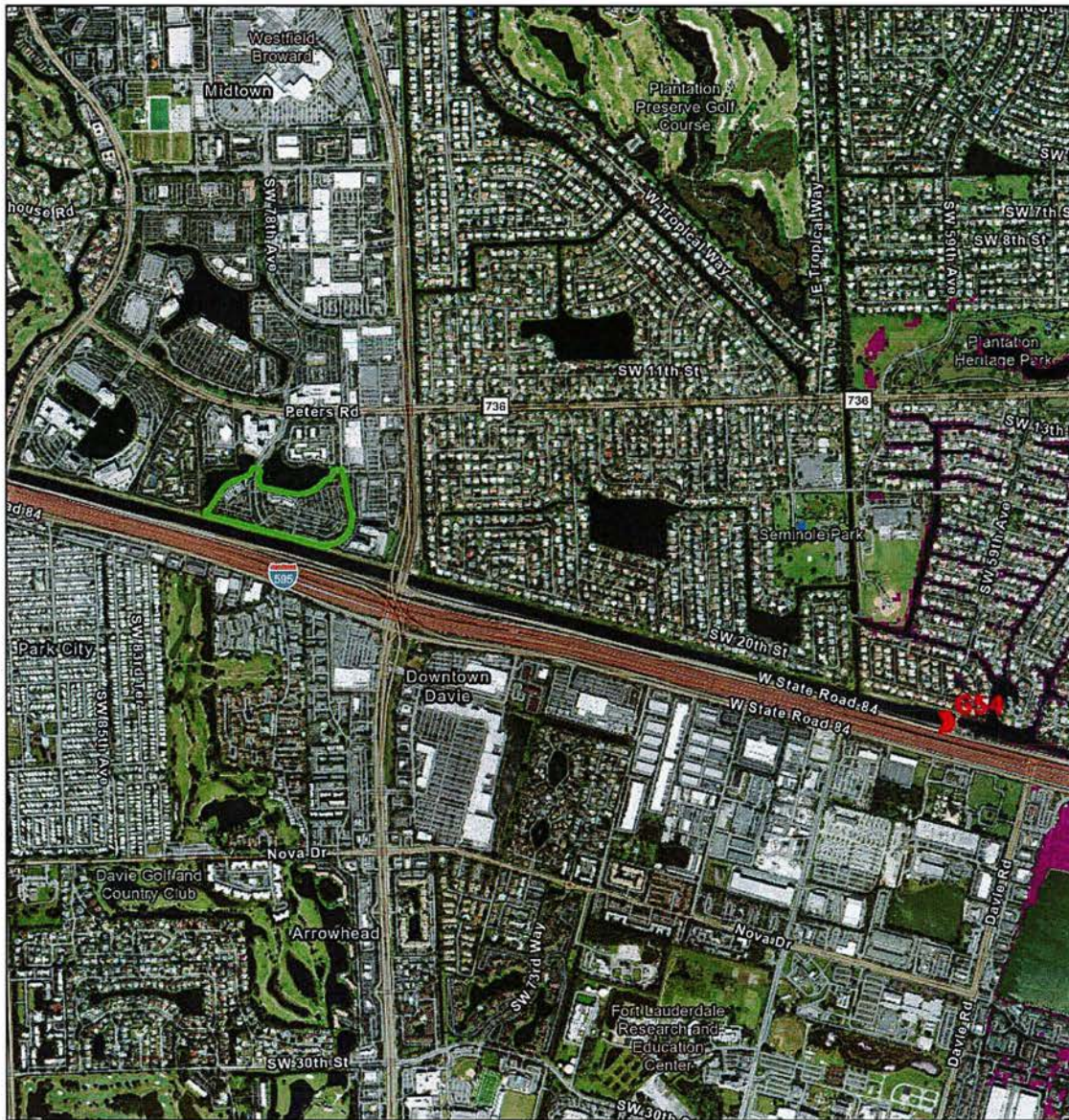
Broward County Board of County Commissioners


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


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


In consideration of that request the Applicant should note that the groundwater maps were updated in 2024 to include the Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation, which will need to be considered for the development of the stormwater management system.

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



 Proposed Amendment Site

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

0 0.2 0.4 Miles


ATTACHMENT 7

LAW OFFICES

**DOUMAR, ALLSWORTH, LAYSTROM,
VOIGT, ADAIR & DISHOWITZ, LLP**



JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
BENJAMIN R. DISHOWITZ, P.A.
C. WILLIAM LAYSTROM, JR., P.A.

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109
DIRECT (954) 762-3400
TELEFAX (954) 525-3423
WEBSITE: SFLALAW.COM

WILLIAM J. LAYSTROM, P.A.
JOHN D. VOIGT, P.A.
OF COUNSEL
SCHERIL MURRAY POWELL, P.A.
JODIE M. SIEGEL, P.A.

June 11, 2025

Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: PC 25-4 "Waters Edge" Land Use Plan Amendment – Responses to Review
Agency Comments

Dear Barbara,

We received agency review comments for the above referenced LUPA on May 20, 2025.
Please see below responses to pertinent comments.

Resilient Environment Department (RED) Environmental Comments:

1. Environmental Permitting:

Response: Comments acknowledged. Applicant acknowledges that it will not dewater the site before submitting and receiving approval from the Environmental Permitting Division of a certified dewatering plan in accordance with EPD's Standard Operating Procedure for Dewatering.

2. Wetlands Comments:

Response: Comments acknowledged. Applicant will remove all invasive exotic vegetation. Further, Applicant acknowledges that other activities regulated under Chapter 27, Article XI of the Natural Resources Protection Code (e.g., lake or canal excavation, installation of head walls, end walls or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, Applicant will contact the Environmental Permitting Division for specific code requirements.

3. Surface Water Management:

Response: Comments acknowledged. The Applicant will request and obtain all required permits from Old Plantation Water Control District at the appropriate time.

4. Priority Planning – Climate Action Plan:

Response: Applicant will take into consideration the Climate Action Plan as approved by the Broward County Climate Change Task Force and will take those actions into consideration through the application, design, permitting and construction process which specifically calls out the following Regional Climate Action Plan Recommendations related to urban green spaces as found in NS-15 and NS-15.5 and recommendations related to heat islands – NS-15.4, PH-3.1, PH-3.3 and ST-14.3.

5. Urban Planning – Complete Streets:

Response: Applicant will consider County staff recommendations during its site plan review process.

6. Water Recharge:

Response: As noted by the reviewer, the change in recharge under the proposed designation is expected to be insignificant. The Applicant will consider designs that seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity.

7. Resilient Environment Department:

See Response to #4 above to Priority Planning – Climate Action Plan. Further, Applicant will take into consideration CCAP – Healthy Community Actions concerning heat and water resources concerning stormwater as well as RCAP Recommendations and strategies pertaining to public health during out site plan review process.

We trust the above are responsive to the agency's review comments related to Waters Edge. If you have any questions or require additional information, please do not hesitate to contact me.

Yours truly



C. WILLIAM LAYSTROM JR
For The Firm

CWL:lv

cc: Bryson Ridgway
Planner Kelly Ray

ATTACHMENT 8



Name: C. William Laystrom, Jr.

Address:

Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

This Instrument Prepared by:

C. William Laystrom, Jr.
Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ____ day of _____, 2025, by WPIP PLANTATION PROPERTY LLC, a Delaware limited liability company ("Declarant"), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in Exhibit "A" ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Irregular (17.7) Residential and Office Park and on the County Land Use Plans from Commerce to Irregular (17.7) Residential and Commerce in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, the Property is being redeveloped as a residential apartment use, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a "Conversion"); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 398 dwelling units, an increase of 398 units ("Additional Units"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event the Property is developed with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Forty-Nine (49) Studio or One-bedroom Units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration (“Affordable Housing Units”).

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the United States Department of Housing and Urban Development (“HUD”) or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term “adjusted gross income” shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a

manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. _____.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchaser shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

- (c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “Exhibit B” attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the United States Department of Housing and Urban Development ("HUD") or other appropriate governmental entity designated by HUD. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments within the rent limit by number of bedrooms in the units, as published annually by HUD.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third-party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term. Release and Termination.

The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Official Records of Broward County, Florida.

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the

Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

WPIP PLANTATION PROPERTY, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of WPIP PLANTATION PROPERTY, LLC, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

Tract D, JACARANDA PARCEL 834 PLAT, according to the Plat thereof, as recorded in Plat Book 133, Page 28, of the Public Records of Broward County, Florida less that portion described in OR Book 19212, Page 751 and less a portion of the lake described in OR Book 19710, Page 562 of the Public Records of Broward County, Florida.

EXHIBIT B

Return recorded copy to:

Document prepared by:

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the public records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____ .

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document, from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES:

By: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of ____ physical presence or .
online notarization, this _____ day of _____, 2025, by
_____, as _____, of
_____ on behalf of the corporation/partnership. He or she is:
____ personally known to me, or
____ produced identification. Type of identification produced _____ .

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name:



ATTACHMENT 9



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

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

May 12, 2025

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

Thru: Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-4 – Water's Edge (Plantation)

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

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

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

ATTACHMENT 10



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

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

May 13, 2025

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

via email to: hashwas@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

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

Dear Huda Ashwas:

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

Sincerely,

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

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