



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

For: Broward Planning Council

Applicant: Marcos Puente, MMG Equity Partners

Amendment No.: PC 24-4

Jurisdiction: Plantation

Size: Approximately 12.93 acres

Existing Use: Retail, bank, restaurant, and surface parking lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
3.66 acres of Irregular (22) Residential
9.27 acres of Commerce

Estimated Net Effect: Addition of 284 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County
Land Use Plan]
Reduction of 3.66 acres of commerce uses.

Location: In Section 33, Township 49 South, Range 41 East; generally located on the west side of University Drive, between Sunrise Boulevard and Northwest 17 Court.

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 **seven (7)** listed contaminated site 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 to (954) 519-1483 or EAR@broward.org.

Furthermore, since the subject plat is within one-quarter mile of known contaminated sites, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (AR 2/29/24)

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 or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 2/28/24)

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 \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

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

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

Surface Water Management Licensing does not have jurisdiction on this portion of the County. Please have the customer contacting Old Plantation Water Control District.

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

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. 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 RED's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twelve (12) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twelve (12) facilities, six (6) are hazardous material facilities, four (4) storage tank facilities and one (2) storage tank and hazardous material facility. (VP 02/27/24)

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. (VP 02/27/24)

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 2 (two) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 02/27/24)

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease of 34 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 **minimal impact** on air quality.

There is **one (1)** 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 2/28/24)

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

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

[Check map at:

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

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

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

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

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

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

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

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, but specifically calls out the following Regional Climate Action Plan Recommendations related to urban green spaces can be found within NS-15 and include NS-15.5; and recommendations related to heat islands: NS-15.4, PH-3.1, PH-3.3, and ST-14.3 for consideration.

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

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be

coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

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

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

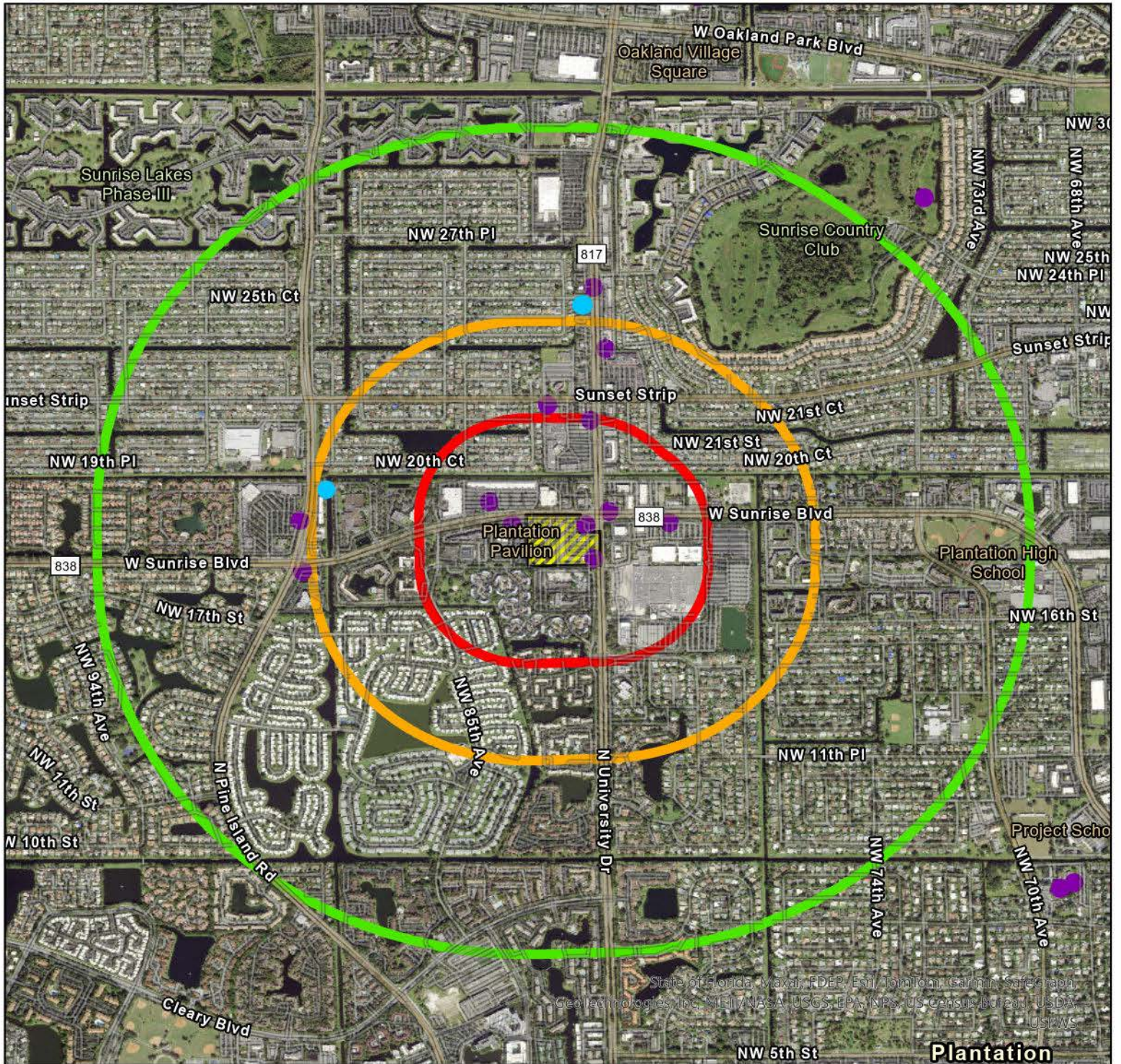
The proposed land use designation allows 82.2 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

Staff suggests that the design of the multi-use (residential, commerce) 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.

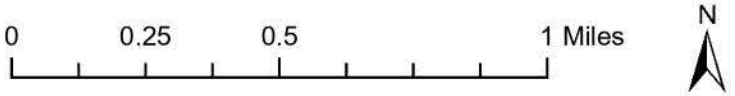
Please see attached Water Recharge Questionnaire.

Broward County Land Use Plan Proposed Amendment 24-4



Legend

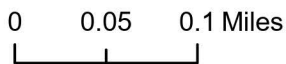
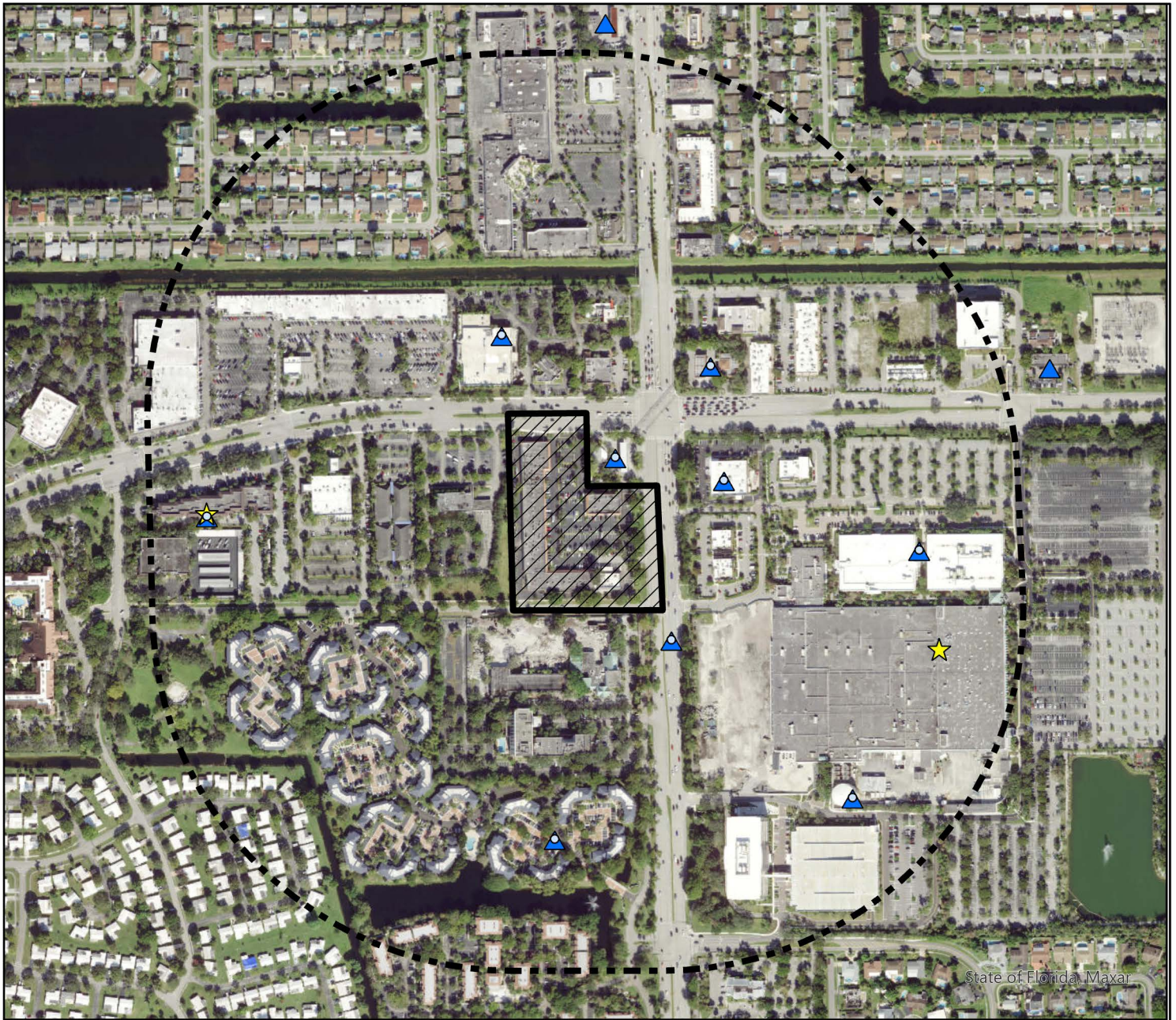
● Air Sites	 Quarter Mile Buffer
● Contaminated Sites	 Half Mile Buffer
 Proposed Site	 One Mile Buffer



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: Ashley Robins on 2/27/24
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Walgreens #16354	1780 N UNIVERSITY DR, Plantation, FL 33322	5912 - Drug Stores And Proprietary Stores	Hazardous Material
New Cingular Wireless DXEW- 191; USID57047	8320 W SUNRISE BLVD, Plantation, FL 33322	4812 -Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Publix Store #0645	8101 W SUNRISE BLVD, Plantation, FL 33322	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
Sprint MI38XC038	8320 W SUNRISE BLVD, Plantation, FL 33322	4812 -Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Chewy, Inc.	7600 W SUNRISE BLVD, Plantation, FL 33322	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
Verizon Wireless - DXEW #68496	8320 W SUNRISE BLVD, Plantation, FL 33322	4812 -Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
7-Eleven Store #34766	1799 N UNIVERSITY DR, Plantation, FL 33322	5541 - Automotive Fuel Sales	Hazardous Material and Storage Tank
Parc Village Condominium Association	8072 NW 15TH MNR, Plantation, FL 33322	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
8000 West Sunrise, LLC	8000 W SUNRISE BLVD, Plantation, FL 33322	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tank
Sunshine 379	1800 N UNIVERSITY DR, Plantation, FL 33322	5541 - Automotive Fuel Sales	Storage Tank
Plantation Pointe	1700 N UNIVERSITY DR, Plantation, FL 33322	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
T-Mobile USA, Inc - Cingular	8320 W SUNRISE BLVD, Plantation, FL 33322	4812 -Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material

PC 24-4 (Residences at Plantation)



Date Prepared: 2/22/2024 12:54 PM
 Prepared by: VPHIPPS

Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA_Title_III_Facility
- Hazardous_Materials_Facility
- Proposed Amendment Site
- 0.25 mile Buffer
- BufferHMIntersect

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

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

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

I. Description of the Site and Proposed Amendment

For: Broward Planning Council

Applicant: Marcos Puente, MMG Equity Partners

Amendment No.: PC 24-4

Jurisdiction: Plantation

Size: Approximately 12.93 acres

Existing Use: Retail, bank, restaurant, and surface parking lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
3.66 acres of Irregular (22) Residential
9.27 acres of Commerce

Estimated Net Effect: Addition of 284 dwelling units
[Zero (0) dwelling units currently permitted by the Broward
County Land Use Plan]
Reduction of 3.66 acres of commerce uses.

Location: In Section 33, Township 49 South, Range 41 East; generally located on
the west side of University Drive, between Sunrise Boulevard and
Northwest 17 Court.

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

II. Wetland Review

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

Chapter 27 of the Broward County Code of Ordinances? 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.invasive.org).

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


Completed by: Linda Sunderland, PWS
Environmental Program Supervisor


Broward County Land Use Plan

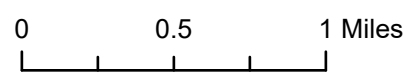
Proposed Amendment

PC 24-4



 Proposed 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 (24-4 is located outside of a Priority Planning Area)



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

I. Information about the Proposed Amendment

For: Broward Planning Council

Applicant: Marcos Puente, MMG Equity Partners

Amendment No.: PC 24-4

Jurisdiction: Plantation

Size: Approximately 12.93 acres

Existing Use: Retail, bank, restaurant, and surface parking lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
3.66 acres of Irregular (22)
Residential
9.27 acres of Commerce

Estimated Net Effect: Addition of 284 dwelling units
[Zero (0) dwelling units currently permitted by the Broward
County Land Use Plan]
Reduction of 3.66 acres of commerce uses.

Location: In Section 33, Township 49 South, Range 41 East; generally located on
the west side of University Drive, between Sunrise Boulevard and
Northwest 17 Court.

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

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

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

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 10.99 acres.

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

A typical value for an impervious area produced by this type of development is potentially 82.2 percent or equal to 10.62 acres.

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

The change in land use (current to proposed) could potentially result in a decrease of 2.8 percent impervious surface on the property, which is the equivalent a decrease of 3.66 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 82.2 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

Staff suggests that the design of the multi-use (residential, commerce) 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.



PARKS



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

March 13, 2024

To: Huda Ashwas, Planner Trainee
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division *Dan West*

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 24-4 Residences at Plantation (Plantation)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan - Residences at Plantation (Plantation). Our comment is as follows:

PC 24-4 Regional park impact fees will be required for the additional 284 dwelling units planned for this project.

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



TRANSIT



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

February 23, 2024

Huda Ashwas, Planner Trainee
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 24-4 8190 W Sunrise Blvd (Plantation) - Transit Verification Letter

Dear Huda Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated February 14, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-4, 8190 W Sunrise Boulevard, Plantation, FL 33322 (Folio ID 494133040010), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 2, 36, 56, and 81. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 2 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 2 runs 5:00 a.m. - 1:12 a.m. with a frequency of 24 minutes. The third, fourth, and fifth rows detail the service for BCT Routes 36, 56, and 81.

Table with 4 columns: BUS ROUTE, DAYS OF SERVICE, SERVICE SPAN A.M. – P.M., SERVICE FREQUENCY. Rows include data for routes 2, 36, 56, and 81.



Transportation Department

TRANSIT DIVISION - Service and Capital Planning

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

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

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

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

Please feel free to call me at 954-357-7748 or email me at apeebles@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Antigone Peebles

Antigone Peebles, MBA

Planner

Service and Strategic Planning

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

UPD



Resilient Environment Department
URBAN PLANNING DIVISION

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

DATE: March 12, 2024

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

FROM: Darby Delsalle, Assistant Director
Urban Planning Division

**DARBY
DELSALLE**

Digitally signed by
DARBY DELSALLE
Date: 2024.03.12
16:13:39 -04'00'

SUBJECT: *PC 24-4: The Residences at Plantation Square*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-4. The subject site is in the City of Plantation involving approximately 12.93 acres. The amendment proposes:

Current Designations: 12.93 acres of Commerce

Proposed Designation: Dashed-Line Area consisting of:
- 3.66 acres of Irregular (22) Residential
- 9.27 acres of Commerce

Estimated Net Effect: *Addition of 284 dwelling units*
- *[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]*
- *Reduction of 3.66 acres of Commerce uses*

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF). The consulting archaeologist determined that the proposed project will have no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

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

1. The subject property is located within the City of Plantation and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be

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

Contact: Rick Ferrer, Historic Preservation Officer
Urban Planning Division
1 North University Drive
Plantation, Florida 3324
Tel.: (954) 357-9731
Email: referrer@broward.org

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

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

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it generally meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 284 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant has committed to set aside 20% of the proposed units as moderate income affordable housing units. A draft Declaration of Restrictive Covenants was attached to the application as EXHIBIT F. The applicant is advised that the voluntary

commitment to provide affordable housing units is subject to the execution and recordation of a separate agreement with Broward County, acceptable to the County Attorney's Office, which restricts 57 of the additional 284 dwelling units as affordable housing units for a period of 30 years.

Redevelopment Analysis

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

Intergovernmental Coordination

The proposed amendment site is within the limits of the City of Plantation and not adjacent to other local governments. The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

BrowardNEXT Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.

Uses with walking or biking proximity to the site include the following:

1. Mirror Lake Elementary School,
2. Plantation Middle School,
3. Plantation High School,
4. A Publix grocery store,
5. Plantation Veterans Memorial Park,
6. West Regional Library,
7. Soref Jewish Community Center (JCC).

Sidewalks are provided on both sides of Sunrise Boulevard and on both sides of North University Drive. Three nearby intersections (Sunrise Boulevard/University Drive, Jacaranda Plaza entrance, Sunrise Boulevard/Lauderdale West Drive) have pedestrian safety features such as ramps, crosswalks, pedestrian push buttons and signals to assist with safe crossings.

On September 12, 2023, the Plantation City Council noted:

- Staff is working with the Applicant on traffic calming measures for NW 17 Court and Lauderdale West Drive, improvements on Sunrise Boulevard and University Drive, and other improvements. The improvements will be part of a comprehensive traffic management plan for the area, for which the City and Applicant will act as partners.
- The Applicant will improve the sidewalk along NW 17 Court, with improvements included in future site plans. The conceptual site plan includes a breezeway connecting to the Plantation Square shopping center.

- The outparcel associated with the development is proposed to include a bank with a drive-through facility, which could discourage pedestrian traffic. Two separate buildings with separate parking are proposed. Residents of the proposed residential building would have to drive through the bank's parking lot to reach their building, which could lead to conflicts between the drive-through facilities and residents' access.

Staff suggests the following:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential building and Sunrise Boulevard. The sidewalk could be located along the west edge of the property where the bank's lesser used parking might be located and would provide an easy connection to the east-bound bus stop.
- Consider designing the access drive to the residential building separately from the bank parking and drive through to reduce potential conflicts.
- Consider installing building-to-roadway sidewalks and a breezeway connection to Plantation Square with pedestrian-scale lighting, shade elements, and strategic cover from the elements to make them safer and more comfortable for the users. Include ADA-friendly elements in the design.
- Collaborate with the City of Plantation on implementing traffic calming and complete streets along NW 17th Court, Lauderdale West Drive, Sunrise Boulevard and University Drive.
- Collaborate with the City of Plantation, FDOT and Broward County on the potential siting of a by-demand signalized mid-block pedestrian crossing from the east-bound bus stop across Sunrise Boulevard to the Publix walkway (approximately 675 ft. from University Drive). This would shorten the walk from the proposed residential project to the Publix and the west-bound bus stop by approximately 1,000 feet. It would also reduce the potential for unsafe pedestrian crossings.
- Consider providing electric vehicle charging stations.
- Consider providing bicycle "end-of-trip" facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or hcunniff@broward.org.

cc: Josie P. Sesodia, AICP, Director, Urban Planning Division
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division
Richard Ferrer, Historic Preservation Officer, Urban Planning Division
Susanne Carrano, Senior Planner, Urban Planning Division
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division
Ralph Stone, Director, Housing Finance Division
Leonard Vialpando, Director, Resilient Environment Department



WMD



WATER MANAGEMENT DIVISION / PUBLIC WORKS

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

February 20, 2024

Huda Ashwas, Planner Trainee
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email: hashwas@broward.org

SUBJECT: Residences at Plantation
Land Use Plan Amendment PC 24-4

Dear Ms. Ashwas:

The information in the above-captioned proposed land use plan amendment (LUPA) for drainage is essentially correct. Our office has no objection to this LUPA.

As noted in the application, the future development will require a permit from the Old Plantation Water Control District.

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

SBBC

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

LAND USE

SBBC-3287-2022

County No: PC-24-4

Folio #: 494133040010

Residences at Plantation Square

March 14, 2024



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: March 14, 2024	Units Permitted: 0 Units Proposed: 284	Existing Land Use: Commerce
Name: Residences at Plantation Square	NET CHANGE (UNITS): 284	Proposed Land Use: Dashed Line Area,
SBBC Project Number: SBBC-3287-2022	Students Permitted Proposed NET CHANGE	Current Zoning: B-2P (Central Business)
County Project Number: PC-24-4	Elem 0 6 6	Proposed Zoning: B-7Q (Planned)
Municipality Project Number: PD22-0004	Mid 0 5 5	Section: 33
Owner/Developer: MMG Plantation II LLC	High 0 11 11	Township: 49 S
Jurisdiction: Plantation	Total 0 22 22	Range: 41 E

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Mirror Lake Elementary	791	791	639	-152	-8	80.8%
Plantation Middle	806	887	507	-380	-17	57.2%
Plantation High	2,649	2,861	1,788	-1,073	-42	62.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Mirror Lake Elementary	639	-152	80.8%	640	622	617	608	599
Plantation Middle	507	-380	57.2%	455	461	428	449	470
Plantation High	1,788	-1,073	62.5%	1,727	1,664	1,598	1,583	1,566

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 5 - Elementary	19,382	12,509	-6,873	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,583	5,508	-4,075	4,799	4,697	4,597	4,494	4,395
Area 5 - High	12,277	8,561	-3,716	8,273	8,253	8,236	8,218	8,200

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Ben Gamla Charter South Broward	600	278	-322	278	278	278
Renaissance Charter School Of Plantation	1,800	1,005	-795	1,005	1,005	1,005

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

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

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

School(s)	Description of Capacity Additions
Mirror Lake Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Plantation Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Plantation High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 12.9-acre site is generally located west of University Drive between West Sunrise Boulevard and NW 17th Court in the City of Plantation. The current land use designation for the site is Commerce, which allows no residential units. The applicant proposes to change the land use designation to Irregular (22) Residential and Commerce (Dashed-Line Area) to allow 284 mid-rise (all two or more bedroom) residential units, which is anticipated to generate 22 additional (6 elementary, 5 middle, and 11 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Mirror Lake Elementary, Plantation Middle, and Plantation High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-3287-2022

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Title

Date