

THE RESIDENCES AT PLANTATION SQUARE

Application for Amendment
to the
City of Plantation
and
Broward County Land Use Plans

Prepared By:

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CT&A Project No. 22-0009
CITY OF PLANTATION NO. PD22-0004



February 2024

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I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the City of Plantation Land Use Plan and Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government’s action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the City of Plantation Land Use Plan and Broward County Land Use Plan.**

See Exhibit A, which includes the transmittal letter, a copy of the Ordinance, and minutes from the Planning and Zoning Board and the City Council.

- B. Date local governing body held transmittal hearing.**

October 25, 2023

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The amendment area is neither.

- D. Whether the amendment is one of the following:**

- * **Development of Regional Impact**
- * **Small-scale development (per Chapter 163.3187 Florida Statutes)**
- * **Emergency (please describe on separate page)**
- * **Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The amendment site is 12.9 gross acres and thus is classified as a small-scale amendment.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.**

PD22-0004

- B. Proposed month of adoption of local land use plan amendment.**

Pending.

- C. Name, title, address, telephone number and e-mail address of the local government contact person.**

Mr. Dan Holmes, Director
 Planning, Zoning & Economic Development
 City of Plantation
 401 NW 70t Terrace
 Plantation, FL 33317
 Phone: (954) 797-2225
 Email: DHolmes@plantation.org

- D. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the City of Plantation Land Use Plan and Broward County Land Use Plan amendments.**

See Exhibit A

- E. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

The City's notification procedure for the proposed LUPA is outlined in Section 19-66(b)(2), Section 27-41(1), Section 27-41(m) and Table 41-2 of the City's Code. In addition, the city clerk must post the agenda for the meeting outside of city hall at least three (3) days prior to the public hearing. In accordance with Section 27-41(1) of the City Code, public notice shall be provided in accordance with the provisions of Florida Statute 163.3184(11) and City Code Section 27-41(m). Code Section 27-41(m) requires courtesy notices to be provided by the City to any affected party as defined by Chapter 27-11 of the City Code. Table 41-2 of the City Code requires a notification for properties within a 750-foot radius at least fourteen (14) calendar days before the public hearing at which the item is to be considered and is required for both the Planning and Zoning Board and City Council.

In addition, public outreach is required, per Sections 27-41 Community Meetings and Tables 41-1, Approval Process for Development Applications, and 41-2, Required Notification Process for Development Applications of the City Code. This meeting must be held on a weekday evening, at a time and place determined by City PZED, to maximize the number of property owners in attendance with a mailing radius of 750 feet, noticed at least 10 days prior to the meeting.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone number and e-mail address of the applicant.**

Mr. Marcos Puente
 Director of Acquisitions
 MMG Equity Partners
 9171 South Dixie Highway
 Pinecrest, Florida 33156
 Phone: (305) 637-7320
 Email: mpuente@mmgequitypartners.com

- B. Name, title, address, telephone number and e-mail address of the agent.**

Mr. Matt Edge
 Craven Thompson & Associates, Inc.
 3563 NW 53 Street
 Fort Lauderdale, FL 33309-6311
 Phone: (954) 739-6400
 Email: MEdge@craventhompson.com

Mr. C. William Laystrom Jr. Esq.
 Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz
 1177 SE 3rd Avenue
 Fort Lauderdale, FL 33316
 Phone: (954) 762-3450
 Email: blaystrom@aol.com

C. Name, title, address, telephone number and e-mail address of the property owner.

Mr. Marcos Puente
 Director of Acquisitions
 MMG Equity Partners
 9171 South Dixie Highway
 Pinecrest, Florida 33156
 Phone: (305) 637-7320
 Email: mpuente@mmgequitypartners.com

D. City of Plantation fee for processing the amendment in accordance with “Fee Schedule for Amendments to the City of Plantation Land Use Plan.”

\$6,500 for plan amendments which also require an amendment to the Broward County Plan has been paid to the City of Plantation.

E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The applicant proposes to amend land use designations on the entire 12.9-acre site (“amendment site”), though the portion proposed for redevelopment comprises only 5.5 acres (“project site”).¹ The project site is the western portion of the amendment site (folio no. 494133040010); there is no plan to reconfigure the remainder of the amendment site (folio nos. 494133080010, 494133080030, and 494133080040) at this time. The existing designation is Commercial (City) & Commerce (County), and the proposed designation is to a Dashed-Line Area, Commercial with Irregular (22) Residential (City) and Commerce with Irregular (22) Residential (County).

The Dashed-Line Area designation would permit a mixed-use development of both residential and commercial uses. The project site has an existing Bank of America building. A new Bank of America building would be constructed closer to the W Sunrise Boulevard frontage. Subsequently, the existing bank building would be demolished and a multi-family residential development would be constructed behind the new building. The Irregular (22) Residential designation would permit up to 284 dwelling units (12.9-acre amendment site multiplied by the density of 22 units/acre), which could be clustered on the 5.5-acre project site.

¹ All references to acreage in this document are to gross acreage; i.e. inclusive of the acreage to the centerline of the adjacent street. The acreage is rounded to the first decimal point.

IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The 12.9-acre amendment site is at the southwest corner of Sunrise Boulevard and University Drive in the City of Plantation (see Exhibit B, Location Map). The amendment site excludes a small parcel at the very corner of this intersection which is under separate ownership.

- B. Sealed survey, including legal description of the area proposed to be amended.**

See Appendix I, Survey and Appendix II, Sketch and Legal Description.

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.**

See Exhibits C-1: Existing Land Use Plan and C-2: Proposed Land Use Plan.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.**

The 12.9-acre amendment site is currently designated Commercial on the City Future Land Use Map and Commerce on the Broward County Land Use Plan. The proposed amendment is to a Dashed-Line Area with Commerce and Irregular (22) Residential (22 dwelling units/acre) designations.

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

Flex provisions have been utilized on the property to the south of the amendment site (1711 N University Drive, Plantation, FL 33324).

- C. Existing use of amendment site and adjacent areas. Current land use designations for the adjacent properties.**

Current uses on the amendment site comprise:

- Bank of America building
- Shopping center
- Fast food restaurant

Refer to Table 1 below and Exhibit D: Existing Uses for adjacent site uses.

| TABLE 1 ADJACENT SITE USES AND DESIGNATIONS | | | |
|--|---|---------------------------------------|-------------------------------------|
| Direction | Use | Land Use Designation (City) | Land Use Designation (County) |
| North (across W Sunrise Boulevard) | Supermarket Shopping center Retail | Commercial | Commerce |
| South (across NW 17 th Ct) | Hotel Residential subdivision | Commercial Medium (16) Residential | Commerce Medium (16) Residential |
| West | Office Park | Commercial | Commerce |
| East | 7-Eleven market Gas station Retail/commercial (across N University Drive) | Commercial | Commerce |

- D. **Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.**

The western portion of the amendment site is proposed to be developed with a new 7,155-square-foot bank fronting onto West Sunrise Boulevard, replacing the existing bank on the site, and a new multi-family residential development of up to 284 units located behind the bank. The eastern portion of the amendment site would remain unaltered with an existing shopping center. See Exhibit E: Conceptual Site Plan.

- E. **Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.**

| TABLE 2 MAXIMUM ALLOWABLE DEVELOPMENT | | |
|---|---------|---|
| Existing Land Use | Acreage | Maximum Development |
| Commercial (City) Commerce (County) | 12.9 | 129,000 sf commercial |
| Proposed Land Use | Acreage | Maximum Development |
| Dashed-Line Area, Commercial with Irregular Residential (22 dwelling units/acre) (City) | 12.9 | 129,000 sf commercial 284 dwelling units |
| Dashed-Line Area, Commerce with Irregular Residential (22 dwelling units/acre)(County) | | |

Notes:
Maximum commercial development is based upon 10,000 sf of building floor area per acre of Commerce.

- F. **Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and identify the proposed uses.**

The amendment site is not part of a larger development project.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

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

The 10-Year Water Supply Facilities Work Plan Update was adopted on November 21, 2019. The adopted level of service for finished water is 140 gallons per capita.²

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the service area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The City of Plantation has two water plants: the East and Central Water Treatment Plants, which have a design treatment capacity of 24 million gallons per day (MGD). The plants obtain their raw water from the East Wellfield and Central Wellfield, respectively. Both wellfields are permitted under Water Use Permit No. 06-00103-W, which was issued on June 10, 2004 and expires on May 13, 2024. The permit allows for an annual withdrawal of a daily equivalent of 17.24 MGD and a monthly withdrawal of a daily equivalent of 18.96 MGD.³

As can be seen in Table 3, the raw water demand through 2040 would remain below the withdrawal limits in the Water Use Permit and the max day finished water demand would remain below the design treatment capacity of the two plants. Therefore, the City does not plan to expand either of its water treatment facilities or wellfields.

| TABLE 3 POPULATION AND DEMAND PROJECTIONS | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| | 2020 | 2025 | 2030 | 2035 | 2040 |
| Population Served (City of Plantation) | 89,836 | 92,215 | 93,782 | 97,986 | 101,020 |
| Raw Water Demand (MGD) | 13.22 | 13.57 | 13.80 | 14.42 | 14.86 |
| Max Day Finished Water Demand (MGD) | 13.08 | 13.43 | 13.64 | 14.26 | 14.70 |

Source: City of Plantation Water Supply Facilities Work Plan 2019 Update

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

² City of Plantation, 2019. Water Supply Facilities Work Plan 2019 Update. Adopted November 21.

³ Ibid.

| TABLE 4 POTABLE WATER IMPACT | | | | | |
|---|--|--------------|---|--|---|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | x .10 GPD per sf | 12,900 GPD |
| Proposed | Dashed-Line Area, | 12.9 ac | 129,000 sf commerce 284 dwelling units | x .10 GPD per sf x 350 GPD per unit | 12,900 GPD+ 99,400 GPD = 112,300 GPD |
| | Commercial with Irregular Residential (22) | | | | |
| Change | | | | | + 99,400 GPD |

Sources:

Residential generation rate: City of Plantation Code Sec. 20-62(c)

Commercial generation rate: Broward County Chapter 27, Section 27-201. 'Shopping Center' assumed as a conservative commerce use.

Notes:

GPD = gallons per day; sf = square feet

As can be seen in Table 4 above, the proposed amendment is anticipated to result in a net increase of 99,400 gallons per day of potable water demand.

- 4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Appendix III: Water Letter and below:

Name: Johnathan Adams, Capital Improvement Administrator
 Agency: City of Plantation Utilities Department
 Address: 400 NW 73rd Avenue, Plantation, Florida, 33317
 Phone: (954) 797-2209

B. Sanitary Sewer Analysis

- 1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.**

The amendment site would not be serviced by septic tanks.

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

The system shall maintain the capacity to collect, treat and dispose of 275 gallons per day for each Equivalent Residential Connection (ERC).⁴

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

Aside from a few areas utilizing septic systems, all sewage in the city is treated by the City of Plantation Regional Wastewater Treatment Plant. Its design capacity is 18.9 million gallons per day based on three-month "running" average

⁴ City of Plantation, 2016. Comprehensive Plan, Volume I, Infrastructure Element. Amended November 2016.

daily flow. The effluent is discharged into two 24-inch deep wells for injection into the boulder zone of the Floridan aquifer system 3,500 feet below the ground.⁵

The current demand is 14.0 MGD for the three (3) highest months average in the past year and the plant capacity remains at 18.9 MGD. There are no planned plant capacity expansions at this time.

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

| TABLE 5 SANITARY SEWER IMPACT | | | | | |
|--|--|--------------|---|--|--|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | x .10 GPD per sf | 12,900 GPD |
| Proposed | Dashed-Line Area, Commercial with Irregular Residential (22) | 12.9 ac | 129,000 sf commerce 284 dwelling units | x .10 GPD per sf x 275 GPD per unit | 12,900 GPD+ 78,100 GPD = 91,000 GPD |
| Change | | | | | + 78,100 GPD |

Sources:
 Residential generation rate: City of Plantation Code Sec. 20-63(c)
 Commercial generation rate: Broward County Chapter 27, Section 27-201. 'Shopping Center' assumed as a conservative commerce use.

Notes:
 GPD = gallons per day; sf = square feet

As can be seen in Table 5 above, the proposed amendment is anticipated to result in a net increase of 78,100 gallons per day of sanitary sewer demand.

5. **Correspondence from sanitary sewer provider verifying information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Appendix IV: Sewer Letter, and below:

Name: Johnathan Adams, Capital Improvement Administrator
 Agency: City of Plantation Utilities Department
 Address: 400 NW 73rd Avenue, Plantation, Florida, 33317
 Phone: (954) 797-2209

C. Solid Waste Analysis

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

The collection and disposal system shall be able to accommodate at least 8.9 pounds per residential unit per calendar day. For commercial uses, the level of service per day is 4 lbs per 100 sf of department store, 9 lbs per 100 sf of supermarket, 2lbs per meal at a restaurant, and 5 lbs per 100 sf of drug store.⁶

⁵ City of Plantation, 2016. Comprehensive Plan, Volume II, Infrastructure Element. Amended November 2016.

⁶ City of Plantation, 2016. Comprehensive Plan, Volume I, Infrastructure Element. Amended November 2016.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity, and planned landfill/plant capacity.**

The City’s waste goes to Wheelabrator South Broward (WSB) and recycling goes to Sun Bergeron. Presently, the solid waste collected in the city weighs approximately 50,017 tons per year. The WSB facility is a waste-to-energy plant where solid waste is burned in a boiler to generate electricity for sale to local utilities, reducing the waste volumes by 90 percent.⁷ The remaining 10 percent is ash residue, which is disposed of in a 33-acre ash monofil in the immediate vicinity. The WSB facility is designed for 830,000 tons per year and the current throughput of waste (from all municipalities in Broward County) is 775,000 tons per year. In addition, the plant could add another boiler, which would increase its capacity by an additional 275,000 tons per year. No such expansion is planned at this time given the existing excess capacity. Overall, the facility could accommodate an additional 330,000 tons of solid waste per year.

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

| TABLE 6 SOLID WASTE IMPACT | | | | | |
|---------------------------------------|--|--------------|---|--|---|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | x 4 lbs per 100 sf | 5,160 lbs/day |
| Proposed | Dashed-Line Area, Commercial with Irregular Residential (22) | 12.9 ac | 129,000 sf commerce 284 dwelling units | x 4 lbs per 100 sf x 8.9 lbs per unit | 5,160 lbs/day +2,528 lbs/day = 7,688 lbs/day |
| Change | | | | | + 2,528 lbs/day |

Source:
Policy 8.1.1, City of Plantation Comprehensive Plan, Infrastructure Element, Solid Waste.

Notes:
lbs = pounds; sf = square feet

As can be seen in Table 6 above, the proposed amendment is anticipated to result in a net increase of 2,528 pounds per day of solid waste demand.

4. **Correspondence from the solid waste provider verifying the information submitted in items 1- 3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Appendix IV: Solid Waste Letter and below:

Name: Bob Hely, Market Place Manager
 Agency: WIN Waste Innovations
 Address: 4400 South State Road 7, Fort Lauderdale, FL 33314
 Phone: (954) 980-6998

⁷ <http://Wtienergy.com/about/how-efw-works>. Accessed on March 2, 2021.

D. Drainage Analysis

- 1. Provide the drainage level of service per the adopted and certified local land use plan.**

The site will be required to comply with both the levels of service in the City of Plantation Comprehensive Plan as well as Old Plantation Water Control District (OPWCD) design criteria (March 10, 2020 edition).⁸

Primary drainage system - 25 year – 3-day storm event, with a peak allowable discharge from the project as follows:

Day 1 = 1.5 inches, Day 2 = 3.8 inches, Day 3 = 14.3 inches.
Cumulative rainfall total of 17.0".

Secondary drainage system - 3-year 1-hour storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall Intensity Duration –Frequency Curves for zone 10.

Roadways – Roadways and parking lot elevations at, or above, the 10-year 24-hour flood stage.^{9, 10}

- 2. Identify the drainage district and drainage systems serving the amendment area.**

Stormwater in the City is collected through a series of catch basins and street swales to storm sewers which, in turn, empty into secondary canals in the City. This area is served by the Old Plantation Water Control District, which contains four pumping stations. Three of the pumping stations discharge to the SFWMD New River Canal and each station has four pumps with a capacity of 45,000 gallons per minute. The other pump station discharges to the SFWMD C-12 canal and has three pumps with a capacity of 45,000 gallons per minute.¹¹

- 3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

Drainage improvements are in the conceptual phase. The entire site will be treated and retained on-site for the 25yr-3day storm event. The onsite surface water management system will consist of a combination of dry retention areas, exfiltration trench, storm drainage pipes and underground storage.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

⁸ Old Plantation Water Control District (OPWCD), 2020. Minimum Requirements and Standards of Construction and Stormwater Management Design Criteria. Revised March 10.

⁹ Old Plantation Water Control District (OPWCD), 2020. Op. cit.

¹⁰ City of Plantation, 2016. Comprehensive Plan, Volume II, Infrastructure Element. Amended November 2016.

¹¹ City of Plantation, 2016. Comprehensive Plan, Volume II, Infrastructure Element. Amended November 2016.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

An application to SFWMD has not been made to SFWMD or the local drainage district. The appropriate applications will be submitted and permits obtained prior to construction on the site. A permit will be required through OPWCD.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The site will consist of planned improvements to address existing deficiencies. The site will meet local regulations regarding stormwater attenuation and adopted level of service. Water quality requirements for the site will be met within the proposed system. The site will include compliance with OPWCD stormwater management requirements in addition to local (City) requirements. The site is located such that a direct discharge to OPWCD is not available. There is an existing City-owned and maintained drainage system within NW 17th Court that does discharge to OPWCD. No connections to the existing system are anticipated at this point in time. All stormwater runoff will be retained on-site.

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Appendix VI: Drainage Letter and below:
 Name: Brett Butler, P.E., Superintendent
 Agency: Old Plantation Water Control District
 Address: 8800 North New River Canal Rd
 Plantation, FL 33324
 Phone: 954-472-5596

E. Recreation and Open Space Analysis

- 1. Provide the adopted recreation and open space level of service per the adopted and certified local land use plan and the current level of service.**

The Level of Service standard for recreation and open space lands as herein adopted is 4 acres per 1,000 population, comprising at least 2 acres of

neighborhood parks, 1 acre of community parks, and 1 acre of city parks.¹² Based upon the City's 2016 estimated population of 88,328 the City's LOS standard requires 353.3 acres. The City's current park inventory of 530.45 acres exceeds the LOS standard by 177.15 acres.¹³

- 2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

One Park is located within a half mile of the amendment site: the Plantation Veterans Memorial Park, a 5-acre passive community park.

- 3. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The amendment would result in an increased demand for “community parks” acreage, as described below. Accordingly, the below inventory is provided.

| TABLE 7 COMMUNITY PARKS INVENTORY | |
|--|-------------------------|
| Name⁽¹⁾ | Acreage |
| Central Park | 107.7 ac |
| Cocoplum Park | 1.5 ac |
| Country Club Circle Linear | 7 ac |
| Community Center & Kennedy Park | 12.29 ac |
| Diecke Aud & Hoffman | 3.36 ac |
| Diecke Park | 10 ac |
| Fig Tree Park | 6.83 ac |
| Fumpston Park | 1.26 ac |
| Plantation Preserve Golf Course | 43.66 ac ⁽²⁾ |
| Plantation Preserve Linear Park | 20 ac |
| Jacaranda Lakes Park | 7.97 ac |
| Jack Carter Harmony | 6.45 ac |
| Jim Ward Community | 7.84 ac |
| Liberty Tree/Elks | 9.3 ac |
| Marcano Estates | 2 ac |
| McGinnis | 2.89 ac |
| Mini Park 1 | 0.31 ac |
| Multi-Cultural Park | 0.5 ac |
| Mini Park 3 | 0.3 ac |
| Mirror Lake Park | 5.5 ac |
| P.A.L. Field & Roy Salmon Stadium | 16.5 ac |
| Park East | 2.97 ac |

¹² City of Plantation, 2016. Comprehensive Plan, Volume I, Open Space and Recreation Element. Amended November 2016.

¹³ Broward County Planning Council, 2020. City of Plantation Recreation and Open Space Inventory. February 2020.

| | |
|------------------------------------|------------------|
| Pine Island Park | 20.3 ac |
| Plantation Acres Horse Arena | 35 ac |
| Plantation Acres Middle Park | 5 ac |
| Plantation Acres South Park | 5 ac |
| Plantation Botanical Gardens (1-3) | 7.13 ac |
| Plantation Business Park | 1 ac |
| Plantation Point Park | 0.19 ac |
| Plantation North Acres Park | 15 ac |
| Plantation Sunset Park Jacaranda | 37.6 ac |
| Plantation Volunteer Park | 83.57 ac |
| Pop Travers Fields | 9.57 ac |
| Seminole Middle | 5.7 ac |
| Seminole Park | 22.63 ac |
| South Bel Aire Park | 0.85 ac |
| Thrower Park | 0.3 ac |
| Veterans Park | 5 ac |
| Woodbury Park | 0.48 ac |
| Total | 530.45 ac |

Source: Broward County Planning Council, 2020. City of Plantation Recreation and Open Space Inventory. February 2020.

Notes:

(1) Includes private and County land authorized by County for meeting the LOS of 3 acres per 1,000 population.

(2) 50% of golf course acreage with no more than 15% of total park acreage counted for LOS purposes.

(3) A maximum of 10 acres of public regional park located within the City’s jurisdiction may be used to meet the LOS requirement.

4. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Demand for community parks acreage is calculated on a per-capita basis. The estimated number of persons per dwelling units is determined based on the underlying density of the land use designation. For this analysis, densities of 16 to 25 units per acre are presumed to generate 1.8 residents per unit.¹⁴ The additional development potential of 284 dwelling units would result in a net increase in demand for community parks equivalent to 1.53 acres.

| TABLE 8 RECREATION & OPEN SPACE IMPACT | | | |
|---|----------------------------------|----------------------------|-----------------|
| | <i>Land Use</i> | <i>Calculation</i> | <i>Demand</i> |
| Existing | Commercial (no residential) | N/A | N/A |
| Proposed | Commercial 284 dwelling units | N/A x 1.8 pop x .003 ac | +1.53 ac |
| Change | | | +1.53 ac |

Source: Broward County Code Section 5-182.7(a)

¹⁴ Broward County Code of Ordinances, Section 5-182.7(a).

5. **Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

| TABLE 9 FUTURE PARK ACREAGE REQUIREMENTS | | | |
|---|-------------------|------------------------------------|----------------------------------|
| <i>Year</i> | <i>Population</i> | <i>Required Acres (County)</i> | <i>Required Acres (City)</i> |
| 2020 | 89,634 | 268.902 | 358.536 |
| 2045 | 104,456 | 313.368 | 417.824 |

Source: Broward County Planning Council, 2020. City of Plantation Recreation and Open Space Inventory. February 2020.

The City’s current community parks inventory of 530.45 acres would be sufficient to maintain a satisfactory level of service under both the City and County standards into the future, even with the addition of the demand for 1.53 acres of parks generated by the proposed amendment.

6. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Policy 2.5.5 pertains to conversion of golf courses and is inapplicable. Policy 2.5.4 states, in part, that “[a]mendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged”. No open space is proposed to be re-designated under this amendment.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The project site is located between Sunrise Boulevard and NW 17 Court approximately 500 feet west of N. University Drive in the City of Plantation, Florida. The subject property comprises 12.9 acres. The current future land-use designation is Commercial by the City and Commerce by the County with a maximum development potential of 129,000 square feet of commercial retail development. The proposed designation, Commercial with Irregular Residential (City Designation) or Commerce with Irregular Designation (County Designation) has a maximum development potential of 129,000 square feet of commercial retail and 284 multifamily dwelling units.

Year 2019 traffic volumes were obtained from the Broward Metropolitan Planning Organization’s (MPO) *Roadway Level of Service Analysis for Years 2019 and 2040*. Results of the 2019 daily and PM peak-hour analysis indicate that three (3) of the four (4) analyzed roadway segments currently operate at an acceptable

LOS. The roadway segment of N. University Drive between W. Broward Boulevard and Sunrise Boulevard is operating beyond capacity based on daily and PM peak-hour volumes. Please see the existing 2019 Roadway Capacity Analysis Summary tables in Appendix VII for the two (2) tables that summarize the daily and PM peak hour existing roadway segment capacity analysis.

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long-range planning horizons. Please utilize average daily and p.m. peak hour volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.**

Trip Generation Analysis

We estimated daily and PM peak-hour trip generation for the proposed future land-use designation change based on the maximum-allowable development under the current and proposed future land-use designations. We used trip generation rates or equations from the Institute of Transportation Engineers' (ITE), Trip Generation Manual, 11th Edition. Consistent with Broward County methodology, the trip generation for PM peak hour conditions was based on the higher number of trips generated by the PM Peak Hour of Adjacent Street Traffic or PM Peak Hour of Generator, using the provided rate or equation (whichever yielded the greater number of vehicle trips). Results of the daily trip generation analysis indicate that the proposed amendment is expected to result in an increase of 932 daily trips. Results of the PM peak hour trip generation analysis indicate that the proposed amendment is expected to result in an increase of 29 PM peak hour trips. Please see the Trip Generation Calculation Tables in Appendix VII. The Trip Generation calculations include two tables. The first table summarizes the trip-generation calculations and is followed by a more comprehensive table showing the equations and pass-by and internalization reductions.

Roadway Significance Analysis

Roadway Significance was determined for all major roadways near the project site. Based on the Broward County criteria, the project's impacts will be considered significant on a roadway link where the project traffic assigned to a roadway segment is expected to be three (3) percent or more of the LOS D roadway capacity threshold. The assignment of project trips onto the surrounding roadway network was based on the site's accessibility to abutting roads and the surrounding roadway network. Results of the analyses indicate that the project will not significantly impact any of the roadway segments during both the daily and PM peak hour conditions. Please see the Impact Significance Analysis Summary tables in Appendix VII, for the supporting tables.

Link Capacity Analysis – Short-Term (Year 2027)

Link capacity analysis was performed for the short-term (2027) planning horizon. Volumes were linearly interpolated between 2019 and 2040 volumes obtained from the Broward MPO. The analysis was performed with and without the addition of traffic from the proposed amendment. Results of the analyses indicate that three (3) of the four (4) analyzed roadway segments are expected to operate at an acceptable LOS based on daily volumes and two (2) of the four (4) analyzed roadway segments are expected to operate at an acceptable LOS based on PM peak hour volumes. The roadway segment of N. University Drive between W.

Broward Boulevard and Sunrise Boulevard is expected to operate beyond capacity based on daily and PM peak-hour volumes. The roadway segment of N. University Drive between Sunrise Boulevard and W. Oakland Park Boulevard is expected to operate beyond capacity based on PM peak-hour volumes. However, none of the study roadways are significantly impacted by the proposed designation change. Please refer to the Short-Term Link Capacity Analysis Summary Tables in Appendix VII for the two (2) tables summarize the analysis.

Link Capacity Analysis – Long-Range (Year 2040)

Link capacity analysis was performed for the long-range (2040) planning horizon. Year 2040 volumes were obtained from the Broward MPO Roadway Level of Service Analysis for Years 2019 and 2040. The analysis was performed with and without the addition of traffic from the proposed amendment. Results of the analyses indicate that two (2) of the four (4) analyzed roadway segments are expected to operate at an acceptable LOS based on daily volumes and PM peak-hour volumes. The N. University Drive roadway segments between W. Broward Boulevard and Sunrise Boulevard and between Sunrise Boulevard and W. Oakland Park Boulevard are projected to operate beyond capacity based on daily and PM peak-hour volumes. However, none of the study roadways are significantly impacted by the proposed designation change. Please refer to the Long-Range Link Capacity Analysis Summary Tables in Appendix VII for the two (2) tables summarize the analysis.

3. **City staff and the Broward County Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a new increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for long range plan horizon.**

Trip generation and roadway segment capacity analysis are provided under items 1 and 2.

4. **Provide any transportation studies relating to this amendment, as desired, as applicable.**

The data and analysis provided for items 1 and 2 comprise the traffic study analysis for this amendment which is included in Appendix VII in its entirety.

G. Mass Transit Analysis

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

Broward County Transit (BCT) Routes 2 and 81 travel along N University Drive, just east of the amendment site. BCT Route 36 travels along Sunrise Boulevard just north of the site. BCT Route 56 makes a stop at the Jacaranda Plaza mall just north of the site.

During commute hours, Route 2 has 24-minute headways; Route 36 has 21-minute headways; Route 56 has 45-minute headways; and Route 81 has 35-minute headways.

2. Quantify the change in mass transit demand resulting from this amendment.

| TABLE 10 MASS TRANSIT DEMAND | | | | | |
|---|--|--------------|---|------------------------|------------------|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | 678 trips x 3% | 21 trips |
| Proposed | Dashed-Line Area, Commercial with Irregular Residential (22) | 12.9 ac | 129,000 sf commerce 284 dwelling units | 789 trips x 3% | 24 trips |
| Change | | | | | + 3 trips |

Source: BrowardNEXT Transportation Element Support Document, 2019. March 28. 3% modal split is based on Table T-19.

Notes: All trips are total PM peak hour trips per Appendix VII, Trip Generation Calculations

3. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment supports mass transit use by providing additional residential density in the service area of four existing transit routes.

4. Correspondence from transit provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Tara T. Crawford, AICP
 Planning Section Supervisor
 Service and Strategic Planning
 Broward County Transit Division
 (954) 357-8381
 TaCrawford@broward.org

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

All of the information in this section is based upon the School Consistency Review Report issued on March 28, 2022 and provided as Appendix IX.

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The schools serving the area are: Mirror Lake Elementary School, Plantation Middle School, and Plantation High School.

- Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

| TABLE 11 SCHOOL ENROLLMENT AND CAPACITY | | | |
|--|-----------------------------|---------------------|-----------------------|
| <i>School</i> | <i>Benchmark Enrollment</i> | <i>LOS Capacity</i> | <i>Over/Under LOS</i> |
| Mirror Lake Elementary | 597 | 791 | - 194 |
| Plantation Middle | 660 | 887 | - 227 |
| Plantation High | 1,979 | 2,861 | - 882 |

Notes:

LOS capacity refers to the higher of 100% gross capacity or 110% permanent capacity.

Source: Appendix IX, School Consistency Review Report.

- Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

| TABLE 12 SCHOOL IMPACT | | | | |
|---------------------------|--|-----------------------------------|-------------------------------|-------------------------------|
| | | <i>Elementary</i> | <i>Middle</i> | <i>High</i> |
| Current | Commercial | N/A | N/A | N/A |
| Proposed | Commercial Garden Apartments, 284 units | N/A $284 \times .088 = 25$ | N/A $284 \times .047 = 13$ | N/A $284 \times .105 = 30$ |
| CHANGE IN DEMAND | | 25 students | 13 students | 30 students |
| | | TOTAL CHANGE + 68 STUDENTS | | |

Notes: Garden apartments are the assumed unit type for densities over 16 up to 25 dwelling units/acre.

Source: Appendix IX, School Consistency Review Report. Based on Broward County Code Section 5-182.9, Adequacy of school sites and facilities.

- Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five-year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

The Broward County Adopted District Educational Facilities Plan (ADEFP 2021-22 – 2025-26) shows no planned capacity improvements for the three schools serving the subject site.

- Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Since capacity is available, no other sites or alternatives are needed.

- Public School Impact Application**

To be provided with the Broward County LUPA submittal.

- The associated fee in the form of a check made payable to the SBBC.**

To be provided with the Broward County LUPA submittal.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional Information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Florida Master Site File indicates that no historical resources are located on the site. Please refer to attached search results from Florida Division of Historical Resources, Appendix X: Historical Resources Search.

B. Archaeological sites listed on the Florida Master Site File.

A review of the Florida Master Site File indicates that no previously recorded archeological sites are located on the site. Please refer to attached search results from Florida Division of Historical Resources, Appendix X: Historical Resources Search.

C. Wetlands

The amendment site is fully developed, and no wetlands exist.

D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

There are no known Local Areas of Particular Concern within the amendment site.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The subject site is not within a Priority Planning Area.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The site is fully developed. No endangered or threatened species or species of special concern are expected to inhabit the subject site.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The site is fully developed. No plants listed on the Regulated Plant Index are expected to inhabit the site.

H. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield.

The amendment site is not located within a wellfield zone.

- I. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. No special soil conditions exist on site that would affect the land development activity.

- J. Beach Access - indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The amendment site is not oceanfront.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2.

BCLUP Policy 2.16.2 is applicable to amendments which propose to add 100 or more residential dwelling units to existing densities approved by the BCLUP. The proposed amendment would add 284 potential dwelling units to the amendment site (the current Commercial land use designation (City) and Commerce land use designation (County) does not permit any residential units). As such, Policy 2.16.2 is applicable. The applicant will comply with all affordable housing requirements at the time of adoption and any applicable City policies at the time of adoption. The applicant will work with the City and the City's Affordable Housing Advisory Committee with respect to any future policies designed to promote greater affordability. The applicant has committed to set aside 20% of the total number of developed units as affordable moderate-income units. A Declaration of Restrictive Covenants will be adopted and recorded in order to establish the restrictions and regulations of the affordable units.

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment would change the land use designations on the site from Commercial (City) and Commerce (County) to a Dashed-Line Area with both Commercial (City) and Commerce (County) and Irregular (22) Residential. As seen in Exhibit C-2, the majority of the site would remain designated Commercial (City), Commerce (County); the southwest quarter of the site adjacent to the existing Medium (16) Residential designation—occupied by the Parc Village at Jacaranda condominium development—would be amended to Irregular (22) Residential. The amendment would provide an appropriate transition from commercial uses to residential densities of 22 units/acre and then residential densities of 16 units/acre as one moves farther south and west from the intersection of North University Drive and West Sunrise Boulevard.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The subject site is not located in a Hurricane Evacuation Zone as identified by the Broward County Emergency Management Division.

XI. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The amendment site is not located within a CRA.

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is 0.1 mile south of the City of Sunrise city limits.

XIII. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The applicant has reached out to the various homeowner's associations within proximity to the development. The City's notification procedure for the proposed LUPA will be followed as described in more detail in Section II.E. In addition, public outreach is required, per Sections 27-41 Community Meetings and Tables 41-1, Approval Process for Development Applications, and 41-2, Required Notification Process for Development Applications of the City Code. This meeting must be held on a weekday evening, at a time and place determined by City PZED, to maximize the number of property owners in attendance with a mailing radius of 750 feet, noticed at least 10 days prior to the meeting.

XIV. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN AND PLANTATION LAND USE PLAN

BROWARD COUNTY LAND USE PLAN

POLICY 2.10.2: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. (...)

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

Proposed amendment: As described in detail under Section IX, the amendment would provide an appropriate transition from commercial uses to residential densities of 22 units/acre and then residential densities of 16 units/acre as one moves farther south and west from the intersection of North University Drive and West Sunrise Boulevard.

POLICY 2.11.2: In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

POLICY 2.11.4: The availability of sanitary sewer service or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increase densities and intensities are proposed.

Proposed amendment: Both water supply and sanitary sewer service is available for the amendment site. Please see Section VI, Subsections A and B, of this LUPA for a detailed discussion.

PLANTATION COMPREHENSIVE PLAN

Land Use Objective 1.5: The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist.

Proposed amendment: The amendment proposes additional residential density of up to 284 dwelling units near a major intersection of two arterial roads: North University Drive and Sunrise Boulevard. This site is well-served by existing public services, including four transit routes.

Land Use Policy 1.7.5: The City shall continue the philosophy of locating higher density residential close to commercial activity centers and then transitioning to lower density residential.

Proposed amendment: The amendment would provide an appropriate transition from commercial uses to residential densities of 22 units/acre and then residential densities of 16 units/acre as one moves farther south and west from the intersection of North University Drive and West Sunrise Boulevard.

XV. POPULATION PROJECTIONS

A. Population projections for the 20-year planning horizon (indicate year).

| TABLE 13 POPULATION PROJECTIONS | |
|--|-------------------|
| <i>Year</i> | <i>Population</i> |
| 2021 | 91,750 |
| 2040 | 101,731 |

Source: Year 2021 per the Decennial US Census, 2020 data. 2040 data per 2017 Broward County and Municipal Population Forecast and Allocation Model (PFAM), Broward County Planning and Redevelopment Division.

B. Population projections resulting from proposed land use (if applicable).

The estimated number of persons per dwelling units is determined based on the underlying density of the land use designation. For this analysis, densities of 16 to 25 units per acre are presumed to generate 1.8 residents per unit, resulting in projected increase of 511 residents.¹⁵

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

The proposed amendment will help provide additional housing opportunities to serve the city’s current and future population in an area of the city targeted for development.

XVI. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

N/A

B. Any proposed voluntary mitigation or draft agreements.

N/A

XVII. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO.

To be provided with transmittal.

¹⁵ Broward County Code of Ordinances, Section 5-182.7(a).

EXHIBIT A
TRANSMITTAL, ORDINANCE AND MINUTES



**MEETING OF THE CITY COUNCIL
PLANTATION, FLORIDA**

September 12, 2023

CALL TO ORDER/ROLL CALL

Present: Arielle Demby Berger
Robert Koreman
Joshua Freeman
Jay Stahl
Mark Plass
Maximiliano Goldstein
Vicki Gelfund
Absent: Dale Spear

Also Present:

Quentin Morgan, Asst. City Attorney
Dan Holmes, Director, Planning & Zoning
Michael Alpert, Asst. Director, Planning & Zoning
Samira Shalan, City Engineer
Indyli Brown, Environmental Arborist/Horticulture Supervisor
Shawn Lamey, Planner
Lisa Zelch, Planner

APPROVAL OF MEETING MINUTES

August 15, 2023 Planning & Zoning Meeting Minutes

Department: City Clerk

Motion by Vicki Gelfund, seconded by Jay Stahl, to approve Motion carried on the following roll call vote:

Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Jay Stahl, Mark Plass,
Maximiliano Goldstein, Vicki Gelfund
Nays: None

PUBLIC HEARINGS

- 1.) PP23-0032: Consideration of a request for waivers, site plan, elevation, and landscape plan approval for Plantation Pointe Lot M. The property is located at 8000 W. Sunrise Boulevard (7300 W. Sunrise Boulevard, Lot M) and zoned I-L2P (Large Light Industrial).

Department: Planning, Zoning & Economic Development

Shawn Lamey, Planner, requested that the Staff Report for Item PP23-0032 be incorporated into the record. The subject property is located in the north central area of the City and is part of a 77.5 acre mixed-use development known as Plantation Pointe. The subject parcel is 5.2 acres in size and is zoned Large Light Industrial (I-L2P). It is an interior parcel and is currently vacant. The land use is Industrial, which permits office use. While the site is surrounded by other I-L2P parcels to the north and west, there is residential zoning across a pond to the east as well as to the south.

The surrounding area is fully urbanized, and the site is bound by office uses to the north and west and residential uses to the south and east. Mr. Lamey advised that there are no public notification boundaries for the Application, as the proposed use is permitted by Code.

The Applicant requests approval of a Site Plan, elevations, and landscape plans for an 86,630 sq. ft. three-story office building on the interior parcel. The building would be located on the east side of the parcel, facing the pond, with parking provided to the west. Elevations show that the building's design is contemporary and streamlined and reflect current architectural style and trends for office buildings. The proposed building would be primarily constructed of glass and complementary to existing nearby office buildings. The building's architecture is intended to provide visual interest and avoid large unarticulated surfaces.

The landscape plans indicate the locations of buffers, landscaped pedestrian zones, and trees. A floor plan depicting office and laboratory locations is also included. A site circulation plan shows bike/pedestrian walkway connections as well as bus stops.

The parking calculation is based on 56,670 sq. ft. of office space and 30,000 sq. ft. of laboratory space, which together require 287 parking spaces. The Applicant plans to provide 336 parking spaces as well as 34 electric vehicle (EV) charging stations. No parking waiver is required to support the use. The Applicant has submitted a comprehensive parking study, including trip generation, traffic circulation, and queueing analysis.

The Applicant requests two zoning waivers and two landscape waivers from Chapter 27 of Code. The first zoning waiver requests relief from the requirement of a 50 ft. offset every 8 in. of the architectural design, while the second requests relief from the requirement of a 6 ft. buffer wall separating the project from residential uses to the south. Landscape waivers are requested for the pedestrian zones and landscape island widths.

The Applicant held a community meeting on August 22, 2023 at a building within the Plantation Pointe campus. Three individuals attended this meeting. The City posted signage on the subject property and sent notice to surrounding property owners. Staff has received two emails objecting to the Application. There are no violations on the property.

Staff has evaluated the proposed Site Plan, landscape plan, and elevation waiver requests,

including potential impacts on surrounding developments and zoning designations. The requests comply with the City's Comprehensive Plan and the City's zoning Code. Staff believes the mass and scale of the proposed structure are compatible with existing nearby development, including Commercial, Office, and Light Industrial zoning designations. It is compliant with the City's Comprehensive Plan and the Industrial land use designation on the adopted Future Land Use map. The development is consistent with requirements of zoning Code, including site development plan sufficiency, notice for zoning measures, and practical difficulty waiver standards.

Staff recommends approval of the Application, subject to conditions noted in the Staff Report.

Ms. Gelfund noted that the building will face west, and asked if it will include solar panels on its roof. It was clarified that no solar panels are planned.

Ms. Gelfund also pointed out that the project will result in another 300 vehicles in the area, and requested clarification of how this would affect traffic exiting Marcano Boulevard onto University Drive. Sebastian Vittorino, traffic engineer representing the Applicant, replied that the exit is included on the Plantation Pointe campus rather than directly onto Marcano Boulevard.

Ms. Gelfund explained that her concern was for traffic turning from Marcano Boulevard onto University Drive. Samira Shalan, City Engineer, explained that even though the new building is being constructed in the Plantation Pointe campus, no change in traffic patterns or additional trips are anticipated. She noted that there is a Comprehensive Plan for traffic surrounding the area, which is not limited to Plantation Pointe. This document is expected to address traffic concerns and patterns, including modifications to signalization and improvements to the intersections of Marcano Boulevard/University Drive and Sunrise Boulevard/University Drive. The Plantation Pointe campus is obligated to meet traffic mitigation strategies required by previous Site Plan approvals.

Vice Chair Goldstein asked how many of the site's trees will cover the sidewalk, pointing out that some pedestrian traffic is expected from bus stops on University Drive to the new building. Mr. Vittorino replied that pedestrian access already exists from the bus stops through other points on the campus. Vice Chair Goldstein emphasized the importance of maintaining a shaded and comfortable walk in order to encourage pedestrian traffic.

John Harrigan, landscape architect for the Applicant, showed the location of a series of existing trees along the pedestrian path. Additional trees are also planned as part of a retail project. An existing sidewalk is also being replaced as part of the retail project so it will be consistent with new grades, and landscaping will be part of this component.

Chair Koreman asked why there has been no consideration of directly connecting a path from the bus stop to the new building. He suggested that pedestrian access could be provided from the edge of the parking lot so pedestrians can access the building from the southern side, which is closest to the bus stop. Ms. Shalan noted that due to the berm and buffer on Marcano Boulevard, it may be challenging to the site's drainage to make changes to the sidewalk grade, which must also comply with the requirements of the Americans with Disabilities Act (ADA).

Vice Chair Goldstein also suggested it may be possible to ask Broward County Transit (BCT) to upgrade its bus stop at the subject location by adding shelter. Ms. Shalan confirmed that the City is working with BCT to improve this stop. Additional information on these plans will be provided to the Applicant.

Vice Chair Goldstein asked if the pond is accessible to pedestrians. It was noted that an existing

pedestrian path and ramp can be connected to the pond. There is also a connection to a proposed basketball court. While there are no benches in the pond area, there are a number of trees. Vice Chair Goldstein suggested that benches be added around the pond.

Ms. Berger asked if there are plans for a biking/walking path around the pond. It was clarified that a 5 ft. sidewalk is proposed around the pond, although there are no plans to implement a multi-use trail. There is also a pathway consisting of wood chips on the campus, although there is no intention to pave it, as it is not meant to serve cyclists. Existing tenants on the site have expressed satisfaction with the path in its current form.

Ms. Berger requested additional information on the objections to the project. Barbara Hall, also representing the Applicant, advised that while many properties to the south are pleased with a pond view, one home still has a view of the parking lot and is concerned with their visibility to the proposed building. The Applicant's landscape architect plans to meet with the homeowner to discuss a specialized landscape plan for the area between the home's back yard and the Applicant's property, which would address some of these concerns.

Ms. Hall continued that the second objection came from a home that is located more than 700 ft. from the building and is across the pond. The Applicant has clarified to this property owner that they do not plan to build directly on the pond. Additional landscaping may be added to the east side of the pond. The proposed project does not substantially change the view from either of the two properties which raised objections.

Mr. Plass suggested that City Staff may wish to reach out to Broward County Traffic and/or the Florida Department of Transportation (FDOT) regarding the re-timing of traffic signals on Marcano Boulevard in order to improve safety and mobility on University Drive. He added that FDOT may want to conduct a safety study of two driveways that permit left turns onto University Drive, which has a high volume of traffic.

Mr. Plass asked whether or not the Applicant's traffic study took crash history at any of the driveways or intersections into consideration. Ms. Shalan replied that the City has partnered with the Broward Metropolitan Planning Organization (MPO) for a safety study, and strategies for the corridor have been identified. The City plans to meet with FDOT in the near future to implement some of these improvements. Private developers will be asked to pay their fair share of the cost of improvements.


Chair Koreman asked if the trees planted on islands within the parking lot will be palm or shade trees. Mr. Harrigan replied that shade trees are planned for the islands, and a number of sabal palms will be relocated to the middle of the area. Chair Koreman recommended that shade trees be planted in the center of the parking area rather than palms.

Chair Koreman also requested clarification of where EV parking spaces will be located. Mr. Vittorino replied that while Code requires 10% of parking spaces to be EV-capable in the future, this requirement decreases to 2% for parking areas with over 250 spaces. This would reduce the number of installed EV spaces to seven. The Applicant plans to provide eight EV spaces of the 34 spaces that are EV-capable.

Vice Chair Goldstein noted that Staff Comments do not include negotiations with the Applicant regarding the cost of bus or sidewalk stop improvements, and asked if a recommendation for approval with Staff Comments would need to specify these additions. Ms. Shalan explained that this was not included, as the proposed Site Plan did not require traffic mitigation; however, the full Plantation Pointe campus is working with the City on traffic mitigation.

Motion by Maximiliano Goldstein, seconded by Mark Plass, to approve subject to staff comments. Motion carried on the following roll call vote:


Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Jay Stahl, Mark Plass, Maximiliano Goldstein, Vicki Gelfund
Nays: None

Cover Page 


Plantation Pointe Lot M PZB 09.12.2023.pdf 


Applicant's Submittal - Application & Documents.pdf 


Applicant's Submittal - Architectural Plans.pdf 

Applicant's Submittal - Civil Plans.pdf 

Applicant's Submittal - Open Space Diagram.pdf 

Applicant's Submittal - Landscape Plans.pdf 

Applicant's Submittal - Waiver Diagram.pdf 

Applicant's Submittal - Traffic Study.pdf 


Applicant's Submittal - Community Meeting.pdf 

- 2.) PD22-0002: Consideration of a request to approve a land use plan amendment (LUPA) for Water's Edge. The property is located at 1600 S.W. 80 Terrace and zoned OP-P (Office Park - Plantation).
Department: Planning, Zoning & Economic Development

Chair Koreman advised that deferral to the October 3, 2023 meeting has been requested for Items PD22-0002 and PP22-0039.

*Motion by Maximiliano Goldstein, to table items 2 & 3 to the October 3, 2023 meeting.
Motion carried on the following roll call vote:*


Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Jay Stahl, Mark Plass, Maximiliano Goldstein, Vicki Gelfund
Nays: None

Cover Page 

Memorandum PD22-0002.pdf 

- 3.) PP22-0039: Consideration of a request to approve a rezoning for Water's Edge. The property is located at 1600 S.W. 80 Terrace and zoned OP-P (Office Park - Plantation).
Department: Planning, Zoning & Economic Development

Item tabled to October 3, 2023 meeting per motion made/passed on Item 2.

Cover Page 

- 4.) PD22-0004: Consideration of a request to approve a land use plan amendment (LUPA) for The Residences at Plantation Square. The property is located at 8190 W. Sunrise Boulevard and zoned B-2P (Central Business).
Department: Planning, Zoning & Economic Development

Mr. Koreman made a Jennings Disclosure in regard to items 4 and 5.

Ms. Zelch, Planner, stated that the two Items would be presented together, as they address the same parcel. They are located at the southwest corner of Sunrise Boulevard and University Drive, and affect the Plantation Square shopping center as well as a Bank of America building. The site is 12.93 gross acres in size, which extends to the middle of three roadways: Sunrise Boulevard, University Drive, and 17 Court.

The Applicant requests a Land Use Plan Amendment (LUPA) and rezoning of both properties. The LUPA would change the Land Use from Commercial to Commercial and (22 Dwelling Units per Acre) Irregular Residential, while the zoning would change from B-2P, Central Business District, to B-7Q, Planned Commercial District.

The Applicant proposes to develop a small bank parcel and a 280-unit multi-family building near the Bank of America building, with the shopping center to remain as is. The site's current land use and zoning do not permit residential use, and the size of the Bank of America parcel will not accommodate the residential density on its own, which is the reason for incorporation of the shopping center. Both the proposed land use and zoning permit residential use, with B-7Q zoning specifically permitting it as a conditional use. If the request is approved, a Site Plan and conditional use approval will come back to the Board at a later date.

Ms. Zelch showed a rendering of the zoning surrounding the site, as well as a conceptual site plan showing gross and net acreage for both the bank and residential parcels separately as well as together. The total combined area is 12.93 acres. The Applicant held a community meeting on March 7, 2023, which was attended by 11 participants.

If the LUPA is approved, it would permit 284 dwelling units. Ms. Zelch showed other approved and proposed residential developments in the area, noting that the proposed land use and zoning are compatible with adjacent uses and development. The Applicant will need to address impacts to the sanitary sewer infrastructure as well as the pedestrian, bicycle, and roadway infrastructure.

Should the Board recommend approval of the Applications, Staff recommends that the Applicant incorporate some type of affordable housing component, address engineering comments including drainage and intersection improvements, and incorporate sewer, pedestrian, and bicycle improvements.

Ms. Gelfund asked if any of the units proposed for another nearby development have been rented yet, expressing concern for traffic impacts on 17 Court, Sunrise Boulevard, and Lauderdale West Drive. Ms. Shalan replied that because the requests are for LUPA and rezoning, Staff has not yet discussed traffic strategies, which are typically addressed during Site Plan approval. She noted, however, that the Applicant has submitted a comprehensive traffic study, which is currently under review. Staff is working with the Applicant on traffic calming measures for 17 Court and Lauderdale West Drive, improvements on Sunrise Boulevard and University Drive, and other improvements. These will be part of a comprehensive traffic management plan for the area, on which the City and the Applicant will act as partners. The Applicant will also improve the sidewalk along 17 Court. These improvements will be reflected

in the Site Plan.

Ms. Gelfund requested clarification of how many stories the apartment complex is expected to have. Luis Miguel, representing the Applicant, replied that the residential development will be six stories tall. It was clarified that the Applicant is also the developer of Plantation Square.

Mr. Plass requested additional information on the conceptual site plan. Ms. Zelch explained that elevation changes and a breezeway, as well as a possible connection to 17 Court, are included in this conceptual document. She reiterated that the conceptual site plan has not been reviewed in detail at this time.

Ms. Berger requested clarification of what the Board is being asked to vote on at this time. Ms. Zelch replied that the Board is asked to determine whether the proposed land use and zoning changes are consistent with existing City policies in Code and in the Comprehensive Plan. These precede any additional plans or concerns regarding development of the subject site at this time. Chair Koreman also emphasized that the Board is asked only to act in an advisory capacity at this point.

Mr. Stahl pointed out that the City has already installed two traffic calming speed humps on Lauderdale West Drive, which are located one half-mile apart and are not effective in slowing traffic. He added that notification of tonight's hearing should have been sent to the board of directors of Lauderdale West's homeowners' association, as this is a 1400-home community. He expressed concern for traffic coming in on 17 Court and making a left turn onto Lauderdale West Drive in order to avoid traffic on University Drive, which is already an issue.

Ms. Shalan addressed traffic calming on Lauderdale West Drive and 17 Court, which resulted in the installation of speed cushions on those roadways as part of the first phase. They are waiting for the occupation of other planned developments in the area to show traffic patterns before proceeding with the next phase. Developers are also asked to mitigate traffic as their site plans are approved.

Mr. Stahl reiterated that Lauderdale West's board should have been notified of tonight's meeting. Ms. Zelch noted that the notification boundary for the subject parcel is 750 ft., which just misses Lauderdale West. She emphasized that this boundary will be extended to 1000 ft. when the Item goes before the City Council for approval. It was also noted that a networked approach to traffic control will need to be implemented for the area, including NW 17 Court as well as Lauderdale West Drive, and possibly including geometric improvements, such as turn lanes.

Ms. Berger pointed out that 17 Court is a two-lane roadway, and traffic is already heavy in the area. She expressed concern that the additional units proposed for the area would put hundreds more cars on the roadways to and near the shopping center.

It was also noted that the outparcel on which the subject development is proposed would include a bank with a drive-through facility, which could discourage pedestrian traffic in the area. In addition, the plans are not a true mixed-use development, which was characterized as both commercial and residential use within the same building, while the proposal for the site is for two separate buildings. It was also pointed out that 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.

Mr. Freeman asked what conversations have been held thus far in relation to an affordable housing component to the proposed project. John Voight, also representing the Applicant, stated that the developer has committed to including 25 affordable units, although during the

Applicant's public meeting, tenants of a nearby medical building indicated they did not want to see affordable housing as part of the development. The total number of units proposed for the project is 269. It is intended to be a rental community.

Mr. Voight continued that the bank parcel is separate from the proposed residential component because the bank wishes to maintain this separation.

Ms. Berger asked if the developer would be willing to agree to the City's minimum recommended percentage of affordable units. Mr. Voight reiterated that the developer has committed to 25 affordable units, and could increase this amount if the minimum percentage is higher. Planning, Zoning, and Economic Development Director Dan Holmes clarified that the City has not yet identified or adopted a cost-feasible way for developers to include an affordable component at this time, although options have been discussed in workshops.

Mr. Miguel advised that the Applicant has discussed proposals for the site with Staff and has made modifications to their plans in response to their discussions with Staff, City Councilmembers, and residents. Attorney Morgan pointed out, however, that these plans are currently irrelevant to the decision that is before the Board.

Mr. Voight concluded that the plans will modernize the shopping center and add a residential component, as well as improved connectivity for the shopping center, bank, and residents. While the project will add traffic, multimodal transportation will be encouraged in order to mitigate this.

At this time Chair Koreman opened public comment.


Matthew McIntosh, 601 Northwest 82 Avenue, stated that he was happy to see the addition of more housing in the area in order to address the housing crisis. He pointed out that Broward County's PRIMO transit plan proposes to provide bus rapid transit on Broward Boulevard, which could help address transportation concerns. There is also the potential for light rail expansion in the area.


As there were no other individuals wishing to speak on the Items, Chair Koreman closed public comment.


Motion by Maximiliano Goldstein, seconded by Mark Plass, to approve subject to staff comments. Motion carried on the following roll call vote:

Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Mark Plass, Maximiliano Goldstein, Vicki Gelfund

Nays: Jay Stahl


[Cover Page](#) 


[The Residences @ Plantation Square LUPA PZB 09.12.2023.pdf](#) 

[Applicant's Submittal - Application & Documents.pdf](#) 

[Applicant's Submittal - LUPA Conceptual Site Plan.pdf](#) 

[Applicant's Submittal - Survey.pdf](#) 

[Applicant's Submittal - Market Study.pdf](#) 

[Applicant's Submittal - Traffic Study.pdf](#) 

[Applicant's Submittal - Traffic Mitigation Commitment.pdf](#) 


- 5.) PP22-0071: Consideration of a request to approve a rezoning for The Residences at Plantation Square. The property is located at 8190 W. Sunrise Boulevard and zoned B-2P (Central Business)


Department: Planning, Zoning & Economic Development

Motion by Maximiliano Goldstein, seconded by Robert Koreman, to approve subject to staff comments. Motion carried on the following roll call vote:

Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Mark Plass, Maximiliano Goldstein

Nays: Jay Stahl, Vicki Gelfund

[Cover Page](#) 

[The Residences @ Plantation Square REZ PZB 09.12.2023.pdf](#) 

[Applicant's Submittal - Application & Documents.pdf](#) 

[Applicant's Submittal - REZ Conceptual Site Plan.pdf](#) 

[Applicant's Submittal - Colored Conceptual Site Plan.pdf](#) 

[Applicant's Submittal - Conceptual Connectivity Plan.pdf](#) 

[Memorandum.pdf](#) 

QUASI-JUDICIAL PROCEEDINGS:

QUASI-JUDICIAL ITEMS

- 1.) PM23-0072: Consideration of a request to approve a practical difficulty waiver for the Abbott Residence. The property is located at 1610 S.W. 55 Avenue and zoned RS-4G (Residential Single Family).

Department: Planning, Zoning & Economic Development

Assistant City Attorney Quentin Morgan reviewed the requirements for quasi-judicial proceedings, and any individuals wishing to speak on the Item was sworn in at this time.

Lisa Zelch, Planner, stated that the subject property is on a typical lot with a slight slope in the back extending down to the canal. It is in a single-family zoning district and is surrounded by other single-family residences. A shed was previously located on the property but was removed in 2022 due to a Code case. The Applicant requests re-installation of the shed in the same location.

The Applicant requested a practical difficulty waiver from Code Section 27-72 (c), which requires a 10 ft. side setback for a shed in the RS-4G zoning district. The request is for a setback of zero feet. Ms. Zelch showed a number of views of the property, noting that the shed would not be visible from the street.


Staff has received one letter of support for the Application, which was sent by the Applicant's neighbor to the south. No affected parties signed up to speak on the Item. Staff recommends approval of the Application.

At this time Chair Koreman opened public comment, which he closed upon receiving no input.

Motion by Mark Plass, seconded by Joshua Freeman, to approve Motion carried on the following roll call vote:

Ayes: Arielle Demby Berger, Robert Koreman, Joshua Freeman, Jay Stahl, Mark Plass, Maximiliano Goldstein, Vicki Gelfund


Nays: None


Cover Page 

Abbott Residence PV PZB 09.12.2023.pdf 

Board Order.pdf 

Applicant's Submittal - Application & Documents.pdf 

Applicant's Submittal - Survey.pdf 

Applicant's Submittal - Plans.pdf 

Applicant's Submittal - Photos.pdf 

OTHER BUSINESS

ADJOURNMENT 7:21 P.M.

OFFICE OF THE MAYOR

Nick Sortal, Mayor

CITY CLERK'S OFFICE

April L. Beggerow, MPA, CMC
City Clerk



CITY COUNCIL

Jennifer Andreu, President
Timothy J. Fadgen, President Pro Tem
Erik Anderson
Denise Horland
Louis Reinstein

**CITY OF PLANTATION
CITY COUNCIL MEETING
ACTION MINUTES
COUNCIL CHAMBERS, CITY HALL
Wednesday, October 25, 2023**

CALL TO ORDER/ROLL CALL

Councilmember Anderson
Councilmember Andreu
Councilmember Fadgen
Councilmember Horland
Councilmember Reinstein
Councilmember Sortal
City Attorney Kerry Ezrol

OPENING REMARKS/INVOCATION/PLEDGE OF ALLEGIANCE—Councilmember Horland

ITEMS SUBMITTED BY THE MAYOR

- a. Fire Prevention Art and Literature Contest Awards
- b. Alpha Kappa Alpha Sorority, Inc. Day
- c. Service Awards
- d. Central Park Master Plan Presentation

PARKS & RECREATION UPCOMING EVENTS

PUBLIC REQUESTS OF THE COUNCIL REGARDING MUNICIPAL AFFAIRS

CONSENT AGENDA

1. **RESO 2023-073** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION APPROVING AND AUTHORIZING EXECUTION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCALLY FUNDED AGREEMENT RELATED TO THE REMOVAL AND REPLACEMENT OF EXISTING BRICK PAVERS WITH PATTERNED PAVEMENT AT VARIOUS LOCATIONS ALONG SR-7
2. Stormwater Maintenance Services
3. ITB No. 062-23; Royal Palm Canal Dredging
4. Multi-Factor Authentication Renewal
5. Agreement No. 055-23; Community Survey Services
6. Central and East Water Treatment Plant Site Development Analysis
7. October 11, 2023 Meeting Minutes

8. GENERAL - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 06, 2023 through October 18, 2023 for the City of Plantation.
9. GENERAL LEGAL - A motion to approve and file the legal expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 19, 2023 through October 19, 2023 for the City of Plantation.
10. GATEWAY - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 06, 2023 through October 18, 2023 for the City of Plantation Gateway Development District.
11. MIDTOWN - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 06, 2023 through October 18, 2023 for the City of Plantation Midtown Development District.

ACTION: Items 1, 3 and 5 pulled from consent and voted on separately. All items including items 1, 3 and 5 Approved.

ADMINISTRATIVE ITEMS

12. Status Update: Breezeswept Phase D
13. **RESO 2023-074** A Resolution of the City of Plantation, Florida supporting Israel and condemning the unprovoked and unjustified war launched by Hamas terrorists against Israel.

ACTION: Approved

14. **RESO 2023-075** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA APPROVING AN AMENDMENT TO THE 2022-2025 LOCAL HOUSING ASSISTANCE PLAN TO INCREASE PURCHASE ASSISTANCE FUNDING.

ACTION: Approved

LEGISLATIVE ITEMS

15. An Ordinance adopting the Official Seal of the City of Plantation.

ACTION: Approved first reading with amendment to change the Latin spelling of second word on items moving forward.

16. An Ordinance creating Section 2-3 of the Code of Ordinances pertaining to procedures for filling a vacancy in office caused by death, resignation, or removal from office and provide procedures for filling a vacancy in candidacy caused by death, withdrawal, or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates for an office.

ACTION: Approved first reading.

17. An Ordinance amending the Code of Ordinances pertaining to procedures for City Council Member and Mayoral absences creating a vacancy.

ACTION: Approved first reading.

18. PD22-0004: Consideration of a request to approve a land use amendment (LUPA) for The Residence at Plantation Square. The property is located at 8190 W. Sunrise Boulevard and zoned B-2P (Central Business).

ACTION: Approved first reading.

QUASI-JUDICIAL CONSENT ITEMS

19. **RESO 2023-076** PP23-0010: Consideration of a request to approve a site data record for Norona Estate. The property is located at 12351 N.W. 4 Court and zoned RS-1EP (Single Family Residential).

ACTION: Approved

20. **RESO 2023-077** PP23-0016: Consideration of a request to approve a site data record for Ehrhard Manor. The property is located at 12251 N.W. 4 Court and zoned RS-1EP (Single Family Residence).

ACTION: Approved

QUASI-JUDICIAL ITEMS

21. PP22-0071: Consideration of a request to approve a rezoning for The Residences at Plantation Square. The property is located at 8190 W. Sunrise Boulevard and zoned B-2P (Central Business).

ACTION: Approved first reading.

ADMINISTRATIVE UPDATE

22. Advisory Board Reports
-Midtown Advisory Board 9/21/2023
-Planning & Zoning Board 10/3/2023
-Affordable Housing Committee 10/05/2023
-Sustainability & Resiliency Advisory Board 10/9/2023

COMMENTS BY COUNCILMEMBERS

ADJOURNMENT @ 11:21 p.m.

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; CHANGING THE FUTURE LAND USE DESIGNATION OF A PARCEL OF PROPERTY; SPECIFICALLY AMENDING CITY OF PLANTATION ORDINANCE N. 1626, AS AMENDED, WHICH ADOPTED THE CITY’S FUTURE LAND USE PLAN AND MAP, TO REDESIGNATE A PARCEL OF LAND CONTAINING APPROXIMATELY 12.931 +/- GROSS ACRES OF PROPERTY FROM “COMMERCIAL TO “COMMERCIAL AND IRREGULAR (22) RESIDENTIAL ALL WITHIN A DASHED LINE” IN ACCORDANCE WITH POLICY 1.7.6 OF THE FUTURE LAND USE ELEMENT OF THE PLAN; SAID PARCEL OF REAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN THE SECTION 33, TOWNSHIP 49, RANGE 41EAST, SAID PARCEL INCLUDING A PORTION OF TRACT A, UNIVERSITY PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 19 OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH PARCEL A PLANTATION SQUARE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LAT BOOK 87, PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT “A”; PROPERTY GENERALLY LOCATED AT 8190 WEST SUNRISE BOULEVARD, 8050-8150 W SUNRISE BOULEVARD, AND 1725 TO 1797 NORTH UNIVERSITY DRIVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, provisions of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended (the “Act”), require adoption of a Comprehensive Plan; and

WHEREAS, the City of Plantation, Florida (“City”), pursuant to the Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been submitted to, and reviewed by, Broward County, the South Florida Regional Planning Council and the State of Florida Department of Economic Opportunity; and

WHEREAS, Section 163.3184, Florida Statutes, allows local governments to adopt Land Use Plan Amendments to their Comprehensive Plans; and

WHEREAS, The Residences at Plantation Square (“Applicant”) submitted a land use plan amendment application for the approximate 12.931 gross acres of Property as more

36 particularly described in Exhibit “A”, which is attached hereto and incorporated herein; and

37 **WHEREAS**, The Applicant proposes to change the land use of the Property from
38 Commercial to Commercial and Irregular (22) Residential All Within a Dashed Line Area; and

39 **WHEREAS**, City Staff recommends approval of this Land Use Plan Amendment; and

40 **WHEREAS**, The Applicant held a Community Meeting March 7, 2023; and

41 **WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, after
42 a duly noticed public hearing held on September 12, 2023, reviewed the Land Use Plan
43 Amendment and found the application to be consistent with the goals, policies and objectives of
44 the Comprehensive Plan, and recommended approval of the Land Use Plan Amendment to the
45 City Council; and

46 **WHEREAS**, the City Council of the City of Plantation finds that the adoption of the
47 proposed Land Use Plan Amendment is consistent with the goals, objectives and policies of the
48 Comprehensive Plan, and in the best interest of the citizens and residents of the City of Plantation;
49 and

50 **WHEREAS**, on October 25, 2023, the Ordinance was passed upon first reading; and

51 **WHEREAS**, at a public hearing on _____, the City Council, upon
52 second and final reading of this Ordinance, recommended adoption of the Land Use Plan
53 Amendment in accordance with section 163.3187, Florida Statutes.

54 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
55 **CITY OF PLANTATION, FLORIDA THAT:**

56 **SECTION 1:** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being
57 true and correct and are hereby made a specific part of the Ordinance upon adoption hereof; all exhibits
58 attached hereto are incorporated herein and made a specific part of this Ordinance.

59 **SECTION 2:** Pursuant to section 163.3187 Florida Statutes, the City Council of the City of
60 Plantation, Florida hereby approves and adopts the Land Use Plan Amendment, a copy of which is attached
61 hereto as Exhibit “B”.

62 **SECTION 3:** The Land Use Plan Amendment application to amend the Future Land Use
63 Designation for the Property from Commercial to Commercial and Irregular (22) Residential All Within
64 a Dashed Line Area, is hereby approved and adopted, in compliance with section 163.3187, Florida
65 Statutes.

66 **SECTION 4:** The City Council of the City of Plantation, Florida, hereby authorizes the appropriate
67 City Officials to submit the appropriate number of copies of this Ordinance and the Land Use Plan
68 Amendment, to the State of Florida Department of Economic Opportunity, the South Florida Regional
69 Planning Council, the Broward County Planning Council, and to any other government or governmental
70 agency that has filed a written request with the City in accordance with and pursuant to Chapter 163, Florida
71 Statutes, and to keep available copies of the Land Use Plan Amendment for public review and examination
72 at the City Hall of the City of Plantation, Florida.

73 **SECTION 5:** All Ordinances or parts of Ordinances, and all Resolutions or parts of Resolutions
74 in conflict herewith are hereby repealed to the extent of such conflict.

75 **SECTION 6:** If any provision of this Ordinance or the application thereof to any person or
76 circumstance is held invalid, such invalidity shall not affect other provisions or applications of this
77 Ordinance that can be given affect without the invalid provision or application, and to this end the
78 provisions of this Ordinance are declared to be severable.

79 **SETION 7:** This Ordinance shall not become effective until thirty-one (31) days after adoption if
80 no challenge is filed. If challenged within 30 days after adoption, small scale development
81 amendments do not become effective until the state land planning agency or the Administration

82 Commission, respectively, issues a final order determining that the adopted small scale development
83 amendment is in compliance.

84
85

86 **PASSED AT FIRST READING** by the City Council this _____ day of _____, 2023.

87

88 **PASSED AT SECOND READING** by the City Council this _____ day of _____, 2023.

89

90 Signed by the Mayor this _____, day of _____, 2023.

91

92 ATTEST:

93

94 _____

95

96 April Beggerow
97 City Clerk

Nick Sortal
Mayor

98

99

100

APPROVED

DATE

101

102

REQUESTED BY: _____

103

104

DEPT. OK: _____

105

106

ADMIN.OK: _____

107

108

ATTY. OK: _____

109

AS TO FORM ONLY

110

111

112 RECORD ENTRY:

113

114 I HEREBY CERTIFY that the Original of the foregoing signed Ordinance No. _____
115 was received by the Office of the City Clerk and entered into the Public Record this _____ day of _____
116 _____, 2023.

117

118

119

120

April Beggerow, City Clerk

121

EXHIBIT "A"

Land Description:

LEGAL DESCRIPTION:

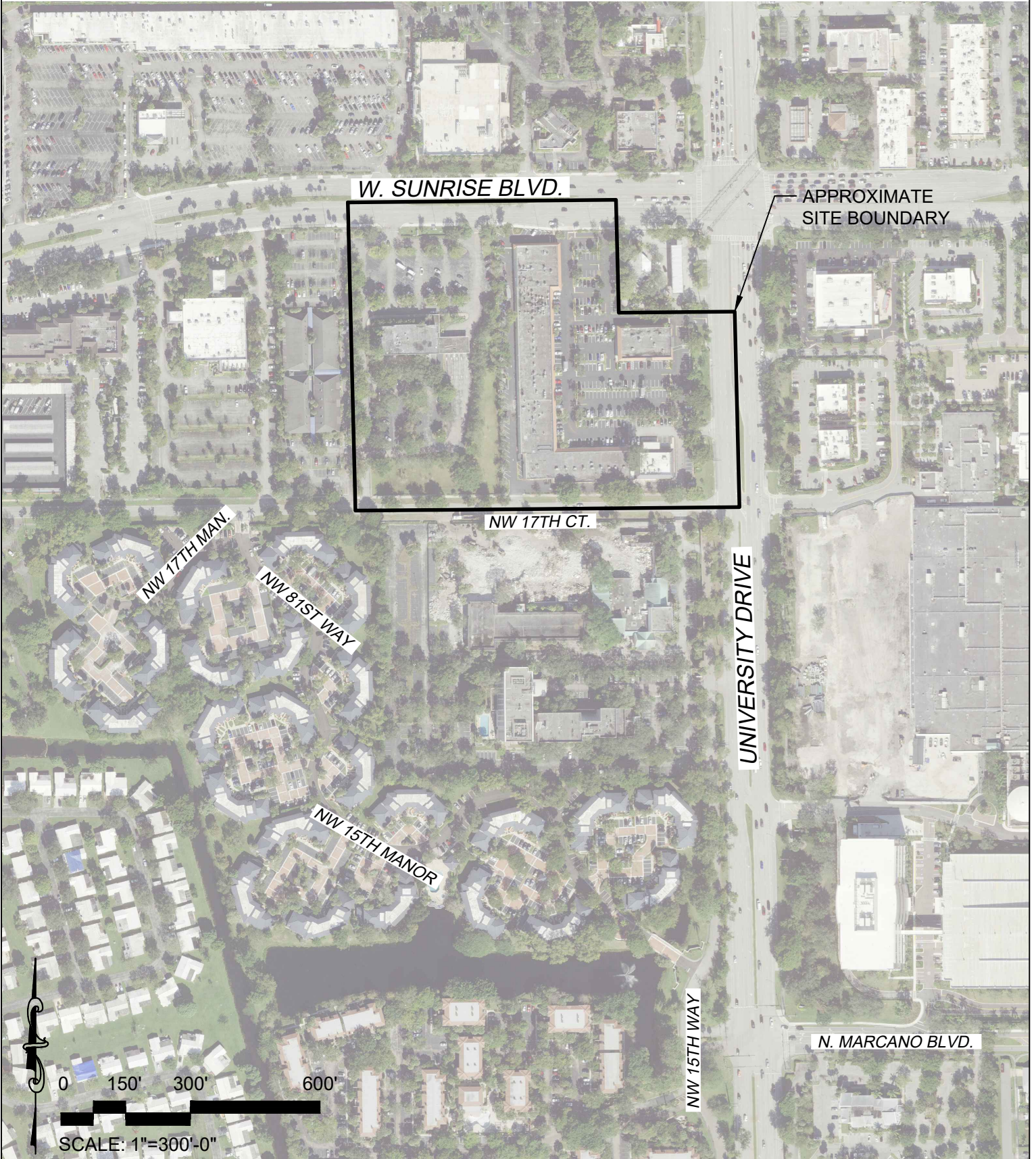
TRACT A, UNIVERSITY BANK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH PARCEL A, "PLANTATION SQUARE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 36 OF SAID PUBLIC RECORDS; TOGETHER WITH PORTIONS OF THE FOLLOWING RIGHTS-OF-WAY, WEST SUNRISE BOULEVARD, NORTH UNIVERSITY DRIVE AND NORTHWEST 17th COURT, AS SHOW ON SAID PLATS SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, UNIVERSITY BANK PLAT; THENCE NORTH 01°25'23" WEST, ALONG THE WEST LINE OF SAID TRACT A AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 683.09 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID WEST SUNRISE BOULEVARD; THENCE NORTH 89°28'55" EAST ALONG SAID CENTERLINE, A DISTANCE OF 620.08 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT A, GARDO-MOXLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 29 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°25'22" EAST, ALONG SAID WEST LINE AND SAID NORTHERLY EXTENSION, SAID LINE ALSO BEING ON THE MOST WESTERLY EAST LINE OF SAID PARCEL A, "PLANTATION SQUARE", A DISTANCE OF 261.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°28'55" EAST, A DISTANCE OF 268.01 FEET ALONG THE SOUTH LINE OF SAID TRACT A, GARDO-MOXLEY PLAT AND THE MOST EASTERLY NORTH LINE OF SAID PARCEL A AND THEIR EASTERLY EXTENSION TO THE INTERSECTION OF THE CENTERLINE OF SAID NORTH UNIVERSITY DRIVE; THENCE SOUTH 01°25'23" EAST ALONG SAID CENTERLINE OF NORTH UNIVERSITY DRIVE, A DISTANCE OF 452.08 FEET TO THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 17th COURT; THENCE SOUTH 89°28'55" WEST ALONG SAID CENTERLINE OF NORTHWEST 17th COURT, A DISTANCE OF 888.09 FEET; THENCE NORTH 01°25'23" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID TRACT A, UNIVERSITY BANK PLAT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA. CONTAINING 563,266 SQUARE FEET AND 12.931 ACRES MORE OR LESS.

EXHIBIT B
LOCATION MAP

EXHIBIT B LOCATION MAP



R:\LANDSCAPE\2022\22-0009-001-01 8190 SUNRISE\DRAWINGS\EXHIBITS\LUPA EXHIBIT

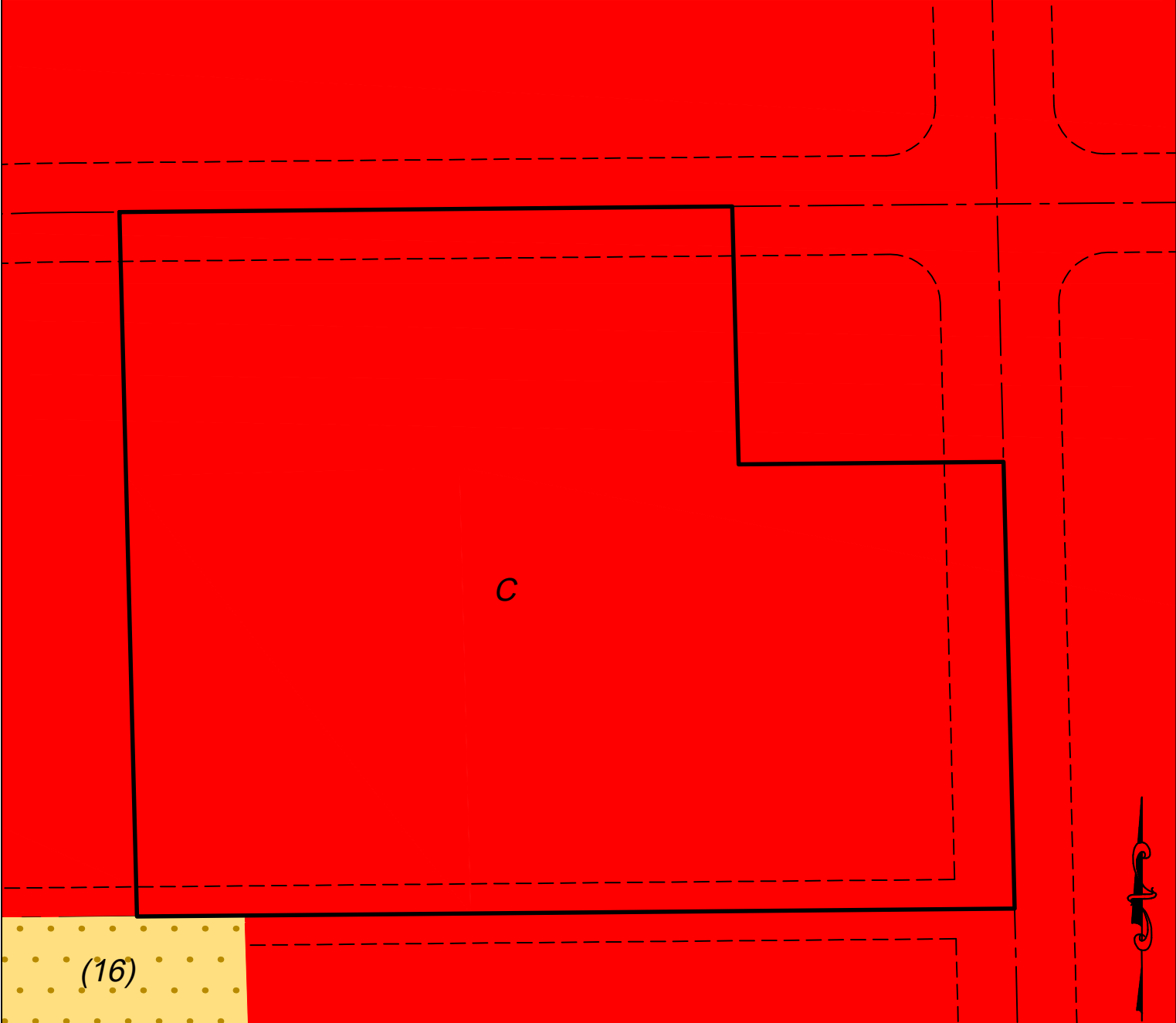
CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2022

| | |
|-------------------------|-----------------|
| JOB NO.: 22-0009-001-01 | |
| DRAWN BY: NDP | F.B. PG. |
| CHECKED BY: JB | DATED: 04/08/22 |

EXHIBIT C-1
EXISTING LAND USE PLAN

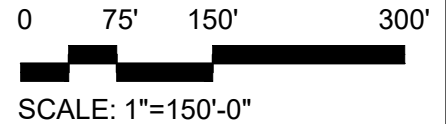
BROWARD COUNTY & CITY OF PLANTATION EXISTING LAND USE PLAN

C-1



LAND USE LEGEND

- C **COMMERCE (COUNTY) / COMMERCIAL (CITY)**
- (16) **MEDIUM (16) RESIDENTIAL**
- AMENDMENT SITE**



| Land Use | Acreage* |
|----------|----------|
| Commerce | 12.9 |

*** NOTE: LAND USE ACREAGE IS GROSS
(EXTENDING TO CENTERLINE OF ADJACENT R.O.W.)**

R:\LANDSCAPE\2022\22-0009-001-01 8190 SUNRISE\DRAWINGS\EXHIBITS\LUPA EXHIBIT

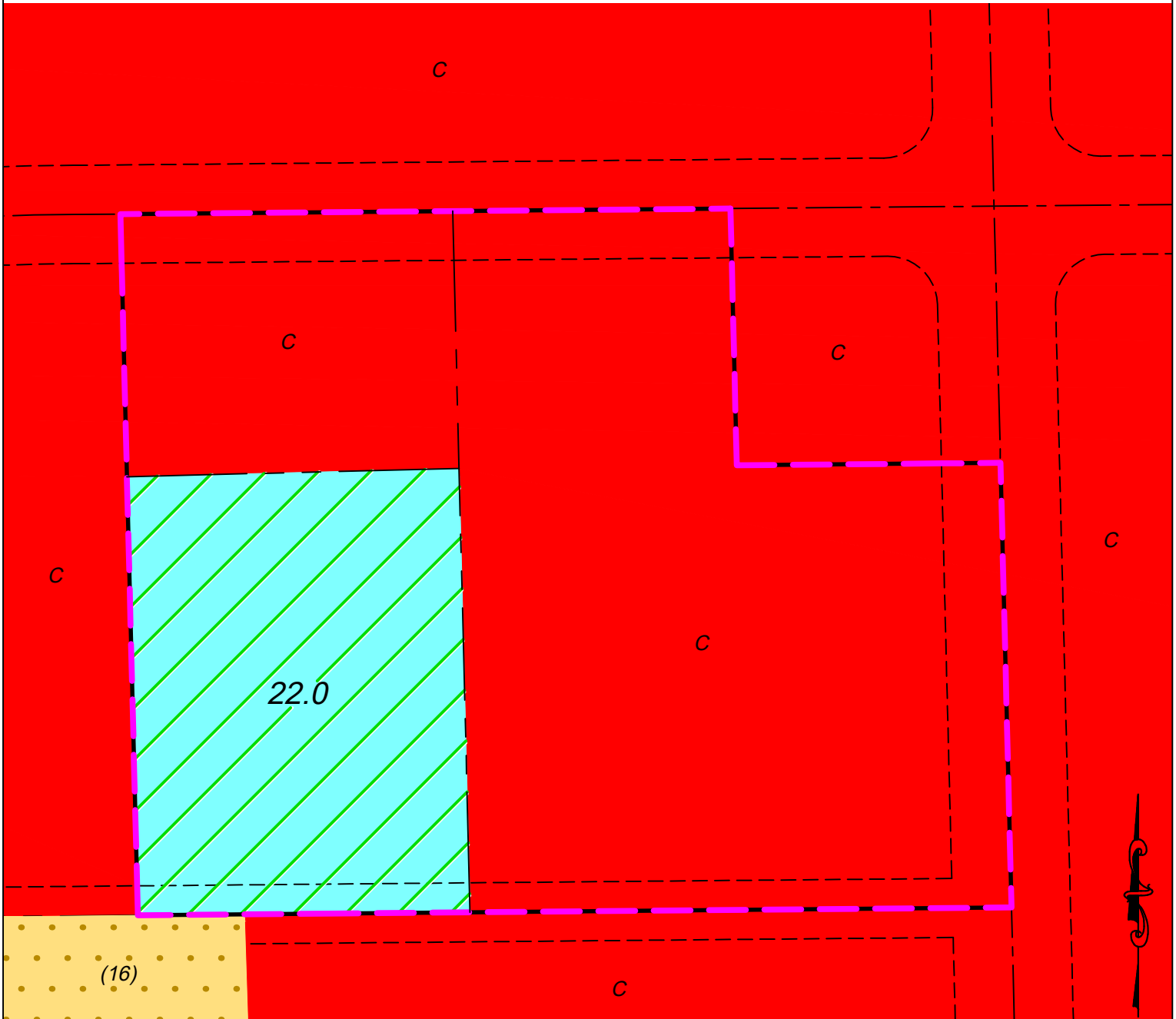
CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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| | |
|-------------------------|-----------------|
| JOB NO.: 22-0009-001-01 | |
| DRAWN BY: NDP | F.B. PG. |
| CHECKED BY: JB | DATED: 04/08/22 |





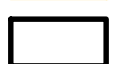
EXHIBIT C-2
PROPOSED LAND USE PLAN

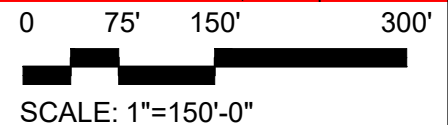
BROWARD COUNTY & CITY OF PLANTATION PROPOSED LAND USE PLAN

C-2



LAND USE LEGEND

-  DASHED-LINE AREA COMMERCE W/ IRREGULAR RESIDENTIAL (COUNTY) /
DASHED-LINE AREA COMMERCIAL W/ IRREGULAR RESIDENTIAL (CITY)
-  22.0 IRREGULAR (22) RESIDENTIAL
-  C COMMERCE (COUNTY) /
COMMERCIAL (CITY)
-  (16) MEDIUM (16) RESIDENTIAL
-  AMENDMENT SITE



| Land Use | Acreage* |
|---|----------|
| Dashed-Line Area Commerce with Irregular (22) Residential | 12.9 |

*** NOTE: LAND USE ACREAGE IS GROSS
(EXTENDING TO CENTERLINE OF ADJACENT R.O.W.)**

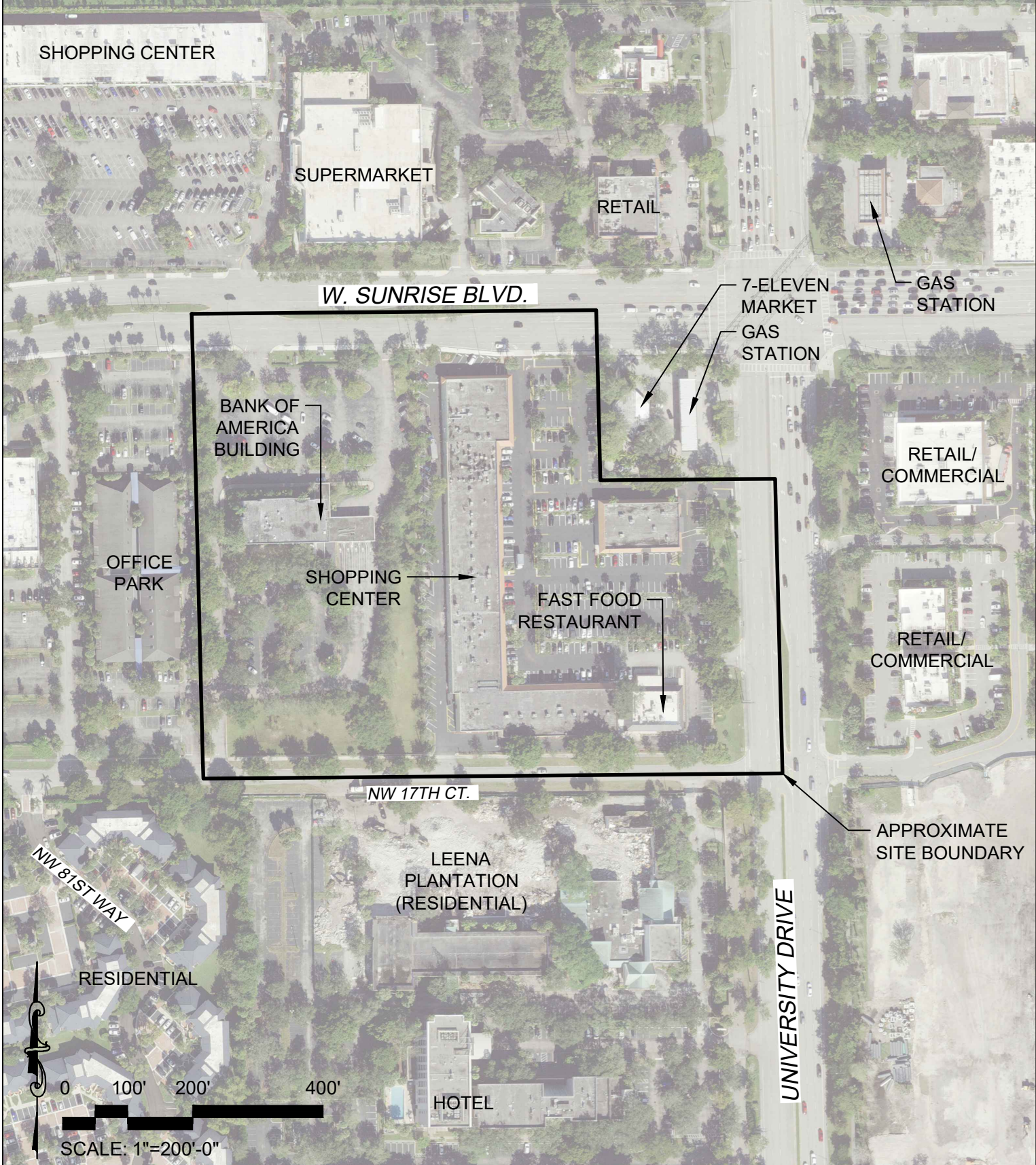
R:\LANDSCAPE\2022\22-0009-001-01 8190 SUNRISE\DRAWINGS\EXHIBITS\LUPA EXHIBIT

CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|-------------------------|-----------------|
| JOB NO.: 22-0009-001-01 | |
| DRAWN BY: NDP | F.B. PG. |
| CHECKED BY: JB | DATED: 04/08/22 |

EXHIBIT D
EXISTING USES

EXHIBIT D EXISTING USES



R:\LANDSCAPE\2022\22-0009-001-01 8190 SUNRISE\DRAWINGS\EXHIBITS\LUPA EXHIBIT



Craven • Thompson & Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
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JOB NO.: 22-0009-001-01

DRAWN BY: NDP

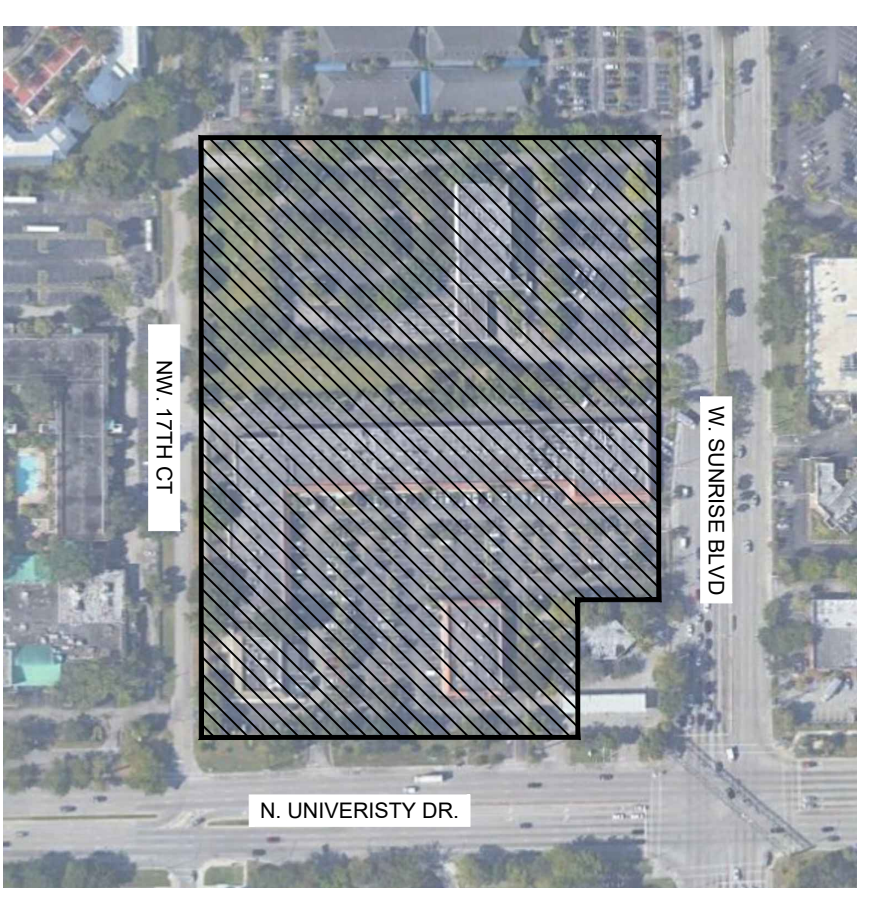
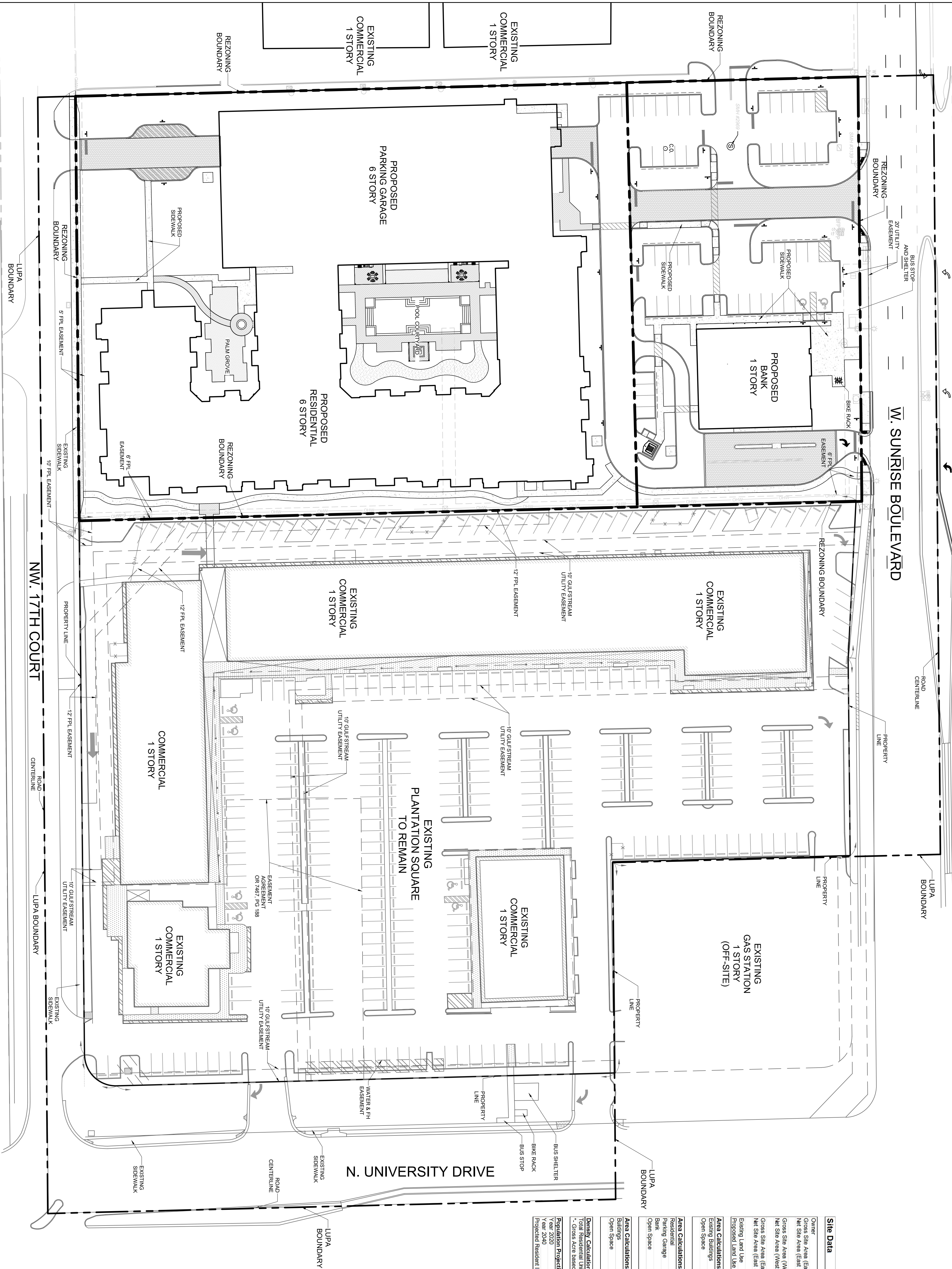
F.B. PG.

CHECKED BY: JB

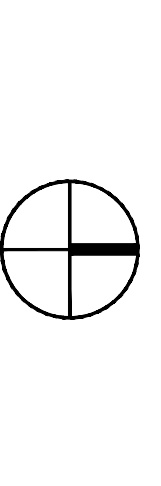
DATED: 04/08/22

EXHIBIT E
CONCEPTUAL SITE PLAN

EXHIBIT E



| Site Data | |
|--|--|
| Owner | MMG Equity Partners |
| Gross Site Area (East Property) | 322,471 Sq Ft |
| Net Site Area (East Property) | 243,129 Sq Ft |
| Gross Site Area (West Property) | 240,795 Sq Ft |
| Net Site Area (West Property) | 210,400 Sq Ft |
| Gross Site Area (East & West Property) | 563,266 Sq Ft |
| Net Site Area (East & West Property) | 454,199 Sq Ft |
| Existing Land Use | Commercial |
| Proposed Land Use | Commercial with impervious Residential of 22 dwelling units per acre |
| Area Calculations - East Property (per Gross Site Area) | |
| Existing Buildings | 67,736 sq ft |
| Open Space | 35,263 sq ft |
| Area Calculations - West Property (per Gross Site Area) | |
| Existing Buildings | 51,338 sq ft |
| Parking Garage | 29,314 sq ft |
| Open Space | 80,144 sq ft |
| Area Calculations - East & West Property (per Gross Site Area) | |
| Existing Buildings | 119,074 sq ft |
| Open Space | 115,677 sq ft |
| Density Calculations - Dwelling Units per Gross Acre | |
| Total Residential Units (per Gross Site Area) | 294 Units |
| Units per Acre (per Gross Site Area) | 12.9 Units |
| Population Projections - 20 Year Planning Horizon | |
| Year 2020 | 68,534 |
| Year 2030 | 19,121 |
| Projected Resident Increase | 511 |



RESIDENCES AT PLANTATION SQUARE
PLANTATION, FLORIDA
 PREPARED FOR:
MMG EQUITY PARTNERS
CONCEPTUAL SITE PLAN

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2019

| DATE: | BY: | DATE: | APPROVED BY: |
|--------|--------------|-------|--------------|
| SCALE: | DESIGN BY: | DATE: | SWP |
| | DRAWN BY: | | SWP |
| | CHECKED BY: | | JDH |
| | APPROVED BY: | | SWP |

Scott W. Peavler
 Florida R.L.A. No. 6668976
 September 22, 2023
 PROJECT NO.
22-0009-001-01
CSP-1
 SHEET 1 OF

EXHIBIT F

DECLARATION OF RESTRICTIVE COVENANTS

Name: C. William Laystrom, Jr.

Address:

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

This Instrument Prepared by:

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

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) made this ____ day of _____, 2024, by **MMG PLANTATION II, LLC**, a Florida limited liability company (“Declarant”), which shall be for the benefit of **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (“County”), and the **CITY OF PLANTATION**, a municipal corporation organized pursuant to the State of Florida (“City”).

WITNESSETH:

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

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on both the City and County Land Use Plans from Commercial to Irregular (21) Residential and Commercial in conjunction with redevelopment of the Property (“Project”); and

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

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 284 dwelling units, an increase of 284 units (“Additional Units”); and

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

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

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

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

2. Covenants. Declarant hereby declares the following: Twenty (20) percent of the Additional Units on the Property (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration (“Affordable Housing Units”). If twenty percent (20%) of the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial of Affordable Housing Units yielded shall be rounded up to the next whole number.

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

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

(b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Recordation and Effective Date.

(a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Records of Broward County, Florida. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

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

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

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

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

10. Term, Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.
- b. Upon request by Declarant, the County and City shall execute an estoppel letter within fifteen days of such request, verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or iii) that Declarant is in compliance with the Declaration.

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**

Tract A, UNIVERSITY BANK PLAT, according to the Plat thereof, as recorded in Plat Book 82, Page 19, of the Public Records of Broward County, Florida.

APPENDIX I
SURVEY

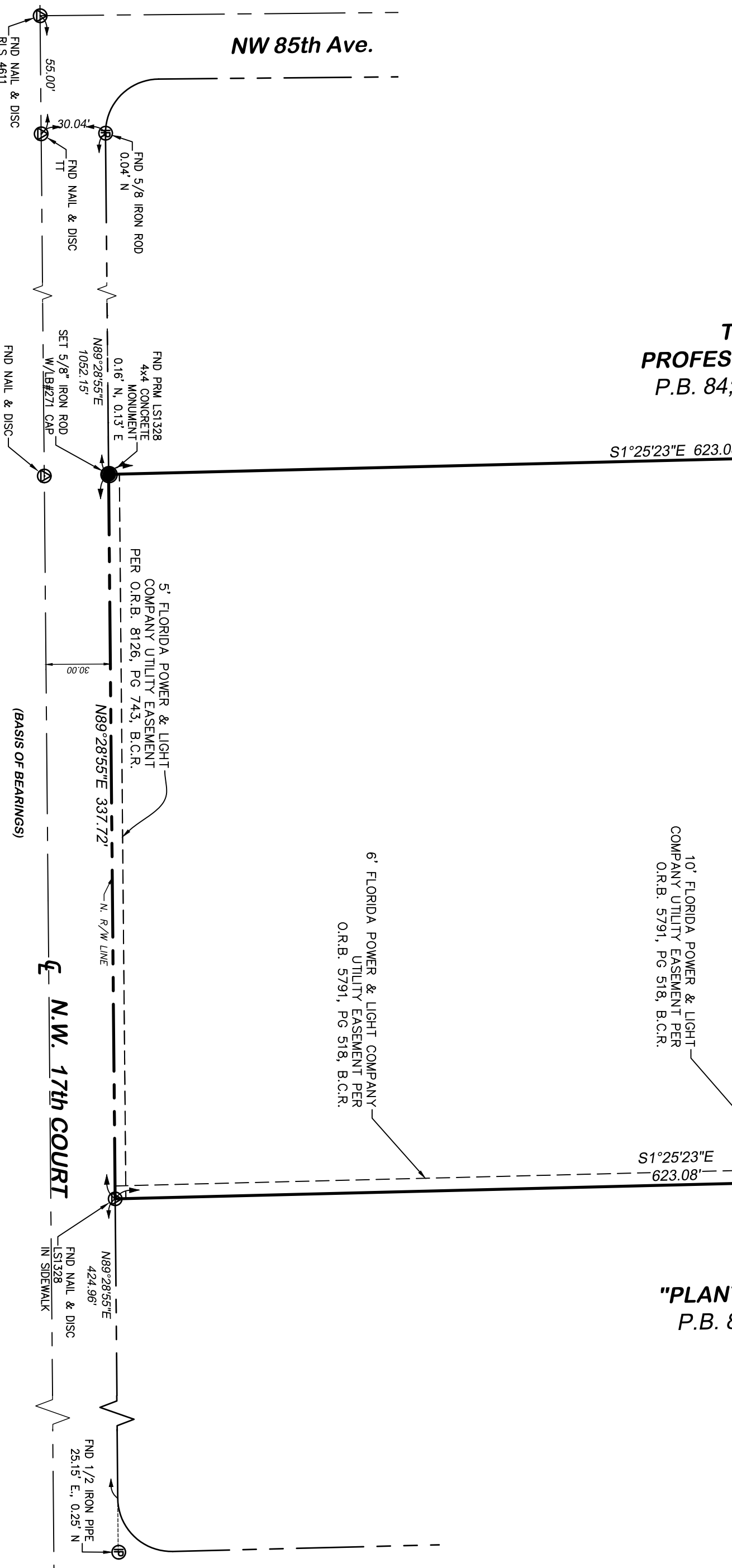
SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

W. SUNRISE BOULEVARD
(STATE ROAD No. 838)

**TRACT A
UNIVERSITY BANK PLAT**
P.B. 82; PG. 19 B.C.R.

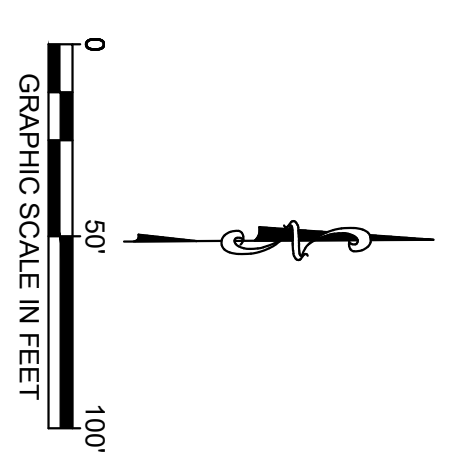
**TRACT A
UNIVERSITY BANK PLAT**
P.B. 82; PG. 19 B.C.R.

**PARCEL A
"PLANTING SQUARE"**
P.B. 87; PG. 36 B.C.R.



| Name | Full Description | Name | Full Description |
|------|----------------------|-------|------------------------|
| TR1 | 24" BLACK OLIVE | TR81 | 3" CYPRESS BALD |
| TR2 | 6" GUMBO LIMBO | TR82 | 3" CYPRESS BALD |
| TR3 | 6" GUMBO LIMBO | TR83 | 3" CYPRESS BALD |
| TR4 | 10" GUMBO LIMBO | TR84 | 3" CYPRESS BALD |
| TR5 | 4" CREPE MYRTLE | TR85 | 3" CYPRESS BALD |
| TR6 | 18" BLACK OLIVE | TR86 | 3" CYPRESS BALD |
| TR7 | 18" BLACK OLIVE | TR87 | 3" CYPRESS BALD |
| TR8 | 8" OAK | TR88 | 4" SILVER BUTTWOOD |
| TR9 | 15" OAK | TR89 | 8" OAK |
| TR10 | 10" OAK | TR90 | 6" OAK |
| TR11 | 15" OAK | TR91 | 4" SILVER BUTTWOOD |
| TR12 | 18" OAK | TR92 | 4" SILVER BUTTWOOD |
| TR13 | 24" CREPE MYRTLE | TR93 | 4" GUMBO LIMBO |
| TR14 | 22" BLACK OLIVE | TR94 | 4" ACACIA (EAR LEAF) |
| TR15 | 22" BLACK OLIVE | TR95 | 4" SILVER BUTTWOOD |
| TR16 | 22" BLACK OLIVE | TR96 | 6" OAK |
| TR17 | 20" MAHOGANY | TR97 | 20" SABAL PALM BH-24 |
| TR18 | 3" GUMBO LIMBO | TR98 | 16" SABAL PALM BH-14 |
| TR19 | 24" BLACK OLIVE | TR99 | 20" SABAL PALM BH-12 |
| TR20 | 8" OAK | TR100 | 4" OAK |
| TR21 | 12" OAK | TR101 | 4" OAK |
| TR22 | 12" BLACK OLIVE | TR102 | 4" OAK |
| TR23 | 14" MAHOGANY | TR103 | 24" ACACIA (EAR LEAF) |
| TR24 | 8" OAK | TR104 | 3" GUMBO LIMBO |
| TR25 | 8" OAK | TR105 | 14" SABAL PALM BH-10 |
| TR26 | 18" BLACK OLIVE | TR106 | 12" BLACK OLIVE |
| TR27 | 12" OAK | TR107 | 15" BLACK OLIVE |
| TR28 | 10" OAK | TR108 | 6" BLACK OLIVE |
| TR29 | 8" OAK | TR109 | 6" BLACK OLIVE |
| TR30 | 12" OAK | TR110 | 8" BLACK OLIVE |
| TR31 | 12" BLACK OLIVE | TR111 | 10" BLACK OLIVE |
| TR32 | 14" OAK | TR112 | 16" BLACK OLIVE |
| TR33 | 8" OAK | TR113 | 16" BLACK OLIVE |
| TR34 | 24" BLACK OLIVE | TR114 | 16" BLACK OLIVE |
| TR35 | 27" SEA GRAPE | TR115 | 12" BLACK OLIVE |
| TR36 | 8" OAK | TR116 | 18" ACACIA (EAR LEAF) |
| TR37 | 8" OAK | TR117 | 10" OAK |
| TR38 | 12" OAK | TR118 | 6" OAK |
| TR39 | 12" OAK | TR119 | 10" OAK |
| TR40 | 14" OAK | TR120 | 8" OAK |
| TR41 | 14" OAK | TR121 | 10" OAK |
| TR42 | 24" MAHOGANY | TR122 | 10" OAK |
| TR43 | 6" GUMBO LIMBO | TR123 | 15" OAK |
| TR44 | 6" GUMBO LIMBO | TR124 | 10" OAK |
| TR45 | 12" BLACK OLIVE | TR125 | 18" OAK |
| TR46 | 16" BLACK OLIVE | TR126 | 12" OAK |
| TR47 | 12" SABAL PALM BH-22 | TR127 | 10" OAK |
| TR48 | 12" SABAL PALM BH-22 | TR128 | 10" OAK |
| TR49 | 12" SABAL PALM BH-4 | TR129 | 10" OAK |
| TR50 | 24" BLACK OLIVE | TR130 | 12" OAK |
| TR51 | 8" BLACK OLIVE | TR131 | 16" OAK |
| TR52 | 20" BLACK OLIVE | TR132 | 12" OAK |
| TR53 | 18" BLACK OLIVE | TR133 | 8" QUEEN PALM BH-20 |
| TR54 | 15" BLACK OLIVE | TR134 | 12" QUEEN PALM BH-14 |
| TR55 | 20" BLACK OLIVE | TR135 | 8" QUEEN PALM BH-16 |
| TR56 | 20" BLACK OLIVE | TR136 | 14" CREPE MYRTLE |
| TR57 | 6" SILVER BUTTWOOD | TR137 | 14" CREPE MYRTLE |
| TR58 | 10" OAK | TR138 | 20" CREPE MYRTLE |
| TR59 | 6" OAK | TR139 | 4" ROBBLINI PALM BH-12 |
| TR60 | 6" OAK | TR140 | 8" QUEEN PALM BH-20 |
| TR61 | 6" OAK | TR141 | 12" SABAL PALM BH-14 |
| TR62 | 10" OAK | TR142 | 14" BLACK OLIVE |
| TR63 | 18" BLACK OLIVE | TR143 | 3" SILVER BUTTWOOD |
| TR64 | 30" BLACK OLIVE | TR144 | 4" SILVER BUTTWOOD |
| TR65 | 8" BLACK OLIVE | TR145 | 16" CREPE MYRTLE |
| TR66 | 8" OAK | TR146 | 18" SABAL PALM BH-14 |
| TR67 | 14" OAK | TR147 | 16" CREPE MYRTLE |
| TR68 | 10" OAK | TR148 | 6" PINK TABERBUA |
| TR69 | 4" BLACK OLIVE | TR149 | 14" BLACK OLIVE |
| TR70 | 3" CYPRESS BALD | TR150 | 18" SABAL PALM BH-14 |
| TR71 | 3" CYPRESS BALD | TR151 | 20" FIGS |
| TR72 | 4" CYPRESS BALD | TR152 | 18" BLACK OLIVE |
| TR73 | 3" CYPRESS BALD | TR153 | 24" FIGS |
| TR74 | 3" CYPRESS BALD | TR154 | 16" CREPE MYRTLE |
| TR75 | 3" CYPRESS BALD | TR155 | 14" CREPE MYRTLE |
| TR76 | 10" CREPE MYRTLE | TR156 | 26" FIGS |
| TR77 | 10" CREPE MYRTLE | TR157 | 14" OAK |
| TR78 | 3" CYPRESS BALD | TR158 | 10" PINK TABERBUA |
| TR79 | 3" CYPRESS BALD | TR159 | 18" BLACK OLIVE |
| TR80 | 3" CYPRESS BALD | TR160 | 12" BLACK OLIVE |

| NUMBER | DESCRIPTION | R/W ELEV. | NORTH | SOUTH | EAST | WEST | BOTTOM | NOTES |
|--------|-------------|-----------|---------------|-----------------|------------------|------------------|--------|---------------------|
| 1483 | CB | 8.39 | | | | | 3.26 | FULL OF DIRT |
| 1484 | CB | 8.27 | | | | | 3.11 | FULL OF DIRT |
| 1485 | CB | 8.31 | 5.88 (6" DI) | | | | 4.03 | BOTTOM FULL OF DIRT |
| 2889 | SMH | 7.48 | 4.89 (4" PVC) | 4.73 (4" PVC) | | | | FULL OF DIRT |
| 3097 | CI | 5.71 | | | | | | |
| 3138 | SMH | 6.12 | | (14.32 (6" PVC) | (4.27) (15" PVC) | (14.12 (15" PVC) | | FULL OF DIRT |
| 3140 | CB | 5.81 | | 2.71 (6" PVC) | 3.03 (12" CMP) | 2.43 (12" CMP) | 0.48 | |
| 3283 | CI | 5.48 | | | | | | |



- CONTROL LEGEND:**
- IRON ROD
 - MAG NAIL & DISC
 - QUARTER SECTION CORNER

- ABBREVIATION LEGEND:**
- BRC BROWARD COUNTY RECORDS
 - ROS BOTTOM OF STRUCTURE
 - CATV CABLE TELEVISION
 - CONC. CONCRETE
 - CLIF CHAIN LINK
 - CB CATCH BASIN
 - DIP
 - ELEC ELECTRICAL
 - FOUND FOUNDATION
 - INVERT INVERT ELEVATION
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - LB LICENSED BUSINESS
 - N&D NAIL & DISC
 - OHV OVER HEAD WIRES
 - OWB OFFICIAL RECORDS BOOKS
 - PB PLAY BOOK
 - PERM PERMANENT REFERENCE MONUMENT
 - RAM
 - N/W
 - PAGE PAGE NUMBER
 - STORM SEWER
 - DIAM DIAMETER
 - DIAM DIAMETER
 - DMH

- LEGAL DESCRIPTION:**
- TRACT A, UNIVERSITY BANK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, SURVEY 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SURVEYOR NOTES:**
- ADDITIONS OR DELETIONS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE SURVEYOR'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOW HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE DERIVED TO.
 - THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
 - SHEET V-1 OF THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50', OR SMALLER. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY. SHEETS V-2 AND V-3 OF THIS SURVEY ARE INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
 - THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE FOLLOWING TWO BENCHMARKS:
 - NS BENCHMARK DESIGNATION: 8684, P.D. NO. 0212189, A BRASS DISK AT THE NE CORNER OF BRIDGE ON UNIVERSITY DRIVE AT SHAWD CANAL C-13, APPROXIMATELY 1,000 FEET SOUTH OF OAKLAND PARK BLVD. ELEVATION = 9.480'
 - BS BENCHMARK DESIGNATION: 1000, P.D. NO. 01222, A BRASS PEG LABELLED '1000' SET IN NW CORNER OF A CONCRETE RETAINING WALL FOR THE PLUMB HOUSE, 0.5 MILE EAST OF UNIVERSITY ON THE NORTH SIDE OF THE C-13 CANAL, AT SW CORNER OF THE LAUDERHILL SPORTS COMPLEX. ELEVATION = 9.66'
 - NS BENCHMARK DESIGNATION: 8684, P.D. NO. 0212189, A BRASS DISK AT THE NE CORNER OF BRIDGE ON UNIVERSITY DRIVE AT SHAWD CANAL C-13, APPROXIMATELY 1,000 FEET SOUTH OF OAKLAND PARK BLVD. ELEVATION = 9.480'
 - BEARINGS SHOWN HEREON ARE RELATIVE TO STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1983) AND BASED ON THE BROWARD COUNTY RESURVEY OF SECTION 33-49-41, AND RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, BROWARD COUNTY RECORDS. BASIS OF BEARINGS IS THE NORTH R/W LINE OF NW 17TH COURT AND THE FOUND SURVEY CONTROL SHOWN HEREON HAVING A BEARING OF NORTH 89° 29' 59" EAST.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 35-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1991, AS AMENDED PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN MARCH 2022.

LAST DATE OF FIELD WORK: MARCH 15, 2022

GRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 271

PROJECT NO. 22-0009-001-01

PROFESSIONAL SURVEYOR & MAPPER NO. 4038
STATE OF FLORIDA

RICHARD D. PRYCE - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4038
STATE OF FLORIDA

LEGEND:

- ANCHOR
- BACK FLOW PREVENTER
- BOLLARD
- CATCH BASIN
- CLEAN OUT
- CONCRETE POWER POLE
- CONCRETE TELEPHONE POLE
- CURB INLET
- ELECTRICAL / CABLE PULL BOX
- ELECTRICAL OUTLET
- FIRE HYDRANT
- HANDICAP SPOT
- HOSE BIBB
- METAL LIGHT POLE
- METAL POST / PIPE
- PALM TREE
- PARK BENCH
- PARKING LIGHT 2 ROUND BULBS
- PARKING LIGHT 2 ROUND BULBS
- PARKING LIGHT 2 SQUARE BULBS
- SAVITZKY MANHOLE
- SHADE TREE
- SIGN (BUS STOP)
- SIGN (DOUBLE POST)
- SIGN (SINGLE POST)
- SPOT / FLOOD LIGHT
- SQUARE COLUMN
- TELEPHONE PULL BOX
- TRAFFIC PULL BOX
- UTILITY VALVE
- UTILITY VALVE
- WATER METER
- WOOD POST
- CHAIN LINK FENCE
- VINYL FENCE
- WOOD FENCE
- OVER HEAD WIRES

8190 WEST SUNRISE BOULEVARD

PREPARED FOR:
MMG EQUITY PARTENERS

BOUNDARY & TOPOGRAPHIC SURVEY

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

| | |
|-------------|----------|
| DATE: | 03/16/22 |
| SCALE: | 1"=20' |
| DRAWN BY: | MB |
| CHECKED BY: | RP |
| FIELDBOOK: | 3158 |

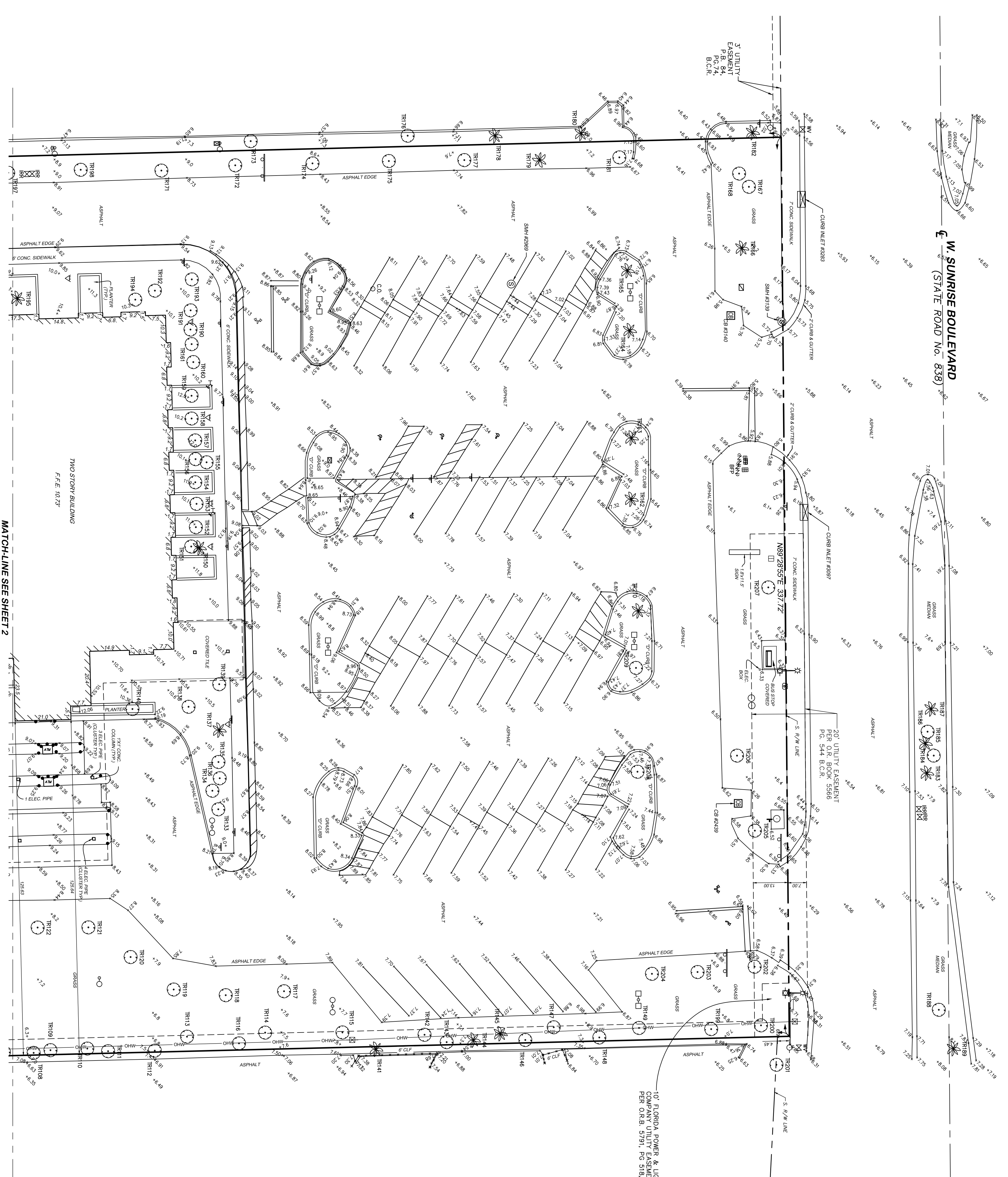
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| DESCRIPTION: | BY: | DATE: |
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PROJECT NO. 22-0009-001-01

V-1

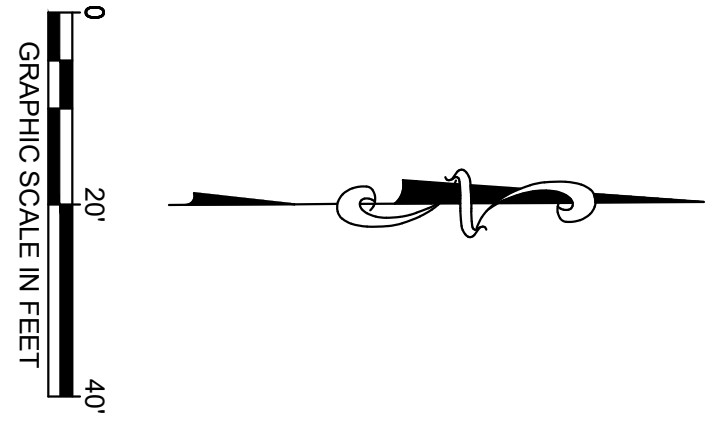
SHEET 1 OF 3

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY



MATCH-LINE SEE SHEET 2

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information contained herein. The information is for informational purposes only and is not intended to constitute an offer of any financial product or service. Such information is not intended to be used for any purpose other than the purpose for which it was intended. The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. shall not be held liable for any loss or damage resulting from the use of this information. NOTE: Lands shown herein were not abstracted for right-of-way under reference of record.



ABBREVIATION LEGEND:

- BBC BROWARD COUNTY RECORDS
- BOS BOTTOM OF STRUCTURE
- CATV CABLE TELEVISION
- CONC CONCRETE
- CLF CHAIN LINK
- CB CATCH BASIN
- CI PIPE
- DIP ELECTRICAL
- FND FOUND
- I.E. INVERT ELEVATION
- I.P. IRON PIPE
- I.R. IRON ROD
- LB LICENSED BUSINESS
- N&D NAIL & DISC
- OHW OVER HEAD WIRES
- ORB OFFICIAL RECORDS BOOKS
- PB PAGE
- PRM PERMANENT REFERENCE MONUMENT
- PWC PACE
- RAW RIGHT-OF-WAY
- RFN RAIN FENCE
- SMH STORM SEWER
- DNH DRAINAGE SEWER

CONTROL LEGEND:

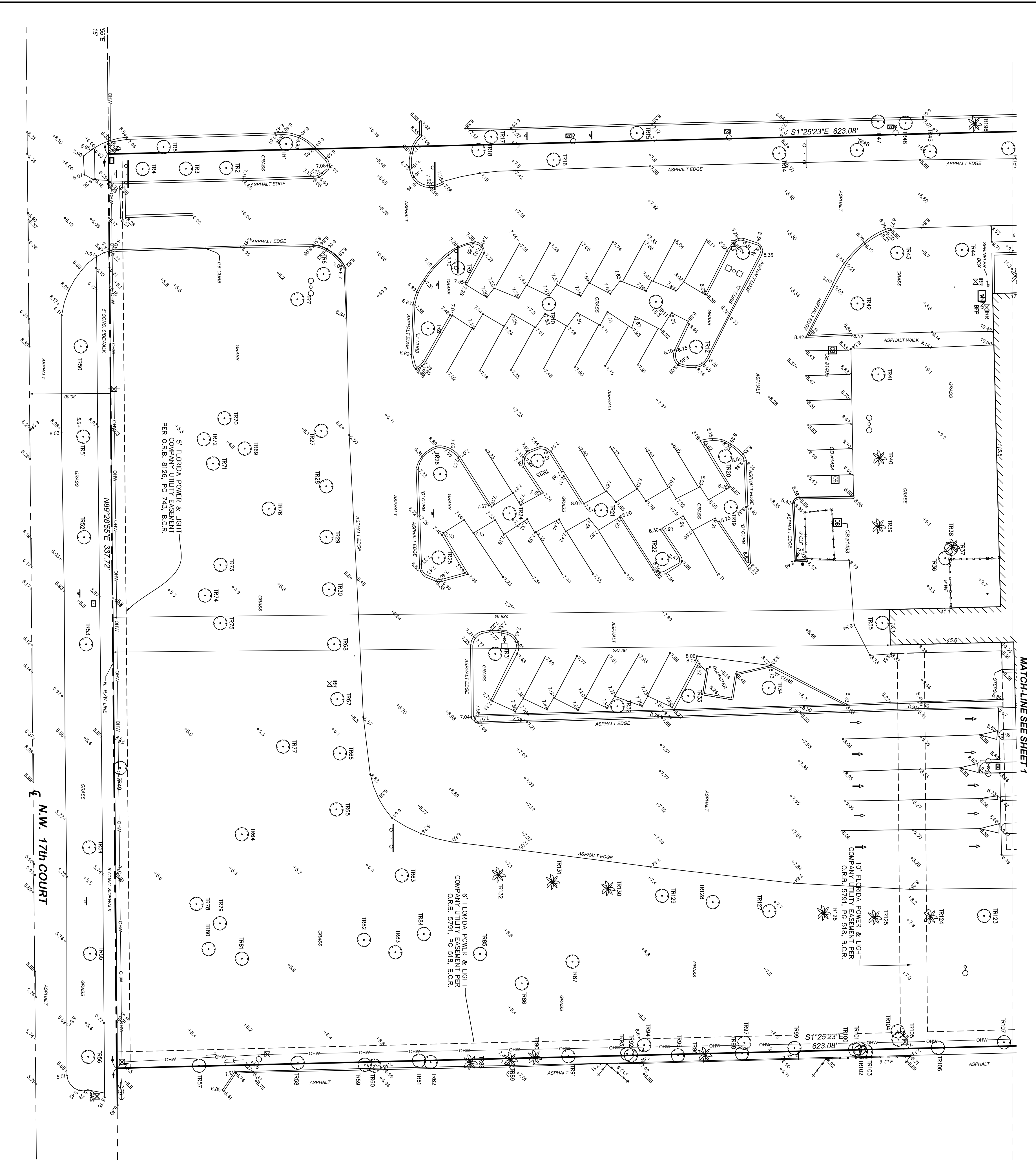
- ⊕ IRON ROD
- ⊙ MAG NAIL & DISC
- ⊠ QUARTER SECTION CORNER

LEGEND:

- ⊕ ANCHOR
- ⊙ BACK FLOW PREVENTER
- ⊘ BOLLARD
- ⊙ CATCH BASIN
- ⊙ CLEAN OUT
- ⊙ CONCRETE POWER POLE
- ⊙ CONCRETE TELEPHONE POLE
- ⊙ CURB INLET
- ⊙ ELECTRICAL / CABLE PULL BOX
- ⊙ ELECTRICAL OUTLET
- ⊙ FIRE HYDRANT
- ⊙ HANDICAP SPOT
- ⊙ HOSE BIBB
- ⊙ METAL LIGHT POLE
- ⊙ METAL POST / PIPE
- ⊙ PALM TREE
- ⊙ PARK BENCH
- ⊙ PARKING LIGHT ROUND BULB
- ⊙ PARKING LIGHT 2 ROUND BULBS
- ⊙ PARKING LIGHT 2 SQUARE BULBS
- ⊙ SANITARY MANHOLE
- ⊙ SHADE TREE
- ⊙ SIGN (BUS STOP)
- ⊙ SIGN (DOUBLE POST)
- ⊙ SIGN (SINGLE POST)
- ⊙ SPOT / FLOOD LIGHT
- ⊙ SQUARE COLUMN
- ⊙ TELEPHONE PULL BOX
- ⊙ TRAFFIC PULL BOX
- ⊙ U/S UTILITY MARKER POST
- ⊙ UTILITY VALVE
- ⊙ WATER METER
- ⊙ WOOD POST
- ⊙ WOOD LINK FENCE
- ⊙ VINYL FENCE
- ⊙ OVER HEAD WIRES

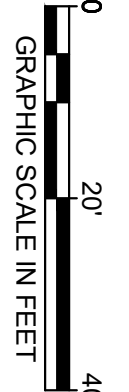
| | | | |
|--|---|---|--|
| | 8190 WEST SUNRISE BOULEVARD PREPARED FOR: MMG EQUITY PARTNERS BOUNDARY & TOPOGRAPHIC SURVEY | CRAVEN • THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114 | DATE: 03/16/22 SCALE: 1"=20' DRAWN BY: MB CHECKED BY: RP FIELDBOOK: 3158 PAGE(S): 32-59 |
| PROJECT NO. 22-0009-001-01 SEAL V-2 SHEET 2 OF 3 | | | DESCRIPTION: BY: DATE: |

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY



MATCH-LINE SEE SHEET 1

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representation or guarantee as to the information contained herein, and shall not be held responsible for any errors, omissions, or inaccuracies in this document. This document is not intended to reflect or set forth all such matters. Such information is provided for your information only and is not intended to constitute an offer of any services. The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. shall not be held responsible for any errors, omissions, or inaccuracies in this document. NOTE: Lands shown herein were not abstracted for right-of-way under reference of record.



- LEGEND:**
- ANCHOR
 - BACKFLOW PREVENTER
 - BOLLARD
 - CATCH BASIN
 - CLEAN OUT
 - CONCRETE POWER POLE
 - CONCRETE TELEPHONE POLE
 - CURB INLET
 - ELECTRICAL / CABLE PULL BOX
 - ELECTRICAL OUTLET
 - FIRE HYDRANT
 - HANDICAP SPOT
 - HOSE BIBB
 - METAL LIGHT POLE
 - METAL POST / PIPE
 - PALM TREE
 - PARK BENCH
 - PARKING LIGHT ROUND BULB
 - PARKING LIGHT 2 ROUND BULBS
 - PARKING LIGHT 2 SQUARE BULBS
 - SAINTBARY MAANHOLE
 - SHADE TREE
 - SIGN (BUSH STOP)
 - SIGN (DOUBLE POST)
 - SIGN (SINGLE POST)
 - SPOT / FLOOD LIGHT
 - SQUARE COLUMN
 - TELEPHONE PULL BOX
 - TRAFFIC PULL BOX
 - UTILITY VAULT
 - UTILITY MARKER POST
 - WATER METER
 - WOOD POST
 - CHAIN LINK FENCE
 - VINYL FENCE
 - WOOD FENCE
 - OVER HEAD WIRES
- ABBREVIATION LEGEND:**
- BRC BROWARD COUNTY RECORDS
 - BOS BOTTOM OF STRUCTURE
 - CATV CABLE TELEVISION
 - CONC CONCRETE
 - CLF CHAIN LINK
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 - DIP
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 - FND FOUND
 - INVERT ELEVATION
 - I.P IRON PIPE
 - I.R IRON ROD
 - LB LICENSED BUSINESS
 - N&D NAIL & DISC
 - OHV OVER HEAD WIRES
 - ORH OFFICIAL RECORDS BOOKS
 - PB PLAT BOOK
 - PG PAGE
 - PANM PERMANENT REFERENCE MONUMENT
 - PVC
 - R/W RIGHT-OF-WAY
 - SGE STAGE
 - SSW STAINLESS STEEL
 - SWM SWIRL
 - DMH DRAINAGE MANHOLE
- CONTROL LEGEND:**
- IRON ROD
 - MAG NAIL & DISC
 - QUARTER SECTION CORNER

| | |
|-------------|----------|
| DATE: | 03/16/22 |
| SCALE: | 1"=20' |
| DRAWN BY: | MB |
| CHECKED BY: | RP |
| FIELDBOOK: | 3158 |
| PAGE(S): | 32-59 |

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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8190 WEST SUNRISE BOULEVARD

PREPARED FOR:
MGM EQUITY PARTNERS

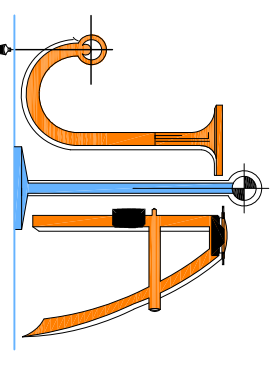
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO. **22-0009-001-01**

V-3

SHEET **3** OF **3**

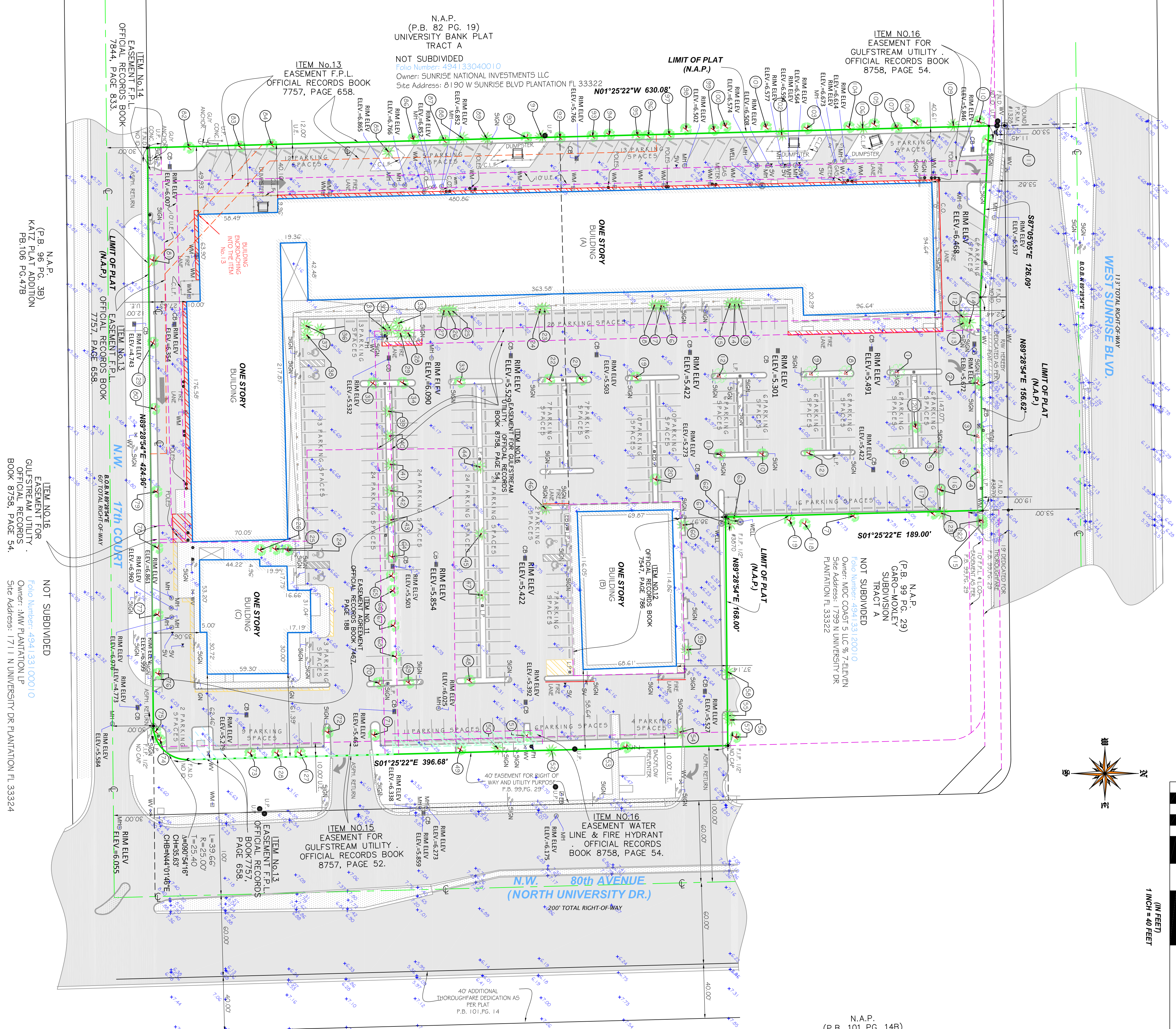
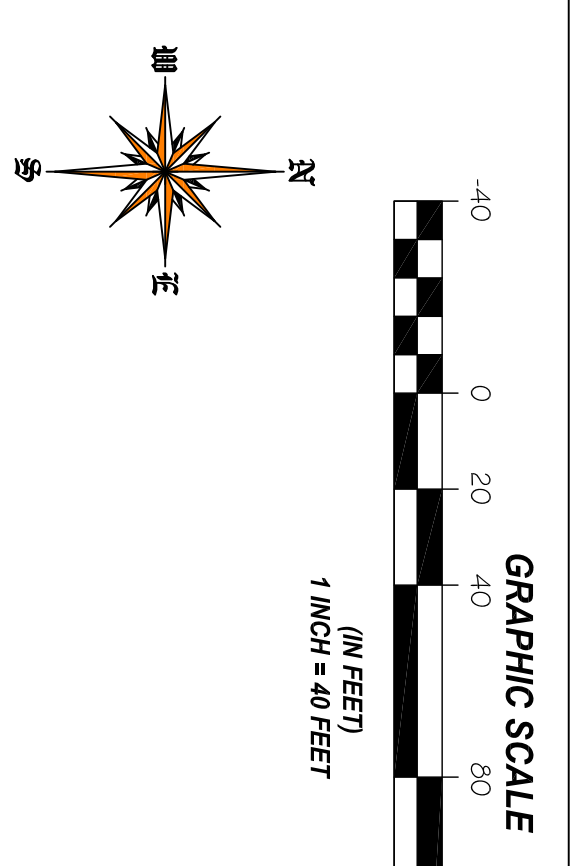


JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 282-0400
 FAX: (305) 282-0401

3725 DEL PRADO BLVD., S.
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



N.A.P. (P.B. 101 PG. 14B)
 MOTOROLA PLAT
 NOT SUBDIVIDED
 Folio Number: 494133150060
 Owner: PLANTAR LLC %TAX DEPT-WALGREENS CO
 Site Address: 1760 N UNIVERSITY DR PLANTATION FL 33322

N.A.P. (P.B. 101 PG. 14B)
 MOTOROLA PLAT
 NOT SUBDIVIDED
 Folio Number: 494133150050
 Owner: PLANTAR LLC
 Site Address: 1740 N UNIVERSITY DR PLANTATION FL 33322

ITEM NO.16
 EASEMENT WATER
 LINE & FIRE HYDRANT
 OFFICIAL RECORDS BOOK
 8758, PAGE 54.

ITEM NO.15
 EASEMENT FOR
 GULFSTREAM UTILITY
 OFFICIAL RECORDS BOOK
 8757, PAGE 52.

ITEM NO.13
 EASEMENT F.P.L.
 OFFICIAL RECORDS BOOK
 7757, PAGE 658.

ITEM NO.14
 EASEMENT F.P.L.
 OFFICIAL RECORDS BOOK
 7844, PAGE 833.

N.A.P. (P.B. 96 PG. 3B)
 KATZ PLAT ADDITION
 PB.106 PG.47B
 BOOK 8758, PAGE 54.

NOT SUBDIVIDED
 Folio Number: 494133100010
 Owner: AMW PLANTATION LP
 Site Address: 1711 N UNIVERSITY DR PLANTATION FL 33324

- LEGEND**
- CH = OVERHEAD UTILITY LINES
 - = CONCRETE BLOCK WALL
 - = BRICK WALL
 - = GRASSY AREA
 - = WOOD FENCE
 - = BUILDING SETBACK LINE
 - = UTILITY EASEMENT
 - = MOTOROLA ACCESS RW
 - = EXISTING ELEVATIONS

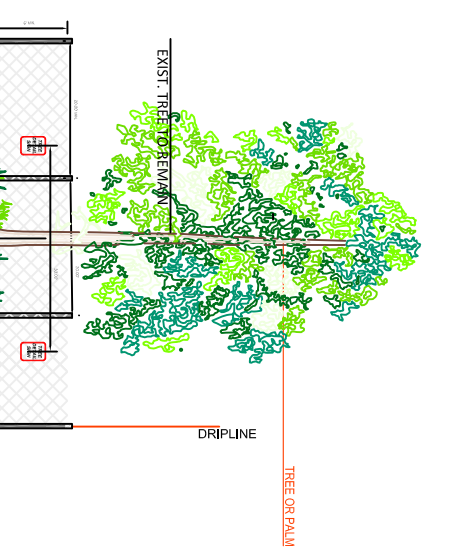
TREE TABLE

| No. | Name | Diameter (FT) | Height (FT) | Spread (FT) |
|-----|------|---------------|-------------|-------------|
| 1 | OAK | 4 | 20 | 15 |
| 2 | TREE | 0.60 | 17 | 12 |
| 3 | OAK | 0.70 | 17 | 10 |
| 4 | OAK | 0.70 | 17 | 10 |
| 5 | OAK | 0.70 | 17 | 10 |
| 6 | OAK | 0.80 | 20 | 15 |
| 7 | TREE | 2.50 | 25 | 19 |
| 8 | OAK | 1.00 | 20 | 17 |
| 9 | OAK | 0.80 | 16 | 12 |
| 10 | TREE | 0.70 | 17 | 15 |
| 11 | OAK | 0.50 | 16 | 10 |
| 12 | OAK | 0.80 | 17 | 0.50 |
| 13 | PALM | 0.90 | 15 | 9 |
| 14 | PALM | 0.90 | 15 | 9 |
| 15 | PALM | 0.90 | 15 | 9 |
| 16 | PALM | 0.90 | 15 | 9 |
| 17 | PALM | 0.90 | 15 | 9 |
| 18 | PALM | 0.90 | 15 | 9 |
| 19 | OAK | 0.60 | 17 | 15 |
| 20 | TREE | 0.60 | 17 | 15 |
| 21 | OAK | 0.90 | 21 | 15 |
| 22 | OAK | 0.90 | 21 | 15 |
| 23 | PALM | 0.90 | 25 | 8 |
| 24 | PALM | 0.90 | 25 | 8 |
| 25 | PALM | 0.90 | 25 | 8 |
| 26 | PALM | 0.90 | 25 | 8 |
| 27 | PALM | 0.90 | 25 | 8 |
| 28 | PALM | 0.90 | 25 | 8 |
| 29 | PALM | 0.90 | 25 | 8 |
| 30 | PALM | 0.90 | 27 | 8 |
| 31 | PALM | 0.90 | 27 | 8 |
| 32 | PALM | 0.90 | 27 | 8 |
| 33 | OAK | 0.90 | 24 | 8 |
| 34 | OAK | 0.90 | 24 | 8 |
| 35 | OAK | 0.90 | 24 | 8 |
| 36 | PALM | 0.80 | 24 | 8 |
| 37 | PALM | 0.80 | 27 | 7 |
| 38 | PALM | 0.80 | 27 | 7 |
| 39 | PALM | 0.80 | 27 | 7 |
| 40 | PALM | 1.00 | 25 | 6 |
| 41 | PALM | 0.90 | 27 | 8 |
| 42 | PALM | 0.90 | 27 | 8 |
| 43 | PALM | 0.90 | 27 | 8 |
| 44 | PALM | 0.90 | 27 | 7 |
| 45 | PALM | 0.90 | 27 | 7 |
| 46 | PALM | 0.40 | 23 | 7 |
| 47 | PALM | 0.90 | 23 | 5 |
| 48 | OAK | 1.00 | 25 | 20 |
| 49 | TREE | 2.50 | 28 | 30 |
| 50 | PALM | 0.90 | 21 | 8 |

TREE TABLE

| No. | Name | Diameter (FT) | Height (FT) | Spread (FT) |
|-----|------|---------------|-------------|-------------|
| 101 | PALM | 1.00 | 23 | 8 |
| 102 | TREE | 1.00 | 23 | 8 |
| 103 | TREE | 1.00 | 23 | 8 |
| 104 | TREE | 1.00 | 23 | 8 |
| 105 | PALM | 1.10 | 18 | 10 |
| 106 | PALM | 1.10 | 20 | 6 |
| 107 | TREE | 0.60 | 18 | 8 |
| 108 | TREE | 0.60 | 18 | 8 |
| 109 | PALM | 0.10 | 20 | 8 |
| 110 | TREE | 0.10 | 20 | 8 |
| 111 | TREE | 2.00 | 20 | 13 |
| 112 | PALM | 0.90 | 25 | 9 |
| 113 | PALM | 0.90 | 20 | 9 |
| 114 | TREE | 1.30 | 27 | 25 |
| 115 | TREE | 1.10 | 25 | 18 |
| 116 | TREE | 2.50 | 25 | 23 |
| 117 | TREE | 1.00 | 26 | 20 |
| 118 | TREE | 0.70 | 20 | 10 |
| 119 | TREE | 0.70 | 20 | 11 |
| 120 | TREE | 0.70 | 23 | 11 |
| 121 | PALM | 1.00 | 29 | 8 |
| 122 | TREE | 1.20 | 25 | 26 |
| 123 | TREE | 0.90 | 25 | 15 |
| 124 | TREE | 1.20 | 25 | 18 |
| 125 | TREE | 0.40 | 25 | 15 |
| 126 | TREE | 0.40 | 25 | 15 |
| 127 | TREE | 2.00 | 23 | 20 |
| 128 | TREE | 3.00 | 30 | 30 |
| 129 | TREE | 0.40 | 18 | 9 |

SURVEYORS NOTE:
 AN ARBOREST MUST CONTAIN ALL TREE NAMES, CONDITION AND SPECIES WITH AN APPROXIMATE NUMBER OF THE TREES. LAND SURVEYORS ARE NOT ARBOREST.



TREE MEASUREMENT DETAILS:
 1. TREE MEASUREMENTS SHALL BE TAKEN AT THE POINT OF THE GREATEST DIAMETER AND SHALL BE TAKEN AT THE POINT OF THE GREATEST SPREAD.
 2. TREE MEASUREMENTS SHALL BE TAKEN AT THE POINT OF THE GREATEST DIAMETER AND SHALL BE TAKEN AT THE POINT OF THE GREATEST SPREAD.
 3. TREE MEASUREMENTS SHALL BE TAKEN AT THE POINT OF THE GREATEST DIAMETER AND SHALL BE TAKEN AT THE POINT OF THE GREATEST SPREAD.
 4. TREE MEASUREMENTS SHALL BE TAKEN AT THE POINT OF THE GREATEST DIAMETER AND SHALL BE TAKEN AT THE POINT OF THE GREATEST SPREAD.
 5. TREE MEASUREMENTS SHALL BE TAKEN AT THE POINT OF THE GREATEST DIAMETER AND SHALL BE TAKEN AT THE POINT OF THE GREATEST SPREAD.

MGW PLANTATION SQUARE, LLC A FLORIDA LIMITED LIABILITY COMPANY

1729-1797 N UNIVERSITY PLANTATION, FLORIDA 33322

BASED UPON TITLE COMMITMENT INSURING OFFICE FILE NUMBER: 8644-21

DATE OF SURVEY: 04/28/2021

JOHN IBARRA, LAND SURVEYOR AND MAPPERS

DATE OF SURVEY: 04/28/2021

JOHN IBARRA, LAND SURVEYOR AND MAPPERS

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JOHN IBARRA, LAND SURVEYOR AND MAPPERS

DATE OF SURVEY: 04/28/2021

JOHN IBARRA, LAND SURVEYOR AND MAPPERS

DATE OF SURVEY: 04/28/2021

John Ibarra
 and Assoc., Inc.
 LAND SURVEYORS
 L.B.#7806

777 N.W. 72nd AVENUE SUITE3025
 MIAMI, FLORIDA 33126
 TEL: (305) 282-0400 FAX: (305) 282-0401
 WWW.IBARRALANDSURVEYORS.COM

Project Address: 1729-1797 N UNIVERSITY PLANTATION, FLORIDA 33322
 Project Location: BROWARD COUNTY
 Section 33 TOWNSHIP 29 SOUTH RANGE 41 EAST
 Folio No.: 4941-33-08-0010

DRAWN BY: LK SHEET: 2 OF 2
 Job Number: 21-001123-1

NOTE: THIS SURVEY CONSISTS OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID, NOR COMPLETE WITHOUT THE OTHER

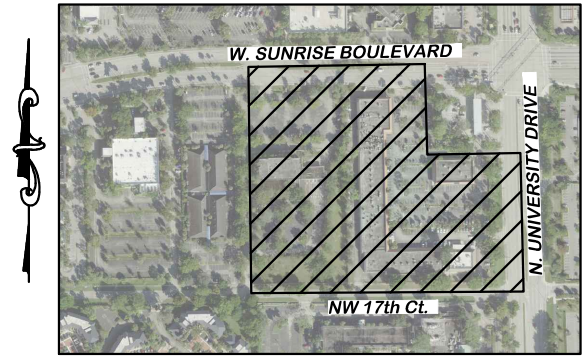
APPENDIX II

SKETCH AND LEGAL DESCRIPTION

**W. SUNRISE BOULEVARD
LUPA SKETCH AND DESCRIPTION**

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ☉ CENTER LINE
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY



LEGAL DESCRIPTION:

TRACT A, UNIVERSITY BANK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH PARCEL A, "PLANTATION SQUARE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 36 OF SAID PUBLIC RECORDS; TOGETHER WITH PORTIONS OF THE FOLLOWING RIGHTS-OF-WAY, WEST SUNRISE BOULEVARD, NORTH UNIVERSITY DRIVE AND NORTHWEST 17th COURT, AS SHOW ON SAID PLATS SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, UNIVERSITY BANK PLAT; THENCE NORTH 01°25'23" WEST, ALONG THE WEST LINE OF SAID TRACT A AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 683.09 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID WEST SUNRISE BOULEVARD; THENCE NORTH 89°28'55" EAST ALONG SAID CENTERLINE, A DISTANCE OF 620.08 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT A, GARDO-MOXLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 29 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°25'22" EAST, ALONG SAID WEST LINE AND SAID NORTHERLY EXTENSION, SAID LINE ALSO BEING ON THE MOST WESTERLY EAST LINE OF SAID PARCEL A, "PLANTATION SQUARE", A DISTANCE OF 261.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°28'55" EAST, A DISTANCE OF 268.01 FEET ALONG THE SOUTH LINE OF SAID TRACT A, GARDO-MOXLEY PLAT AND THE MOST EASTERLY NORTH LINE OF SAID PARCEL A AND THEIR EASTERLY EXTENSION TO THE INTERSECTION OF THE CENTERLINE OF SAID NORTH UNIVERSITY DRIVE; THENCE SOUTH 01°25'23" EAST ALONG SAID CENTERLINE OF NORTH UNIVERSITY DRIVE, A DISTANCE OF 452.08 FEET TO THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 17th COURT; THENCE SOUTH 89°28'55" WEST ALONG SAID CENTERLINE OF NORTHWEST 17th COURT, A DISTANCE OF 888.09 FEET; THENCE NORTH 01°25'23" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID TRACT A, UNIVERSITY BANK PLAT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA. CONTAINING 563,266 SQUARE FEET AND 12.931 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN, AS REFERENCED TO THE CENTER LINE OF NW 17th COURT WHICH BEARS SOUTH 89°28'55" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.


THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

CERTIFICATE:

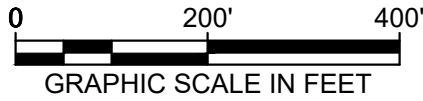
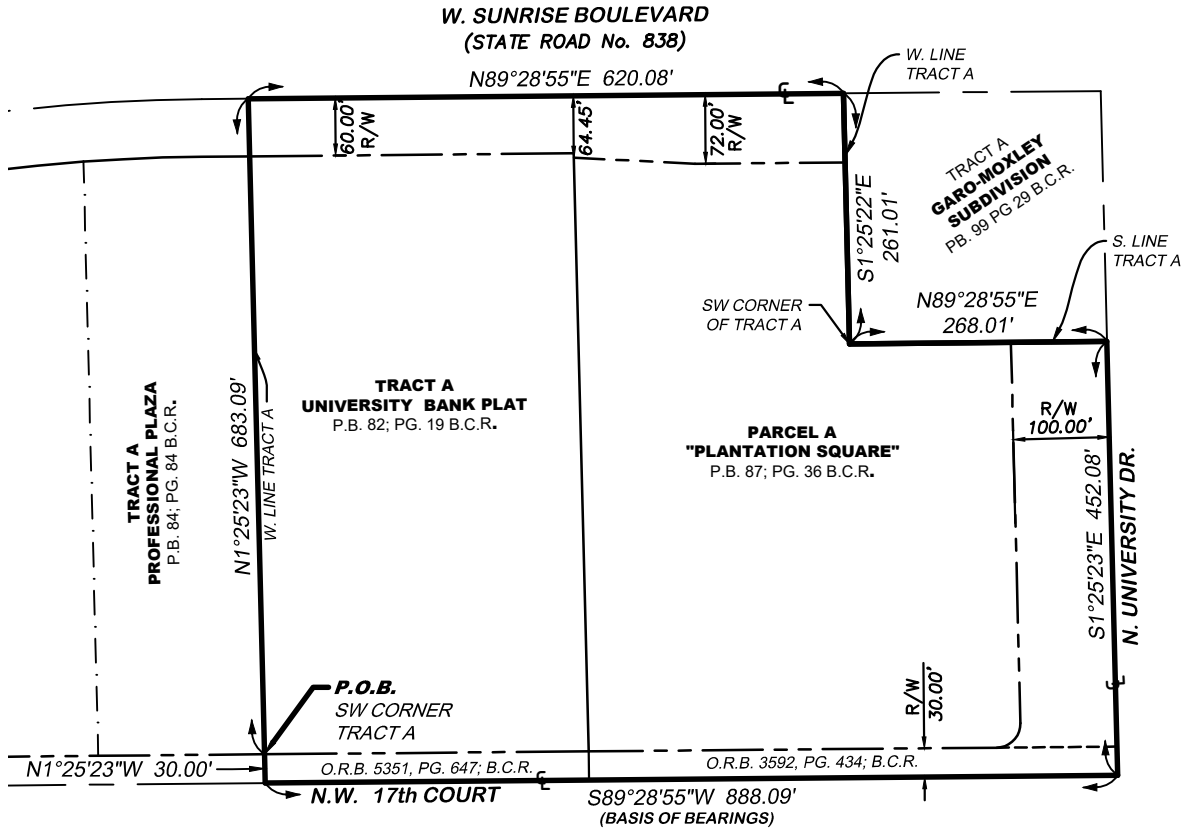
WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

 RAYMOND YOUNG, FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER NO 5799
 STATE OF FLORIDA
 CRAVEN THOMPSON & ASSOCIATES, INC.
 LICENSED BUSINESS NUMBER #271

R:\SURVEY\2022\22-0009_W SUNRISE BLVD\DRAWINGS\SKETCH_AND_DESC\22-0009-SD_SUNRISE.DWG

| | | | | |
|--|--------------------------|---------------------|---------|------|
| THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record. | UPDATES and/or REVISIONS | DATE | BY | CK'D |
| | | | | |
|  CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2022 | JOB NO.: 22-0009-001 | SHEET 1 OF 2 SHEETS | | |
| | DRAWN BY: M.B. | F.B. N/A | PG. N/A | |
| | CHECKED BY: R.Y. | DATED: 03-23-22 | | |

W. SUNRISE BOULEVARD LUPA SKETCH AND DESCRIPTION



R:\SURVEY\2022\22-0009_W SUNRISE BLVD\DRAWINGS\SKETCH_AND_DESC\22-0009-SD_SUNRISE.DWG

CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|----------------------|-----------------------|
| JOB NO.: 22-0009-001 | SHEET 2 OF 2 SHEETS |
| DRAWN BY: M.B. | F.B. N/A PG. N/A |
| CHECKED BY: R.Y. | DATED: 03-23-22 |

APPENDIX III
WATER LETTER

OFFICE OF THE MAYOR

Lynn Stoner
Mayor

UTILITIES DEPARTMENT

Daniel Pollio, Utilities Director



CITY COUNCIL

Erik Anderson, President
Jennifer Andreu, President Pro Tem
Timothy J. Fadgen
Denise Horland
Nick Sortal

10/28/2022

Joseph D. Handley, PLA
Craven Thompson & Associates, Inc.
3563 NW 53 Street,
Fort Lauderdale, FL, 33309

**RE: 8190 W Sunrise Boulevard
Land Use Plan Amendment
Potable Water and Sanitary Sewer**

Dear Mr. Joseph D. Handley,

Currently, City of Plantation Utilities maintains adequate plant capacity to support this request as submitted, however, deficiencies exist within the existing water distribution and sanitary sewer collection networks to support the proposed densities.

Major off-site improvements will be required to support the proposed project/densities and will be a requirement of the Developer to obtain final design approval from the Utilities Department. Should this project receive approval, it will be the responsibility of the Developer to fund, design, permit, install, certify and convey all necessary infrastructure to support to the project to City of Plantation Utilities.

The required improvements cannot be determined at this time based on the limited information provided. Upon receipt of all necessary information, City of Plantation Utilities shall provide a comprehensive review and direction on the required improvements.

Should you have any questions, please feel free to contact me to discuss.

Regards,

A handwritten signature in black ink, appearing to read "Johnathan Adams".

Johnathan Adams
Capital Improvement Administrator

CC: Daniel Pollio – Utilities Director
Steven Peraza – Assistant Utilities Director

APPENDIX IV
SEWER LETTER

OFFICE OF THE MAYOR

Lynn Stoner
Mayor

UTILITIES DEPARTMENT

Daniel Pollio, Utilities Director



CITY COUNCIL

Erik Anderson, President
Jennifer Andreu, President Pro Tem
Timothy J. Fadgen
Denise Horland
Nick Sortal

10/28/2022

Joseph D. Handley, PLA
Craven Thompson & Associates, Inc.
3563 NW 53 Street,
Fort Lauderdale, FL, 33309

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The required improvements cannot be determined at this time based on the limited information provided. Upon receipt of all necessary information, City of Plantation Utilities shall provide a comprehensive review and direction on the required improvements.

Should you have any questions, please feel free to contact me to discuss.

Regards,

Johnathan Adams
Capital Improvement Administrator

CC: Daniel Pollio – Utilities Director
Steven Peraza – Assistant Utilities Director

APPENDIX V
SOLID WASTE LETTER

Julian Bobilev

From: Robert Hely <rhely@win-waste.com>
Sent: Wednesday, March 16, 2022 11:13 AM
To: Julian Bobilev
Cc: Joe Handley
Subject: RE: 8190 West Sunrise Blvd LUPA solid waste letter

On Behalf of Wheelabrator Technologies, South Broward, we agree with your analysis on your proposed development project in the City of Plantation, Florida. This development project will have no adverse impact on our operations and we have the capacity to process the additional solid waste anticipated to be generated by the project.



PERFORMANCE FOR THE PLANET

Bob Hely
Market Place Manager
(954) 980-6998
rhely@wtienergy.com

We have rebranded as WIN Waste Innovations! Please help us stay connected by notifying your IT department and/or email hosting company to whitelist our new domain name (DNS) win-waste.com, effective immediately.

From: Julian Bobilev <JBobilev@craventhompson.com>
Sent: Tuesday, March 15, 2022 2:43 PM
To: Robert Hely <rhely@win-waste.com>
Cc: Joe Handley <jhandley@craventhompson.com>
Subject: 8190 West Sunrise Blvd LUPA solid waste letter

***** EXTERNAL email. Please be cautious and evaluate before you click on links, open attachments, or provide credentials. *****

Good afternoon Mr. Hely,

I have another land use plan amendment (LUPA) that needs your review, this one in the City of Plantation at the corner of W Sunrise Blvd and University Dr. I believe all solid waste in Plantation is disposed of at Wheelabrator. As noted in the attached request letter, we are required to obtain a response letter from the service provider verifying the solid waste information. Could you kindly look over our information? If no corrections are needed, your response can be in the form of an email referencing the attachment and stating that the information is correct, similar to what you did for the Sunrise GCC, Trinity, and Davie 27 LUPAs. The info should be almost the same as in those cases. We really appreciate your assistance.

Thank you as always!

Regards,
Julian Bobilev, AICP
Land Planner

March 14, 2022

via email: rhely@wtienergy.com

Mr. Robert Hely
Market Manager
WIN Waste Innovations
4400 South State Road 7
Fort Lauderdale, FL 33314

**RE: 8190 WEST SUNRISE BOULEVARD
LAND USE PLAN AMENDMENT
SOLID WASTE ANALYSIS
CTA PROJECT NO. 22-0009-001-01**

Dear Mr. Hely:

We are preparing a Land Use Plan Amendment (LUPA) application to the City of Plantation and Broward County for the above referenced project. Attached for your use is a location map of the amendment site. The amendment site is designated Commerce on the County's land use map and the proposed amendment is to a Dashed-Line Area, Commerce with Irregular Residential (22 dwelling units/acre). The maximum development potential on the site would increase from 129,000 sf commercial to 129,000 sf commercial and 284 dwelling units.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the solid waste analysis. The analysis is as follows:

1. Provide the solid waste level of service per the adopted and certified local land use plan.

The collection and disposal system shall be able to accommodate at least 8.9 pounds per residential unit per calendar day. For commercial uses, the level of service per day is 4 lbs per 100 sf of department store, 9 lbs per 100 sf of supermarket, 2 lbs per meal at a restaurant, and 5 lbs per 100 sf of drug store.¹

2. Identify the solid waste facility serving the area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

¹ City of Plantation, 2016. Comprehensive Plan, Volume I, Infrastructure Element. Amended November 2016.

The City's waste goes to Wheelabrator South Broward (WSB) and recycling goes to Sun Bergeron. Presently, the solid waste collected in the City weighs approximately 50,017 tons per year. The WSB facility is a waste-to-energy plant where solid waste is burned in a boiler to generate electricity for sale to local utilities, reducing the waste volumes by 90 percent. The remaining 10 percent is ash residue, which is disposed of in a 33-acre ash monofil in the immediate vicinity. The WSB facility is designed for 830,000 tons per year and the current throughput of waste (from all municipalities in Broward County) is 775,000 tons per year. In addition, the plant could add another boiler, which would increase its capacity by an additional 275,000 tons per year. No such expansion is planned at this time given the existing excess capacity. Overall, the facility could accommodate an additional 330,000 tons of solid waste per year.

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

| TABLE 1 SOLID WASTE IMPACT | | | | | |
|---------------------------------------|--|--------------|---|--|---|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | x 4 lbs per 100 sf | 5,160 lbs/day |
| Proposed | Dashed-Line Area, Commerce with Irregular Residential (22) | 12.9 ac | 129,000 sf commerce 284 dwelling units | x 4 lbs per 100 sf x 8.9 lbs per unit | 5,160 lbs/day +2,528 lbs/day = 7,688 lbs/day |
| Change | | | | | + 2,528 lbs/day |

As can be seen in Table 1 above, the proposed amendment is anticipated to result in a net increase of 2,528 pounds per day of solid waste demand.

Please kindly submit a letter verifying the information in items 1 – 3 above or correcting any information if needed. The letter must include name, position, and contact information of party providing verification. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions or require any additional information pertaining to our request. We greatly appreciate your assistance.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



JULIAN BOBILEV, AICP
 Land Use Planner

Attachments
 Location Map

APPENDIX VI
DRAINAGE LETTER

Julian Bobilev

From: bbutler@opwcd.org
Sent: Tuesday, March 15, 2022 4:23 PM
To: Julian Bobilev
Subject: RE: 8190 W Sunrise Blvd LUPA
Attachments: Drainage Letter_22_0314.pdf

1. Reference to the OPWCD Minimum Requirements and Standards of Construction and Stormwater Management Design Criteria, March 10, 2020 edition. Document is available on the OPWCD website. See Section 2.4 for required criteria and revise language accordingly. Example, Primary drainage system criteria reflects Day 1 = 1.5 inches, Day 2 = 3.8 inches, Day 3 = 14.3 inches. Secondary drainage system criteria is the 3-year 1-hour storm event. Roadways criteria is the 10-year 24-hour storm event.
4. A permit will be required through OPWCD.
5. The site is located such that a direct discharge to OPWCD is not available. There is an existing City-owned and maintained drainage system within NW 17th Court that does discharge to OPWCD and could be evaluated for possible connection. The existing site may already connect. The response should include compliance with OPWCD stormwater management requirements in addition to local (City) requirements.



Brett W. Butler, PE, Superintendent
Old Plantation Water Control District
Physical: 8800 N. New River Canal Road, Plantation, FL 33324
Mail: P.O. Box 15405, Plantation, FL 33318
Office: (954) 472-5596
Fax: (954) 472-5950
Email: bbutler@opwcd.org

From: Julian Bobilev <JBobilev@craventhompson.com>
Sent: Tuesday, March 15, 2022 11:53 AM
To: bbutler@opwcd.org
Subject: RE: 8190 W Sunrise Blvd LUPA

Good morning and thank you Brett.
Please see attached.

Regards,
Julian Bobilev, AICP
Land Planner
954-739-6400 x 379

From: bbutler@opwcd.org <bbutler@opwcd.org>
Sent: Friday, March 11, 2022 1:36 PM

March 14, 2022

via email: bbutler@opwcd.org

Mr. Brett W. Butler, P.E.
Superintendent
Old Plantation Water Control District
8800 N. New River Canal Road, Plantation, FL, 33324
P.O. Box 15405, Plantation, Florida 33318

**RE: 8190 WEST SUNRISE BOULEVARD
LAND USE PLAN AMENDMENT
DRAINAGE ANALYSIS
CTA PROJECT NO. 22-0009-001-01**

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Butler:

We are preparing a Land Use Plan Amendment (LUPA) application to the City of Plantation and Broward County for the above referenced project. Attached for your use is a location map of the amendment site. The amendment site is designated Commerce on the County's land use map and the proposed amendment is to a Dashed-Line Area, Commerce with Irregular Residential (22 dwelling units/acre). The maximum development potential on the site would increase from 129,000 sf commercial to 129,000 sf commercial and 284 dwelling units.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the drainage analysis. The analysis is as follows:

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

Primary drainage system - 25 year – 3-day storm event. Cumulative rainfall total of 17.0".

Secondary drainage system - 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall Intensity Duration – Frequency Curves for zone 10.

Roadways – Roadways and parking lot elevations at, or above, the 10-year flood stage.

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

2. Identify the drainage district and drainage systems serving the amendment area.

Stormwater in the City is collected through a series of catch basins and street swales to storm sewers which, in turn, empty into secondary canals in the City. This area is served by the Old Plantation Water Control District, which contains four pumping stations. Three of the pumping stations discharge to the SFWMD New River Canal and each station has four pumps with a capacity of 45,000 gallons per minute. The other pump station discharges to the SFWMD C-12 canal and has three pumps with a capacity of 45,000 gallons per minute.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Drainage improvements are in the conceptual phase. The entire site will be treated and retained on-site for the 25yr-3day storm event. The onsite surface water management system will consist of a combination of dry retention areas, exfiltration trench, storm drainage pipes and underground storage.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

An application to SFWMD has not been made to SFWMD or the local drainage district. The appropriate applications will be made and permits obtained prior to construction on the site.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties.

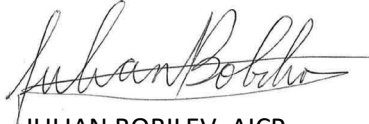
The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The site will consist of planned improvements to address existing deficiencies. The site will meet local regulations regarding stormwater attenuation and adopted level of service. Water quality requirements for the site will be met within the proposed system.

Please kindly submit a letter verifying and/or correcting the information in items 1 – 5 above. The letter must include name, position, and contact information of party providing verification. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request. We greatly appreciate your assistance.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Julian Bobilev".

JULIAN BOBILEV, AICP
Land Use Planner

Attachments
Location Map

APPENDIX VII
TRAFFIC TABLES

Existing 2019 Daily Roadway Capacity Analysis Summary

| ROADWAY | SEGMENT | | LANES | ADOPTED LOS "D" TWO-WAY THRESHOLD* | 2019 TRAFFIC CONDITIONS | |
|---------------------|----------------------|---------------------------|-------|--|-------------------------|------------------|
| | FROM | TO | | | VOLUME* | LEVEL OF SERVICE |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 59,900 | 37,500 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 59,900 | 40,500 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 59,900 | 63,500 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 59,900 | 56,500 | C |

* 2019 volumes and adopted LOS "D" threshold based on the *Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040* tables.

Existing 2019 PM Peak Hour Roadway Capacity Analysis Summary

| ROADWAY | SEGMENT | | LANES | ADOPTED LOS "D" TWO-WAY THRESHOLD* | 2019 TRAFFIC CONDITIONS | |
|---------------------|----------------------|---------------------------|-------|--|-------------------------|------------------|
| | FROM | TO | | | VOLUME* | LEVEL OF SERVICE |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 5,390 | 3,563 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 5,390 | 3,848 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 5,390 | 6,033 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 5,390 | 5,368 | D |

* 2019 volumes and adopted LOS "D" threshold based on the *Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040* tables.

Trip Generation Calculations

DAILY

| LAND USE | ITE CODE | SIZE | NEW TRIPS** | | |
|---|----------|------------|--------------|--------------|--------------|
| | | | IN | OUT | TOTAL |
| MAXIMUM DEVELOPMENT - CURRENT DESIGNATION | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | 3,403 | 3,402 | 6,805 |
| TOTAL | | | 3,403 | 3,402 | 6,805 |
| MAXIMUM DEVELOPMENT - PROPOSED DESIGNATION | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | 3,403 | 3,402 | 6,805 |
| Multifamily Housing (Mid-Rise) | 222 | 284 Units | 484 | 448 | 932 |
| TOTAL | | | 3,887 | 3,850 | 7,737 |
| PROPOSED LESS EXISTING | | | 484 | 448 | 932 |

PM PEAK HOUR

| LAND USE | ITE CODE | SIZE | NEW TRIPS** | | |
|---|----------|------------|-------------|------------|------------|
| | | | IN | OUT | TOTAL |
| MAXIMUM DEVELOPMENT - CURRENT DESIGNATION | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | 368 | 384 | 752 |
| TOTAL | | | 368 | 384 | 752 |
| MAXIMUM DEVELOPMENT - PROPOSED DESIGNATION | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | 359 | 368 | 727 |
| Multifamily Housing (Mid-Rise) | 222 | 284 Units | 29 | 25 | 54 |
| TOTAL | | | 388 | 393 | 781 |
| PROPOSED LESS EXISTING | | | 20 | 9 | 29 |

* Based on Data from the ITE Trip Generation Manual, 11th Edition.

** Accounts for Shopping Plaza pass-by trip reductions and internalization reductions for two land uses under the proposed designation

Trip Generation Calculations

| LAND USE | ITE CODE | SIZE | TRIP GENERATION RATE | IN | OUT | TOTAL TRIPS | | | INTERNAL TRIPS | | | EXTERNAL TRIPS | | | PASS-BY | | | NEW TRIPS | | | | |
|---|----------|------------|-------------------------|-----|-----|-------------|-------|--------|----------------|-----|-------|----------------|-------|-------|---------|-------|-------|-----------|-----|-------|-------|-------|
| | | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL | % | IN | OUT | TOTAL | IN | OUT | TOTAL | % | IN | OUT | TOTAL |
| MAXIMUM DEVELOPMENT - CURRENT DESIGNATION | | | | | | | | | | | | | | | | | | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | T = 76.96 (X) + 1412.79 | 50% | 50% | 5,671 | 5,670 | 11,341 | 0 | 0 | 0 | 0.0% | 5,671 | 5,670 | 11,341 | 2,268 | 2,268 | 4,536 | 40% | 3,403 | 3,402 | 6,805 |
| TOTAL | | | | | | 5,671 | 5,670 | 11,341 | 0 | 0 | 0 | 0.0% | 5,671 | 5,670 | 11,341 | 2,268 | 2,268 | 4,536 | | 3,403 | 3,402 | 6,805 |
| MAXIMUM DEVELOPMENT - PROPOSED DESIGNATION | | | | | | | | | | | | | | | | | | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | T = 76.96 (X) + 1412.79 | 50% | 50% | 5,671 | 5,670 | 11,341 | 0 | 0 | 0 | 0.0% | 5,671 | 5,670 | 11,341 | 2,268 | 2,268 | 4,536 | 40% | 3,403 | 3,402 | 6,805 |
| Multifamily Housing (Mid-Rise) | 222 | 284 Units | T = 3.76 (X) + 377.04 | 50% | 50% | 723 | 722 | 1,445 | 239 | 274 | 513 | 35.5% | 484 | 448 | 932 | 0 | 0 | 0 | 0% | 484 | 448 | 932 |
| TOTAL | | | | | | 6,394 | 6,392 | 12,786 | 239 | 274 | 513 | 4.0% | 6,155 | 6,118 | 12,273 | 2,268 | 2,268 | 4,536 | | 3,887 | 3,850 | 7,737 |
| PROPOSED LESS EXISTING | | | | | | 723 | 722 | 1,445 | | | | | 484 | 448 | 932 | | | | | 484 | 448 | 932 |

PM PEAK HOUR

| LAND USE | ITE CODE | SIZE | TRIP GENERATION RATE | IN | OUT | TOTAL TRIPS | | | INTERNAL TRIPS | | | EXTERNAL TRIPS | | | PASS-BY | | | NEW TRIPS | | | | |
|---|----------|------------|----------------------|-----|-----|-------------|-----|-------|----------------|-----|-------|----------------|-----|-----|---------|-----|-----|-----------|-----|-----|-----|-------|
| | | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL | % | IN | OUT | TOTAL | IN | OUT | TOTAL | % | IN | OUT | TOTAL |
| MAXIMUM DEVELOPMENT - CURRENT DESIGNATION | | | | | | | | | | | | | | | | | | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | T = 9.72 (X) | 49% | 51% | 614 | 640 | 1,254 | 0 | 0 | 0 | 0.0% | 614 | 640 | 1,254 | 246 | 256 | 502 | 40% | 368 | 384 | 752 |
| TOTAL | | | | | | 614 | 640 | 1,254 | 0 | 0 | 0 | 0.0% | 614 | 640 | 1,254 | 246 | 256 | 502 | | 368 | 384 | 752 |
| MAXIMUM DEVELOPMENT - PROPOSED DESIGNATION | | | | | | | | | | | | | | | | | | | | | | |
| Shopping Plaza (40-150k) - Supermarket - Yes | 821 | 129,000 SF | T = 9.72 (X) | 49% | 51% | 614 | 640 | 1,254 | 18 | 25 | 43 | 3.4% | 596 | 615 | 1,211 | 237 | 247 | 484 | 40% | 359 | 368 | 727 |
| Multifamily Housing (Mid-Rise) | 222 | 284 Units | T = 0.26 (X) + 23.12 | 56% | 44% | 54 | 43 | 97 | 25 | 18 | 43 | 44.3% | 29 | 25 | 54 | 0 | 0 | 0 | 0% | 29 | 25 | 54 |
| TOTAL | | | | | | 668 | 683 | 1,351 | 43 | 43 | 86 | 6.4% | 625 | 640 | 1,265 | 237 | 247 | 484 | | 388 | 393 | 781 |
| PROPOSED LESS EXISTING | | | | | | 54 | 43 | 97 | | | | | 11 | 0 | 11 | | | | | 20 | 9 | 29 |

* Based on Data from the ITE Trip Generation Manual, 11th Edition.

Daily Impact Significance Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | PROJECT DISTRIBUTION | | INBOUND TRIPS | OUTBOUND TRIPS | TOTAL PROJECT TRIPS | PROJECT SIGNIFICANCE | PROJECT TRAFFIC SIGNIFICANCE > 3% |
|---------------------|----------------------|---------------------------|--------------|---------------------------|----------------------|----------|---------------|----------------|---------------------|----------------------|-----------------------------------|
| | FROM | TO | | | INBOUND | OUTBOUND | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 59,900 | 25% | 25% | 121 | 112 | 233 | 0.39% | No |
| | N. University Drive | NW 70 Avenue | 6LD | 59,900 | 25% | 25% | 121 | 112 | 233 | 0.39% | No |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 59,900 | 25% | 25% | 121 | 112 | 233 | 0.39% | No |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 59,900 | 25% | 25% | 121 | 112 | 233 | 0.39% | No |

PM Peak Hour Impact Significance Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | PROJECT DISTRIBUTION | | INBOUND TRIPS | OUTBOUND TRIPS | TOTAL PROJECT TRIPS | PROJECT SIGNIFICANCE | PROJECT TRAFFIC SIGNIFICANCE > 3% |
|---------------------|----------------------|---------------------------|--------------|---------------------------|----------------------|----------|---------------|----------------|---------------------|----------------------|-----------------------------------|
| | FROM | TO | | | INBOUND | OUTBOUND | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 5,390 | 25% | 25% | 5 | 2 | 7 | 0.13% | No |
| | N. University Drive | NW 70 Avenue | 6LD | 5,390 | 25% | 25% | 5 | 2 | 7 | 0.13% | No |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 5,390 | 25% | 25% | 5 | 2 | 7 | 0.13% | No |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 5,390 | 25% | 25% | 5 | 2 | 7 | 0.13% | No |

Short-Term (2027) Daily Link Capacity Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2027 TRAFFIC CONDITIONS WITHOUT PROJECT | | 2027 TRAFFIC CONDITIONS WITH PROJECT | | | |
|---------------------|----------------------|---------------------------|--------------|---------------------------|---|------------------|--------------------------------------|--------------|--------------------------------|------------------|
| | | | | | VOLUME* | LEVEL OF SERVICE | PROJECT TRIPS | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
| | FROM | TO | | | | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 59,900 | 42,605 | C | 233 | 42,838 | 0.72 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 59,900 | 41,414 | C | 233 | 41,647 | 0.70 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 59,900 | 68,071 | F | 233 | 68,304 | 1.14 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 59,900 | 58,595 | D | 233 | 58,828 | 0.98 | D |

* 2027 volumes are obtained from interpolating 2019 volumes and 2040 volumes adopted from LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

Short-Term (2027) PM Peak Hour Link Capacity Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2027 TRAFFIC CONDITIONS WITHOUT PROJECT | | 2027 TRAFFIC CONDITIONS WITH PROJECT | | | |
|---------------------|----------------------|---------------------------|--------------|---------------------------|---|------------------|--------------------------------------|--------------|--------------------------------|------------------|
| | | | | | VOLUME* | LEVEL OF SERVICE | PROJECT TRIPS | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
| | FROM | TO | | | | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 5,390 | 4,048 | C | 7 | 4,055 | 0.75 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 5,390 | 3,935 | C | 7 | 3,942 | 0.73 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 5,390 | 6,467 | F | 7 | 6,474 | 1.20 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 5,390 | 5,567 | F | 7 | 5,574 | 1.03 | F |

* 2027 volumes are obtained from interpolating 2019 volumes and 2040 volumes adopted from the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

Long-Range (2040) Daily Link Capacity Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2040 TRAFFIC CONDITIONS WITHOUT PROJECT | | 2040 TRAFFIC CONDITIONS WITH PROJECT | | | |
|---------------------|----------------------|---------------------------|--------------|---------------------------|---|------------------|--------------------------------------|--------------|--------------------------------|------------------|
| | | | | | VOLUME* | LEVEL OF SERVICE | PROJECT TRIPS | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
| | FROM | TO | | | | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 59,900 | 50,900 | C | 233 | 51,133 | 0.85 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 59,900 | 42,900 | C | 233 | 43,133 | 0.72 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 59,900 | 75,500 | F | 233 | 75,733 | 1.26 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 59,900 | 62,000 | F | 233 | 62,233 | 1.04 | F |

* 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

Long-Range (2040) PM Peak Hour Link Capacity Analysis Summary

| ROADWAY | SEGMENT | | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2040 TRAFFIC CONDITIONS WITHOUT PROJECT | | 2040 TRAFFIC CONDITIONS WITH PROJECT | | | |
|---------------------|----------------------|---------------------------|--------------|---------------------------|---|------------------|--------------------------------------|--------------|--------------------------------|------------------|
| | | | | | VOLUME* | LEVEL OF SERVICE | PROJECT TRIPS | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
| | FROM | TO | | | | | | | | |
| Sunrise Boulevard | Pine Island Road | N. University Drive | 6LD | 5,390 | 4,836 | C | 7 | 4,843 | 0.90 | C |
| | N. University Drive | NW 70 Avenue | 6LD | 5,390 | 4,076 | C | 7 | 4,083 | 0.76 | C |
| N. University Drive | W. Broward Boulevard | Sunrise Boulevard | 6LD | 5,390 | 7,173 | F | 7 | 7,180 | 1.33 | F |
| | Sunrise Boulevard | W. Oakland Park Boulevard | 6LD | 5,390 | 5,890 | F | 7 | 5,897 | 1.09 | F |

* 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

APPENDIX VIII
MASS TRANSIT LETTER



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

VIA EMAIL

March 18, 2022

Julian Bobilev, AICP
Land Planner
Craven Thompson & Associates Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309

RE: Transit Verification Letter – 8190 W Sunrise Blvd LUPA

Dear Mr. Bobilev:

Broward County Transit (BCT) has reviewed your correspondence dated March 16, 2022, regarding the 8190 W Sunrise Blvd Land Use Plan Amendment (LUPA) of the property located in the City of Plantation for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Routes 2, 36, 56, and 81. Please refer to the following table for detailed information.

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M | SERVICE FREQUENCY |
|-----------|-----------------|----------------------------|-------------------|
| 2 | Weekday | 5:00a-12:48x | 24 minutes |
| | Saturday | 5:00a-12:48x | 37 minutes |
| | Sunday | 6:40a-10:45p | 49 minutes |
| 36 | Weekday | 5:00a-12:43x | 21 minutes |
| | Saturday | 5:29a-12:30x | 34 minutes |
| | Sunday | 7:10a-10:15p | 30 minutes |
| 56 | Weekday | 6:30a-7:07p | 45 minutes |
| 81 | Weekday | 4:55a-11:51p | 35 minutes |
| | Saturday | 5:15a-11:44p | 35 minutes |
| | Sunday | 8:00a-10:09p | 49 minutes |

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

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

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 954-357-8381 or email me at tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP
Section Planning Supervisor- Service Planning
Service and Strategic Planning

March 16, 2022

via email: TaCrawford@broward.org

Tara T. Crawford, AICP, Planning Section Supervisor
Service and Strategic Planning
Broward County Transit Division
1 North University Drive, Suite 3100A
Plantation, Florida 33324

**RE: 8190 WEST SUNRISE BOULEVARD
LAND USE PLAN AMENDMENT
MASS TRANSIT
CTA PROJECT NO. 22-0009-001-01**

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Ms. Crawford:

We are preparing a Land Use Plan Amendment (LUPA) application to the City of Plantation and Broward County for the above referenced project. Attached for your use is a location map of the amendment site. The amendment site is designated Commerce on the County's land use map and the proposed amendment is to a Dashed-Line Area, Commerce with Irregular Residential (22 dwelling units/acre). The maximum development potential on the site would increase from 129,000 sf commercial to 129,000 sf commercial and 284 dwelling units.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the mass transit analysis. The mass transit analysis is as follows:

- 1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

Broward County Transit (BCT) Routes 2 and 81 travel along N University Drive, just east of the amendment site. BCT Route 36 travels along Sunrise Boulevard just north of the site. BCT Route 56 makes a stop at the Jacaranda Plaza mall just north of the site.

During commute hours, Route 2 has 25-minute headways; Route 36 has 20- to 26-minute headways; Route 56 has 45-minute headways; and Route 81 has 33-minute headways.

- 2. Quantify the change in mass transit demand resulting from this amendment.**

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

| MASS TRANSIT DEMAND | | | | | |
|----------------------------|--|--------------|---|------------------------|------------------|
| | <i>Use</i> | <i>Acres</i> | <i>Maximum Development</i> | <i>Generation Rate</i> | <i>Total</i> |
| Current | Commercial | 12.9 ac | 129,000 sf commerce | 407 trips x 3% | 12 trips |
| Proposed | Dashed-Line Area, Commerce with Irregular Residential (22) | 12.9 ac | 129,000 sf commerce 284 dwelling units | 518 trips x 3% | 16 trips |
| Change | | | | | + 4 trips |

Source: BrowardNEXT Transportation Element Support Document, 2019. March 28. 3% modal split is based on Table T-19.

Notes: All trips are total PM peak hour trips.

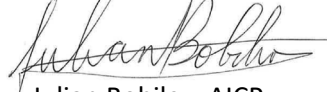
3. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment supports mass transit use by providing additional residential density in the service area of four existing transit routes.

The service provider letter shall verify the information in items 1-3 above. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



Julian Bobilev, AICP
 Land Use Planner

Attachments:
 Location Map

APPENDIX IX

SCHOOL CONSISTENCY REVIEW REPORT

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

LAND USE

SBBC-3287-2022

County No: TBD

8190 West Sunrise Blvd.

March 28, 2022

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

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) | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 |
| Area 5 - Elementary | 19,382 | 12,369 | -7,046 | 11,062 | 10,854 | 10,654 | 10,458 | 10,262 |
| Area 5 - Middle | 9,561 | 6,133 | -4,021 | 6,061 | 6,070 | 6,015 | 5,959 | 5,904 |
| Area 5 - High | 12,250 | 8,704 | -3,555 | 8,589 | 8,524 | 8,519 | 8,514 | 8,509 |

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2021-22 Contract Permanent Capacity | 2021-22 Benchmark** Enrollment | Over/(Under) | Projected Enrollment | | |
|---|-------------------------------------|--------------------------------|--------------|----------------------|-------|-------|
| | | | | 22/23 | 23/24 | 24/25 |
| Ben Gamla Charter South Broward | 600 | 278 | -322 | 278 | 278 | 278 |
| Championship Acad Of West Broward | 640 | 328 | -312 | 328 | 328 | 328 |
| Renaissance Charter School Of Plantation | 1,800 | 1,005 | -795 | 1,005 | 1,005 | 1,005 |
| The Ben Gamla Preparatory Charter High School | 378 | 77 | -301 | 77 | 77 | 77 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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

* See comments for additional Impacted Planning Area information
 School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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

* See comments for additional Impacted Planning Area information
 School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 12.9-acre site is generally located west of University Drive between West Sunrise Boulevard and NW 17th Court in the City of Plantation. 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 garden apartment (all three or more bedroom) residential units, which is anticipated to generate 68 additional (25 elementary, 13 middle and 30 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 2021-22 – 2025-26). 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 2021-22 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 2021-22 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2021-22 – 2023-24), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2023-24 school year. It should be noted that the school capacity or Florida Inventory of School Houses (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 2021-22 – 2025-26. In addition, 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 subject site in the 2021-22 school year are depicted herein.

Capital Improvements scheduled in the long-range section (2026-27 to 2030-31) of the currently Adopted DEFP Fiscal Years 2021-22 – 2025-26 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.

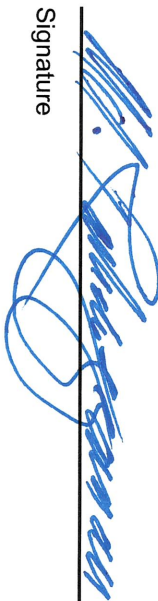
Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3287-2022

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP

Name

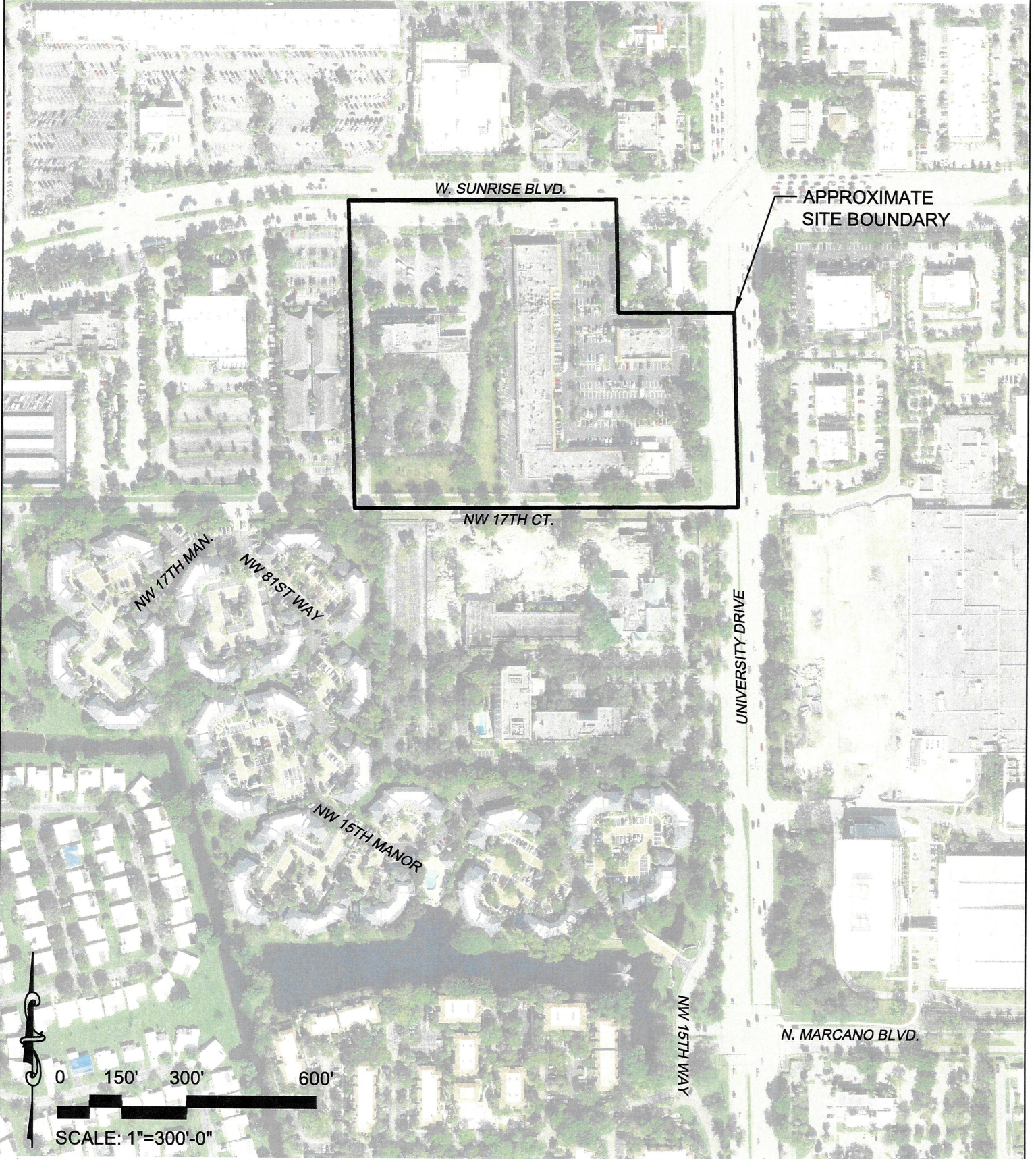
Planner

Title

Date

3/27/2022

EXHIBIT A LOCATION MAP



R:\LANDSCAPE\2022\22-0009-001-01 8190 SUNRISE\DRAWINGS\EXHIBITS\LUPA EXHIBIT

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| DRAWN BY: NDP | F.B. PG. |
| CHECKED BY: JB | DATED: 3/14/22 |

APPENDIX X
HISTORICAL RESOURCES SEARCH



Legend

- Buffer_of_Default_Annotation_target_19
- FloridaStructures
- FloridaSites
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups

