



Resilient Environment Department
URBAN PLANNING DIVISION

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

Local Planning Agency

January 10, 2024

2:00pm

Government Center West – 2nd Floor Hearing Room

1 North University Drive

Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: November 8, 2023

3. 23-Z3: 4425 NW 71st Street

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. 24-WRM1: Future Groundwater Conditions

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

5. Public Comments: Non-agenda Items

6. Adjourn

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

Local Planning Agency Minutes: November 8, 2023



SUMMARY MINUTES
(DRAFT)

Resilient Environment Department Local Planning Agency
Public Hearing
Government Center West – 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
November 08, 2023

Attendance

1. Board Members Present
 - a. Cyril Saiphoo, AICP, Chair
 - b. Amede Dimonnay
 - c. Angela Chin, AICP
 - d. Michael Huneke
 - e. Lisa Wight

2. Board Members Absent
 - a. Glennika Gordon (Ex-officio member - School Board of Broward County, Florida)

3. County Staff Present

Urban Planning Division

 - a. Heather Cunniff, Planning Section Supervisor, AICP
 - b. Darby Delsalle, Assistant Director, AICP
 - c. Andy Joseph, Planner, AICP
 - d. Josie Sesodia, Director, AICP
 - a. Alexis Marrero-Koratich, Assistant County Attorney

4. Others Present

Rod Feiner
Thuy Turner
A.S. Hayes-Tubbs

See attached sign in sheet.

Agenda

1. **Call to Order**

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:00pm. The LPA members introduced themselves.

2. **Approval of Minutes: July 19, 2023**

Upon a motion made by Angela Chin, seconded by Lisa Wight, the July 19, 2023, Local Planning Agency minutes were unanimously approved.

3. **Rezoning Code Amendment: 23-Z6: SDS Development and Trust**

Prior the item being introduced, Mr. Saiphoo recused himself from the item due to a potential conflict and passed the chairperson duties to Ms. Chin. She opened the item and requested a staff report.

SUMMARY MINUTES
(DRAFT)

Ms. Chin introduced the item and requested a staff presentation.

Andy Joseph introduced himself and provided brief description of the proposed rezoning. Mr. Joseph noted the following:

- The proposed amendment changes the Broward Municipal Services District Zoning Map from B-2: General Commercial Business to B-3: Intense Commercial Business for an approximately 0.62 acre located west of SR 7/US 441, south of SW 14th Street, and east of SW 40th Terrace.
- Mr. Joseph introduced the staff report into the record and noted the following:
 - A single zoning district is most appropriate and the B-3 zoning district is most appropriate for the SR 7/US 441 corridor.
 - The proposed rezoning provides additional land for the B-3 zoning district.
 - The proposed rezoning is consistent with the Broward County Comprehensive Plan, including various goals, objectives, and policies and the Commercial future land use designation.
 - The proposed B-3 zoning is consistent with the intensity and general uses set forth in the Broward County Comprehensive Plan.
 - Infrastructure capacity for potable water, sanitary sewer, drainage, solid waste, and public transit is expected to be available to serve the rezoning site.
 - The proposed rezoning allows a circumstance 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 recommends that the Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

Ms. Chin requested public comments. Rod Feiner, the applicant's attorney, stated the applicant agrees with the staff report. Notices were mailed to the adjacent community association (Broadview Park Civic Association) twice. No response was received. Mr. Feiner noted that major redevelopment is not planned. Mr. Feiner noted that parking is a premium on the site. The rezoning will add additional uses that will likely generate less parking than the B-2 uses. He concluded by stating that B-3 zoning is compatible with adjacent land uses.

Ms. Chin requested public comments.

Ms. Hayes-Tubbs stated that she owns a property immediately west of the property. She is slightly relieved that a large project is not being built. She stated that parking is extremely limited and is a major issue. The dispensary has had cars parked on SW 40th Terrace, despite the posted no parking signs. A fitness center was previously located on the property. Parking was an issue when they held an event, with cars parked for three blocks on both sides of SW 40th Terrace. The nearby small car dealer parks vehicles along SW 40th Terrace. Broward County has tried to address the issue by posting no parking signs and planting new grass in the swales. Should Broward County approve the rezoning, the parking issue needs to be addressed.



SUMMARY MINUTES
(DRAFT)

Ms. Chin requested questions or comments from LPA members. Hearing none, Ms. Chin requested that the LPA consider a motion finding the proposed rezoning consistent with the Broward County Comprehensive Plan.

Upon a motion by Ms. Wight, seconded by Mr. Huneke, the proposed rezoning was found consistent with the Broward County Comprehensive Plan.

4. Public Comments: Non-Agenda Items
None.

5. Adjourn

Upon a motion made by Ms. Wight, seconded by Mr. Huneke, and unanimously approved, the meeting adjourned at 2:12pm.

November 8, 2023 Resilient Environment Department Urban Planning Division Local Planning Agency
Attendee Sign-in Sheet

#	Name	Address	Phone Number	E-mail	Do you wish to speak?
1	Alexis Marrero Karath	115 S Andrews Ave	954 357 7696	AKORATCH@broward.org	✓
2	Alexis Amannay	1 N. University Dr	954 357 574 1443	AMANNAY@BROWARD.ORG	
3	Michael Humeke	1 N University Dr	954 357 4906	m.humeke@broward.org	
4	A. S. Hayes-Turner	1409 SW 40th Ave	954 495-8601		✓
5	Angela M Chin	110 NE 3rd St. # 300	9.357.4919	Achinebrown.org	
6	LISA WIGHTE	110 NE 3rd St. St. 300	9.357-6679	lwight@broward.org	
7	Red Feiner	1404 S Andrews Ave	9-761-3636	refeiner@broward.org	✓
8	Thuy Turner	62 Winterton Lake Dr	9-610-1633	Thuy@turnerplanning.com	
9	Dora Desaulé	1 U DRIVE	9 357-9797	DESALU@BROWARD.ORG	
10					
11					
12					

23-Z3: 4425 NW 71st Street

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT**

**Rezoning 23-Z3 Staff Report
4425 NW 71st Street**

I. Rezoning Description.

A. Rezoning Details.

Spear Acquisition proposes to rezone a site from A-1: Agricultural Estate to PDD: Planned Development District. The approximately 5.0 acre site is generally located in the Hillsboro Ranches community, east of Lyons Road and north of Hillsboro Boulevard. The applicant proposes a planned development of 15 single-family houses. Figure 1 provides the proposed rezoning details and Figure 2 provides a general location map. Attachment A includes the proposed PDD.

B. Staff Recommendation.

Staff reviewed the Zoning Code criteria upon which a rezoning must be based. 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.

Land use in the BMSD is regulated by both the countywide Broward County Land Use Plan (BCLUP) and by the BMSD Future land Use Map (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).

The Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed rezoning is not currently consistent with the Broward County Comprehensive Plan. However, a Broward Municipal Services District Future Land Use Map amendment is proposed, which if approved, would cause the proposed rezoning to be consistent.

Figure 1: Proposed Rezoning Details

General Location Hillsboro Ranches	North of NW 71 st Street, East of Lyons Road, South of NW 74 th Street, West of NW 39 th Avenue.
Size	4.99 Net Acres 5.16 Gross Acres
Effect of Rezoning	Allows 13 additional dwelling units
Existing Land Use	Single Family, Vacant (former nursery)
Current Zoning	A-1: Agricultural Estate (Permits one (1) dwelling unit per two (2) net acres)
Current Dwelling Units Allowed	Two (2)
Proposed Zoning	PDD: Planned Development District
Existing Dwelling Units	Single Family, Vacant (former nursery)
Proposed Dwelling Units	Fifteen (15)

BMSD Future Land Use Map Designation	Estate Residential
Commission District	District 2, Mark D. Bogen
Applicant/Agent	Spear Acquisition, LLC
Property Owner	OJ Freedom Realty, Inc.
Folio Numbers	474232010260, 474232010250, 474232010251

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.

II. Data and Analysis.

The Broward County Zoning Code, Section 39-30 requires the Board of County Commissioners to consider eleven (11) factors when evaluating a rezoning request. These factors are addressed below:

A. Ambiguity/Error.

The proposed rezoning does not correct an ambiguity or error.

B. Changing Conditions.

1. Development Patterns.

Development within the surrounding area is changing from a more rural and semi-suburban character to one that is more suburban. Land uses within the vicinity include a mix of low-density single-family homes, community shopping, recreation and open space, and remnant agricultural lands. Cul-de-sac developments of approximately four dwelling units per gross acre are located immediately west and northwest of the site. The proposed PDD is a cul-de-sac development that would allow fifteen dwelling units or approximately three (3) dwelling units per acre.

Staff finds the proposed rezoning is consistent with adjacent, nearby, and emerging development patterns.

2. Housing Demand.

Broward County is nearly fully developed. New residential development is predominantly multiple family projects, generally accomplished through the assembly of urban infill sites and redevelopment of antiquated or derelict land uses and structures. The availability of development sites for new single-family subdivisions is limited; however, there is a continuing demand for single-family homes.

Staff finds the proposed rezoning will help meet demand for new single-family houses.

C. Testimony of Applicant.

Verbal and written testimony from the applicant will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

D. Recommendation of Staff.

See Section I.B.-Staff Recommendation.

E. Sworn and Unsworn Public Testimony.

Verbal and written testimony from the public will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

F. Consistency with Goals, Objectives, and Policies of the Broward County Comprehensive Plan.

The proposed rezoning is not currently consistent with the Broward County Comprehensive Plan. However, a Broward Municipal Services District Future Land Use Map amendment is proposed, which if approved, would cause the proposed rezoning to be consistent.

G. Consistency with Densities, Intensities, and General Uses Set Forth in the Broward County Comprehensive Plan.

Figure 3: 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 agriculture (ornamentals)	0.2 du/acre	A-1: Agricultural Estate District	Estate (1) Residential	Estate (1) Residential
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 st 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 PDD will result in a residential density of approximately three (3) dwelling units per acre. This is consistent with the adjacent and nearby low density residential development.

H. Protection, Conservation, or Preservation of Environmentally Critical Areas and Natural Resources.

During review of the proposed BMSD Future Land Use Map amendment application, staff found potential negative environmental impacts will be mitigated through compliance with various permitting and licensing requirements.

I. Infrastructure Capacity.

During review of the proposed BMSD Future Land Use Map amendment application, staff found potential negative environmental impacts will be mitigated through compliance with various permitting and licensing requirements.

J. Compatibility of Existing and Proposed Uses.

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.” Staff evaluates compatibility based upon the characteristics and the proposed use in relation to the surrounding uses.

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 4: 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.

Staff finds the proposed rezoning creates 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.

K. Oceanfront Properties Considerations.

Not applicable.

III. Attachments.

Attachment A: Planned Development District Master Development Plan

Attachment B: Site Location Map

Attachment C: Aerial Map

Attachment D: Current Zoning District Map

Attachment E: Proposed Zoning District Map

Attachment F: Broward Municipal Services District Future Land Use Map

Attachment G: Broward County Land Use Plan Future Land Use Map

4425 NW 71st Street
PLANNED DEVELOPMENT DISTRICT (PDD)
MASTER DEVELOPMENT PLAN

July 2023

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Exhibits

- EXHIBIT A: LOCATION
- EXHIBIT B: SURVEY
- EXHIBIT C: CURRENT FUTURE LAND USE
- EXHIBIT D: MASTER DEVELOPMENT PLAN

I. Introduction

A. Purpose and Intent

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a Planned Development District (PDD). This PDD Master Development Plan, defined below, was developed in accordance with the standards and procedures set forth in Section 39-333 and 39-335 of the Broward County Code.

Master Development Plan: The ordinance rezoning land to a PDD or PUD, together with the site plan for the PDD or PUD drawn in conformity with the conceptual site plan requirements of Section 5-192 of the Broward County Land Development Code, a development schedule, provisions for the method of administration of all common open space, and a statement that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

The PDD is intended to encourage the implementation of innovative land planning and site design which create enhanced living and working environments while concurrently discouraging urban sprawl through the enforcement of the concurrency management and levels of service standards specified within the Broward County Land Development Code. The PDD shall provide for density or intensity bonus incentives which promote compact urban areas and shall also be utilized to protect, preserve and enhance lands designated Agriculture by the certified Future Unincorporated Area Land Use Element Map Series of the Broward County Comprehensive Plan.

B. Project Size and Location

The subject property is within the Broward Municipal Services District (BMSD), also known as Unincorporated Broward County, FL. Adjacent lands are within the City of Coconut Creek. The subject property is situated on the north side of N.W. 71st Street and east of Lyons Road. Refer to **EXHIBIT A: LOCATION**. The property is approximately 5.0 acres. Refer to **EXHIBIT B: SURVEY**.

II. Existing Conditions

A. Future Land Use and Zoning

The subject property is designated Estate Residential (1 du/acre) on the County's Future Land Use Plan. Refer to Please refer to **EXHIBIT C: CURRENT FUTURE LAND USE**. The subject is presently designated Agricultural Estate (A-1) on the County's zoning map.

B. Existing Site Conditions and Context

The subject site is currently a single-family home site and has historically operated as a landscaping nursery.

The subject site is adjacent to and immediately East of the Lyons Gate residential community. Immediately to the north and east of the subject property are existing single-family residential, and commercial uses to the south fronting Hillsboro Blvd.

III. Project Development

A. Proposed Development

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including to the west, east, and north existing single-family residential, and commercial uses to the south fronting Hillsboro Blvd.

The proposed project will help meet the need for additional housing, particularly single-family homes, in Broward County. A subdivision plat for 15 units will be filed and will be consistent with the proposed rezoning to PDD and the Master Development Plan.

B. Development Standards

1. Site Size Minimum

- Minimum PDD Size: A minimum of five (5) acres of contiguous land.

2. Minimum Lot Area, Distance Between Structures, Frontage, Setbacks and Height Regulations:

- Minimum lot size: 7,500 SF
- Minimum distance between structures: 15 Feet

3. Access: Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet

emergency needs, to conduct county services, and to generally ensure the health and safety of the residents of the planned development.

- Development on the site shall meet criteria. Ingress/egress will be from NW 71st Street.

4. Setbacks, Minimum:

- Front Setback: 25 Feet
- Rear Setback: 15 Feet
- Side Setback: 7.5 Feet

5. Height, Maximum:

- 35 Feet

6. Landscaping: Landscaping shall meet all requirements of Article VIII, "Landscaping for Protection of Water Quality and Quantity".

- Development on the site shall comply with the requirements of Article VIII, "Landscaping for Protection of Water Quality and Quantity," of this code. Proposed landscaping details will be presented and reviewed at the time of building permit application.

7. Signs: Signs within a PDD or PUD shall comply with the appropriate sections of Article VI, "Signs," according to the types of uses permitted by the Master Development Plan.

- Development on the site shall comply with the requirements of Article VI, "Signs". Any proposed signs will be presented and reviewed at the time of development.

8. Density: The density and intensity of land uses permitted within a PDD or PUD shall conform with the Future Unincorporated Area Land Use Element of the Broward County Comprehensive Plan, in accordance with the categories of planned developments set forth in section 39-340.

- The proposed Future Land Use Designation is Low (3) Residential which would permit 15 dwelling units on the site.

9. Offstreet parking, loading and lighting. The amount and configuration of offstreet parking, loading areas and lighting within a PDD or PUD shall comply with Article XII, "Offstreet Parking and Loading," of this Code.

- Development on the site shall meet Article XII, "Offstreet Parking and Loading,".

10. Alcoholic beverage and adult entertainment establishments: In all planned commercial and industrial centers, alcoholic beverage and adult entertainment establishments shall comply with Article XI, "Alcoholic Beverage and Adult Entertainment Establishments," of this Code.

- Not applicable.

11. Property maintenance: All planned developments shall be subject to Article X, "Property Maintenance and Junk and Abandoned Property," of this Code.

- Development on the site shall comply with Article X, "Property Maintenance and Junk and Abandoned Property".

C. Conceptual Site Plan

Site plan drawn in conformity with conceptual site plan requirements of Section 5-192 (now Section 5-191) of the Land Development Code.

- Refer to **EXHIBIT D: MASTER DEVELOPMENT PLAN**

D. Development schedule

The 15 single-family home development project is expected to break ground in 2024 with a construction timetable of 18-24 months.

E. Provisions for the method of administration of all common open space

A homeowner's association shall administer all common open space, such as lighting, entry signage, and common area trees / landscaping.

F. Statement that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

Spear Acquisition, LLC affirms that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

IV. Conclusion

The subject PDD and Master Development Plan will facilitate development of a 15-unit single family community. The proposed development is compatible with the adjacent area and is consistent with the goals, objectives and policies of the County land use plan. The proposed project will help meet the need for additional housing, particularly single-family homes, in Broward County.

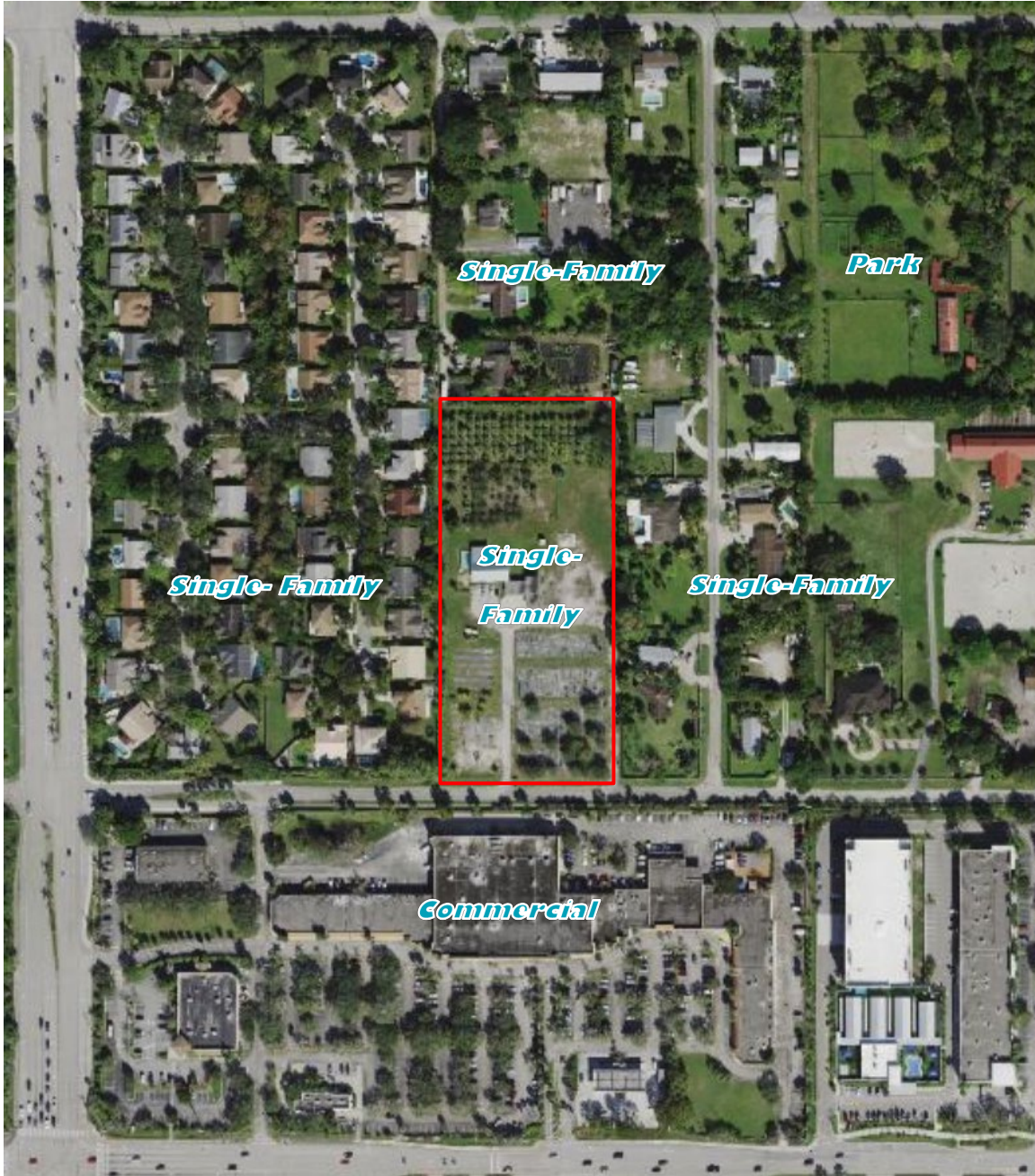
The PDD document and Master Development Plan outlines and specifies the procedures and standards which will be adhered to for any development within the subject PDD. The site will be developed in accordance with the PDD document and will be reviewed and approved by regulating agencies as required.

EXHIBITS

EXHIBIT A: LOCATION
EXHIBIT B: SURVEY
EXHIBIT C: CURRENT FUTURE LAND USE
EXHIBIT D: MASTER DEVELOPMENT PLAN

EXHIBIT A: LOCATION / EXISTING USES

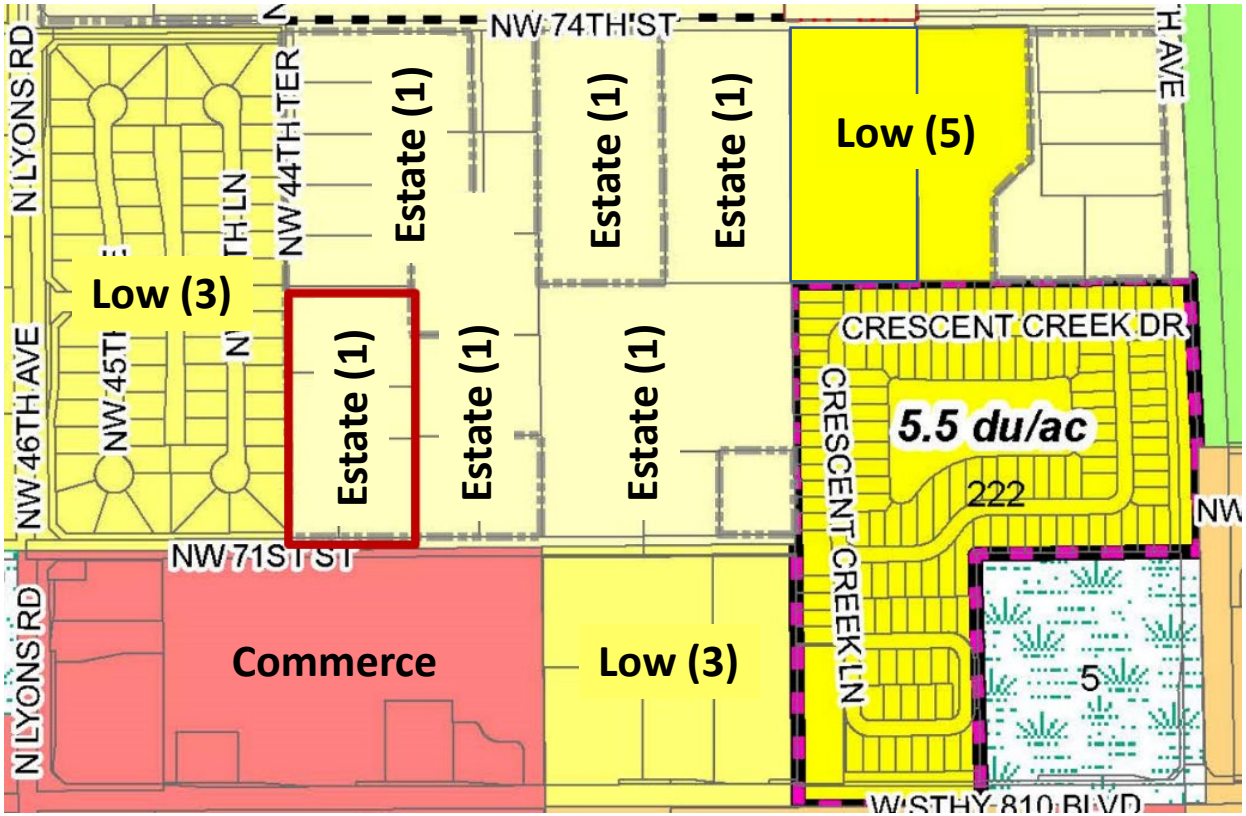
4425 NW 71 Street PDD



Subject Site

EXHIBIT C: CURRENT FUTURE LAND USE

4425 NW 71 Street PDD



Subject Site

NO.	DATE	DESCRIPTION

CITY OF COCONUT CREEK
 FLORIDA
 4425 NW 71st STREET

DATE: 7/8/23
 SCALE: 1" = 30'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB#: 24149



SHEET NO.
 SP-1

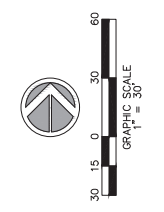
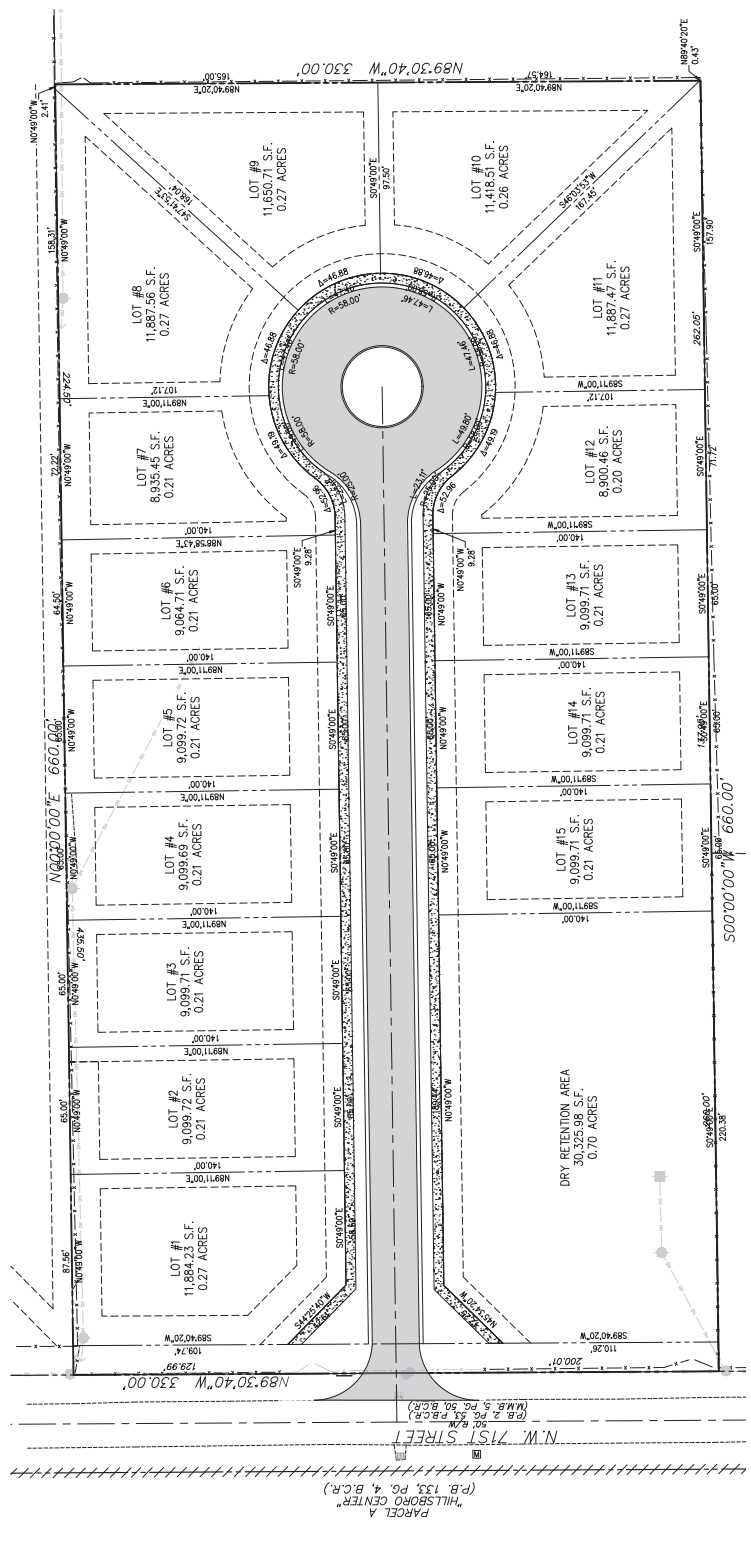


EXHIBIT D: MASTER DEVELOPMENT PLAN

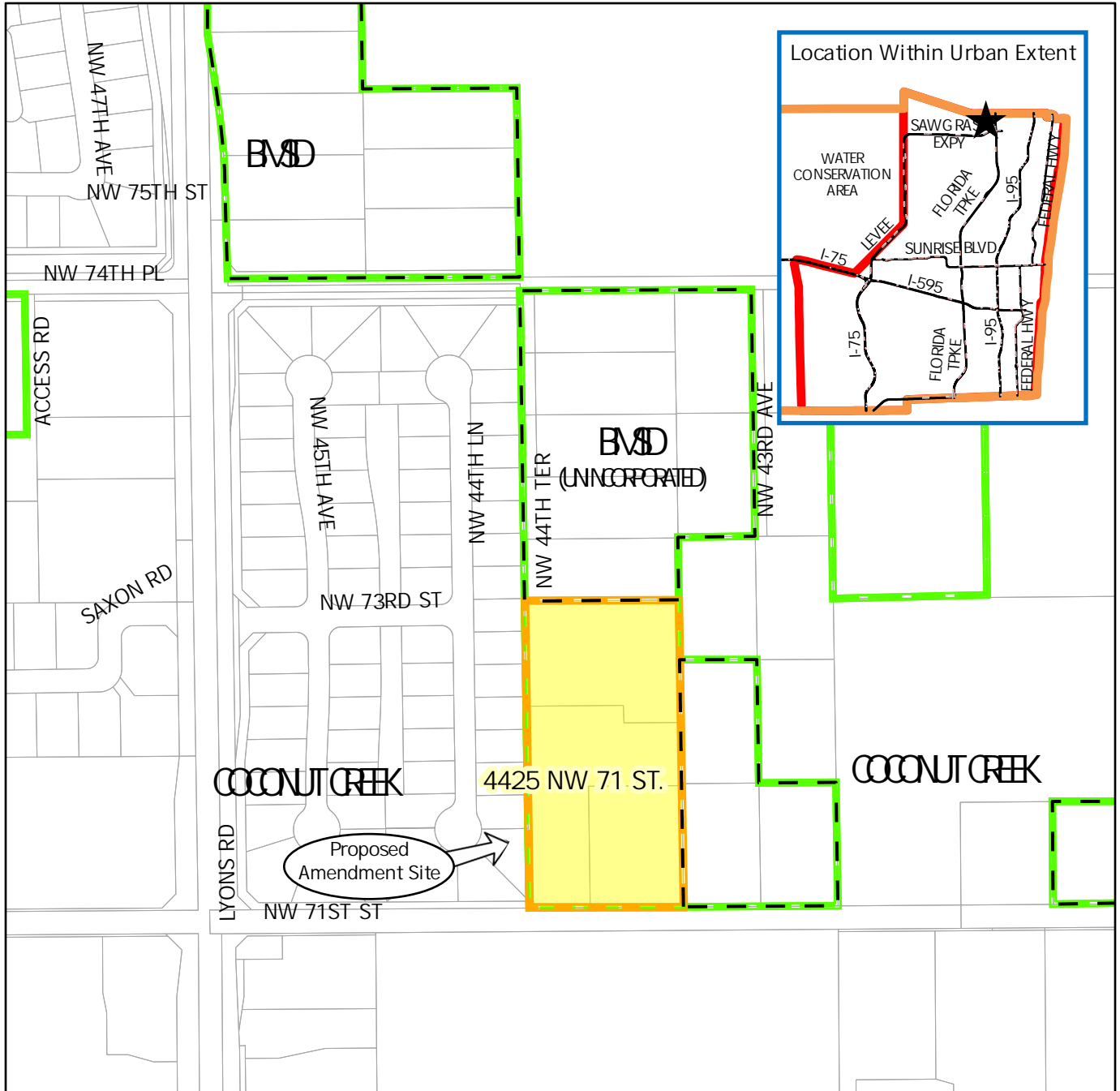


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Attachment B



Future Land Use Map Amendment 23-Z3 Site Location Map

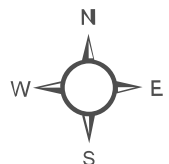


- Unincorporated Area Boundary
- Municipal Boundary
- Broward County Urban Extent Boundary
- Site Location Within Urban Extent

- Broward County Boundary
- Parcel Boundary
- Site Location - 4425 NW 71 ST

Prepared by: Urban Planning Division
Resilient Environment Department

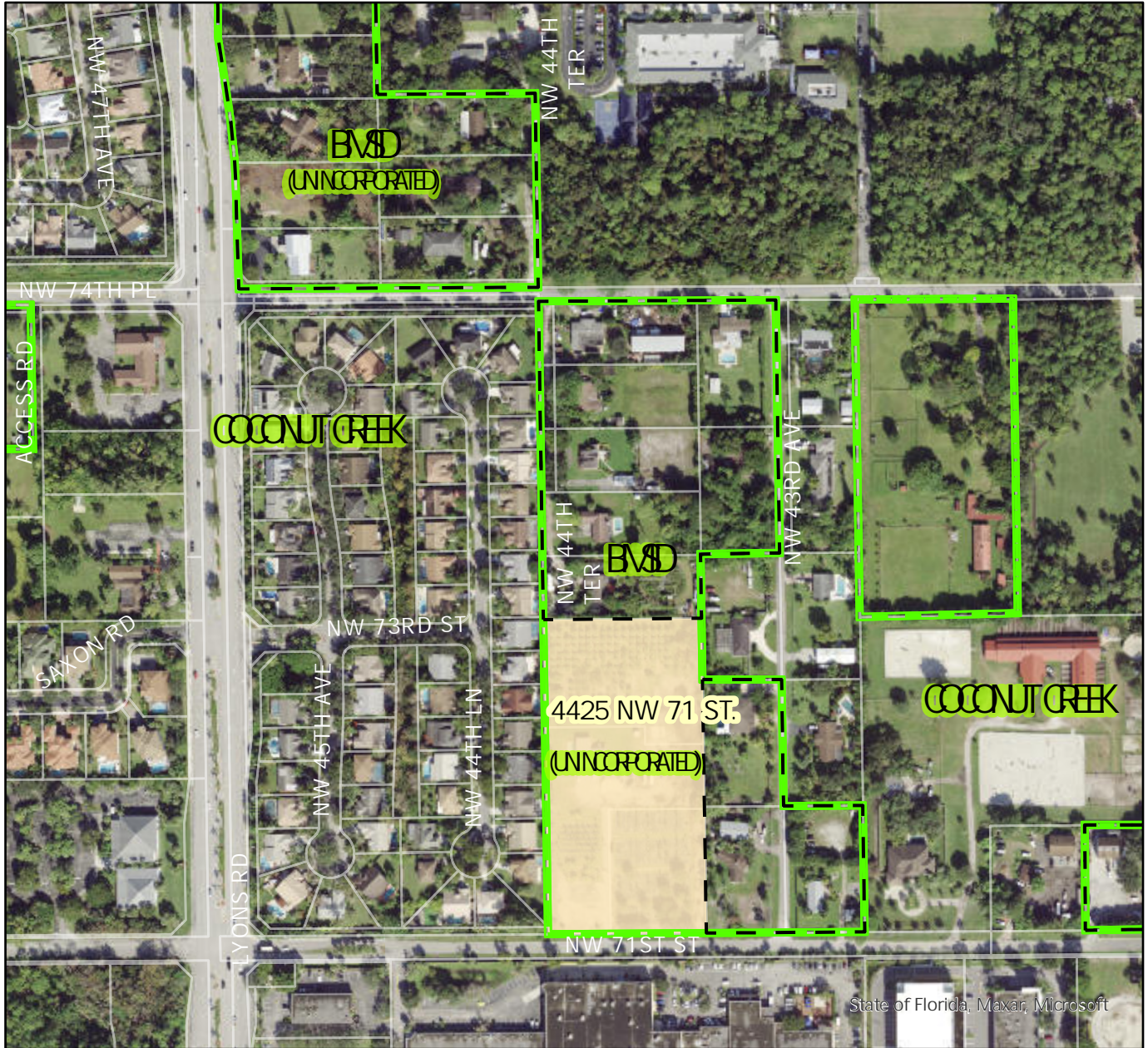
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment C



Future Land Use Map Amendment 23-Z3 Aerial Map



- Unincorporated Area Boundary
- Municipal_Boundary
- Estate (1) Residential

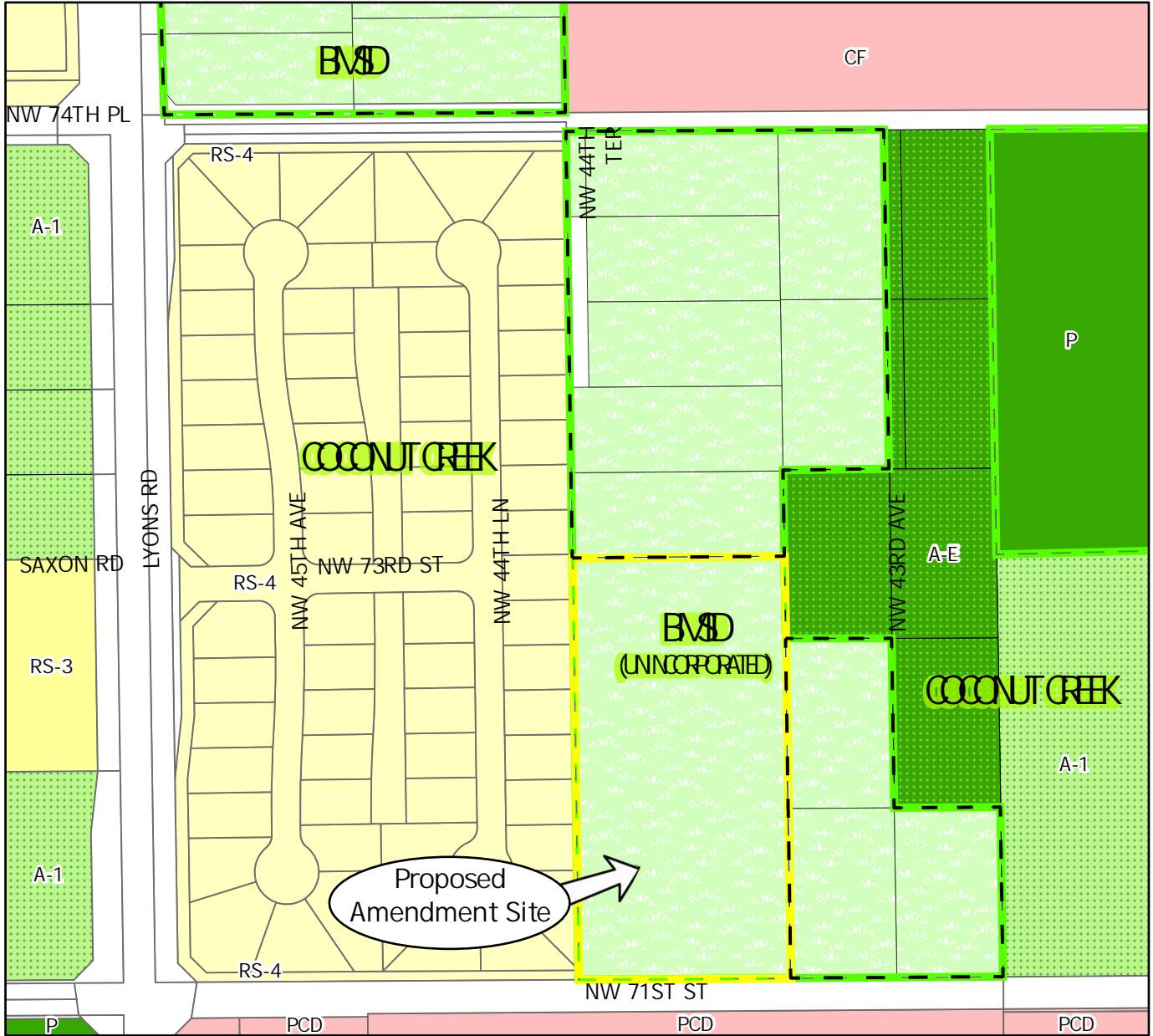
Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment D



Future Land Use Map Amendment 23-Z3 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

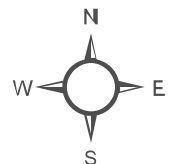
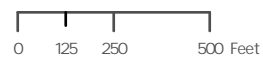
Road

Broward Unincorporated Zoning

A-1: Agricultural Estate

Prepared by: Urban Planning Division
Resilient Environment Department

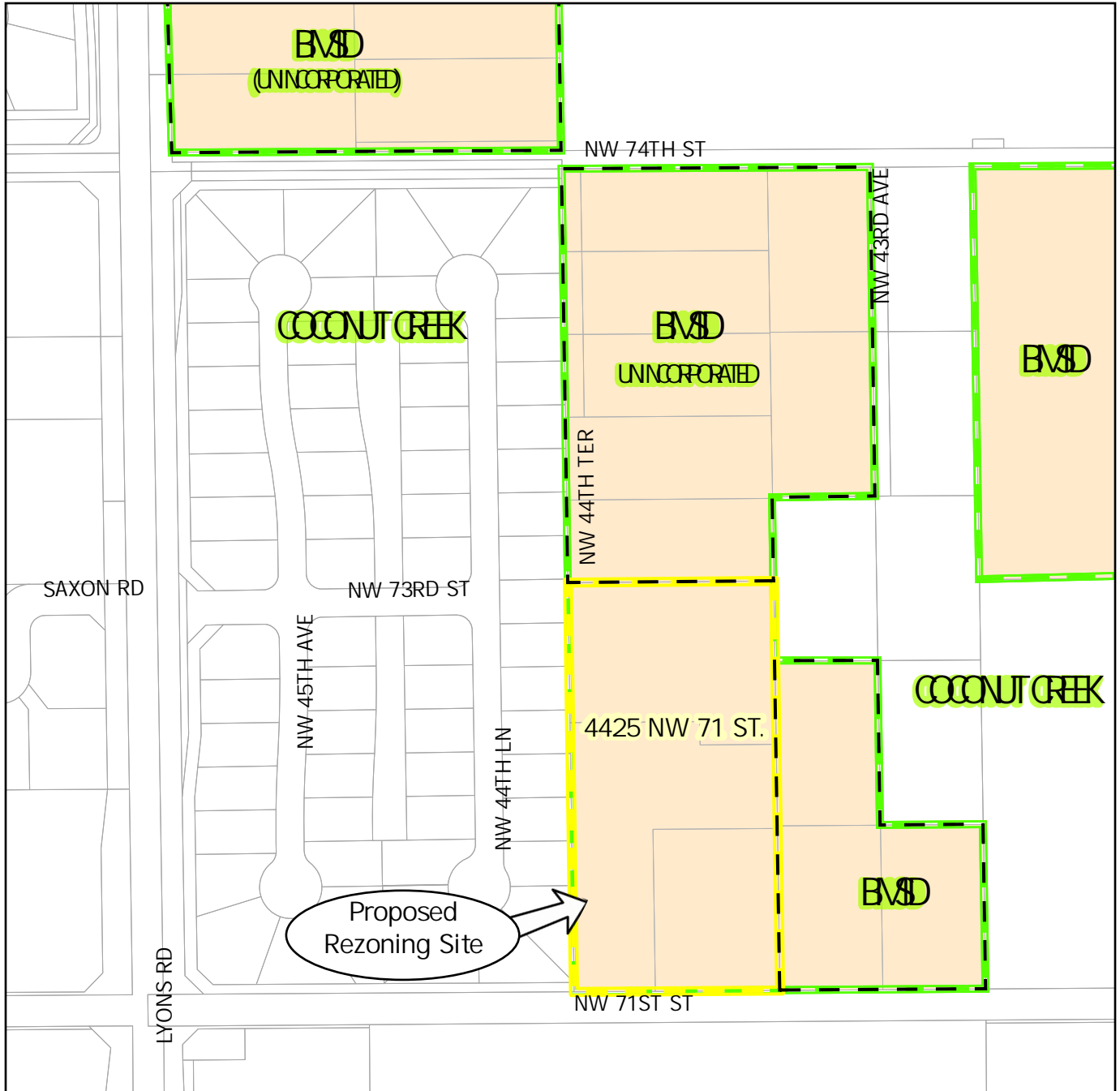
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment E



Future Land Use Map Amendment 23-Z3 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

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



Attachment F



Future Land Use Map Amendment 23-Z3 Broward County Land Use Plan Future Land Use

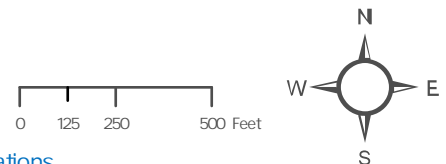


- Unincorporated Area Boundary
- Site Location - 4425 NW 71st Street
- Municipal_Boundary

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

Prepared by: Urban Planning Division
Resilient Environment Department

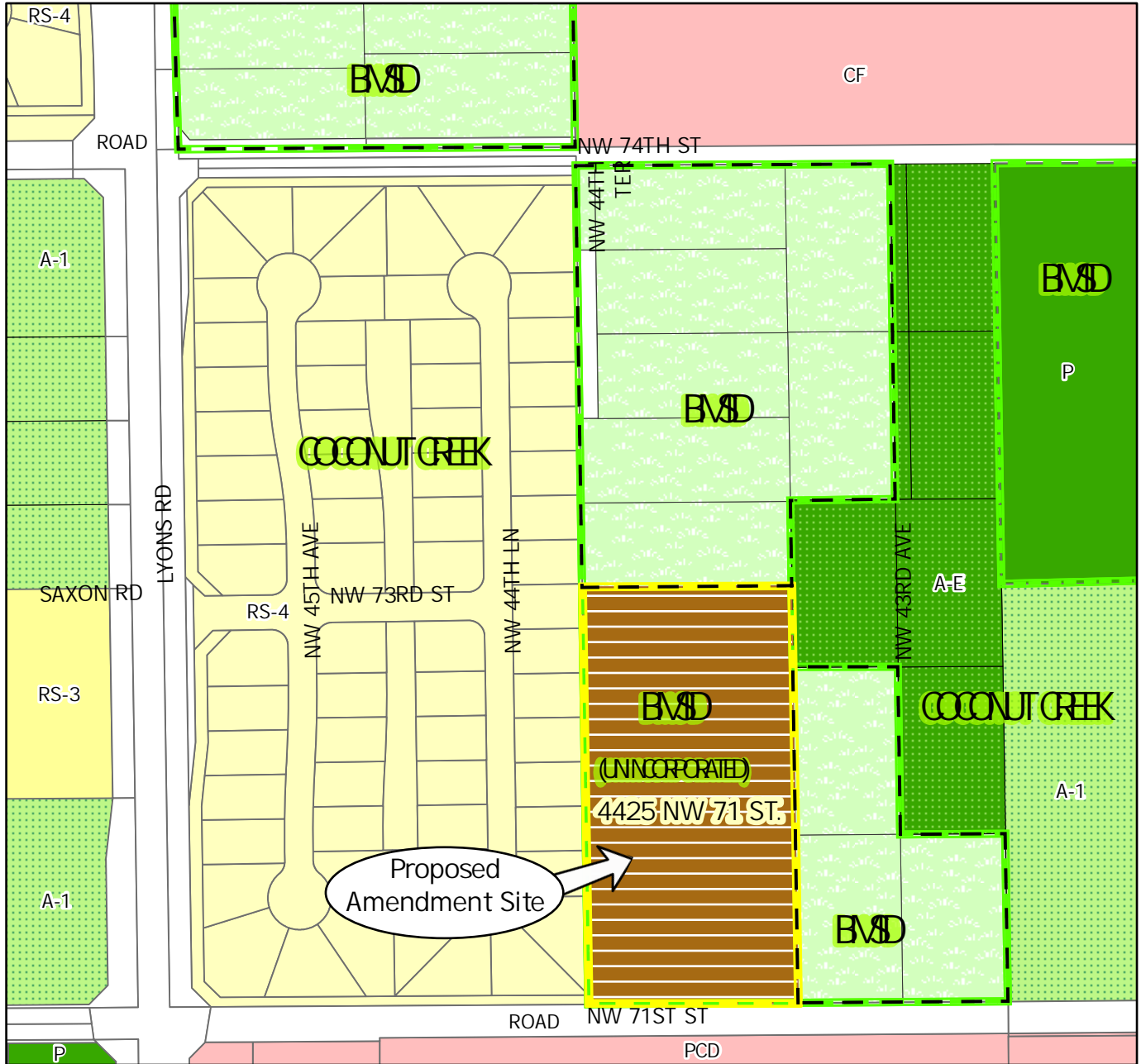
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment G

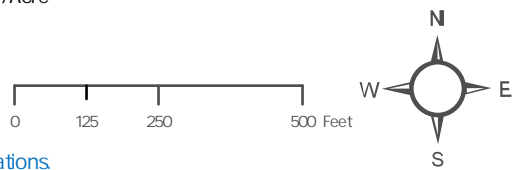


Future Land Use Map Amendment 23-Z3 Proposed Zoning



- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Unincorporated Area Boundary Site Location - 4425 NW 74th Street Municipal_Boundary | <h3>Coconut Creek Zoning</h3> <ul style="list-style-type: none"> 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 | <h3>Broward Unincorporated Zoning</h3> <ul style="list-style-type: none"> A-1: Agricultural Estate E-1: 1-Acre Estate PDD: Planned Development District |
|--|--|---|

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24-WRM1: Future Conditions

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT**

Broward County Code Amendment 24-WRM1: Future Groundwater Conditions

I. Item Summary

Commission District	All
Application/Agent	Resilient Environment Department
Proposed modifications	Amends the Broward County Code of Ordinances, Chapter 27- Pollution Control, Article V, Water Resource Management, Section 27-200. Criteria for issuance or denial of licenses, (b) Surface water management, (5) Design criteria, 3. Criteria, b) Antecedent conditions. (Exhibit 2 - Attachment A)
Effect of Proposed Change	<ul style="list-style-type: none"> - Applies an updated Plate WM 2.1 Average Wet Season Groundwater Levels. (Exhibit 2 - Attachment B) - Adds Plate WM 2.2 – 2060 Future Conditions Average Wet Season Groundwater Levels. (Exhibit 2 - Attachment C) - Adds Plate WM 2.3 – 2070 Future Conditions Average Wet Season Groundwater Levels. (Exhibit 2 - Attachment D)
Comprehensive Plan Consistency	<p>Consistent (Exhibit 2 – Attachment E)</p> <p><u>Broward County Land Use Plan</u> Strategies CCR-2, EP-2, DP-1 Policy 2.21.3</p> <p><u>Broward County Comprehensive Plan – Climate Change Element</u> Policies CC2.9, CC2.10, CC2.12</p> <p><u>Broward County Comprehensive Plan - Water Management Element</u> Policies WM2.5, WM3.14, WM3.15</p> <p><u>Broward County Climate Change Action Plan</u> POLICY 9</p> <p><u>Southeast Florida Regional Climate Action Plan 3.0</u> ER-2, ST-1.1, ST-2.1, ST-2.3, WS-8.1</p>

II. Staff Recommendation

The Resilient Environment Department, Urban Planning Division (UPD) staff recommends that the Local Planning Agency (LPA) find the proposed amendment consistent with the Broward County Comprehensive Plan.

III. Background.

The future conditions map series is intended to be used to build resiliency into current and future infrastructure investments. The Resilient Environment Department uses the development permitting and licensing process to ensure flood and water quality protections are adequate. This includes construction and operation of surface water management

systems for new development and major redevelopment. Plate WM 2.1 – Average Wet Season Groundwater Levels is used to determine the average wet season groundwater level.

The following information provides key actions and time frames in the development of Plate 2.1.

- A. 2000: Board of County Commissioners adopts Plate WM 2.1 – Average Wet Season Groundwater Levels.
- B. 2015: Board of County Commissioners accepted the Unified Regional Sea Level Rise Projection (2015) of the Southeast Florida Regional Climate Change Compact for 2060. It showed 2.2 feet of sea level rise by 2060. The Board also directed staff to use the projection as the basis for sea level rise adaptation activities.
- C. 2017:
 1. Board of County Commissioners directed staff to create and maintain a future conditions map series. The maps show predicted changes in groundwater levels that are influenced by variables such as:
 - Sea level rise,
 - Rainfall intensification,
 - Land use changes,
 - Planned water control structure changes,
 - Seasonal king tides and soil saturation.
 2. Board of County Commissioners adopted Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map. The map includes average wet season groundwater levels and 100-year flood elevations. The United States Geological Survey (USGS) developed the hydrologic model used to create Plate WM 2.1 – Future Conditions.
- D. 2019:
 1. New sea level rise projections were issued. The updated projections showed 3.3 feet of sea level rise by 2070.
 2. The Resilient Environment Department contracted the USGS to update the model using the latest available data and the 2019 projections.
- E. March 10, 2020: Broward County accepted the 2019 projections and directed staff to use the projections as the basis for sea level rise adaptation planning activities.
- F. May 23, 2023: Board of County Commissioners directed the Office of the County Attorney to draft an Ordinance amending the Broward County Code of Ordinances, Chapter 27, Article V, Water Resource Management to update Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map.

Due changing environmental conditions, the current Plate WM 2.1 no longer provides an adequate basis for surface water management system design. Prior to consideration by the Board of County Commissioners, the Resilient Environment's Department's Local Planning Agency must hold a public hearing to receive public comment and make a determination as to whether the proposed amendment is consistent with the Broward County Comprehensive Plan.

IV. Description of Amendments.

The proposed Ordinance:

- Renames Plate WM 2.1 to WM 2.1-Average Wet Season Groundwater levels.
- Provides for the continued use of Plate WM 2.1 to determine the average wet season groundwater levels when calculating a design event for an existing project.
- Adds Plate WM 2.2 – 2060 Future Conditions Average Wet Season Groundwater Levels and Plate WM 2.3 – 2070 Future Conditions Average Wet Season Groundwater Levels.
- Provides for the groundwater elevation of either Plate WM 2.2 or Plate WM 2.3, whichever is higher, to be used when determining average wet season groundwater levels for the following:
 - New surface water management license,
 - Major redevelopment of existing sites,
 - Major modifications to an existing surface water management license.

V. Data and Analysis.

Section 27-191 of Broward County's Pollution Control Code provides for the Board to manage land and water resources, including the prevention of damage from floods and degradation of the county's drinking water supply. Section 27-200(b)(5)3.b provides for Plate WM 2.1 – Future Conditions to be used for determining the average wet season groundwater levels when calculating a design event for the purpose of issuing a surface water management license.

County staff utilized the 2019 Sea Level Rise Projections as a model input to generate the updated Plate WM 2.3 – 2070 Future Conditions Average Wet Season Groundwater Elevation, resulting in a more accurate projection of groundwater elevations over a 50-year planning horizon. Incorporating the updated Plate WM 2.1 – 2070 Future Conditions map into the Code's surface water management design criteria will help ensure that new and major redevelopments are designed and constructed to deliver the necessary flood protection level of service and water quality treatment during their expected useful lifespan.

Plate WM 2.1 – 2070 Future Conditions represents the expected future average wet season groundwater elevations for Broward County. The average is based on the outputs of three models for the months of May through October for the year 2070. These three models are developed by the United States Geological Survey and are MODFLOW based. The three models are:

- Broward County Inundation Model Phase 1
- Broward County Inundation Model Phase 2
- Broward County Northern Variable Density Model

Future conditions considered by the models include precipitation and sea level rise.

The future precipitation pattern is based on the Center for Ocean-Atmospheric Prediction Studies downscaled Community Climate System Model. This is a global model that represents an increase of 9.1% rainfall from the base case of 1990-1999 (53.4 inches/year to 58.2 inches/year).

The future sea level rise projection is based on the 2017 National Oceanic and Atmospheric Administration (NOAA) Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000. Final groundwater elevation results are presented in the North American Vertical Datum of 1988.

The proposed Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation (2070) and methodology were presented for comment as follows:

- April 21, 2023 and June 16, 2023: Broward County Water Advisory Board's (WAB) Technical Advisory Committee (TAC).
- July 10, 2023: Stakeholder workshop .
- September 8, 2023: Joint WAB and TAC.
- October 20, 2023: WAB TAC voted to transmit the proposed map to the WAB with a recommendation for approval.
- November 3, 2023: WAB voted to transmit the proposed map to the Broward County Board of County Commissioners with a recommendation for approval.

Attachment A

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO ANTECEDENT GROUNDWATER AND
3 SURFACE WATER STAGES USE TO DESIGN SURFACE WATER MANAGEMENT
4 SYSTEMS; AMENDING SECTIONS 27-200. OF THE BROWARD COUNTY CODE OF
5 ORDINANCES ("CODE"); INCORPORATING A GROUNDWATER ELEVATION MAP
6 REFLECTING THE 2070 FUTURE CONDITION; AND PROVIDING FOR
7 SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

8 (Sponsored by the Board of County Commissioners)
9

10 WHEREAS, Broward County ("County") permits and licenses the construction and
11 operation of surface water management systems;

12 WHEREAS, County adopted design criteria to ensure the surface water
13 management systems provide adequate flood and water quality protections;

14 WHEREAS, Plate WM 2.1 - Future Conditions estimates the 2060 groundwater
15 elevations assuming a 2.2 ft. sea level rise;

16 WHEREAS, advances in the best available science and modeling necessitated a
17 2019 update to the Unified Regional Sea Level Rise Projections, which projected a
18 3.3 ft. increase in sea level rise (relative to 2000 water levels);

19 WHEREAS, County adopted the 2019 Unified Regional Sea Level Rise Projections
20 in March 2020 and directed County staff to use this new baseline to update County's

21 modeling and planning tools to account for the conditions anticipated over a 50-year
22 planning horizon;

23 WHEREAS, County staff utilized the 2019 Unified Regional Sea Level Rise
24 Projections as a model input to generate the updated Plate WM 2.3 - 2070 Future
25 Conditions Average Wet Season Groundwater Elevation, resulting in a more accurate
26 projection of groundwater elevations over a 50-year planning horizon; and

27 WHEREAS, incorporating the updated Plate WM 2.3 - 2070 Future Conditions
28 Average Wet Season Groundwater Elevation into the Code's surface water management
29 design criteria will help ensure that new and major redevelopments are designed and
30 constructed to deliver the necessary flood protection level of service and water quality
31 treatment during their expected useful lifespan,

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

34 Section 1. Section 27-200 of the Broward County Code of Ordinances is hereby
35 amended to read as follows:

36 **Sec. 27-200. Criteria for issuance or denial of licenses.**

37 . . .

38 (b) *Surface water management:*

39 . . .

40 (5) Design criteria:

41 . . .

42 3. *Criteria:*

43 . . .

44 b) Antecedent conditions: ~~Ground~~ Groundwater and surface
45 water stages antecedent to a design event shall be the higher
46 of the average wet season water levels or the applicable
47 control elevations. Plate WM 2.1 - Average Wet Season
48 Groundwater Elevation may be used for determining the
49 average wet season ~~ground~~ groundwater levels for use in
50 calculating a design event for existing projects, except for
51 applications for major redevelopment as defined in
52 Section 27-192 or for a major modification to a surface water
53 management license. In calculating a design event for new
54 applications for a surface water management license,
55 applications for major redevelopment of existing sites, and
56 applications for major modifications to existing surface water
57 management licenses, the applicant must use Plate
58 WM 2.42 - 2060 Future Conditions Average Wet Season
59 Groundwater Elevation or Plate WM 2.3 - 2070 Future
60 Conditions Average Wet Season Groundwater Elevation,
61 whichever shows a higher wet season water level, shall be
62 used for to determining the average wet season ~~ground~~
63 groundwater levels ~~for use in calculating a design event for~~
64 ~~new applications for a surface water management license,~~
65 ~~applications for major redevelopment of existing sites, and~~

66 ~~applications for major modifications to existing surface water~~
67 ~~management licenses submitted after June 30, 2017.~~

68 . . .

69 Section 2. Severability.

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

76 Section 3. Inclusion in the Broward County Code of Ordinances.

77 It is the intention of the Board of County Commissioners that the provisions of this
78 Ordinance become part of the Broward County Code of Ordinances as of the effective
79 date. The sections of this Ordinance may be renumbered or relettered and the word
80 "ordinance" may be changed to "section," "article," or such other appropriate word or
81 phrase to the extent necessary to accomplish such intention.

82 Section 4. Effective Date.

83 This Ordinance is effective as of _____, 2024.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

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

By: _____ 00/00/2023
Jennifer D. Brown (date)
Assistant County Attorney

By: _____ 00/00/2023
Maite Azcoitia (date)
Deputy County Attorney

JB/gmb
Future Groundwater Elevation Ordinance
12/27/2023
#41027

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.



Attachment B

Future Conditions Average Wet Season Groundwater Elevation Map

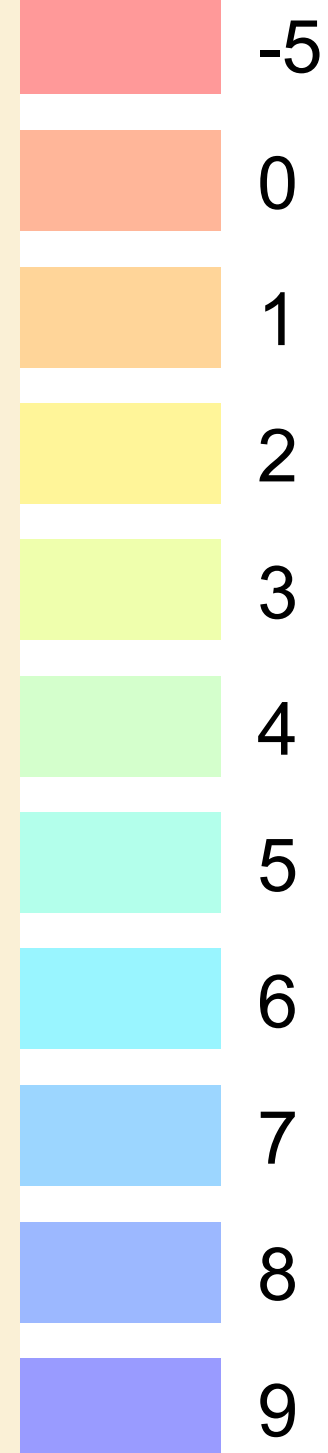
WM 2.1 Future Conditions

05/05/2017

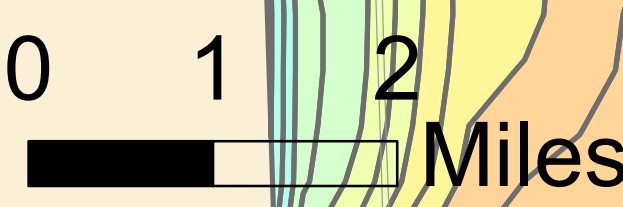
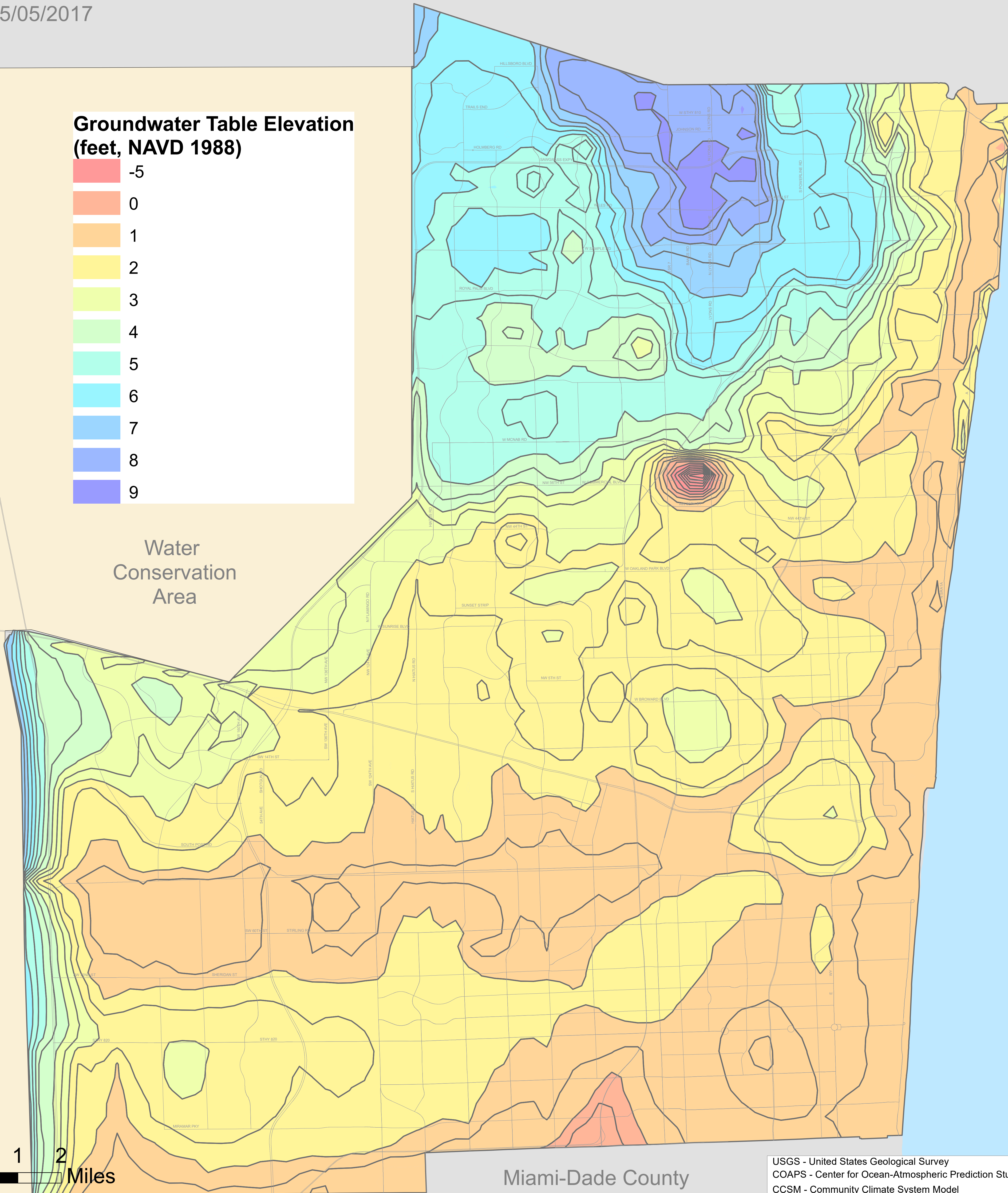
Palm Beach County



Groundwater Table Elevation (feet, NAVD 1988)



Water Conservation Area



Miami-Dade County

USGS - United States Geological Survey
 COAPS - Center for Ocean-Atmospheric Prediction Studies
 CCSM - Community Climate System Model
 USACE - United States Army Corps of Engineers
 NRC3 - National Research Council Curve 3
 NAVD 88 - 1988 North American Vertical Datum

Division Name: Environmental Planning and Community Resilience
 Department Name: Environmental Protection and Growth Management

The map represents the expected future average wet season groundwater elevations for Broward County. The average is based on model outputs for the months of May through October over the period of 2060-2069. The models used are The Broward County Inundation Model and the Broward County Northern Variable Density model, both developed by the USGS and MODFLOW based. The future conditions that are modified in the models are both precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% rainfall from the base case of 1990-1999 (53.4 in/yr to 58.2 in/yr). Sea level rise was based on the USACE NRC3 curve which equates to an increase of 26.6 to 33.9 inches to the future period from 1992 levels. Final results are presented in NAVD 88.

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WM 2.2
2060 Future Conditions

Palm Beach County



Groundwater Elevation

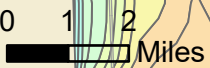
Feet NAVD 88



Water Conservation Areas

Atlantic Ocean

Miami-Dade County



USGS - United States Geological Survey
 COAPS - Center for Ocean-Atmospheric Prediction Studies
 CCSM - Community Climate System Model
 USACE - United States Army Corps of Engineers
 NRC3 - National Research Council Curve 3
 NAVD 88 - North American Vertical Datum 1988

Department Name - Resilient Environment Department

The map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the period of 2060-2069. The models used are MODFLOW-based Broward County Inundation Model Phase 1 and the Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). Sea level rise was based on the USACE NRC3 curve which equates to an increase of 26.6 to 33.9 inches from the base sea levels in 1992. Final results are presented in Feet NAVD88.

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

2070 Future Conditions Average Wet Season Groundwater Elevation

WM 2.3
2070 Future Conditions

Palm Beach County



Groundwater Elevation

Feet NAVD 1988



Water Conservation Areas

Atlantic Ocean

Miami-Dade County



USGS - United States Geological Survey
COAPS - Center for Ocean-Atmospheric Prediction Studies
CCSM - Community Climate System Model
NOAA - National Oceanic and Atmospheric Administration
NAVD 88 - North American Vertical Datum 1988

Department Name - Resilient Environment Department

The map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the year 2070. The models used are MODFLOW-based Broward County Inundation Models Phase 1 and Phase 2, and the Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). This map is an update to Plate WM 2.1 - Future Conditions, in accordance with the 2017 NOAA Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000. Final results are presented in Feet NAVD88.

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

Attachment E

Broward County Land Use Plan:

- STRATEGY CCR-2 Increase the resilience of our community to the effects of climate change.
- STRATEGY EP-2: Create a countywide water management/flood protection plan.
- STRATEGY DP-1: Develop and implement a countywide long-term recovery and redevelopment strategy.
- POLICY 2.21.3 Broward County shall update climate related policies and maps, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.
- POLICY CC2.9 Broward County shall continue to improve analysis and mapping capabilities for identifying areas of the County vulnerable to sea level rise, tidal flooding, and other impacts of climate change. Activities shall include acquisition of increasingly accurate Light Detection and Ranging (LiDAR) data, or other state-of-the-art elevation data, and other necessary modeling data and programs every 5 years to update the Priority Planning Area for Sea Level Rise Map in the County's Land Use Plan and the Future Conditions map series and improve available information needed to make informed decisions regarding adapting to the impacts of climate change.
- POLICY CC2.10 Broward County shall maintain a "Future Conditions Map Series," including a Future Conditions Average Wet Season Groundwater Elevation Map and a Future Conditions 100-yr Flood Elevation Map, in order to incorporate new planning and design standards to account for predicted changes in groundwater and flood levels due to sea level rise and potential increases in rainfall and ensure the resiliency of current and future infrastructure investments.
- POLICY CC2.12 Broward County, in conjunction with its municipalities and partner agencies, shall make the practice of adapting the built environment to the impacts of climate change an integral component of all planning processes, including but not limited to: comprehensive planning, building codes, life-safety codes, emergency management, land development and zoning regulations, water resource management, flood control and storm water management, coastal management, and community development.

Broward County Comprehensive Plan:

- POLICY WM2.5 Broward County will continuously update the future conditions map series, including wet season groundwater elevation and future condition flood elevation maps, to reflect impacts of projected sea level rise and climate change for planning and regulatory purposes.
- POLICY WM3.14 Broward County will ensure that the construction and operation of storm water management systems comply with all applicable provisions within Chapter 27, Article V, "Water Resource Management", Broward County Code of Ordinances, which includes water quality standards and a provision for adequate area and easements to accommodate a storm water management system in accordance with current drainage standards.
- POLICY WM3.15 The Broward County Planning Council and the Planning and Development Management Division (PDMD) will require applications for land use plan amendments in the flood-prone portions of the County to contain sufficient data and analyses for the County to make a determination that the subsequent development: (1) will be served by adequate storm water management and drainage facilities; (2) will not adversely affect ground water

quality, environmentally sensitive lands, or wetlands; and (3) will not lead to saltwater intrusion or area-wide flooding.

Broward County Climate Change Action Plan

- POLICY 9. Address mitigation and adaptation policies in the Land Use Plan. Ensure the County's Land Use Plan addresses mitigation and adaptation policies. Maintain and update the Priority Planning Areas Map for Sea-Level Rise and Future Conditions Map Series in accordance with updates to the regional sea-level rise projection. Support linking local and state infrastructure investments to improved integration of multimodal transportation and land use, expansion of transportation choices, reduction in single-occupancy vehicle trips and greenhouse gas emissions, improvement in energy efficiency, provision of affordable housing near employment centers, and other progress toward sustainability and a better quality of life.

Southeast Florida Regional Climate Action Plan 3.0

- ER-2 Advance resilience standards and infrastructure improvements.
- ST-1.1 Review local government comprehensive plans and transportation, infrastructure and capital improvement plans to determine gaps in planning for projected sea level rise in Southeast Florida and ensure resilience objectives are incorporated. Identify opportunities to maximize intergovernmental and interagency coordination on utilization of the Southeast Florida Regionally Unified Sea Level Rise Projections.
- ST-2.1 Develop sea level rise scenario maps and updated storm surge maps, based on the Compact's Regionally Unified Sea Level Rise Projections and the National Oceanic and Atmospheric Administration's (NOAA) Sea, Lake and Overland Surges from Hurricanes (SLOSH) model, to be included in appropriate local and regional planning documents.
- ST-2.3 Continue to update maps in local and regional plans as more data becomes available and scientific projections are refined. Local governments, agencies and organizations should use best available data and tools for land use and other planning.
- WS-8.1 Modernize planning, design standards and permitting for development and infrastructure improvements of drainage systems, surface water management systems, and finished floor elevations to reflect updates that integrate future climate conditions into groundwater table maps, flood elevation maps and tidal elevations. Consider incremental adaptations to incorporate uncertainty in future climate conditions.