

A. Broward Municipal Services District Element

POLICY BMSD 1.1.3 Future land uses shall be designated with consideration of appropriate topography, soil conditions, and floodplain elevation to avoid flooding, erosion, and repetitive property loss.

POLICY BMSD 1.1.5: Future land uses shall be coordinated with the availability of public facilities and services.

POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

POLICY BMSD 1.1.9 Land shall be designated for future land uses that encourage redevelopment.

OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses
2. The site is suitable for the proposed use
3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element
4. Urban Sprawl is discouraged
5. Sufficient affordable housing is provided to meet the needs of the area
6. The proposed use is compatible with surrounding uses.

POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:

1. Potable water
2. Sanitary sewer
3. Solid waste
4. Roads, sidewalks, and bicycle facilities
5. Public transit
6. Drainage
7. Parks and recreation facilities
8. Hurricane shelters and evacuation routes
9. Public Schools

POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use:

1. Soils

2. Topography and floodplain elevations
3. Natural resources
4. Presence of historic and archaeological resources

POLICY BMSD 2.1.4 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY BMSD 2.1.21 Partner with other agencies to encourage healthy and active living by: [...] 4. Ensuring availability of safe, continuous sidewalk system connecting to schools and parks, where appropriate.

GOAL BMSD 5 Broward County will invest in Hillsboro Pines and Hillsboro Ranches to enhance the neighborhoods, manage services, promote safe streets, and build healthy and vibrant places, consistent the neighborhoods' goals.

POLICY BMSD 5.3.1 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

B. Conservation Element

POLICY C6.4 Broward County shall pursue opportunities for the conservation and/or preservation of native vegetative communities, including fee simple acquisition, dedication in lieu of park impact fees, and provision of greenspace at the time of site plan review.

POLICY C6.7 Broward County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.

POLICY C6.8. Broward County shall continue to implement land clearance regulations within the BMSD Area and jurisdictional municipalities consistent with the NatureScape Broward Program requiring the removal of invasive exotic plants and the preservation and reestablishment of native vegetative communities, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.

C. Historic Preservation Component

Policy HP1.1 Broward County shall locate, identify and evaluate those sites, buildings, structures, objects, landscapes, neighborhoods and districts are associated with the archeological, historical, architectural and cultural development of the BMSD areas of the County.

Policy HP3.2 Broward County shall review all applications for public and private development and redevelopment within its jurisdiction and evaluate impacts to potential

and recorded historic and cultural resources in a timely manner through the development review processes.

Policy HP4.1 Broward County shall review development applications to determine the effect of proposed development upon cultural resources (archaeological sites, historical structures and sites, cemeteries, bridges, and districts) located within Broward County and monitor archaeological work of others within areas of County jurisdiction.

D. Intergovernmental Coordination Element

GOAL INTERGOVERNMENTAL COORDINATION Coordinate and consider the effect of the comprehensive plan with the plans of governmental agencies that provide services, but do not have regulatory authority over the use of land with plans of adjacent municipalities, counties, the region, and the state.

OBJECTIVE IC8 – Coordinate the Establishment, Maintenance, and Implementation of Capacity and Quality Level of Service Standards Broward County shall continue to coordinate the establishment, maintenance, and implementation of capacity and quality level of service standards.

E. Property Rights Element

GOAL PROPERTY RIGHTS Broward County shall recognize, and respect judicially acknowledged or constitutionally protected private property rights.

OBJECTIVE PPR 1.1 - Property Rights and Local Decision-making. A property owner has various rights to property that shall be considered by Broward County when making decisions.

Policy 1.1.1. A person who owns property within Broward County has rights to:

- a. Physically possess and control his or her interests in the property, including easements, leases, or mineral rights;
- b. Use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;
- c. Privacy and to exclude others from the property to protect the owner's possessions and property;
- d. Dispose of his or her property through sale or gift.

F. Public School Facilities Element

OBJECTIVE PSF2 – Concurrency Management System Broward County shall adopt a Countywide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted LOS standard concurrent with the impact of proposed residential development..

POLICY PSF2.1 Broward County and the municipalities, in collaboration with the School Board, shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures, and requirements included within the ILA, School Board Policy, and Broward County and municipal Land Development Code.

POLICY PSF4.6 Consistent with provisions and procedures in the ILA, the School Board will advise Broward County and the municipalities of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.

G. Recreation and Open Space Element

OBJECTIVE R3 – Level of Service Requirements Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.

Policy R3.2 Broward County shall continue to utilize the level of service (LOS) standards in Table R-1, which as adopted by the Board of County Commissioners to assess the adequacy of service and concurrency, for the County’s local and regional parks and recreation facilities.

Table R-1: Level of Service Standard for Local Parks in the BMSD and Regional Parks

Facility Type	
Local Parks in BMSD Only	Three (3) acres per 1,000 persons (minimum)
Regional Parks	Three (3) acres per 1,000 persons (minimum)

H. Solid Waste Element

Objective SW6.3. Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.

Policy SW6.3.1. Broward County shall use the waste generation rates identified in Table 6-A to assess the Adequacy of Solid Waste Disposal Facilities for proposed new development.

**Table 6-A
Solid Waste Generation Rates
for Development Review**

Residential	8.9 lbs. per unit
...	

Attachment A
Attachment A

Policy SW6.3.2. Broward County shall continue to use the development review process of the Broward County Land Development Code to require applicants for development permits to demonstrate adequacy of solid waste disposal facilities prior to occupancy.

I. Transportation Element

POLICY T2.3.3 The concurrency management system shall establish the following transportation level of service (LOS) standards:

1. Within Transportation Concurrency Management Areas, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2023:

TCMA	Concurrency LOS Standard
...	
North Central	30-minute peak hour headways on 70% of buses
...	

...

POLICY T2.3.5 Prior to approval for a building permit with any local government within Broward County, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County. No municipal government shall issue a building permit unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented. The Board may adopt land development codes which exempt categories of building permits from this requirement that clearly do not create additional transportation impacts. Section 5-182 of the Broward County Land Development Code provides regulations for the implementation and administration of Transportation Concurrency.

J. Water Management Element

OBJECTIVE WM1 – Water and Wastewater Services Broward County's Water and Wastewater Services (WWS) will provide raw water, potable water, sanitary sewer, surface water, and storm water management services within the agency's designated service areas that are cost-effective, equitable, adequate, and sustainable, while meeting applicable federal, state, and local design, construction, and operational standards and regulations.

POLICY WM1.6 WWS will continue to use the development review process outlined in the Broward County Land Development Code to require applicants for development permits within the Broward County utility districts to enter into an agreement to connect to existing potable water, sanitary sewer, and reclaimed facilities. When adequate facilities, based on the adopted level of service (LOS) standards, are not available and no fiscally feasible plan to construct or expand facilities is proposed, Broward County may require the developer to construct improvements to the potable water, sanitary sewer, and reclaimed water reuse systems, as necessitated by the proposed development.

POLICY WM3.1 LOS standards for potable water and sanitary sewer facilities will be the FDEP permitted capacity of the facilities. The LOS standard for water treatment plants will be expressed as maximum monthly flow and the LOS standard for wastewater treatment plants will be expressed as average daily flow. Facility per person levels of service standards (LOSS) may vary due to water treatment type, demographics, irrigation acreage, and age and condition of the system. For planning purposes, the maximum LOSS for any County facility shall be 150 gallons/person/day.

POLICY WM3.2 Prior to approval of a building permit, Broward County Environmental Engineering and Permitting Division (EPPD) will require the appropriate water and sanitary sewer supplier(s) to submit a signed form that states whether adequate water supplies and sanitary sewer collection services will exist and be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.

POLICY WM3.9 Broward County will protect the water storage and water quality enhancement functions of wetlands, floodplains, and aquifer recharge areas through acquisition, enforcement of rules, and the application of best land and water management practices.

POLICY WM4.21 Broward County shall continue to apply regulations that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rainwater, water in accordance with the Broward County Code of Ordinances, Land Development Code, Chapter 5, Article IX.

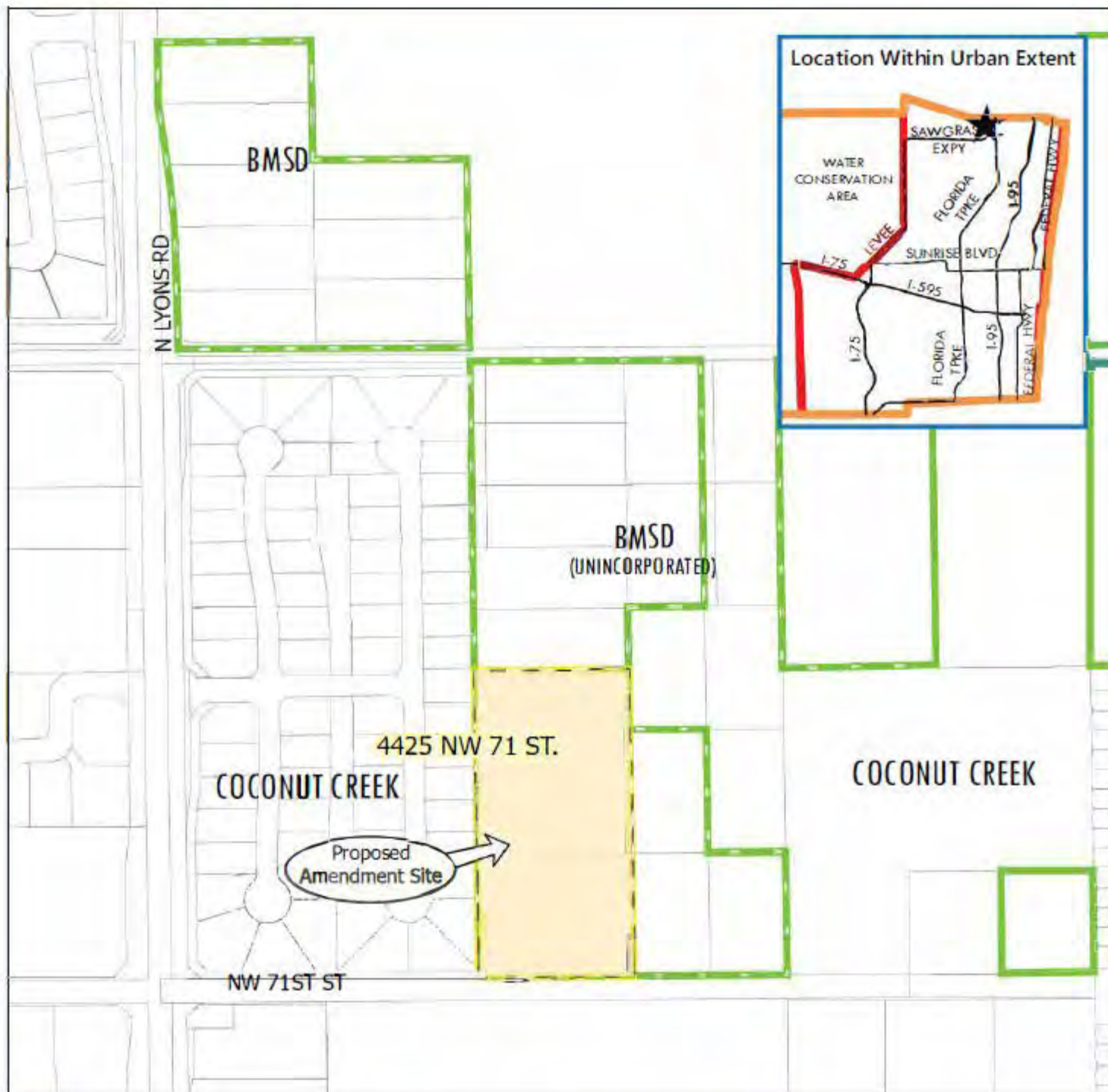
K. Broward County Land Use Plan

POLICY BCLUP 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing bighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

BCLUP POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.



Future Land Use Map Amendment 23-M2 Site Location Map



Site Address:
4425 NW 71 ST

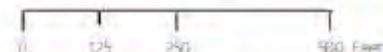
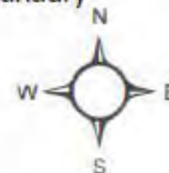
Municipal
Boundary

Site Location Within
Urban Extent

Broward County
Urban Extent
Boundary

Broward County
Boundary

Estate (1)
Residential
 Parcel Boundary






Prepared by: Urban Planning Division
Resilient Environment Department

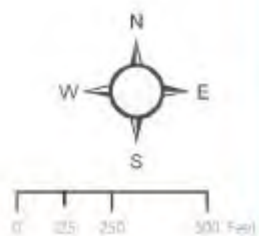
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Future Land Use Map Amendment 23-M2 Aerial Map



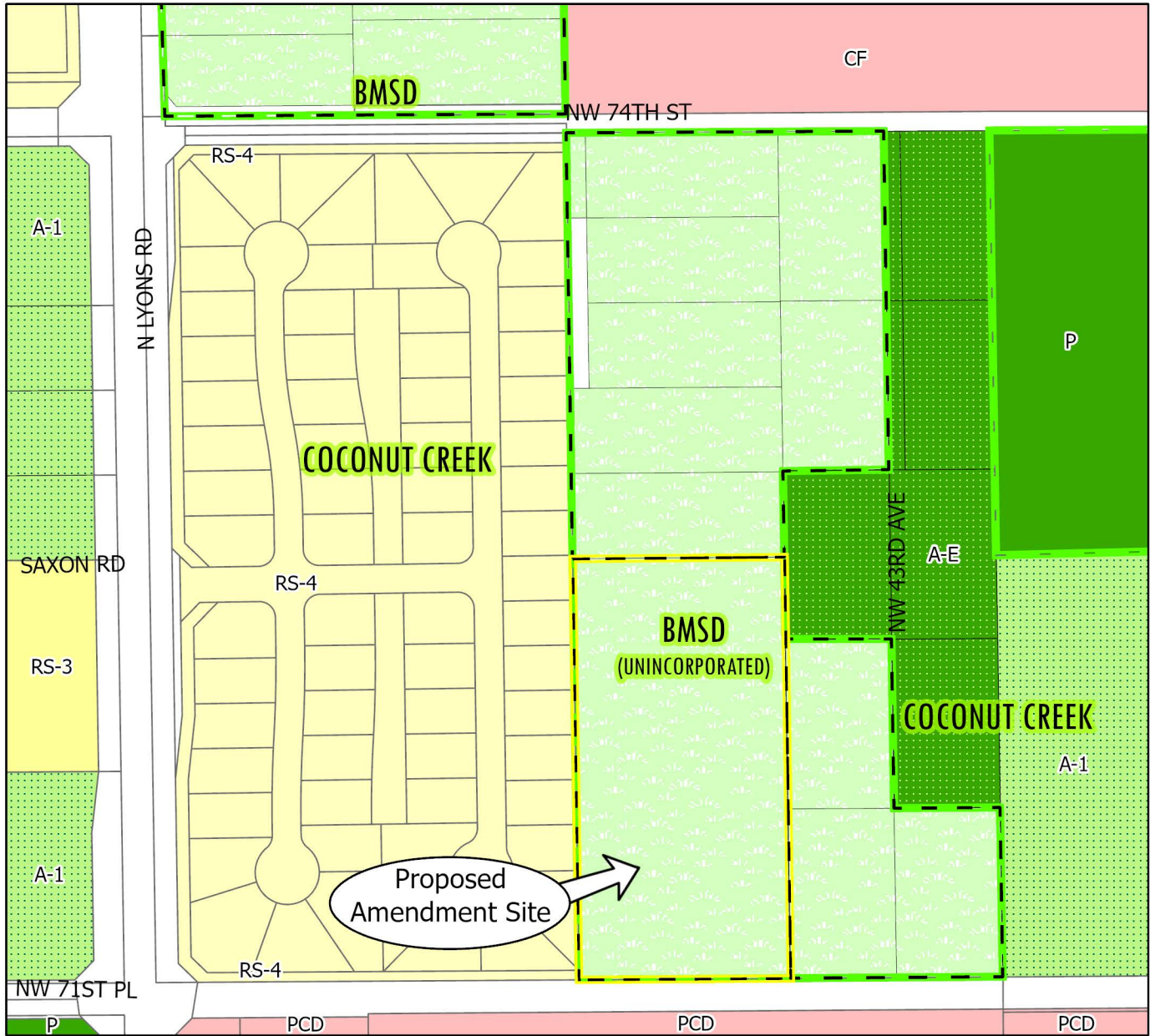
-  Broward County Boundary
-  Municipal Boundary
-  Site Address: 4425 NW 71 ST



Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



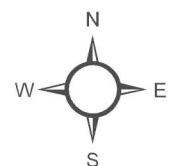
Future Land Use Map Amendment 23-M2 Current Zoning



- Site Location - 4425 NW 71st Street
- Unincorporated Area Boundary
- Municipal_Boundary

- Coconut Creek Zoning**
- A-1: Agricultural District
 - A-E: Agricultural Estate
 - CF: Community Facility
 - P: Parks and Recreation
 - PCD: Planned Commerce District
 - ROROADAD
 - RS-4: Residential Single-Family, 4 DU/Acre
 - Road

- Broward Unincorporated Zoning**
- A-1: Agricultural Estate





Future Land Use Map Amendment 23-M2 Proposed Zoning



Proposed Amendment Site

- Municipal_Boundary
- BMSD SiteLocation Export Feature
- Unincorporated Area Boundary

Coconut Creek Zoning

- A-1: Agricultural District
- A-E: Agricultural Estate
- CF: Community Facility
- GC: Golf Course
- P: Parks and Recreation
- RS-1: Residential Single-Family, 1 DU/Acre
- RC-5: Residential Cluster, 5 DU/Acre
- Road

Broward Unincorporated Zoning

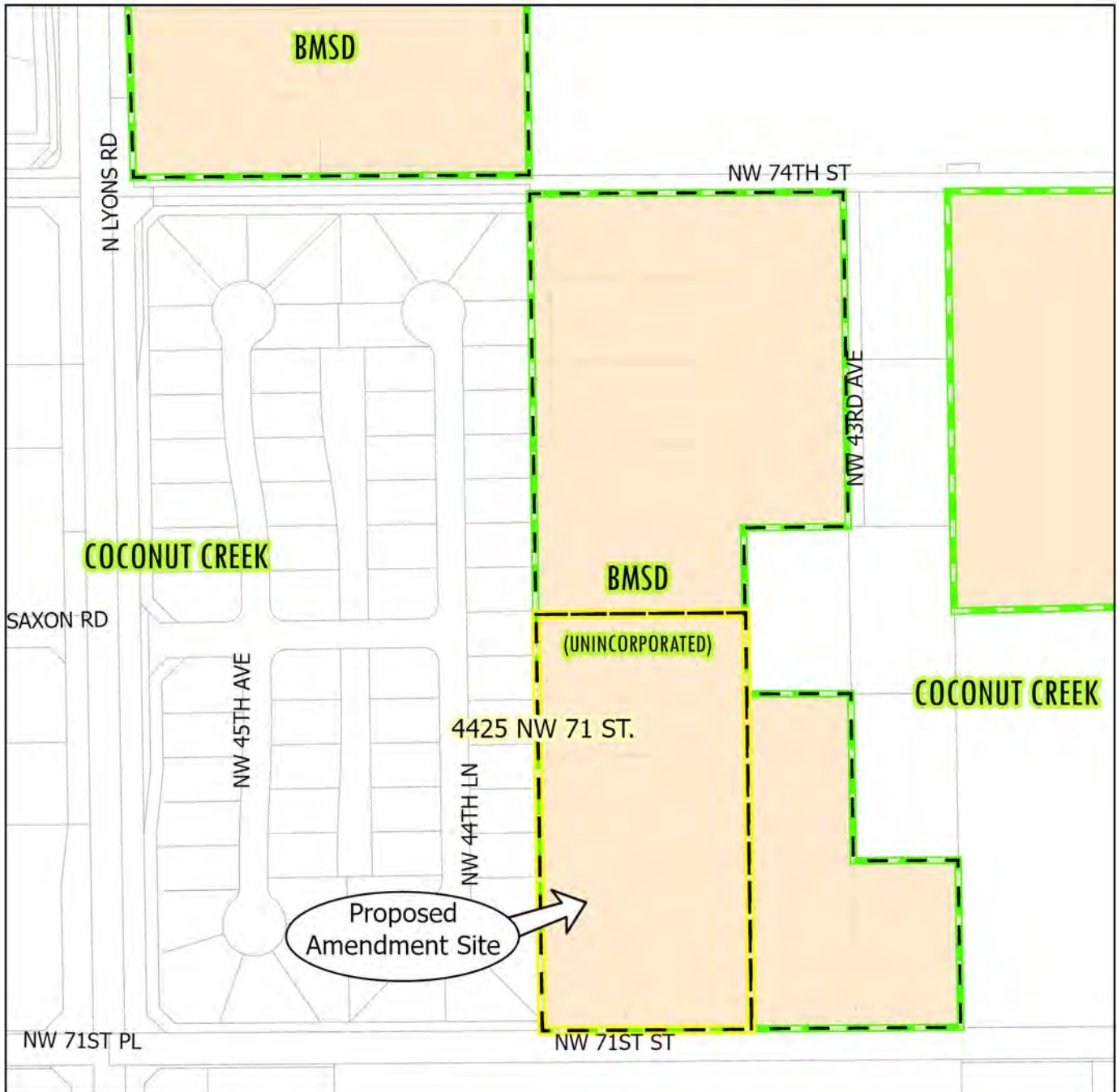
- A-1: Agricultural Estate
- E-1: 1-Acre Estate
- PDD: Planned Development District



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Resilient Environment Department
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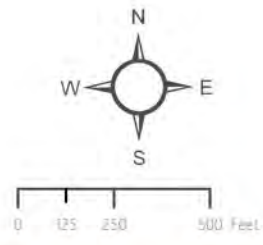
Future Land Use Map Amendment 23-M2 Broward Municipal Services District Future Land Use



- Estate (1) Residential
- Unincorporated Area Boundary
- Municipal Boundary
- Site Location - 4425 NW 71 Street

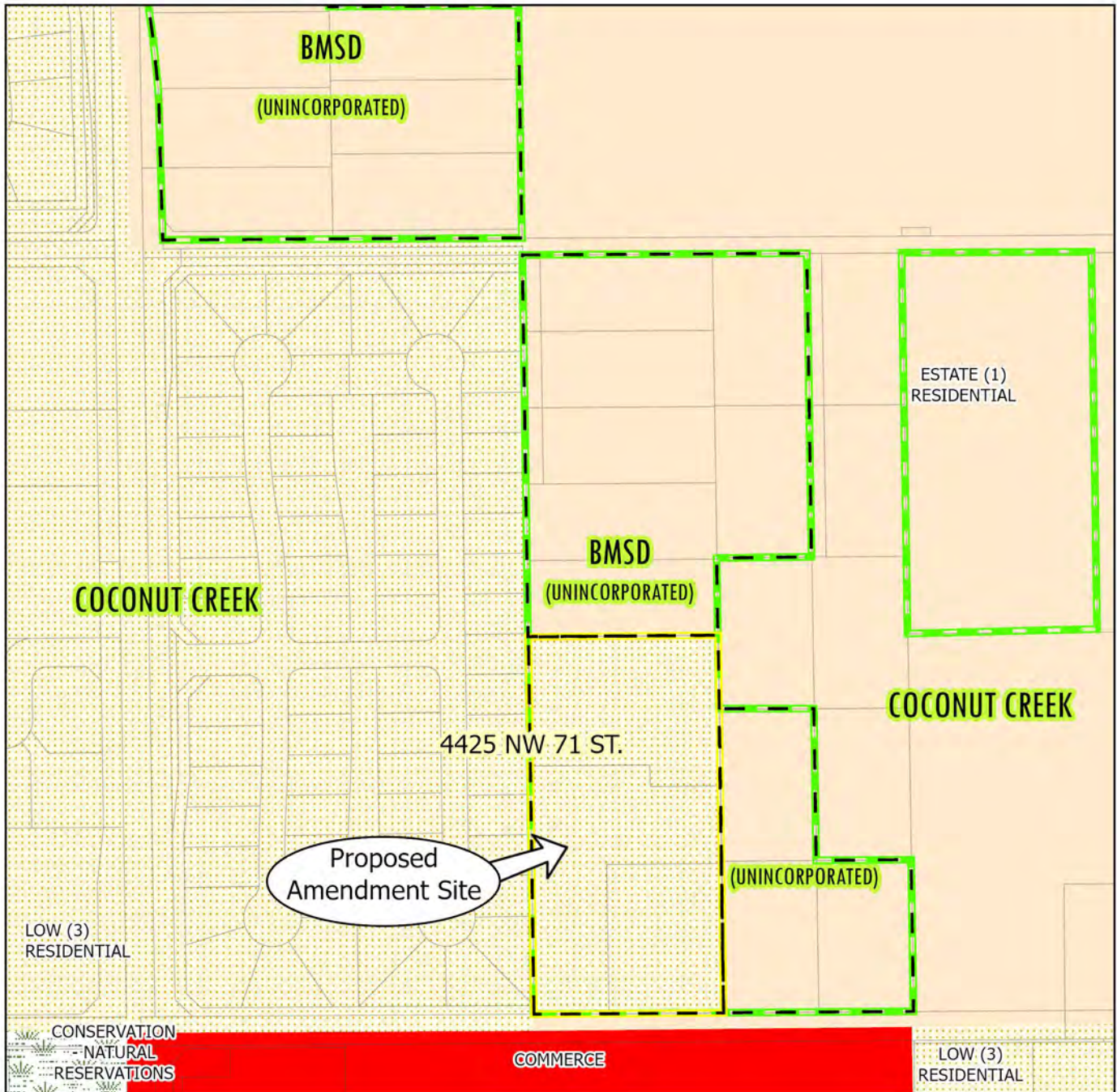
Prepared by: Urban Planning Division
Resilient Environment Department

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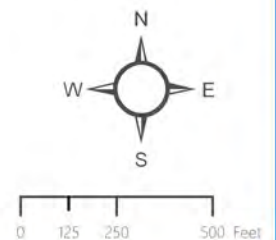
Future Land Use Map Amendment 23-M2 Broward County Land Use Plan Future Land Use



- Unincorporated Area Boundary
- Site Location - 4425 NW 71st Street
- Municipal Boundary

- Broward County Future Land Use**
- Conservation - Natural Reservations
 - Estate (1) Residential
 - Low (3) Residential
 - Commerce

Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment H

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

For: Broward County Urban Planning Division
Applicant: Daniel Spear
Amendment No.: PC 23
Jurisdiction: Broward Municipal Services District (BMSD)
(unincorporated Broward County)
Size: Approximately 5.0 acres
Existing Use: One (1) Single-Family Residence
Current Land Use Designation: Estate (1) Residential
Proposed Land Use Designation: Low (3) Residential
Estimated Net Effect: Addition of 15 dwelling units

Location: North side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

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 list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are no (0)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

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 can be directed to (954) 519-1483 or EAR@broward.org. (AR 4/17/23)

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]

There **are no (0)** active solid waste facilities located within one mile of the proposed amendment location. (AR 4/17/23)

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. Therefore, a Conceptual Dredge and Fill Review Report is not required. 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).

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

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP

Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

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

Project must comply with Cocomar criteria approved under Environmental Resource Permit No. 06-00551-S.

FFE requirements – FEMA, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr flood map and Cocomar 100-yr, 3-day (zero discharge) peak stage.

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 Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

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

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, three (3) are hazardous material facilities, two (2) are storage tank facilities, and one (1) facility has both hazardous materials and storage tanks. (SC 04/13/2023)

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. (SC 04/13/2023)

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 no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (SC 04/13/2023)

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 an **increase of 9 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, 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 **no (0) air permitted facility** located within half a mile of the proposed amendment site, meaning that there are no nearby facilities with any air quality complaints nor any facilities in the area with existing or potential odor or noise problems. (AR 4/19/23)

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, do not exist within the boundaries of the proposed amendment site.

[Check map at:

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

Protected Natural Lands – The project site is not included, nor is it adjacent to any site 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:

<https://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. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

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

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 and states that

Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners. The Resilient Environment Department asks that the applicant take those actions into consideration through the application, design, permitting and construction process.

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 a 60 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in a increase of 35% 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 suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

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: Daniel Spear

Amendment No.: PC 23

Jurisdiction: Broward Municipal Services District (BMSD)
(unincorporated Broward County)

Size: Approximately 5.0 acres

Existing Use: One (1) Single-Family Residence

Current Land Use Designation: Estate (1) Residential

Proposed Land Use Designation: Low (3) Residential

Estimated Net Effect: Addition of 15 dwelling units

Location: North side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

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, reference WD2303-001*
- B.** *Describe extent (i.e. percent) of wetlands present on subject property. NA*
- C.** *Describe the characteristics and quality of wetlands present on subject property. NA*
- D.** *Is the property under review for an Environmental Resource License? NA*
- 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? Yes*

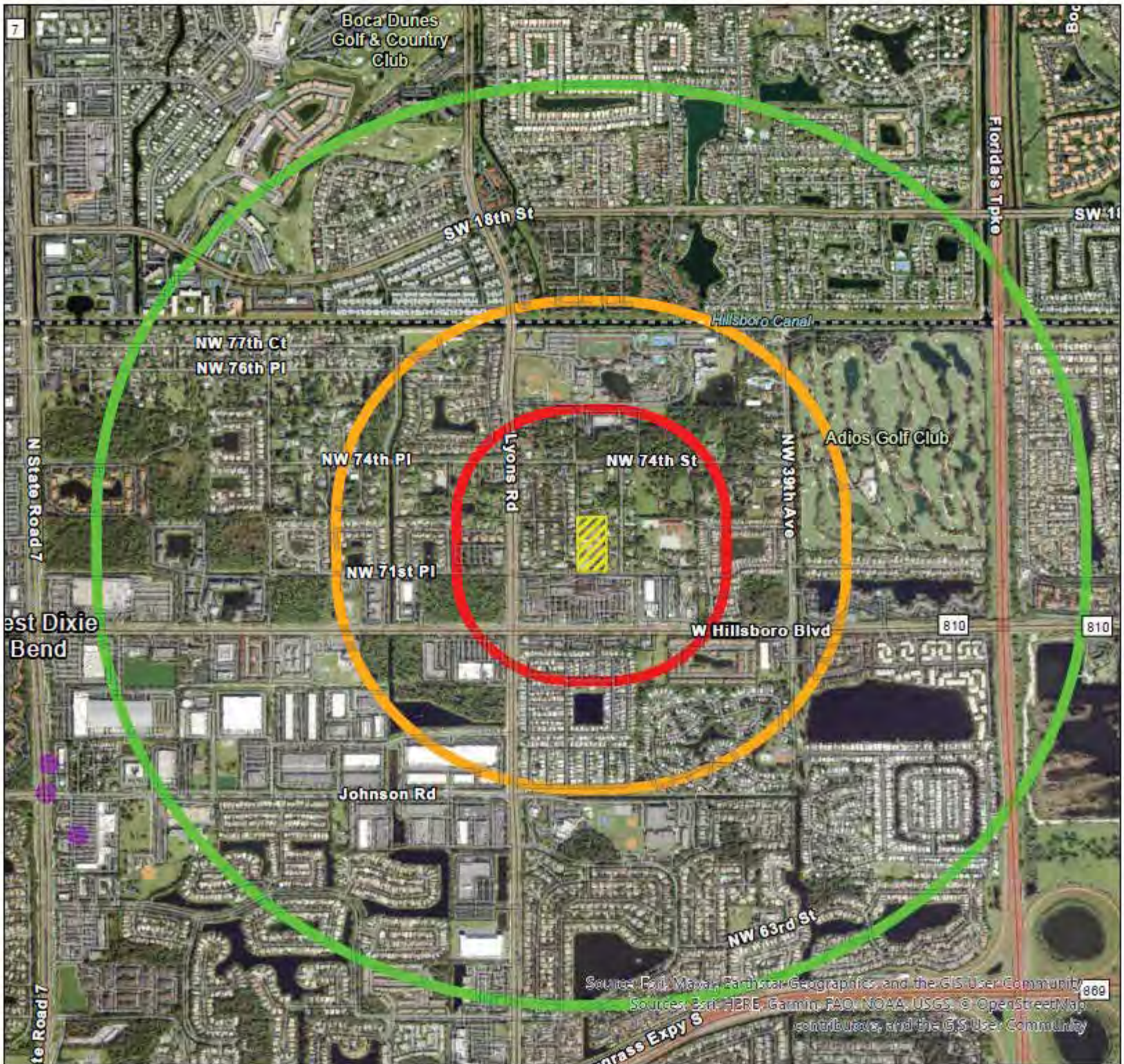
III. Comments:

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. Therefore, a Conceptual Dredge and Fill Review Report is not required. 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.com).

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: Michelle Decker



-  Proposed Site
-  Quarter Mile Buffer
-  Half Mile Buffer
-  One Mile Buffer
-  Contaminated Sites

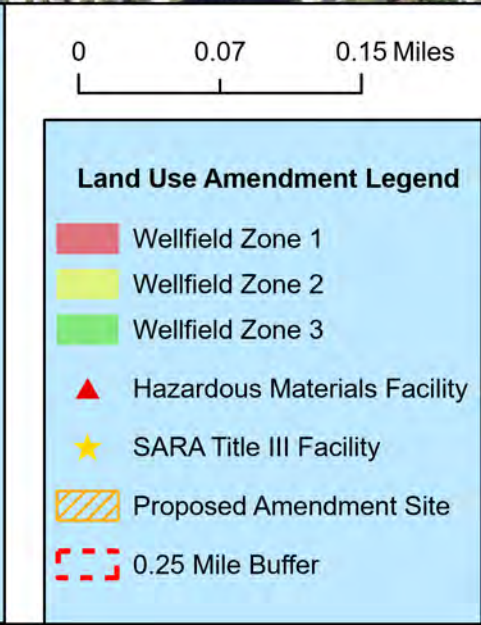
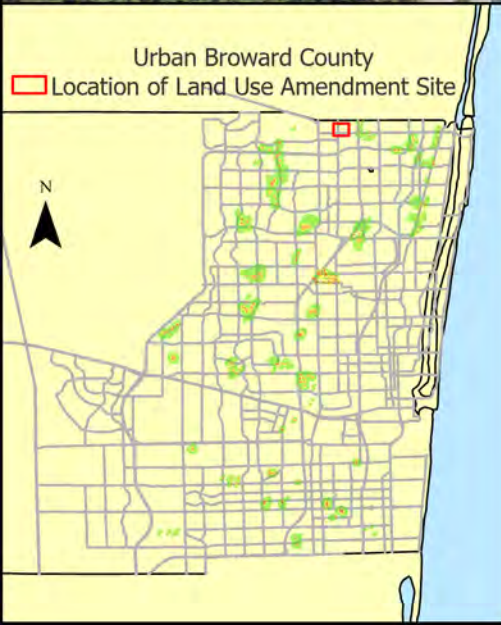
0 0.25 0.5 1 Miles



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

Prepared by: A. Robins on 4/11/2023
Natural Resources Division

Name of Facility	Address	Type of Facility based on SIC	Type of License
7-Eleven Store #32245	4550 W HILLSBORO BLVD, Coconut Creek, FL 33073	5541 - Gasoline Service Stations	Hazardous Material & Storage Tank
Pinch-A-Penny #150	4420 W HILLSBORO BLVD, #107, Coconut Creek, FL 33073	5999 - Miscellaneous Retail Stores	Hazardous Material
Sunshine #65	4299 W HILLSBORO BLVD, Coconut Creek, FL 33073	5541 - Gasoline Service Stations	Storage Tank
Walgreens #7011	4529 W HILLSBORO BLVD, Coconut Creek, FL 33067	5912 - Drug Stores and Proprietary Stores	Hazardous Material
Key Food Supermarket	4301 W HILLSBORO BLVD, Coconut Creek, FL 33073	5411 - Grocery Stores	Storage Tank
Tire Choice #1289	4589 W HILLSBORO BLVD, Coconut Creek, FL 33073	7538 - General Automotive Repair Shops	Hazardous Material



Prepared on: 4/13/2023 10:38 AM
Prepared by: schristine

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
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Urban Planning Division

Applicant: Daniel Spear

Amendment No.: PC 23

Jurisdiction: Broward Municipal Services District (BMSD) (unincorporated Broward County)

Size: Approximately 5.0 acres

Existing Use: One (1) Single Family Residence

Current Land Use Designation: Estate (1) Residential

Proposed Land Use Designation: Low (3) Residential

Estimated Net Effect: Addition of 15 dwelling units

Location: North side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

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 25 percent or the equivalent of 1.25 acres of impervious for this site.

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 60 percent or the equivalent of 3.0 acres for this site.

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

The change in land use (current to proposed) could potentially result in an increase of 35% impervious surface on the property, which is the equivalent of an increase of 1.75 acres of impervious surface and a gain in 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 a 60 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in a increase of 35% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

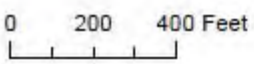
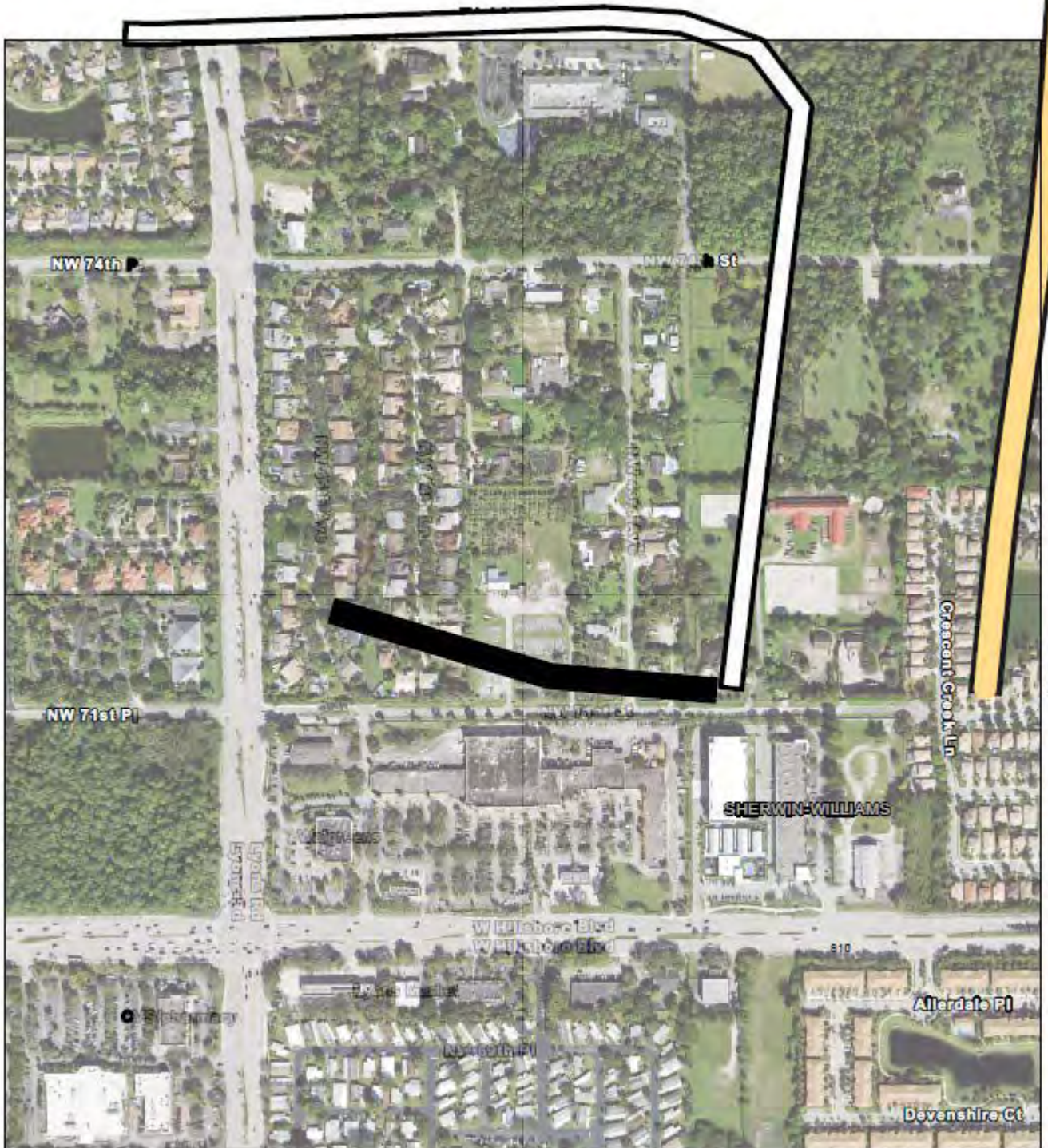
The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.



IV. Comments

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

Prepared by: Monica Pognon, Broward County Natural Resources Division (4/26/2023).

Broward County Land Use Plan Proposed Amendment



-  Proposed Land Use Plan Amendment
-  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 (FLUM 23-2 does not contain Priority Planning Areas).

Attachment I



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Monday, May 22, 2023

Andy Joseph, Planner
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324

Re: Historic Resource Review
Future Land Use Map Series Amendment: 23-2

Andy,

In my capacity as the County's archaeological consultant, I have reviewed the proposed 4425 NW 71st Street FLUMS Amendment. The subject site is located in a Broward Municipal Services District involving approximately 5.0 acres (Folios 474232010250, 474232010251, and 474232010260). The amendment proposes:

Current Designations: Estate (1) Residential

Proposed Designations: Low (3) Residential

Estimated Net Effect: Addition of 10 dwelling units

Item 7 – Historical /Archaeological Resources

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's 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 Officer
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
Tel.: (954) 357-9731
Email: referrer@broward.org

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

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

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

Sincerely,



BRADLEY LANNING | PRINCIPAL INVESTIGATOR
PALEOWEST

In capacity as:

County Archaeological Consultant
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
Tel.: (813) 360-6130
Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division



Attachment J

Joseph, Andy

From: Proffitt, Justin <JProffitt@coconutcreek.net>
Sent: Monday, June 5, 2023 4:30 PM
To: Joseph, Andy
Cc: Cunniff, Heather; Stoudenmire, Scott
Subject: RE: Future Land Use Map Amendment - FLUMS 23-2
Attachments: Ord 2005-045 Creation of A-E Agricultural Estate District.pdf

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

Hello Andy,

This email serves as the City's initial comment on the application and notice you emailed us on May 11th, 2023. The City is following this application very closely given its location and the potential impacts on our community. Be advised, the City does not support a density of Low (3) Residential, as it is not compatible with similar properties in the immediate area. For reference, in 2005, when the City annexed six parcels immediately north of the subject property, city staff worked with the property owners to create a zoning overlay (see attached) designed to preserve the predominately rural nature of the area. The zoning overlay maintained a density of 1 unit per acre and that is the density that is in effect today. The City does not support the future land use map amendment as presented. The City reserves the right to comment further as the application proceeds through the various stages of review.

Thank you,

Justin Proffitt, AICP, Assistant Director

Department of Sustainable Development

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.956.1512

www.coconutcreek.net

 **Please consider the environment before printing this email. Thank you.**

From: Joseph, Andy <ANJOSEPH@broward.org>

Sent: Monday, June 5, 2023 3:15 PM

To: Proffitt, Justin <JProffitt@coconutcreek.net>

Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>

Subject: RE: Future Land Use Map Amendment - FLUMS 23-2

Good Afternoon,

This is a follow up. I was told that I would receive the letter today. Should I still expect the response?

From: Proffitt, Justin <JProffitt@coconutcreek.net>
Sent: Thursday, June 1, 2023 9:22 AM
To: Joseph, Andy <ANJOSEPH@broward.org>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>
Subject: RE: Future Land Use Map Amendment - FLUMS 23-2

Hello Andy,

We will review and have our comments to you by next Monday. Thanks.

Justin Proffitt, AICP, Assistant Director

Department of Sustainable Development

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.956.1512

www.coconutcreek.net

 *Please consider the environment before printing this email. Thank you.*

From: Joseph, Andy <ANJOSEPH@broward.org>
Sent: Thursday, June 1, 2023 9:06 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>
Subject: RE: Future Land Use Map Amendment - FLUMS 23-2

Good morning,

This is a follow up on the letter request. I wanted to know how soon will you be able to fulfill the request. Let me know if there's anything else that could help.

Andy,

From: Joseph, Andy
Sent: Friday, May 12, 2023 9:13 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>
Subject: Future Land Use Map Amendment - FLUMS 23-2

Good morning,

I apologize for the error. The three folios are 474232010250, 474232010251, 474232010260.

From: Proffitt, Justin <JProffitt@coconutcreek.net>
Sent: Thursday, May 11, 2023 5:14 PM
To: Joseph, Andy <ANJOSEPH@broward.org>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>
Subject: RE: Future Land Use Map Amendment - FLUMS 23-2

Hi Andy,

Thank you for introducing yourself on the phone today. Can you clarify the folio numbers Subject Site section below? They're all the same number and the hyperlinks bring you to another property by this same developer on NW 74th Street. Thanks.

From: Joseph, Andy <ANJOSEPH@broward.org>
Sent: Thursday, May 11, 2023 11:36 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>
Subject: Future Land Use Map Amendment - FLUMS 23-2

Good Morning,

It was my pleasure introducing myself to you earlier. Attached for your review and comment is an application for an amendment to the Broward Municipal Services District future land use map. The table below and the attached application provide details about the proposed amendment.

Subject site: [474232010250](#), [474232010250](#), [474232010250](#)

Figure 1: Proposed Amendment Details	
General Location	North of Hillsboro Boulevard, East of Lyons Road
Size	5 gross acres
Effect of Proposed Change	Addition of 15 dwelling units
Existing Land Use	One (1) Single-Family Residence
Current Future Land Use Designation	Estate (1) Residential
Proposed Future Land Use Designation	Low (3) Residential
eCurrent Zoning District	Agricultural (A-1) District
Commission District	District 2, Mark D. Bogen
Applicant/Agent	Daniel Spear
Property Owner	OJ FREEDOM REALTY LLC
Folio Number	474232010250, 474232010251, 474232010260

Please contact me should you need additional information,

Kind regards,

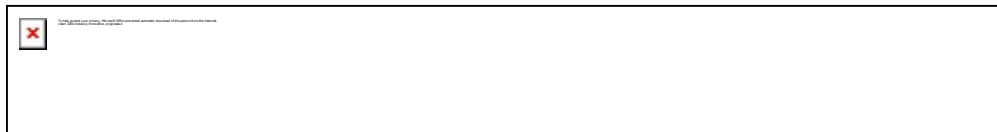


1 North University Drive | Plantation, FL 33324
ANJOSEPH@broward.org | 954.357.6609
Broward.org/Planning
[Medical Marijuana Advisory Board \(MMAB\)](#)

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



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Attachment K PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida
Growth Management Section
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179
www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ? If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Is proof of Payment attached?

Check No. Online Payment Order No. (if applicable)

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

Zoning Designation Existing Proposed

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			____ 3 BR or Less ____ 4 BR or >		____ 3 BR or Less ____ 4 BR or >	Single Family		____ 3 BR or Less ____ 4 BR or >
Townhouse/ Duplex/ Villa			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Townhouse/ Duplex/ Villa		____ 2 BR or Less ____ 3 BR or >
Garden Apartment			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Garden Apartment		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Mid Rise			____ 1 BR or Less ____ 2 BR or >			Mid Rise		____ 1 BR or Less ____ 2 BR or >
High Rise						High Rise		
Mobile Home			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Mobile Home		____ 2 BR or Less ____ 3 BR or >
Total						Total		

Does this project include a non-residential development?

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
____ Statutory exemption* ____ Applicable Statute*	____ Site plan located within a plat for which school impacts have been satisfied*	
____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

*** Supporting documentation is required**

Signature of Applicant/Agent: _____ Date: _____

Please attach a survey of the project site
NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality
ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

Attachment L



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954.357.8100 • TTY 954.537.2844 • FAX 954.357.5991

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

MEMORANDUM

April 19, 2023

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

Thru: Dan West, Director
Parks and Recreation Division

West, Dan
Digitally signed by
West, Dan
Date: 2023.04.20
12:08:07 -04'00'

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

Re: **Future Land Use Plan Amendment Comments**
Proposed Amendment Broward Municipal Services District (located north of Hillsboro Boulevard, east of Lyons Road)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Future Land Use Map Amendment FLUMS 23-2. Our comment is as follows:

FLUMS 23-2 No objections to the Land Use Plan Amendment.

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

Attachment M

Joseph, Andy

From: Conde, Andres
Sent: Tuesday, May 2, 2023 8:04 AM
To: Joseph, Andy
Cc: Kasselakis, Steve; Austin, Notosha
Subject: Future Land Use Map Amendment - FLUMS 23-2
Attachments: BMSD FLUM App for Small-Scale Amendment_3_24_2023.pdf; LUPA 4425 Final_3_24_2023.pdf; 4425 NW 71 ST.pdf

Good morning,

No objections on our behalf. Thank you

From: Joseph, Andy <ANJOSEPH@broward.org>
Sent: Monday, May 1, 2023 4:07 PM
To: Kasselakis, Steve <SKASSELAKIS@broward.org>
Subject: FW: Future Land Use Map Amendment - FLUMS 23-2

From: Joseph, Andy
Sent: Tuesday, April 4, 2023 4:27 PM
To: Juncosa, Susan <sjuncosa@broward.org>; Bodmann, Susan <SBODMANN@broward.org>; Manrique, Mario <MMANRIQUE@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Acevedo, Javier <JACEVEDO@broward.org>; West, Dan <danwest@broward.org>; Brunner, Scott <SBrunner@broward.org>; Abrams, Albara <AABRAMS@broward.org>; Pariseau, Sarah <SPARISEAU@broward.org>; Pognon, Monica <MPOGNON@broward.org>; Da Luz, Karina <KDALUZ@broward.org>
Cc: Cunniff, Heather <HCUNNIFF@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Carrano, Susanne <SCARRANO@broward.org>
Subject: Future Land Use Map Amendment - FLUMS 23-2

Good afternoon everyone,

Attached for your review and comment is an application for an amendment to the Broward Municipal Services District future land use map. The table below and the attached application provide details about the proposed amendment.

Subject site: [474232010250](#), [474232010250](#), [474232010250](#)

Please provide your response by **Thursday, April 27, 2023**.

Figure 1: Proposed Amendment Details	
General Location	North of Hillsboro Boulevard, East of Lyons Road
Size	5 gross acres
Effect of Proposed Change	Addition of 15 dwelling units

Existing Land Use	One (1) Single-Family Residence
Current Future Land Use Designation	Estate (1) Residential
Proposed Future Land Use Designation	Low (3) Residential
eCurrent Zoning District	Agricultural (A-1) District
Commission District	District 2, Mark D. Bogen
Applicant/Agent	Daniel Spear
Property Owner	OJ FREEDOM REALTY LLC
Folio Number	474232010250, 474232010251, 474232010260

Please contact me should you need additional information,

Kind regards,



ANDY JOSEPH, PLANNER

Resilient Environment Department

URBAN PLANNING DIVISION

1 North University Drive | Plantation, FL 33324

ANJOSEPH@broward.org | 954.357.6609

Broward.org/Planning

[Medical Marijuana Advisory Board \(MMAB\)](#)

Attachment N



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

March 27, 2023

Daniel Spear
Spear Acquisition LLC
3921 S.W. 47th Ave., Suite 1013
Fort Lauderdale, FL 33314

RE: Land Use Plan Amendment (LUPA)- 425 NW 71 St Unincorporated FL 33073 – Transit Verification Letter

Dear Mr. Spear:

Broward County Transit (BCT) has reviewed your correspondence dated March 21, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for 425 NW 71 St Unincorporated FL 33073 (Folio ID 474232010260,), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 48 and Community Bus Route 734 Coconut Creek North. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
48	WEEKDAY SATURDAY SUNDAY	5:40 AM – 9:13 PM 6:15 AM – 9:01 PM N/A	35/40 Minutes 35/40 Minutes N/A
734	WEEKDAY SATURDAY SUNDAY	7:00 AM – 7:00 PM 7:00 AM – 6:00 PM N/A	60 Minutes 60 Minutes N/A

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 employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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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 S. Justafort

Romary Justafort
Service Planner
Service and Strategic Planning – Broward County Transit

Attachment O

UPD Intergovernmental and Complete Streets Comments:

FLUM 23-M2 -4425 NW 71st Street (former Ally Farms)

The Broward County Urban Planning Division (UPD) staff has reviewed proposed amendment FLUM 23-M2. The subject site is in the Broward Municipal Services District (BMSD) involving approximately 5. acres. The amendment proposes:

Proposed Designation: Low (3) Residential

Estimated Net Effect: Increase of 15 residential units.

Intergovernmental Coordination

The proposed amendment site abuts the limits of the City of Coconut Creek to the north, south and west.

Complete Streets

The following are Broward County Comprehensive Plan policies that apply to the proposed amendment and the staff recommendations made below.

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

POLICY BMSD 2.1.4 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY BMSD 2.1.21 Partner with other agencies to encourage healthy and active living by: [...] 4. Ensuring availability of safe, continuous sidewalk system connecting to schools and parks, where appropriate.

GOAL BMSD 5

Broward County will invest in Hillsboro Pines and Hillsboro Ranches to enhance the neighborhoods, manage services, promote safe streets, and build healthy and vibrant places, consistent the neighborhoods' goals.

POLICY BMSD 5.3.1 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

The applicant did not list any mobility enhancements in the application. The proposed amendment is located less than two miles from Tradewinds Elementary and Lyons Creek Middle schools. The site lacks sidewalks along the frontage street (NW 71st Street).

Staff suggests the following:

- Incorporate complete streets enhancements by providing:
 - Sidewalks along the property frontage and along internal streets which will contribute towards a local network of sidewalks where bicycles and pedestrians can travel safely and comfortably, and
 - Pedestrian friendly lighting along the internal and external sidewalks.
- Consider providing electric vehicle charging stations within the development.
- Build swales, vegetated buffer strips, rain gardens, and/or bioswales along street and drive edges to store and filter runoff stormwater.
- Plant trees in proximity to the sidewalk to provide shade and help mitigate heat.

Attachment P

March 21, 2023

Ms. Alicia Dunne
Public Works, Water and Wastewater Engineering Division
Planning And Development Coordination
2555 W. Copans Road, Pompano Beach, FL 33069

Re: "4425 NW 71st street" Land Use Plan Amendment – Potable Water & Sanitary Sewer Analysis

Ms. Dunne:

My office is preparing an application for a land use plan amendment (LUPA) in Unincorporated Broward County. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on potable water and sanitary sewer.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. If you could provide that information, it would be greatly appreciated. Please provide me with your response at your earliest convenience.

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

Thank you for your assistance in this matter.

Sincerely,

Spear Acquisition, LLC
Daniel Spear
3921 S.W. 47th Ave., Suite 1013
Fort Lauderdale, FL 33314
Tel: (954) 581-9000
Email: Daniel@thespeargroup.com

Project Information

The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

City of Coconut Creek last adopted its Water Supply Facilities Work Plan on May 26, 2016. An update to the Work Plan has been prepared and has been to the Planning & Zoning Board and 1st hearing at the City Commission. The information from the updated Work Plan is utilized below.

Level of Service

The level of service (LOS) for the City of Coconut Creek has been adopted from the BCWWS Water Supply Facility Work Plan which establishes 112 gpcd for District 2.

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and finding sources.

Identify the wellfield serving the area in which the amendment is located including the SFWMD permitted withdrawal and expiration date of the SFWMD permit.

TABLE 12 CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER Broward County District 2 Water Treatment Plant	
Current Plant Capacity	30.00 MGD
Current + Committed Plant Demand	12.89 MGD ¹
SFWMD Permitted Withdrawal	17.5 MGD Biscayne 4.5 MGD Floridan
Expiration Date of SFWMD Permit	3/13/2028
Planned Expansions	None

¹Source: Broward County Water Supply Facilities Work Plan

13.50 + 0.73 =
14.23 MGD

October 29, 2020

Wellfields: The District 2 WTP treats raw water supplied by the District 2 and the North Regional Wellfields under SFWMD CUP No. 06-01634-W issued in March 2008 for a 20-year permit duration to withdraw water from the Biscayne and Floridan Aquifers. The District 2 wellfield has a design capacity of 27.1 MGD and is comprised of seven production wells. The North Regional wellfield has a design capacity of 20.2 MGD and is comprised of 10 production wells. The permit allocates an annual withdrawal from the Biscayne Aquifer of 6,388 million gallons (MG) (17.5 mgd) with a maximum month of 585 MG and an annual withdrawal from the Floridan Aquifer of 1,664 MG (4.5 mgd) with a maximum month of 152 MG.

17.41

6,356

580.5

- Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f. or d.u.

TABLE 13 POTABLE WATER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	5 Single-Fam DUs	X 199 gpd/unit	= 995 GPD
PROPOSED	15 Single-Fam DUs	X 199 gpd/unit	=2,985 GPD
		Net Change	+ 1,990 GPD

Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

- Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Alicia Dunne
Public Works, Water And Wastewater Engineering Division
Planning And Development Coordination
2555 W. Copans Road, Pompano Beach, FL 33069
Phone: 954-831-0793 E-Mail: Adunne@Broward.org

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer adopted level of service per the adopted and certified local land use plan

Per Policy V-b-1.2, the level of service (LOS) standard to assess adequacy of service and concurrency for Broward County sanitary sewer facilities serving the City shall be that adopted by the Broward County Commission for large users of the North Regional Wastewater Treatment Plant: the flow information contained in the Florida Department of Environmental Protection permit application, 84 MGD. The flow estimate information contained in the FDEP permit application shall be used by Broward County to assess adequacy of wastewater treatment plant capacity for large users of the North Regional Wastewater Treatment Plant.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant, and planned plant capacity expansions, including year and funding sources.

$71.3 + 4.02 = 75.3 \text{ MGD}$

SANITARY SEWER Broward County North Reg	
Plant Capacity	95.00 MGD
Current + Committed Demand	$73.29 + 2.92 = 76.2 \text{ MGD}$
Planned Plant Capacity	95.00
Planned Expansions	None. Projections indicate sufficient capacity
<small>Source: Broward County Wastewater Treatment Plant Flow Calculations through March 2021</small>	

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

TABLE 15 SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	5 Single-Fam DUs	X 142 gpd/unit	= 710 GPD
PROPOSED	15 Single-Fam DUs	X 142 gpd/unit	=2,130GPD
		Net Change	+1,420 GPD
<small>Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.</small>			

4. Correspondence from sewer provider verifying information submitted as part of the application on items 1-3. Correspondence must contain name, position and contact information of party providing verification.

Alicia Dunne
Planning and Development Coordination Section
Water and Wastewater Engineering Division
2555 W. Copans Road
Pompano Beach, FL 33069
Email: adunne@broward.org
Ph: 954-831-0793

4425 NW 71 Street Land Use Plan Amendment
EXHIBIT A: LOCATION / EXISTING USES



Subject Site

Attachment Q



Public Works Department

WATER MANAGEMENT DIVISION

2555 W. Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

April 18, 2023

Andy Joseph, Planner
Urban Planning Division
1 North University Drive
Plantation, FL 33324

via e-mail to: anjoseph@broward.org

RE: 4425 NW 71 Street, Broward County
Future Land Use Map Amendment – FLUMS 23-2

Dear Mr. Joseph:

I have reviewed the application for an amendment to the Broward Municipal Services District future land use map for the above-captioned property. The proposed drainage analysis was sent to this office for review.

The drainage analysis information in the land use map amendment (LUMA) application is essentially correct. Our office has no objection to this LUMA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

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

c. Johana Narvaez, Broward County SWM Program