

**Urban Planning Division  
Broward Municipal Services District  
Future Land Use Map Amendment 23-M2 Staff Report**

**I. Amendment Description.**

**A. Amendment Details.**

Spear Acquisition proposes to amend the Broward Municipal Services District Future Land Use Map Series (BMSD FLUMS) from Estate (1) Residential to Low (3) Residential. The approximately five (5) acre site is generally located in the Hillsboro Ranches community, east of Lyons Road and north of West Hillsboro Boulevard. Figure 1 provides proposed amendment details and Figure 2 provides a general location location map. Attachment A includes a Broward County Comprehensive Plan (BCCP) and Broward County Land Use Plan (BCLUP) consistency table. Attachments B through G include location, land use, and zoning maps.

**B. Staff Recommendation.**

Staff reviewed the Broward County Comprehensive Plan’s goals, objectives, and policies. Considerations include, among others, land use compatibility, availability of public services and facilities, and environmental impacts. The role of the Local Planning Agency (LPA) is to make recommendations to the Board of County Commissioners as to whether the proposed amendment is consistent with the Broward County Comprehensive Plan.

*The Resilient Environment Department’s Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed amendment generally consistent with the Broward County Comprehensive Plan and notes that an amendment to the Broward County Land Use Plan and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.*

**Figure 1: Proposed Amendment Details**

<b>General Location</b> (Hillsboro Ranches)	North of NW 71 <sup>st</sup> Street, East of Lyons Road, South of NW 74 <sup>th</sup> Street, West of NW 39 <sup>th</sup> Avenue.
<b>Size</b>	5 Acres
<b>Effect of Proposed Change</b>	Increase of ten (10) dwelling units
<b>Existing Land Use</b>	Single Family, Vacant (former nursery)
<b>Current Future Land Use Designation</b>	Estate Residential
<b>Current Dwelling Units Allowed</b>	Five (5)
<b>Proposed Future Land Use Designation</b>	Low (3) Residential
<b>Existing Dwelling Units</b>	One (1)
<b>Proposed Dwelling Units</b>	Fifteen (15)
<b>Current Zoning District</b>	A-1: Agricultural Estate
<b>Commission District</b>	District 2, Mark D. Bogen
<b>Applicant/Agent</b>	Spear Acquisition, LLC
<b>Property Owner</b>	OJ Freedom Realty, Inc.
<b>Folio Numbers</b>	474232010250, 474232010261, and 474232010260

**Figure 2: General Location Map**



**C. Background.**

The site was formerly part of the City of Coconut Creek.

- On October 10, 2019, the City approved Ordinance 2019-34, contracting its municipal boundaries to exclude the subject site, owned by Alley Farms, LLC, pursuant to Section 171.051, Florida Statutes.
- On October 27, 2021, ownership of the site was transferred from Alley Farms, LLC to SLAM4425NW71, LLC.
- On November 16, 2022, ownership of the subject site was transferred from SLAM4425NW71, LLC to OJ Freedom Realty, LLC.

Land use in the BMSD is regulated by both the countywide Broward County Land Use Plan (BCLUP) and by the BMSD FLUM. Pursuant to the Broward County Charter, amendments to the BMSD FLUM must be in substantial conformity with the BCLUP goals, objectives, and policies (BCLUP GOPs) and future land use map (BCLUP FLUM).

Staff notes:

- A separate application to rezone the site from A-1: Agricultural Estate to PDD: Planned Development District was submitted. The reference number is 23-Z3.

- An amendment to the BCLUP FLUM also is needed.

**II. Staff Recommendation.**

Staff reviewed the proposed amendment for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP) and Broward County Land Use Plan (BCLUP).

*The Urban Planning Division recommends the Resilient Environment Department Local Planning Agency find the proposed amendment generally consistent with the BCCP and BCLUP and notes that an amendment to the Broward County Land Use Plan and a rezoning are needed in addition to this Broward Municipal Services District Future Land Use Map amendment.*

**III. Population Data.**

The proposed amendment is expected to increase population within the neighborhood.

**Figure 3: Population Impacts**

Average Household Size - North County	Projected Additional Population
3.0	45

Source: 2020 Census, U.S. Census Bureau, Table P1 Race and H1 Occupancy Status

**IV. Comprehensive Plan Consistency.**

**A. Compatibility.**

Compatibility is a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition. Compatibility reviews involve evaluating the existing and proposed future land use designations in comparison with surrounding existing and planned land uses.

**1. Applicable Goals, Objectives, and Policies.**

POLICY BMSD 1.1.7, OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments, POLICY BMSD 1.2.1, POLICY BCLUP 2.10.2, BCLUP POLICY 2.10.3

**2. Data and Analysis.**

The Broward County Land Use Plan defines compatibility as “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics and the proposed use in relation to the surrounding uses.

**Figure 4: Site and Surrounding Land Uses**

Location	Existing Land Use	Density	Current Zoning	Current BMSD Future Land Use	Current Future Land Use-BCLUP
Subject Site	Single-family residential, former	0.2 du/acre	A-1: Agricultural	Estate (1) Residential	Estate (1) Residential

	agriculture (ornamentals)		Estate District		
North	Single-family residential with agriculture (ornamentals)	One (1) du/acre	A-1: Agricultural Estate District	Estate (1) Residential	Estate (1) Residential
East	Single-family residential	One (1) du/acre	A-1: Agricultural Estate District; A-E: Agricultural Estate (Coconut Creek)	Estate (1) Residential; Residential Estate 1 DU/Ac (Coconut Creek)	Estate (1) Residential
South (Coconut Creek)	NW 71 <sup>st</sup> Street, then shopping plaza	Not applicable	PCD: Planned Commerce District	Commercial	Commerce
West (Coconut Creek)	Single-family residential	Four (4) du/acre	RS-4: Residential Single-Family, 4 DU/Acre	Residential Estate 1 DU/a	Estate (1) Residential

The surrounding area is suburban in character, with a mix of low-density, single-family homes, community shopping, recreation and open space, and remnant agricultural lands. Low density, single-family residential development is located to the north, east, and west ranging in density from one (1) to four (4) units per acre. The proposed Low (3) Residential future land use designation is consistent with adjacent and nearby residential developments.

**Figure 5: Housing Stock**

Structure Type	Broward County	North County
Single Family	49.3%	100.0%
Multi-Family	47.9%	0.0%
Mobile Home	2.7%	0.0%
Boat, RC Van, etc.	0.1%	0.0%

Source: United States Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

While the housing stock in Broward County is nearly evenly split between single-family and multi-family housing, the North County area where the proposed amendment site is located is 100% single-family.

### 3. Findings and Conclusions.

**Consistent.**

## **B. Consistency with Other BCCP and BCLUP Goals, Objectives, and Policies.**

### **1. Broward Municipal Services District.**

#### **a. Applicable Goals, Objectives, and Policies.**

Policies: BMSD 1.1.3, BMSD 1.1.5, BMSD 1.1.9, BMSD 1.2.1, BMSD 1.2.2, BMSD 1.2.3.

Objectives: BMSD 1.2-Future Land Use Map Amendments,

#### **b. Data and Analysis.**

The site is appropriate for the proposed amendment.

#### **c. Findings and Conclusions.**

***Consistent.***

### **2. Conservation.**

#### **a. Applicable Goals, Objectives, and Policies.**

Policies C6.4, C6.7, C6.8

#### **b. Data and Analysis.**

The Resilient Environment Department's Environmental Permitting and Natural Resources Division issued a report on environmental impacts, including applicable BCCP and BCLUP goals, objectives and policies. (Attachment H).

#### **c. Findings and Conclusions.**

***Consistent.*** Staff finds potential negative environmental impacts will be mitigated through compliance with various permitting and licensing requirements.

### **3. Historic Preservation.**

#### **a. Applicable Goals, Objectives, and Policies.**

Policies HP1.1, HP 3.2, HP 4.1

#### **b. Data and Analysis.**

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

#### **c. Finding and Conclusions.**

***Consistent***

### **4. Intergovernmental Coordination.**

#### **a. Applicable Goals, Objectives, and Policies.**

Goal-Intergovernmental Coordination, Objective IC-8: Coordinate the Establishment, Maintenance, and Implementation of Capacity and Quality Level of Service Standards

**b. Data and Analysis.**

The site is adjacent to the City of Coconut Creek on all sides. The City does not support the proposed amendment (see Attachment J). Below is a summary of the City's comments:

- The proposed density is not compatible with similar properties in the immediate area. In 2005, the City annexed six parcels immediately north of the subject property and worked with the property owners to create a zoning overlay designed to preserve the predominately rural nature of the area. The zoning overlay maintained a density of one (1) dwelling unit per acre.

The UPD staff notes, the properties to the north that have a density of approximately one (1) dwelling unit per acre and were developed in the 1980s. The properties to the west were developed in the 1990s and are zoned for RS-4, which allows four dwelling units per acre. The applicant proposes an RS-3 zoning district that allows only three (3) dwelling units per acre which is consistent with existing and emerging development patterns.

**c. Findings and Conclusions.**

***Consistent***

**5. Property Rights.**

**a. Applicable Goals, Objectives, and Policies.**

Goal-Property Rights, Objective PPR 1.1, Policy PPR 1.1.1

**b. Data and Analysis.**

The property owner requested the Future Unincorporated Area Land Use Element Map amendment.

**c. Finding and Conclusions.**

***Consistent:*** *If approved, the proposed amendment would increase the development potential of the site.*

**6. Public School Facilities.**

**a. Applicable Goals, Objectives, and Policies.**

Objective PSF2, Policy PSF 2.1, PSF 4.6, BMSD, 1.1.5, BMSD 1.2.1, BMSD 1.2.2,

**b. Data and Analysis.**

The proposed amendment application was submitted to the School Board of Broward County for review. The School Board advised that the applicant needs to submit a completed Public School Facilities Impact Application form, along with the required fee, in order for the School Board to issue a Public School Consistency Review Report. (See Attachment K)

Pursuant to the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida, public school concurrency review is conducted at the time of plat or site plan application submittal. At that time, if permanent student capacity is not available at public schools to serve the proposed amendment site, the developer may be required by the School Board to mitigate impacts related to deficient capacity.

Figure 6 shows the proposed amendment site is served by the Tradewinds Elementary, Lyons Creek Middle, and Monarch High schools. It shows that Monarch High School is expected to be below the level-of-service standards for the 2025/26 school year

**Figure 6: Public Schools Level of Service**

Type	School <sup>1</sup>	Location	Meets Gross LOS 25/26 <sup>2</sup>
Elementary	Tradewinds Elementary	5400 Johnson Road Coconut Creek	Yes
Middle	Lyons Creek Middle	4333 Sol Press Boulevard Coconut Creek	Yes
High	Monarch High	5050 Wiles Road Coconut Creek	No

Source:

<sup>1</sup> [Maps and Data / By School Level \(browardschools.com\)](http://browardschools.com)

<sup>2</sup> [Planning Tool for School Enrollment and Capacity \(browardschools.com\)](http://browardschools.com)

**c. Finding and Conclusions.**

**Consistent:** *The proposed amendment is consistent with the Public School Facilities Element Objective PSF2 and Policies 2.1 and 4.6 related to public schools because:*

- *Any public school facilities impacts are mitigated during platting and site planning processes; and,*
- *The applicant will need to amend the Broward County Land Use Plan and a Public School Consistency Review Report will be provided at that time.*

**7. Recreation and Open Space.**

**a. Applicable Goals, Objectives, and Policies.**

Objective R1-Level of Service Requirements, Policy R3.2, Policy BMSD 1.1.5, Policy BMSD 1.2.1, Policy BMSD 1.2.2

**b. Data and Analysis.**

• **Local Parks.**

The LOS standard for local parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 0.14 acres of local parks. The supply of local parks is expected to be sufficient to meet the demand through at least 2045 (see Figure 15).

**Figure 7: Local Parks Adequacy (Acres)**

Current Parks	Current Demand	Amendment Demand	Demand with Amendment	Surplus/Deficit
77.47	44.88	0.14	45.02	+32.45

Source: Broward County Comprehensive Plan Recreation and Open Space Element

• **Regional Parks.**

The LOS standard for regional parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 0.14 acres of regional parks. The supply of regional parks is expected to be sufficient to meet the demand through at least 2045 (see Figure 16).

**Figure 8: Regional Parks Adequacy (Acres)**

Current Parks	Current Demand	Amendment Demand	Demand with Amendment	Surplus/Deficit
7,478.65	5,481.02	0.14	5,486.36	+1992.29

Source: Broward County Comprehensive Plan Recreation and Open Space Element

The Parks and Recreation Division does not object to the proposed amendment (See Attachment L). At the time of platting, the Parks and Recreation Division will require regional park impact fees based on the number of units permitted on the site by the County Commission.

**c. Findings and Conclusions.**  
**Consistent**

**8. Solid Waste.**

**a. Applicable Goal, Objectives, and Policies.**

Objective SW 6.2, Policy SW 6.3.1, Policy BMSD 1.2.1, Policy BMSD 1.2.2

**b. Data and Analysis.**

**Figure 9: Projected Solid Waste Generation**

Demand per Residential Unit per Day	8.9 lbs.
Additional Units	10
Additional Demand	89 lbs.

The Solid Waste and Recycling Division does not object to the proposed amendment (See Attachment M).

**c. Findings and Conclusions.**  
**Consistent**



**9. Transportation.**

**a. Applicable Goal, Objectives, and Policies**

Policy BMSD 1.2.2, Policy BMSD 2.1.4, Policy BMSD 2.1.21, Goal BMSD 5, Policy BMSD 5.3.1, Policy T2.3.2, Policy T2.3.3, Policy T2.3.5, BMSD 1.2.1, BMSD 1.2.2

**b. Data and Analysis.**

Roadways: Transportation Element Map T-10: Transportation Concurrency Districts indicates the site is located in the North Central Transportation Concurrency Area, which is a Transportation Concurrency Management Area. The level-of-service standard is 30-minute peak hour headways on 70% of bus routes. A Transportation Concurrency Satisfaction Certificate from Broward County will be required during development review.

The proposed future land use designation is expected to generate nine (9) additional PM peak hour trips. A traffic analysis will be conducted by the Broward County Planning Council during its review of the proposed amendment.

**Figure 10: Trip Generation and Level of Service**

**Trip Generation**

**Current Use: Single-Family Dwelling Units – ITE Code 210**

Dwelling Units	5
Daily Trip Rate	9.43
<b>Current Daily Trips</b>	<b>47.15</b>
PM Peak Hour Rate	0.94
<b>Current Peak Hour Trips</b>	<b>4.7</b>

**Proposed Use: Single-Family Dwelling Units – ITE Code 210**

Dwelling Units	15
Weekday Average Rate	9.43
<b>Additional Daily Trips</b>	<b>94.3</b>
PM Peak Hour Rate	0.94
<b>Additional Peak Hour Trips</b>	<b>9.4</b>

**Daily Level of Service**

**Hillsboro Boulevard (E/W Roadway) East of Lyons Road**

<b>Design Code</b>	622
<b>AADT</b>	36,000
<b>Daily Capacity</b>	59,990
<b>V/C</b>	0.6
<b>LOS<sup>1</sup></b>	C-Stable Flow
<b>Additional Trips</b>	94.3
<b>Adjusted AADT</b>	36,094
<b>Adjusted V/C</b>	0.60
<b>Adjusted LOS<sup>1</sup></b>	C-Stable Flow

**PM Peak Hour Level of Service**

**Hillsboro Boulevard (E/W Roadway) East of Lyons Road**

<b>Design Code</b>	622
<b>AADT</b>	3420

<b>Daily Capacity</b>	5390
<b>V/C</b>	0.63
<b>LOS<sup>1</sup></b>	C-Stable Flow
<b>Additional Trips</b>	9.4
<b>Adjusted AADT</b>	3429
<b>Adjusted V/C</b>	0.64
<b>Adjusted LOS<sup>1</sup></b>	C-Stable Flow

**Source:** Institute of Traffic Engineering Trip Generation Manual 11<sup>th</sup> Edition (ITE).

<sup>1</sup>Transportation Element Map T-8, Existing Roadway Level of Service.

Public Transit: Public transit is available on Broward County Transit Route 48 and Community Bus Route 734 Coconut Creek North within one quarter mile of the proposed amendment site. As part of the Transportation Surtax funding, Broward County Transit will implement fixed bus route improvements, including shorter headways and increased weekday and weekend span of service. (See Attachment N)

Complete Streets: Staff suggests incorporating complete streets enhancements such as sidewalks, trees, and pedestrian friendly lighting along the property frontage and internal streets, providing electric vehicle charging stations within the development (See Attachment O).

Greenways: The BCLUP Natural Resource Map Series - Eastern Broward County Potential Greenways System indicates the proposed Hillsboro Canal Greenway is located approximately 950 feet to the north and the proposed Turnpike Greenway is located approximately 3,000 feet to the east (See Attachment O).

**c. Findings and Conclusions.**  
***Consistent.***

**10. Water Management.**

**a. Goals, Objectives, and Policies**  
Policy BMSD 1.1.3, Policy BMSD 1.1.5, Policy BMSD 1.2.1, Policy BMSD 1.2.2, Objective WM1 – Water and Wastewater Services, Policy WM 1.6, Policy WM 3.1, Policy WM 3.2, Policy WM 3.9, Policy WM 4.21.

**b. Data and Analysis.**  
Aquifer Recharge: 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. (See Attachment H)

Drainage/Surface Water Management: Development will require a Broward County Surface Water Management License and Environmental Resource Permit. The project must also comply with criteria approved under a previously issued Environmental resource Permit (See Attachments H, Q).

Potable Water: The proposed amendment increases potable water demand by 1,990 gallons per day. The site is served by the District 2 Water Treatment Plant. Sufficient potable water plant capacity is available. (See Attachment P)

Sanitary Sewer. The proposed amendment increases wastewater treatment demand by 1,420 gallons per day. The site is served by the North Regional Wastewater Treatment Plant. Sufficient wastewater treatment plant capacity is available. (See Attachment P).

**c. Finding and Conclusions.**  
***Consistent***

**V. Attachments**

- Attachment A: Comprehensive Plan Consistency Review Table
- Attachment B: Site Location Map
- Attachment C: Proposed BMSD Future Land Use Map
- Attachment D: Site Location Aerial Map
- Attachment E: BMSD Zoning Map
- Attachment F: Current BMSD Future Land Use Map
- Attachment G: Current BCLUP Future Land Use
- Attachment H: Environmental Resource Comments
- Attachment I: Historic Resource Comments
- Attachment J: City of Coconut Creek Comments
- Attachment K: School Board of Broward County Correspondence
- Attachment L: Parks and Recreation Division Comments
- Attachment M: Solid Waste and Recycling Services Division Comments
- Attachment N: Broward County Transit Comments
- Attachment O: Complete Streets Comments
- Attachment P: Water Management Division-Water and Wastewater Services Comments
- Attachment Q: Water Management Division – Drainage Comments