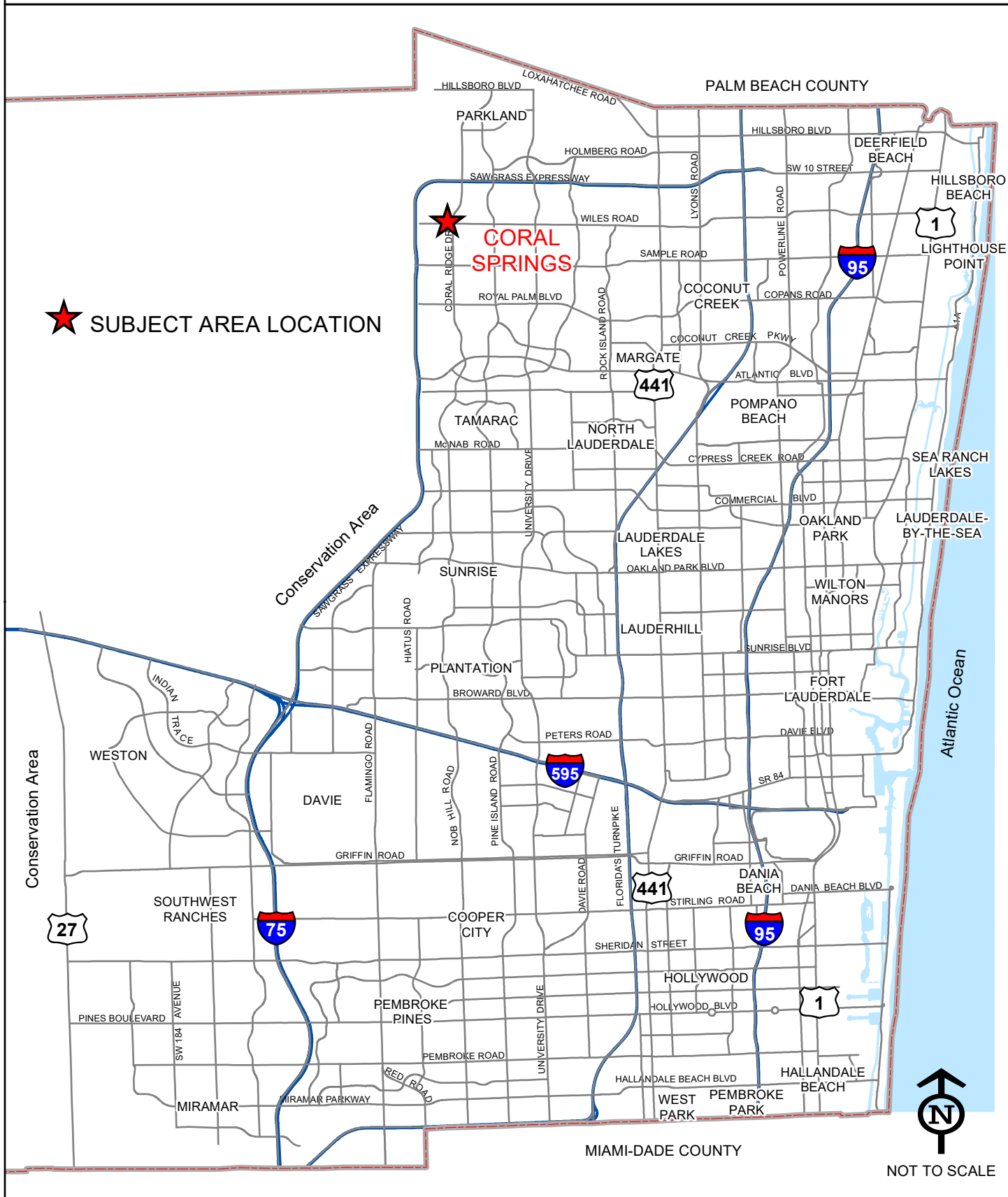


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 20-6



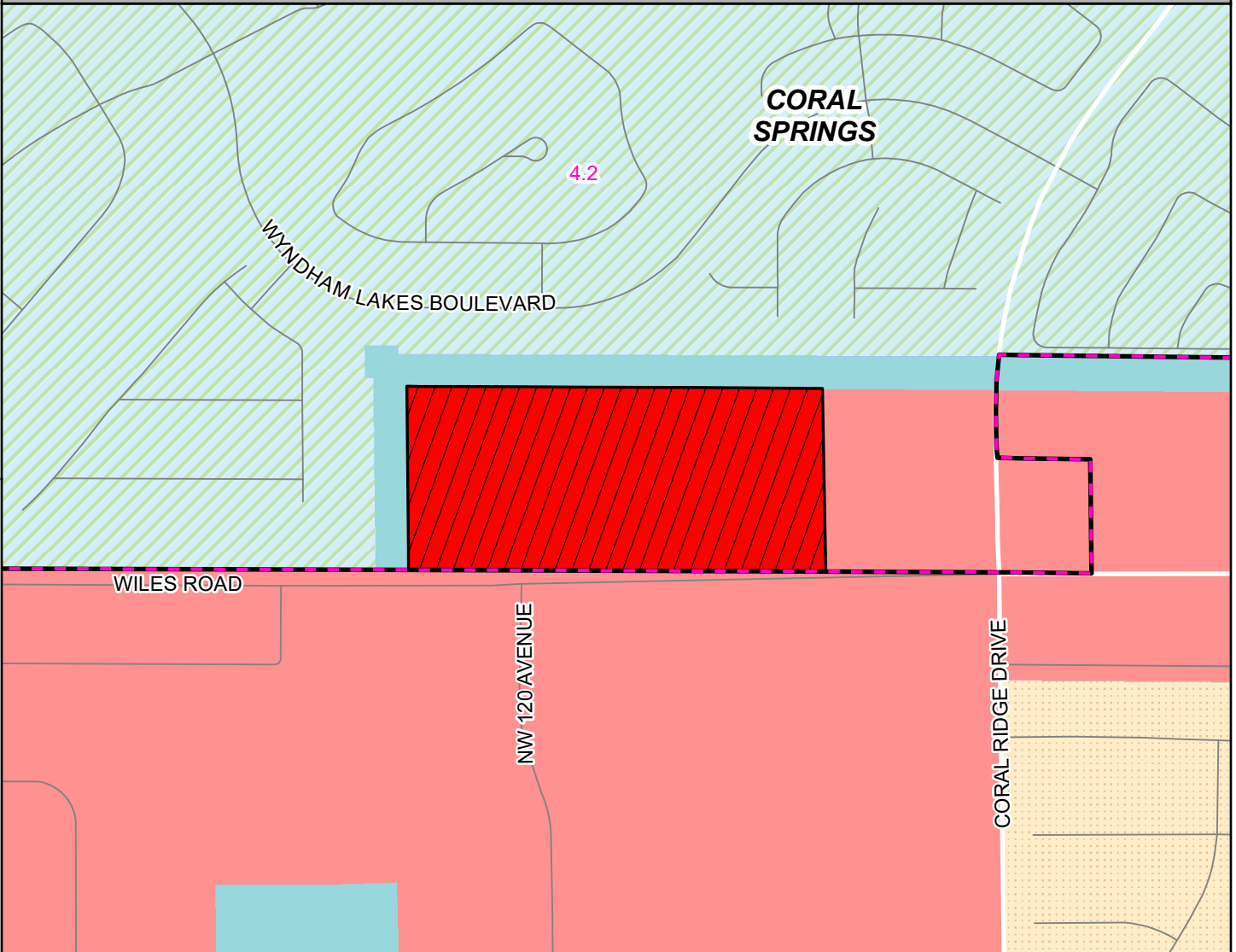
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 20-6



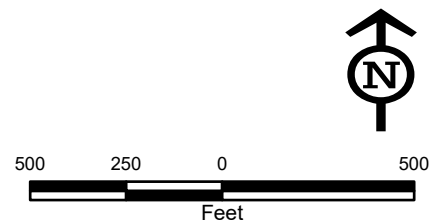
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-6

Current Land Use: Commerce within a Dashed-Line Area

Gross Acres: Approximately 16.3 acres



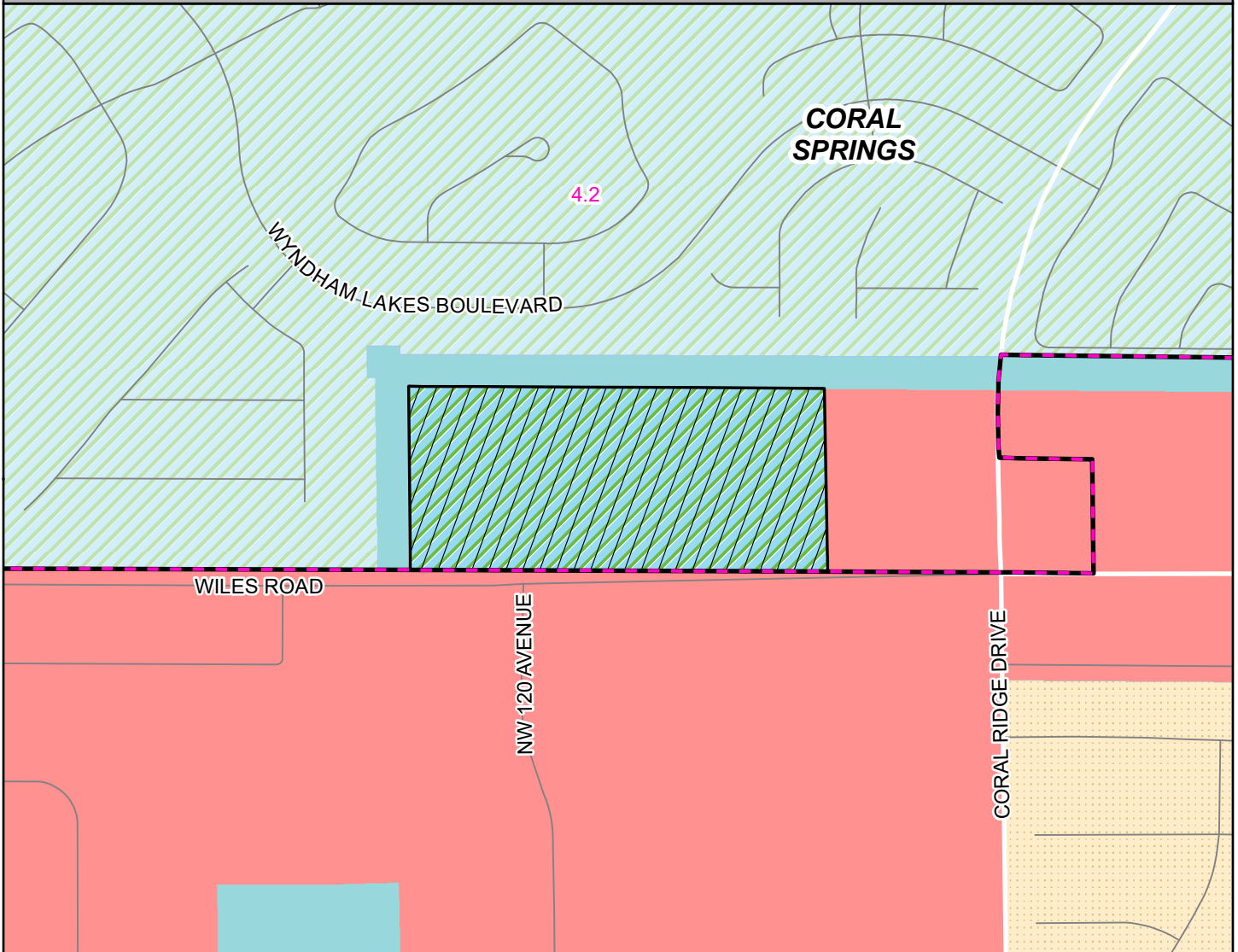
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|---|---|
|  Site |  Irregular Residential |
|  0.0 Dashed-Line Area |  Commerce |
|  Medium (16) Residential |  Community |



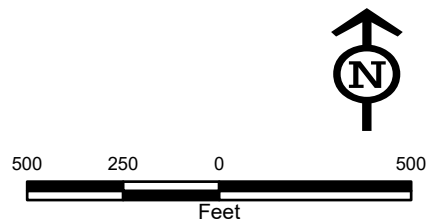
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-6

Proposed Land Use: Irregular (4.2) Residential within a Dashed-Line Area

Gross Acres: Approximately 16.3 acres



- | | |
|---|---|
|  Site |  Irregular Residential |
|  0.0 Dashed-Line Area |  Commerce |
|  Medium (16) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-6
(CORAL SPRINGS)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

May 19, 2020

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the applicant’s voluntary commitment to restrict the development to a maximum of 147 townhomes. See Attachment 3.

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **May 19, 2020**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation **May 28, 2020**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 17-0: Blackwelder, Breslau, Brunson, DiGiorgio, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Parness, Railey, Rich, Ryan, Williams and Stermer)

III. County Commission Transmittal Recommendation **August 25, 2020**

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments **September 30, 2020**

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Coral Springs
- II. County Commission District: District 3
- III. Site Characteristics
 - A. Size: Approximately 16.3 acres
 - B. Location: In Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive.
 - C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commerce within a Dashed-Line Area*
 - B. Proposed Designation: Irregular (4.2) Residential within a Dashed-Line Area
 - C. Estimated Net Effect: Reduction of 16.3 acres of commerce use
Addition of 16.3 acres of residential use, allowing the development of up to 147 townhomes
No additional dwelling units proposed to the Broward County Land Use Plan [12,555 dwelling units currently permitted within the entire 2,989.5 acre Sawgrass Dashed-Line Area, with 8,181 existing and 4,374 unbuilt]
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses: *North:* FPL easement with utility lines, single-family residential and multi-family residential

*A “Dashed-Line Area” is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

With the exception of a Home Depot that was approved for the site in 2007 but never constructed, the commercially designated amendment site has remained vacant over the City's 56-year history.

The conversion of amendment site from a commercially designated site to a residentially designated site for the development of units already accounted for in the BCLUP will reduce the site's demand for services (potable water, sanitary sewer, solid waste) and will generate less impact on the surrounding residential uses (traffic, noise, light pollution, etc.) than the uses that would be permissible under the amendment site's current Commerce designation. Buffering of the proposed residential use from Wiles Road to the south and from the commercial site to the east will be adequately addressed during the site plan process and will be in compliance with the City's Land Development Code.

As a commercial parcel, the site is uniquely situated as the only commercially designated parcel in the City located on a dead-end roadway segment. Specifically, the parcel is uniquely situated on Wiles Road, west of the intersection of Wiles Road and Coral Ridge Drive, before Wiles Road dead ends at the Sawgrass Expressway. It should be noted that neither the City, County nor the Florida Department of Transportation have plans for an interchange at Wiles Road and the Sawgrass Expressway. This unique circumstance does not make the site ideal for commercial use as it does not receive the benefit of being located at an intersection or on a principal arterial. Therefore, the requested amendment of the site designation from commercial to residential is appropriate.

As is typical of successful residential communities, the conceptual site plan illustrates residential amenities including a community pool pavilion, pool and tot lot. The applicant also intends to utilize the 100-foot-wide FPL easement located to the north and west of the amendment site to provide an approximately 0.35 mile (0.7 mile round trip) walking path with landscaping, benches, trash and dog waste receptacles for the use and enjoyment of the residents. As part of the site development, the applicant will be required to construct a sidewalk adjacent to Wiles Road. The proposed walking path will tie into the new sidewalk which will complete the pedestrian network on this portion of Wiles Road and allow access to the commercial uses located to the east of the site, which includes retail, restaurant and personal service uses.

The applicant believes that the proposed amendment does not adversely affect the health, safety, and welfare of the surrounding communities or of the City as a whole, and will instead benefit the City of Coral Springs and Broward County.”

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Coral Springs adopted its 10-year Water Supply Facilities Work Plan on May 21, 2019.

II. Transportation & Mobility

The proposed amendment from the Commerce within a Dashed-Line Area land use category to the Irregular (4.2) Residential within a Dashed-Line Area land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 704 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

Planning Council staff notes that the proposed amendment does not propose any additional residential units to the BCLUP, rather it proposes to relocate previously approved units to this site from elsewhere within the 2,989.5-acre Dashed-Line Area, which permits a total of 12,555 dwelling units, of which 8,181 are built and existing. The corresponding reduction of 16.3 acres of Commerce within a Dashed-Line Area (without increasing the number of permitted dwelling units), also results in an overall reduction in p.m. peak hour vehicle trips. Further, the applicant has submitted a draft Declaration of Restrictive Covenants restricting development of the proposed amendment site to a maximum of 147 townhomes. See Attachment 3.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Wiles Road**, between Coral Ridge Drive and Coral Springs Drive, is currently operating at and projected to continue operating at level of service (LOS) “C,” with or without the subject amendment.
- **Coral Ridge Drive**, between Sample Road and Wiles Road, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- **Coral Ridge Drive**, between Wiles Road and the Sawgrass Expressway, is currently operating at and projected to continue operating at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) staff report states that the current transit service provided within one-quarter mile of the subject site is a community shuttle. In addition, the BCT report identifies planned Penny Surtax transit improvements to several County routes serving the amendment area, including new routes on Coral Ridge Drive and on Wiles Road. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing or planned sidewalk and bicycle network and adjacent bus stops. See Attachment 4.

The Broward County Planning and Development Management Division (PDMD) report notes that Wiles Road is the primary corridor providing connectivity to the proposed amendment site. The PDMD report indicates that existing pedestrian and bicycle infrastructure does not currently exist adjacent to or across from the amendment site. To the greatest extent possible, PDMD recommends that 7-foot wide buffered bicycle lanes and sidewalks be constructed concurrent with site development. In addition, the PDMD report identifies that the proposed amendment site is adjacent to the Creek/Spring FPL Right-of-Way Trail proposed in the Broward County Greenways and Trails Masterplan. The PDMD staff recommends consideration of a 10- to 12-foot wide sidewalk/multi-use path adjacent to the proposed amendment site, as well as enhancements to the pedestrian and bicycle quality of service, such as pedestrian-scale lighting, shade trees, bicycle racks and bicycle repair stations within and around the development. For the convenience of future residents, visitors or employees who wish to reduce their carbon footprint, providing electric vehicle charging stations should also be considered. See Attachment 5.

The applicant, as part of the site plan process, is proposing a 5-foot wide sidewalk adjacent to the amendment site as well as throughout the townhome development. Additionally, the applicant is proposing a 0.35 mile, 8-foot wide multipurpose trail within the FPL easement, which can serve as and connect to the Creek/Springs FPL Right-of-Way Trail proposed in the Broward County Greenways and Trails Masterplan. See Attachment 6.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 53 additional students into Broward County Public Schools, consisting of 26 elementary school students, 11 middle school students and 16 high school students. The report further states that Eagle Ridge Elementary, Coral Springs Middle and Stoneman Douglas High schools are all under-enrolled in the 2019-2020 school year and

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2021-2022 school year. In addition, the School Board report indicates that there are no charter schools located within a two-mile radius of the proposed amendment site. See Attachment 7.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 7.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "A," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 7.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 8.

II. Wetlands

The EPGMD report indicates that the proposed amendment site contains jurisdictional wetlands within its boundaries. An Environmental Resource License application (DF19-1218) was received by EPGMD on November 5, 2019 for the development of the site. The EPGMD report identifies that avoidance and/or minimization of impacts in this area is a priority and that if impacts are unavoidable, mitigation must be provided. Prior to any site work, including clearing and grubbing, an Environmental Resource License is required. See Attachment 8. The applicant concurs that an Environmental Resource License application was submitted and acknowledges that approval of said license is required prior to any site work. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 8.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Coral Springs. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 8.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 5.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 5. Planning Council staff research indicates that there are currently 12,555 dwelling units permitted within the Sawgrass Dashed-Line Area; approximately 8,181 of those dwelling units have been constructed. The proposed amendment will permit the development of 147 of the remaining permitted 4,374 dwelling units on a parcel of land currently restricted to Commerce use, but does not change the total number of dwelling units permitted within the Dashed-Line Area.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

The applicant conducted community outreach meetings with adjacent homeowner associations to present the proposed development plan to neighboring residential owners. The applicant has provided letters of support from interested parties, including residents, the Pelican Pointe and Pelican Trail Homeowner Association Boards, as well as the Windsor Square Commons and the Exeter Property Group. See Attachment 9.

Regarding notification of the public, the Broward County Planning Council staff sent approximately 62 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

Update: May 28, 2020: Planning Council staff received additional correspondence regarding the proposed amendment. See Attachments 12 and 13.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Irregular (4.2) Residential within a Dashed-Line Area would be generally compatible with the surrounding existing and future land uses, noting that the applicant has submitted a draft Declaration of Restrictive Covenants to limit development to a maximum of 147 townhomes. See Attachment 3. The amendment site is bordered on the west and north by a 100-foot wide FPL easement designated as Community and for which the Broward County Greenways and Trails Masterplan is proposing as a multipurpose path. Beyond the FPL easement, there is a single-family residential development to the west, as well as single-family and multi-family residential developments to the north, all designated Irregular (4.2) Residential within a Dashed-Line Area. To the east are retail and auto repair uses designated Commerce within a Dashed-Line Area. To the south are warehouses and auto repair uses designated Commerce.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed re-allocation of dwelling units would generate 53 additional students into Broward County Public Schools, consisting of 26 elementary school students, 11 middle school students and 16 high school students. The report states that Planning Area "A" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 7.

Regarding **affordable housing**, the proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 5. As noted, there are currently 12,555 dwelling units permitted within the Sawgrass Dashed-Line Area; approximately 8,181 of those dwelling units have been constructed. The amendment will permit the development of 147 of the remaining permitted 4,374 dwelling units on a parcel of land currently restricted to Commerce use, but does not change the total number of dwelling units permitted within the Dashed-Line Area.

PLANNING ANALYSIS (continued)

Concerning impacts to **natural resources**, the EPGMD report indicates that the proposed amendment site contains jurisdictional wetlands within its boundaries. An Environmental Resource License application (DF19-1218) was received by EPGMD on November 5, 2019 for the development of the site. The EPGMD report identifies that avoidance and/or minimization of impacts in this area is a priority and that if impacts are unavoidable, mitigation must be provided. Prior to any site work, including clearing and grubbing, an Environmental Resource License is required. See Attachment 8. The applicant concurs that an Environmental Resource License application was submitted and acknowledges that approval of said license is required prior to any site work. See Attachment 6.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, subject to the applicant's voluntary commitment regarding dwelling unit restriction.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-6

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of March 2020
2. Broward County Planning Council Traffic Analysis of March 11, 2020
3. Draft Declaration of Restrictive Covenants Regarding Dwelling Unit Restriction
4. Broward County Transit Division Report of March 3, 2020
5. Broward County Planning and Development Management Division Report of March 17, 2020
6. Correspondence from Lindsay Murphy, Urban Design Kilday Studios, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated April 15, 2020
7. School Board of Broward County Consistency Review Report of January 9, 2020
8. Broward County Environmental Protection and Growth Management Department Report of March 23, 2020
9. Correspondence in Support of the Proposed Residential Development, submitted by the Applicant
10. Broward County Water Management Division Report of March 4, 2020
11. Broward County Parks and Recreation Division Report of March 3, 2020

Update: May 28, 2020:

12. Email correspondence from Christina Schneider, Interested Party, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated May 20, 2020
13. Email correspondence from Lindsay Murphy, Urban Design Kilday Studios, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated May 26, 2020

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 20-6

Prepared: March 2020

POTABLE WATER

The proposed amendment site will be served by the North Springs Improvement District (NSID) Water Treatment Plant, which has a current capacity of 7.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 4.5 mgd, with 3.0 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 5.76 mgd, with 1.26 mgd available for water withdrawal, which expires on August 21, 2039. Planning Council staff utilized a level of service of 300 gallons per day (gpd) per dwelling unit for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.03 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 69.67 mgd, with 25.33 mgd available. Planning Council staff utilized a level of service of 333 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.03 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Pro for solid waste disposal service. Waste Pro collects and transports the County's solid waste to the Wheelabrator waste-to-energy facility for processing. The Wheelabrator facility has a capacity of 830,000 tons per year (TPY). The current demand placed on this facility is 725,000 TPY, with 105,000 TPY available. Planning Council staff utilized a level of service of 8.9 pounds (lbs.) per dwelling unit per day for residential uses and 5 lbs. per 100 square foot per day for commerce uses. The proposed amendment will result in a net decrease in demand of 6,842 pounds per day or 3.4 TPD. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD) and the North Springs Improvement District (NSID). Surface water management license from the NSID will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Coral Springs has 808.2 acres in its parks and open space inventory. The 2045 projected population (142,885) requires approximately 428.7 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 1.27 acres on the projected demand for local parks. The City of Coral Springs continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 20-6

Prepared: March 11, 2020

INTRODUCTORY INFORMATION

Jurisdiction: City of Coral Springs

Size: Approximately 16.3 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commerce within a Dashed-Line Area*

Potential Development: 163,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"***

Total P.M. Peak Hour Trips: 802 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Irregular (4.2) Residential within a Dashed-Line Area

Potential Development: 147 townhomes

Trip Generation Rate: "ITE Equation (220) Multifamily Housing (Low-Rise)"

Total P.M. Peak Hour Trips: 98 peak hour trips

Net P.M. Peak Hour Trips - 704 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 704 p.m. peak hour trips at the long-range planning horizon.

*"Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same. **There are currently 12,555 dwelling units permitted within the Sawgrass Dashed-Line Area; approximately 8,181 of those dwelling units have been constructed. The proposed amendment will permit the development of 147 of the remaining permitted 4,374 dwelling units on a parcel of land currently restricted to Commerce use, but does not change the total number of dwelling units permitted within the Dashed-Line Area.**

**Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

ATTACHMENT 3



Return to: (enclose self-addressed stamped envelope)

Name: Mark J. Lynn, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

This Instrument Prepared by:

Mark J. Lynn, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

DECLARATION OF RESTRICTIVE COVENANTS ("DECLARATION") is made this _____ of _____, 2019, by _____ ("DECLARANT") in favor of **CITY OF CORAL SPRINGS, a Florida municipal corporation** ("CITY").

WITNESSETH:

WHEREAS, DECLARANT is the fee simple owner of land located within the City of Coral Springs, more particularly described in **Exhibit "A"** (the "PROPERTY"); and

WHEREAS, DECLARANT voluntarily agreed to be bound by certain covenants and restrictions concerning the development thereof pursuant to the terms set forth herein, and CITY has agreed to such terms.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, DECLARANT hereby declares that the Property shall be subject to the covenants and restrictions 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 Amendment by this reference.

2. Restriction. Development of the PROPERTY is restricted to not more than one hundred forty-seven (147) residential townhome units, along with community recreational facilities and ancillary structures.

3. Amendments. This DECLARATION shall not be modified, amended or released as to any portion of the PROPERTY except by written instrument, executed by DECLARANT and approved in writing by CITY. The appropriate governmental authority of 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.

4. Recordation and Effective Date. This DECLARATION shall become effective when recorded in the Public Records of Broward County, Florida. Once recorded, this DECLARATION shall run with the land for the sole benefit of CITY and shall bind all successors-in-interest with respect to the PROPERTY. This DECLARATION shall not give rise to any other cause of action by any parties than CITY, and no parties other than CITY shall be entitled to enforce this DECLARATION. Any failure by CITY to enforce this DECLARATION shall not be deemed a waiver of the right to do so thereafter.

5. 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.

6. 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.

7. 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.

[SIGNATURES ON FOLLOWING PAGE]

DRAFT

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

Signed, sealed and delivered
In the presence of:

(Signature)

Print Name

(Signature)

Print Name

By: _____
(Signature)

Print name: _____

Title: _____

Address: _____

Dated: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of ____, 2019,
by _____, as _____ of
_____, who is personally known to me or produced
_____ as identification.

(SEAL)

NOTARY PUBLIC:

My commission expires:

Print name:

ATTACHMENT 4



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 3, 2020

Christina Evans
Planner
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PC 20-6 Sunset Trails

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated February 25, 2020 regarding the Land Use Plan Amendment (LUPA) PC 20-6 located in the City of Coral Springs for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to the City of Coral Springs Community Shuttle Green Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Coral Springs Green Route	Weekday	8:00a – 6:00p	60 minutes
	Saturday	8:00a – 5:00p	60 minutes
	Sunday	12:00p – 5:00p	60 minutes

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements within the vicinity of the amendment site. Planned improvements for FY2020 include the implementation of Route 21, a new route serving the Nob Hill Rd / Coral Ridge Dr corridor. Planned improvements for FY 2022 include the realignment of Route 62 with an extension of the norther segment of the route to Coral Ridge Dr via Westview Dr. Planned improvements for FY2027 include the introduction of fixed route bus service on Wiles Rd between Coral Ridge Dr and US-1.

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

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.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-6543 or email me at luortiz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis R. Ortíz Sánchez".

Luis R. Ortíz Sánchez
Service Planner
Service and Capital Planning

ATTACHMENT 5



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: March 17, 2020

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division *J. Sesodia*

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Coral Springs PC 20-6

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-6. The subject site is located in Coral Springs involving approximately 16.3 acres. The amendment proposes:

Current Designations: 16.3 acres of Commerce within the Sawgrass “Dashed-Line Area” that encompasses 2,989.5 acres

Proposed Designation: Irregular (4.2) Residential within a Dashed-Line Area

Estimated Net Effect: Reduction of 16.3 acres of Commerce use
Addition of 16.3 acres of Irregular (4.2) Residential with no additional residential units (12,555 dwelling units are currently permitted within the Sawgrass “Dashed-Line Area” that encompasses 2,989.5 acres)

Item 7 – Analysis of Natural and Historic Resources

Broward County’s archaeological consultant provided the following recommendations:

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
 - 1. The subject property is located within the City of Coral Springs. Archaeological resources in the city are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Chief Planner
Development Services Department
2730 University Drive
Coral Springs, Florida 33065
Tel.: (954) 344-1028

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

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

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. This request does not increase the total number of dwelling units allowed within the Sawgrass "Dashed Line Area." Therefore, Policy 2.16.2 does not apply to this project.

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

There are not any local government jurisdictions or county facilities located in close proximity to the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is not served by fixed route bus service. The 2019-2028 Vision Plan component of the BCT Transit Development Plan includes new local bus service along Wiles Road and Coral Ridge Drive, less than ¼ mile from the amendment site. Staff recommends close coordination with the Broward County Transit Division for information on the latest transit investments in the vicinity of the amendment site.

Wiles Road is the primary corridor providing connectivity to the proposed amendment site. Currently, no bicycle or sidewalk infrastructure has been constructed adjacent to or across from the proposed amendment site. Staff recommends installation, to the greatest extent possible, of 7-foot wide buffered bicycle lanes and 7-foot wide sidewalks concurrent with new development. Additionally, the proposed amendment site is located adjacent to the Creek/Spring FPL ROW Trail proposed in the Broward County Greenways and Trails Masterplan. Consider a 10 to 12 foot wide sidewalk/multiuse path adjacent to the proposed amendment site. Staff recommends that development within the site be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality

Barbara Blake-Boy, Broward County Planning Council

PC 20-6

Page 3

March 17, 2020

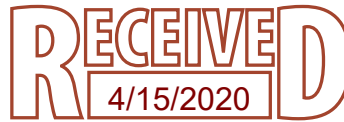
of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within the future development. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec/slf

ATTACHMENT 6

April 15, 2020



Mrs. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Urban Planning and Design
Landscape Architecture
Communication Graphics

**RE: Sunset Trails – City of Coral Springs
Proposed Amendment PC 20-6**

Dear Ms. Blake Boy,

We are in receipt of your letter dated April 1, 2020 regarding Planning Council staff's review of the submitted land use plan amendment application for the above-referenced project. Please find below our response to comments received from the various agencies.

Broward County Environmental Protection and Growth Management Department

Wetlands - The applicant concurs that an Environmental Resource License application (DF19-1218) was submitted on November 5, 2019. The applicant acknowledges that approval of the Environmental Resource License is required prior to any site work.

Uplands – The applicant will comply with the tree preservation regulations of the City of Coral Springs which requires the minimization of the number of trees to be removed, and the replacement of any trees permitted for removal.

Contaminated Sites – Portions of the site will require dewatering. The applicant acknowledges that pre-approval from Broward County's Environmental Engineering and Permitting Division will be required.

NatureScape Program – Comment acknowledged. The applicant will review the NatureScape Broward Program for guidance in development of landscape plans during the site plan approval process and abide by any applicable rules and regulations governing the project.

Surface Water Management – The applicant acknowledges that the site will be required to meet the drainage standards of NSID and the South Florida Water Management District, and that a surface water management permit may be required.

610 Clematis Street
Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

Broward County Planning and Development Management Division

Item 7 – Analysis of Natural and Historical Resources – As advised by the Division, the applicant will work with the City during the site plan process to abide by any applicable city policies related to the assessment of historical sites.

Complete Streets – The applicant acknowledges the recommendations of the PDMD staff and is proposing improvements to enhance the pedestrian and bicycle connections in the community. As noted by PDMD, currently no bicycle or sidewalk infrastructure has been constructed adjacent to across from the amendment site. The applicant is aware of the 2019-2028 Vision Plan component of the BCT Transit Development Plan that includes new local bus service along Wiles Road and Coral Ridge Drive, less than a ¼ mile from the amendment site. As part of the site plan process in the City of Coral Springs, the applicant is proposing a 5-foot wide sidewalk adjacent to the amendment site concurrent with the proposed development of a townhome community on the amendment site. The proposed sidewalk will tie in with the existing sidewalk adjacent to the property to the east, located at the intersection of Wiles Road and Coral Ridge Drive. The proposed sidewalk will provide a safe and convenient connection to the surrounding sidewalk network and the planned new local bus service route. Additionally, 5-foot wide sidewalks adjacent to the internal residential roadways, and a bicycle rack near the project entrance/community amenity center, will be provided with the proposed residential community.

As part of the Trafficways Amendment filed concurrently with the subject Land Use Plan Map Amendment, the applicant has provided cross-sections illustrating how Wiles Road could be improved with a complete street section inclusive of 7-foot wide buffered bicycle lanes and 5-foot wide sidewalks on both sides of the street, should the road ever be improved.

To enhance the pedestrian and bicycle quality of service, the proposed residential development provides a 0.35 mile 8-foot wide multipurpose trail in the FPL easement adjacent to the western and northern portion of the proposed residential community. The multipurpose trail is proposed to include landscaping, dog waste receptacle stations and benches for the use and enjoyment of the development's residents.

Broward County Transit Division

The applicant is aware of the fixed route bus improvements within the vicinity of the amendment site. The applicant acknowledges that the needs of any existing or future bus stops located adjacent to the amendment site will be address during the project's development review process.

Should you have any questions or require any supplemental information related to above responses, please do not hesitate to contact me.

Sincerely,

Lindsay Murphy

Lindsay Murphy
Urban Design Kilday Studios

cc: Dennis Mele, Esquire
Greenspoon Marder, LLP

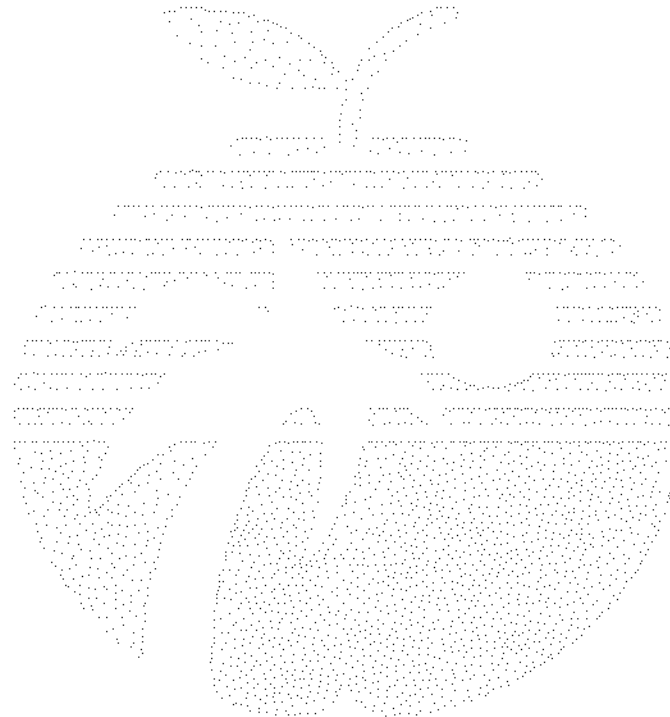
Michael Nunziata
13FH Coral Springs, LLC

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

LAND USE
SBBC-2738-2019
County No:
Sunset Trails



January 9, 2020



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: January 9, 2020	Units Permitted: 0 Units Proposed: 147	Existing Land Use: Commerce (County)
Name: Sunset Trails	NET CHANGE (UNITS): 147	Proposed Land Use: Irregular Residential
SBBC Project Number: SBBC-2738-2019	Students Permitted Proposed NET CHANGE	Current Zoning: General Business B-3
County Project Number:	Elem 0 26 26	Proposed Zoning: Residential Cluster RC
Municipality Project Number:	Mid 0 11 11	Section: 07
Owner/Developer: 13 FH Coral Springs LLC	High 0 16 16	Township: 48
Jurisdiction: Coral Springs	Total 0 53 53	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Eagle Ridge Elementary	872	959	895	-64	-5	93.3%
Coral Springs Middle	1,899	2,089	1,185	-904	-42	56.7%
Stoneman Douglas High	3,795	3,873	3,244	-146	-22	83.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Eagle Ridge Elementary	895	-64	89.9%	882	888	894	900	906
Coral Springs Middle	1,190	-899	57.0%	1,175	1,203	1,216	1,229	1,212
Stoneman Douglas High	3,251	-622	83.9%	3,218	3,179	3,141	3,102	3,064

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 enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	23/24	24/25	25/26	26/27	27/28
Area A - Elementary	15,883	13,654	-2,229	14,832	15,128	15,424	15,720	16,017
Area A - Middle	7,889	6,751	-1,138	7,193	7,155	7,116	7,078	7,040
Area A - High	13,413	11,370	-2,043	10,681	10,670	10,660	10,649	10,638

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
No Charter Schools						

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

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

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

School(s)	Description of Capacity Additions
Eagle Ridge Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Coral Springs Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Stoneman Douglas High	A replacement building scheduled in the ADEFP that will not ultimately increase FISH capacity of the school.

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

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 16.33-acre site is located on the north side of Wiles Road between Coral Ridge Drive and Sawgrass Expressway in the City of Coral Springs. The current land use designation for the site is Commerce, which allows no residential units. The applicant proposes to change the land use designation to Irregular Residential to allow 147 townhouse (all three or more bedroom) units, which are anticipated to generate 53 additional students (26 elementary, 11 middle, and 16 high) 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 Five-Year Adopted District Educational Facilities Plan (DEFP) FY 2019-20 - 2023-24. However, the statistical data regarding the level of service standard (LOS) 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 2019-20 school year are Eagle Ridge Elementary, Coral Springs Middle, and Stoneman Douglas High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2019-20 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 - 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 school year. It should be noted that the school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2019-20 - 2023-24. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. No charter school is located within a two-mile radius of the site in the 2019-20 school year.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2019-20 - 2023-24 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 "A". The elementary, middle, and high schools currently serving Planning Area "A", and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.


Therefore, Planning Area "A" 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 residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2738-2019

1-9-20

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title

ATTACHMENT 8

EP&GMD COMMENTS
PC 20-6
Page 1



ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council
Applicant: 13FH Coral Springs, LLC
Amendment No.: PC 20-6
Jurisdiction: Coral Springs **Size:** Approximately 16.3 acres
Existing Use: Vacant

Current Land Use Designation: Commerce within a “Dashed-Line Area”

Proposed Land Use Designation: Irregular (4.2) Residential within a “Dashed-Line Area”

Location: In Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

Approximately 5.75 acres of wetlands and 0.91 acres of jurisdictional surface waters are on this site based on a wetland determination (WD1810-005) conducted on October 26, 2018. An Environmental Resource License application (DF19-1218) was submitted on November 5, 2019. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL. Any unavoidable wetland impacts must be mitigated. **Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required.**

EP&GMD COMMENTS

PC 20-6

Page 2

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Coral Springs. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease by 704 PM peak hour trips per day compared to trips associated with the current designation. The proposed amendment is not adding to the total number of dwelling units permitted within the “Dashed-Line Area”, it is allowing residential development of already permitted dwelling units on land currently restricted to commerce use.

Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There is one (1) air permitted facility located within half a mile of the proposed amendment site with no existing or potential odor or noise concerns (*MO 3/12/2020*)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD’s GIS Database of Contaminated Locations in Broward County) has been reviewed. Two (2) listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County’s Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site. (*MO 3/11/2020*)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are three (3) active solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site.

There are no inactive solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site. (*MO 3/11/2020*)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 03/17/2020)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is one (1) SARA Title III Facility within ¼ mile of the proposed amendment site: 1) ABB Power T&D Co., Inc. located at 4300 Coral Ridge Drive, Coral Springs. (VM 03/17/2020)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twenty-six (26) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twenty-six (26) facilities, nineteen (19) are hazardous material facilities, five (5) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (VM 03/17/2020)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

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

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

EP&GMD COMMENTS

PC 20-6

Page 4

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and North Springs Improvement District (NSID). Development within the site will be required to meet the drainage standards of NSID and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with a NAVD88 elevation of 12 feet. Flood insurance rate zone that corresponds to areas of shallow flooding with average depths

EP&GMD COMMENTS

PC 20-6

Page 5

between 1 and 3 feet.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL

WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 20-6
- B. *Municipality:*** Coral Springs
- C. *Project Name:*** Sunset Trails

II. Site Characteristics

- A. *Size:*** Approximately 16.3 acres
- B. *Location:*** In Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive
- C. *Existing Use:*** Vacant

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Commerce within a “Dashed-Line Area”
- B. *Proposed Designation:*** Irregular (4.2) Residential within a “Dashed-Line Area”

IV. Wetland Review

- A. *Are wetlands present on subject property?*** yes
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** Approximately 5.75 acres of wetlands and 0.91 acres of jurisdictional surface waters are on this site based on a wetland determination (WD1810-005) conducted on October 26, 2018.
- C. *Describe the characteristics and quality of wetlands present on subject property.*** To be evaluated during the Environmental Resource License (ERL) application review process.

Wetland Resource Questionnaire
PC 20-6

D. Is the property under review for an Environmental Resource License? Yes. An application (DF19-1218) was submitted on November 5, 2019.

E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? No.

V. Comments:

Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL. Any unavoidable wetland impacts must be mitigated. **Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required.**

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 20-6
- B. Municipality:*** Coral Springs
- C. Applicant:*** 13FH Coral Springs, LLC

II. Site Characteristics

- A. Size:*** Approximately 16.3 acres
- B. Location:*** In Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive
- C. Existing Use:*** Vacant

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commerce within a “Dashed Line Area”

Proposed Land Use Designation: Irregular (4.2) Residential within a “Dashed Line Area”

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Commerce within a “Dashed Line Area”.
A typical value for an impervious area produced by this type of development is approximately 72 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Irregular (4.2) Residential within a “Dashed Line Area”.

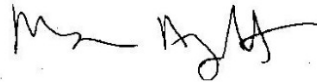
A typical value for an impervious area produced by this type of development is approximately 22 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

VI. Comments



By: _____

Date 3/16/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
SF-1980	CHEVRON # 202642	11600 WILES RD	Coral Springs	33076	Gasoline	Gas Station	69103636	Y
NF-2811	7-Eleven Store #32763	11595 WILES RD	Coral Springs	33076	Gasoline	Gas Station	69801931	N

Active Solid Waste Facilities

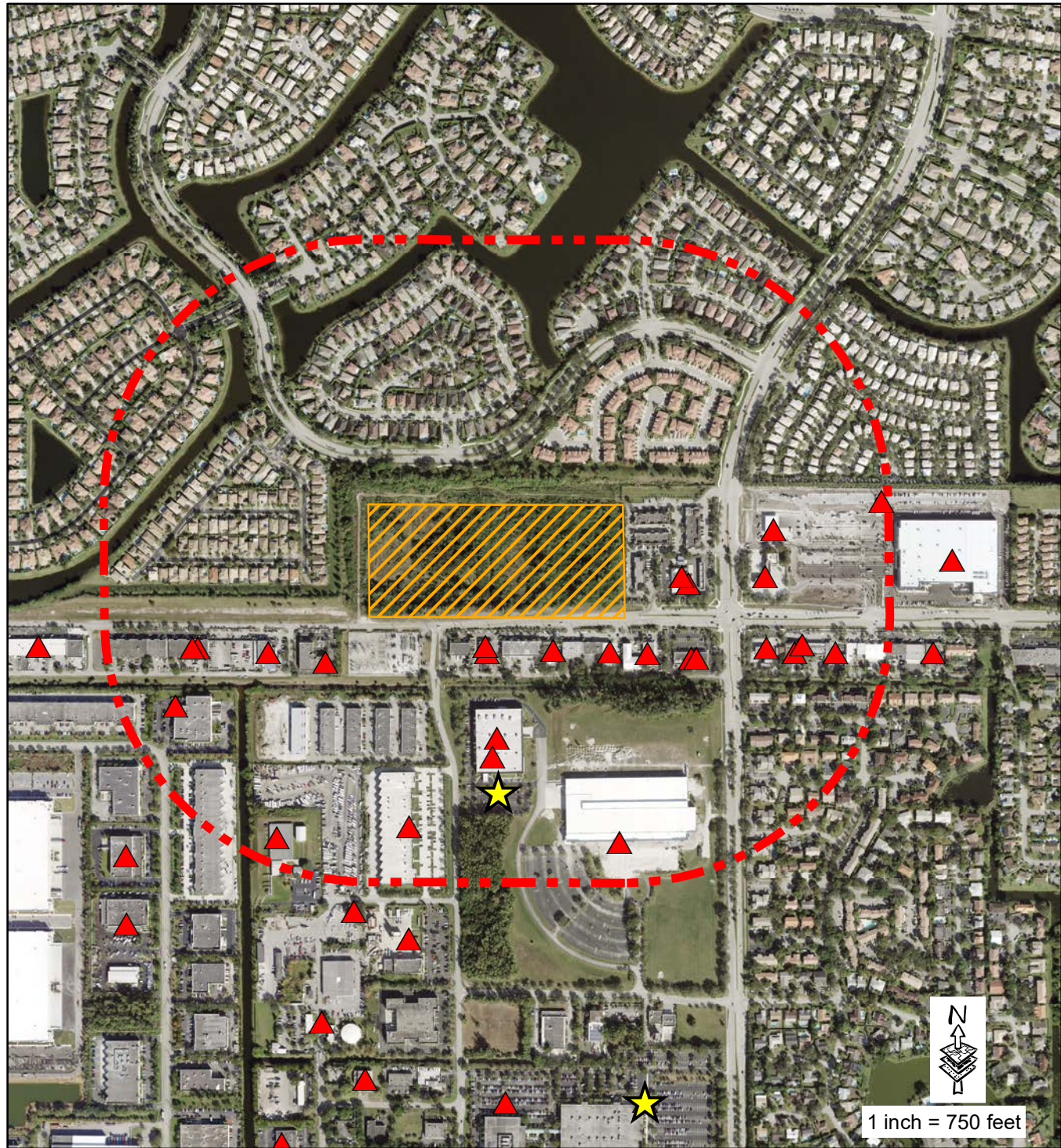
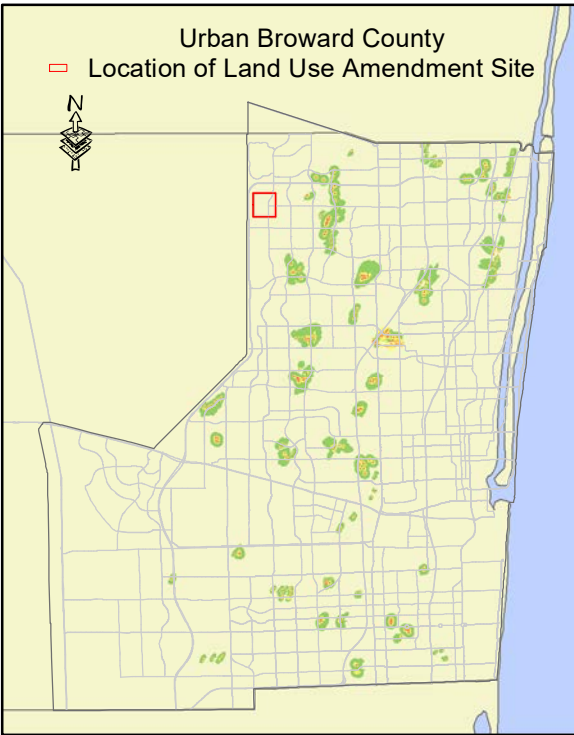
Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Coral Springs Trash Transfer Station	12600 WILES RD	Coral Springs	33076	Waste Processing Facility	Active
City of Coral Springs - Westside Complex	4181 NW 121ST AVE	Coral Springs	33065	Waste Processing Facility	Active
City of Coral Springs Landfill	12701 NW 39TH ST	Coral Springs	33065	Landfill	Active

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
7-Eleven Store #32763	11595 WILES RD Coral Springs 33076	5541 - Gasoline Service Stations	Storage Tank
A B B Power T&D Co., Inc.	4300 CORAL RIDGE DR Coral Springs 33065	3625 - Relays and Industrial Controls	Hazardous Materials
A1 Body Repair Centers of Coral Springs L.L.C.	12150 WILES RD Coral Springs 33076	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
A-1 Presto Auto Body	12292 WILES RD Coral Springs 33076	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
AA-One Transmissions, Inc.	11910 WILES RD Coral Springs 33076	7537 - Automotive Transmission Repair Shops	Hazardous Materials
Auto Works Collision & Paint	11850 WILES RD Coral Springs 33065	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Broward Bimmers, Inc	11560 WILES RD, #1 Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
City of Coral Springs, Maintenance Complex	4181 NW 121ST AVE Coral Springs 33065	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Comfort Medical	4252 NW 120TH AVE Coral Springs 33065	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Coral Ridge Valero	11600 WILES RD Coral Springs 33067	5541 - Gasoline Service Stations	Storage Tank
Coral Springs Auto Collision, Inc.	11750 WILES RD Coral Springs 33076	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Coral Springs Lube Express, Inc	11580 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Costco Wholesale Gas Station #1323	4631 CORAL RIDGE DR Coral Springs 33076	5541 - Gasoline Service Stations	Storage Tank
Decimal Engineering, Inc.	4300 CORAL RIDGE DR Coral Springs 33065	3444 - Sheet Metal Work	Hazardous Materials
Dr. Brakes Complete Auto Center	11590 WILES RD Coral Springs 33065	7538 - General Automotive Repair Shops	Hazardous Materials
Exeter Group 4250 Coral Ridge LLC	4250 CORAL RIDGE DR Coral Springs 33065	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank

LUA

General Tire & Automotive Center	11690 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Nordis Direct	4401 NW 124TH AVE Coral Springs 33065	6512 - Operators of Nonresidential Buildings	Storage Tank
North Springs Japanese Car Care	12294 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Performance Auto	12130 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Pinch A Penny	11700 WILES RD Coral Springs 33076	5999 - Miscellaneous Retail Stores, Not Elsewhere Classified	Hazardous Materials
Precision Tune	11900 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Quality Auto Service, Inc.	11810 WILES RD Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
RJD Investments, Inc.	4600 CORAL RIDGE DR Coral Springs 33076	5541 - Gasoline Service Stations	Storage Tank
Tire Choice #1291 (The)	4620 CORAL RIDGE DR Coral Springs 33076	7538 - General Automotive Repair Shops	Hazardous Materials
Verizon Wireless - FPL Wiles - #54	4706 NW 114TH DR Coral Springs 33076	4812 - Radiotelephone Communications	Hazardous Materials

Land Use Amendment Site: LUA PC 20-6



Land Use Amendment Map Legend

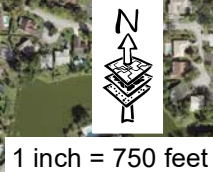
- ▲ Hazardous Materials Facility
- ★ Sara Title III 302 Facility
- ⋯ 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Miles 0 0.125 0.25

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


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

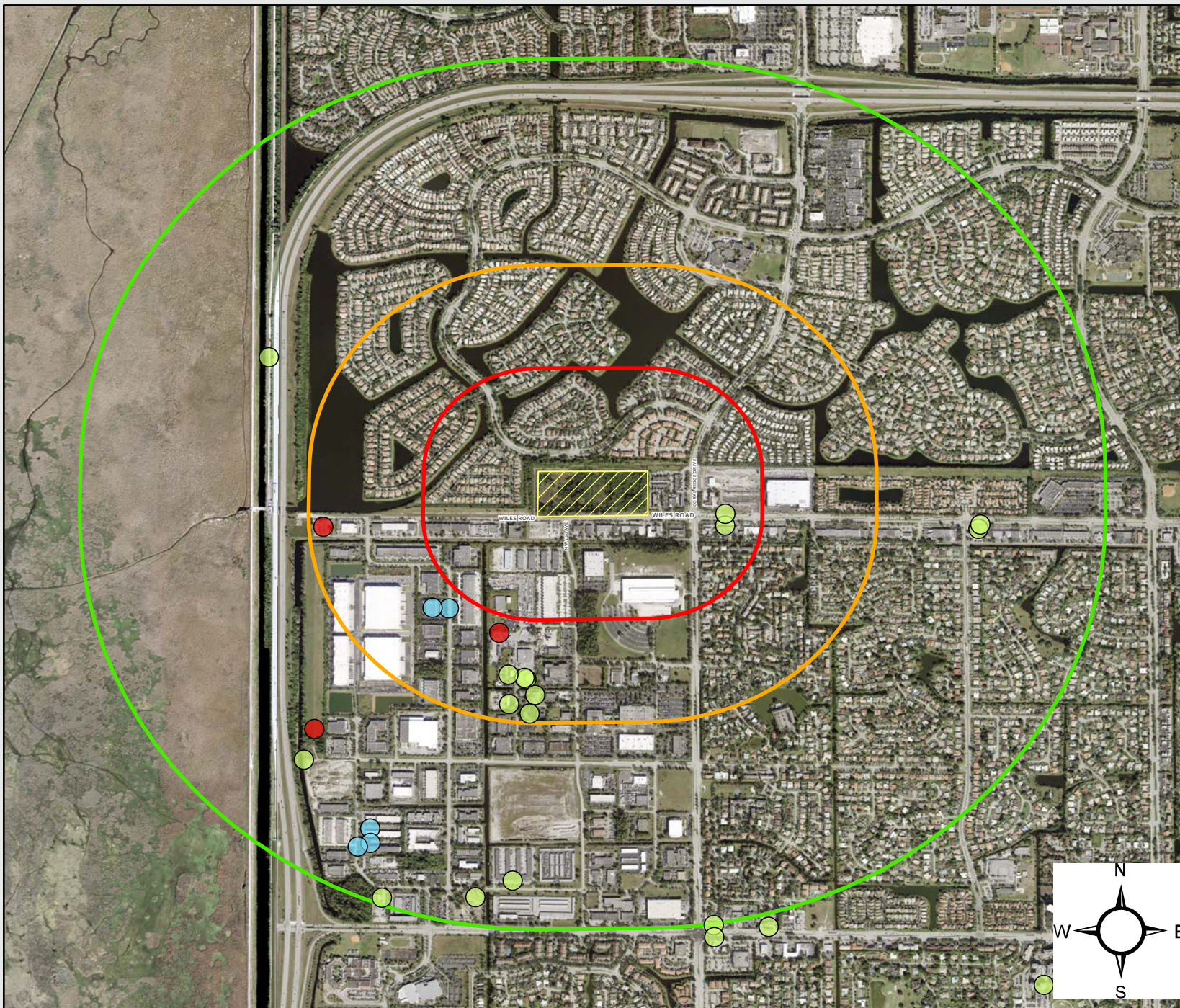
Prepared by: VMEBANE - March 2020
 Environmental and Consumer Protection Division



Land Use
Amendment
Comments Site
LUA 20-6

Legend

-  Contaminated Sites
-  Solid Waste Facilities
-  Air State Permitted Facilities
-  One Mile Buffer
-  Half Mile Buffer
-  Quarter Mile Buffer
-  Proposed Site



ATTACHMENT 9

Pelican Pointe

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs, FL 33067
954-344-5353

June 17, 2019

Susan Hess Krisman
Director of Development Service
City of Coral Springs
2730 N. University Dr.
Coral Springs, FL 33065

Re: 13th Floor Homes in the 19-acre vacant land parcel near Wiles Road & Coral Ridge Drive

Dear Ms. Krisman:

This letter is being sent in support of the 13th Floor Homes and their planned development for the vacant land just south of our community, Pelican Pointe.

Recently the homebuilder attended one of our HOA meetings and presented plans for a townhome community on the site. We believe that this would be a good use of the vacant land.

Our only concern with the development is the potential added traffic that may be created along Wyndham Lakes Boulevard. With that in mind, we have asked 13th Floor to limit access to Wiles Road, exclusively.

Should you have any questions, please feel free to contact the undersigned at 954-344-5353.

Sincerely,



Dan Sugarman
Benchmark Property Management, Inc.
For the Board of Directors

June 13, 2019

Susan Hess Krisman
Director of Development Services
City of Coral Springs
2730 N University Dr.
Coral Springs, FL 33065

Re: 13th Floor Homes

Dear Ms. Krisman,

The residents of the Pelican Trail HOA find 13th Floor's proposed townhome development to be complimentary and contextually consistent with the surrounding neighborhood. We certainly are in support of this new development, instead of another big box store, as long as there is no access to and from the parcel to the Wyndham Lakes Blvd South. If you decide to require the access to and from the parcel to Wyndham Lakes Blvd South, then we respectfully reserve the right to withdraw this support. There is already enough traffic on Wyndham Lakes Blvd. Additionally, we prefer that the currently existing berm not to be removed, rather the developer (13th Floor Homes) add to its esthetic by upgrading the landscaping on and surrounding the said berm.

Thanks for your consideration.

Best,

A handwritten signature in blue ink, appearing to read 'S. Rezvankhah', with a long horizontal flourish extending to the right.

Saeid Rezvankhah
President of Pelican Trail Homeowners Association, Inc.

WINDSOR SQUARE COMMONS

January 13, 2020

Mr. Ralph DiSalvo
Windsor Square Commons, LLC
4600 Investment, LLC
4600 Coral Ridge Drive
Coral Springs, FL 33076

Mayor & City Commission
City of Coral Springs
2730 N University Dr.
Coral Springs, FL 33065

Re: 13th Floor Homes Development

Dear Mayor & City Commissioners,

I am the owner of Windsor Square Commons, LLC and 4600 Investment, LLC, the properties immediately adjacent to the site where 13th Floor Homes has proposed the development of a residential townhome community.

As the owner of Windsor Square Commons, LLC and 4600 Investment, LLC, I have seen the adjacent site sit vacant, with little to no interest, for years. The development of a townhome community immediately adjacent to my property, would have a positive long-term benefit not just on my property, but the surrounding neighborhood as well.

I respectfully request your support for this project.
Thank you for your time and consideration.

Sincerely,



Ralph DiSalvo



Susan Hess Krisman
Director of Development Services
City of Coral Springs
2730 N University Dr.
Coral Springs, FL 33065

Re: 13th Floor Homes -Sunset Trails

Dear Ms. Krisman,

I ~~represent~~ am a Principal of Exeter Property Group and write to express our support for 13th Floor Homes' Sunset Trails project. As an owner and/or manager of 50+ acres of real property in ~~the~~ Coral Springs Corporate Park, we hope that you consider this support as you make your decision. We believe a residential program is synergistic with the area's residential and commercial uses. Having additional housing options for ~~our (and our tenants')~~ employees who currently work in and around the Coral Springs Corporate Park also is a benefit of the project.

Thanks for your consideration.

Best,

A handwritten signature in blue ink that reads "Matt Brodnik". The signature is written in a cursive, flowing style.

Matt Brodnik
Exeter Property Group

CORAL SPRINGS DEVELOPMENT, LLC

2500 N. Military Trail, Suite 235
Boca Raton, Florida 33431

December 2, 2019

Susan Hess Krisman
Director of Development Services, City of Coral Springs
2730 N University Dr.
Coral Springs, FL 33065

Re: Sunset Trails / 13th Floor Homes Development Application

Dear Ms. Krisman,

I am a Manager and a Member of Coral Springs Development, LLC, the record owner of parcels of land in Northwest Coral Springs better described as folio numbers 484107110010 & 484107110020 (the "Property"). As you know, this is the site of 13th Floor Homes' proposed Sunset Trails community (the "Project"). I write today to express support for the Project, but to also opine as to why we believe this is the best fit for the Property, as well as the surrounding community.

We initially purchased the Property from WCI in 2004. Over the course of our 15 years of ownership, there has been limited interest in the site given its current allowable uses. Commercial oriented users have been limited to "big box" type retailers such as Home Depot. In 2007, Home Depot entered into contract for the property and secured site plan approval for a new store. Ultimately, with the downturn in the retail sector, Home Depot opted not to proceed with the transaction, and we have been sitting on the site ever since. As you are aware, the approved site entitlements expired in 2012, at which time the Property was placed back on the market.

More recently, the site has generated interest from residential development groups interested in either multifamily rentals or for-sale housing. As we've explored these uses, we've heard a resounding preference for residential, specifically for-sale homes, from the residential communities that are situated adjacent to the site. Among the potential residential options for the site, we believe 13th Floor Homes' proposed project best matches the context of the community. This is further evidenced by the support letters 13th Floor has secured from those neighboring communities.

We respectfully ask that your support the Sunset Trails application so that this long dormant site can be activated with a community that will contribute to the surrounding properties and City as a whole.

Susan Hess Krisman
Director of Development Services, City of Coral Springs
December 2, 2019
Page 2

Thank you for your time and consideration.

Very truly yours,

CORAL SPRINGS DEVELOPMENT, LLC



By: Jeffrey L. Greenberg
Manager
E-mail: jl@greenberg-law.com

JLG/moh

cc: Sam Susi
Michael Nunziata



225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432
Tel +1 954 771 0800
Fax +1 954 771 3608
cushmanwakefield.com

January 13, 2020

Mayor & City Commission
CITY OF CORAL SPRINGS
2730 N University Dr.
Coral Springs, FL 33065

RE: **13TH FLOOR HOMES DEVELOPMENT APPLICATION**

Dear Mayor & Commissioners,

I serve as the Executive Director of Cushman & Wakefield's South Florida Industrial Team and have been intimately involved with many projects in and around the Coral Springs Corporate Park. I also served many years on the Economic Development Council of Coral Springs. I know 13th Floor Homes has filed a development application for the residential development of a vacant plot of land on the north side of Wiles Road in Coral Springs. Residential development is the most realistic and best use for this property, and I write today to express my support for the project.

As I mentioned, I have been involved in projects in and around the Corporate Park for years, and this site has managed to allude development. The only time the site was positioned for development in all those years was for the creation of a Home Depot. While that project never came to fruition, the residential neighborhood to the north of the property was very much opposed to the development of the Home Depot and similar retail uses.

Based on my experience in commercial real estate for almost 37 years, I do not believe that the subject property is a viable site for commercial/office/ retail development. If it was, it would have surely been developed by now. While staff has recommended an office use for this site, the site conditions and surrounding lack of amenities do not compliment an office project. The subject property is located on a low visibility, lightly trafficked, dead-end road, with minimal restaurants and other office related uses located nearby.

I respectfully ask that you support the development application put forth by 13th Floor Homes.

Thank you for your time and consideration.

Sincerely,

CUSHMAN & WAKEFIELD OF FLORIDA, INC.



Christopher J. Metzger, SIOR
Executive Director, Industrial Brokerage

CJM:uk



Landon Massel <lmassel@13fi.com>

The Sunset Trails Townhouse

1 message

Annabell pazmino

Fri, Jan 10, 2020 at 5:19 PM

<annabellpazmino@hotmail.com>

To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

I am resident of Coral Springs and i support The Sunset Trails Townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you

Thanks,

ANNABELL TEHRANI

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.



Landon Massel <lmassel@13fi.com>

Support Letter

1 message

samantha arteaga <sarteaga88@gmail.com>
To: Landon@13thfloorhomes.com

Thu, Jan 2, 2020 at 9:41 AM

Dear Ms. Hess Krisman,

I'm a resident in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because given the multitude of residential neighborhoods in the area, a luxury all for sale townhome community is a good fit for the community .

Please support the residential project proposed by 13th Floor Homes.

Sincerely,

Samantha Arteaga
3521 NW 88th Drive, Apt. 206
Coral Springs, FL 33065

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Landon Massel <lmassel@13fi.com>

Support for residential project

1 message

Annamaria <annamaria.mann@gmail.com>
To: Landon@13thfloorhomes.com

Fri, Dec 6, 2019 at 1:31 PM

Dear Ms. Hess Krisman,

I'm a homeowner in the Pelican Pointe townhomes community in Wyndham Lakes, Coral Springs, and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because:

- A. We have seen an overabundance of "big box" stores and commercial uses that take away from the aesthetics of the community.
- B. Commercial uses drive more traffic to an area, and the traffic in that part of town is already problematic.
- C. Given the multitude of residential neighborhoods in the area, a luxury all for sale townhome community is a good fit for the community.
- D. We think townhomes would be a great use of this land.

Please support the residential project proposed by 13th Floor Homes.

Sincerely,

Annamaria Mann
[4771 NW 117th Avenue](#)
[Coral Springs, FL 33076](#)

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.



Landon Massel <lmassel@13fi.com>

Sunset trails townhouse project

Aimee Belarmino Da Silva <asilv044@fiu.edu> Fri, Jan 10, 2020 at 3:28 PM
To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

Hi Landon,

I hope all is well.

I'm a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Thanks in advance.

Kind regards.

Aimée Centeno.

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Landon Massel <lmassel@13fi.com>

Sunset trails townhouse project

1 message

Edwin Centeno <edwin.r.centeno@outlook.com> Fri, Jan 10, 2020 at 3:20 PM
To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

Good afternoon Landon,

I'm a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Best regards,

Edwin Centeno

Get [Outlook for Android](#)

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we think townhomes would be a great use of this land.

Sincerely,

Erica Burnham
2662 NW 91 Ave
Coral Springs, FL

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we have seen an overabundance of "big box" stores and commercial uses that take away from the aesthetics of the community.

Sincerely

Vijay Panikar
4872 NW 124th Way
Coral Springs, FL 33076



Landon Massel <lmassel@13fi.com>

Sunset Trails

1 message

Erika Manzanares <emgmanzanares@yahoo.com> Fri, Jan 10, 2020 at 9:27 AM
To: landon@13thfloorhomes.com

Good morning!

I'm a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Erika Manzanares

[Sent from Yahoo Mail for iPhone](#)

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because the traffic in that area is already problematic and a commercial property would make it much worse.

Further, we think that townhomes would be a great use of this land.

Please support the residential project proposed by 13th Floor Homes.

Sincerely,
Lori & Ryan Boleen
10805 NW 55th St.
Coral Springs, FL 33076



Landon Massel <lmassel@13fi.com>

Proposed Residential Project Support

1 message

Carmen Leung <carmenxleung@gmail.com>
To: Landon@13thfloorhomes.com

Thu, Jan 2, 2020 at 10:06 AM

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we think townhomes would be a great use of this land. Please support the residential project proposed by 13th Floor Homes.

Sincerely,

Carmen Leung
[8419 Forest Hills Dr, Coral Springs, FL 33065](#)

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Dear Ms. Hess Krisman,

I am an attorney and business owner in Coral Springs. I have lived and worked in beautiful Coral Springs for over thirty years. My parents moved here in 1975. My business is currently housed in a multi-story office building adjacent to a highly trafficked road with good visibility. I have heard about the proposed residential project near Wiles and Coral Ridge Drive and believe that it is the best fit for that given parcel. I have heard some in the community recommend office or other commercial uses on that property and do not believe that is in the best long term interest of the City. First, I would not consider moving my business to an office building located on a dead end road with little to no visibility. In fact, one of my best clients did have an office towards the end of Wiles and had a very difficult time with it. Second, any commercial use on that site would need to be large enough to draw in people regionally. This draw would only further complicate the traffic issues in that area. As a former resident and current business owner, I support the proposed residential townhome project as proposed by 13th Floor Homes and ask that you do the same.

Thanks,

Larry Rothenberg

LARRY A. ROTHENBERG, ESQUIRE
815 CORAL RIDGE DRIVE
CORAL SPRINGS, FLORIDA 33071
TEL.- 954-255-3631
FAX - 954-255-3653



Landon Massel <lmassel@13fi.com>

Something like this?

Sharon Kasen <Sharon@benchmarkpm.com>
To: Landon Massel <lmassel@13fi.com>

Mon, Dec 9, 2019 at 1:31 PM

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we have seen an overabundance of "big box" stores and commercial uses take away from the aesthetics of the community. Further, commercial uses drive more traffic to an area and the traffic around that part of town is already problematic.

Please support the residential project proposed by 13th Floor Homes.

Sincerely,

Sharon & Jonathan Kasen

[5343 NW 102 Avenue](#)

[Coral Springs, Florida 33076](#)

This message contains confidential information and is intended only for the individual(s) named. If you are not the named addressee(s), you are notified that reviewing, disseminating, disclosing, copying or distributing this e-mail is strictly prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any loss or damage caused by viruses or errors or omissions in the contents of this message, which arise as a result of e-mail transmission. Benchmark Property Management, [7932 Wiles Road, Coral Springs, FL 33067](#).

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we have seen an overabundance of "big box" stores and commercial uses that take away from the aesthetics of the community.

Please support the residential project proposed by 13th Floor Homes.

Sincerely,

Lorraine Jones

Susan Hess Krisman
Director of Development Services
City of Coral Springs
2730 N University Dr.
Coral Springs, FL 33065

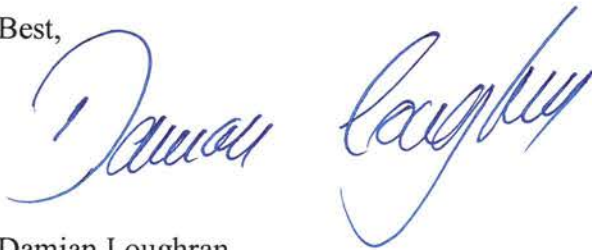
Re: 13th Floor Homes

Dear Ms. Krisman,

I live in Wyndham Lakes in Coral Springs and I represent a group of residents that wanted to send you this letter to express our support for 13th Floor Homes' Sunset Trails project. As an owner of property in Coral Springs, we hope that you consider this letter as you make your decisions.

Thank you.

Best,

A handwritten signature in blue ink, appearing to read "Damian Loughran". The signature is written in a cursive style with a large initial "D".

Damian Loughran
4785 NW 117 Ave
Coral Springs, FL 33076



Landon Massel <lmassel@13fi.com>

New homes

1 message

Myriam Rodriguez
<myriam.c.rodriguez@icloud.com>
To: landon@13thfloorhomes.com

Fri, Jan 10, 2020 at 1:22
PM

Good afternoon
Dear
Landon

“I’m a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you. “

Thank you

ATT
Myriam Rodríguez
5728 NW 127 Terrace
Coral Spring, FL , 33076

Sent from my iPhone

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Landon Massel <lmassel@13fi.com>

Sunset Trails

1 message

Debbie Schmand <ispyfla@aol.com>

Sat, Jan 11, 2020 at 11:09 AM

To: landon@13thfloorhomes.com

as a resident I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you. “

Thanks,

Deborah

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City of Coral Springs
City Hall
9500 W. Sample Road
Coral Springs, FL

Dear Ms. Hess Krisman,

My name is Douglas Taylor, and I'm a homeowner in Wyndham Lakes in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel.

With the construction of the Costco at the northeast corner of Wiles Road and Coral Ridge Drive a significant amount of commercial traffic was introduced to the area. Additional commercial traffic from the vacant parcel on the northwest corner would make an already highly congested intersection virtually undriveable. I have lived here for 24 years and have seen this area go from rural fields to a developed suburban neighborhood. Quality of life is important to my wife and I.

We would much rather have a residential development on the vacant lot as opposed to any type of commercial development. Please support the residential project proposed by 13th Floor Homes.

Sincerely,



Douglas & Tammy Taylor
5319 NW 118th Avenue
Coral Springs, FL 33076
(954) 918-6634

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because I think that townhomes would be a great use of this land. Also, the traffic in the proposed area is already problematic and another commercial building would only make it worse.

Please support the residential project proposed by 13th Floor Homes.

Sincerely,
Barbara Sugarman
1720 NW 127 Way
Coral Springs, Florida 33071

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been informed about the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel because we think townhomes would be a great use of this land.

Sincerely,

Emy Soza
10885 NW 6 STREET,
CORAL SPRINGS, FL 33071



Landon Massel <lmassel@13fi.com>

Support Sunset Trails townhouse

1 message

Sevil Camtepe <sevilsellsfl@gmail.com>

Sat, Jan 11, 2020 at 4:33 PM

To: landon@13thfloorhomes.com

Hello,

I'm a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Sevil Camtepe

561-305-7696

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Landon Massel <lmassel@13fi.com>

Sunset Trails

1 message

Garfield Gayle <garfield3rd@hotmail.com> Tue, Jan 14, 2020 at 5:42 AM
To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

I'm a resident of Coral Springs and I support the Sunset Trails Townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Thanks

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Landon Massel <lmassel@13fi.com>

13th FLOOR HOMES

1 message

NORMA ZETINA <normazetina10@gmail.com> Mon, Jan 13, 2020 at 8:13 PM
To: landon@13thfloorhomes.com

Hello,

“I’m a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you. “

Kind regards,

[Norma Zetina, Realtor, REO](#)
[St. Cert. Res. Real Est. Appraiser](#)
[United Realty Group](#)
[3351 N University Drive](#)
[Coral Springs, FL 33065](#)
[954-605-5337](#)
[Normazetina website](#)
[Norma Zetina LinkedIn](#)

[Norma Zetina Twitter](#)

All referrals are welcome, Do you know of anyone who is planning to buy or sell a home?” or if you would like to receive a free market analysis of your home please contact me.



Norma Zetina

Realtor
United Realty Group Inc.
+1 954-605-5337

CLICK TO VIEW MY
 **SavvyCard**





Landon Massel <lmassel@13fi.com>

Sunset Trails

1 message

Giovanni Brizuela <brizgio3@gmail.com> Mon, Jan 13, 2020 at 12:22 PM
To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

I'm a resident of Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

--

Regards,

Giovanni Brizuela
Coastal Realty Services, Inc.
[51 E. Commercial Blvd](#)
[Ft. Lauderdale, FL 33334](#)
Email: Gbrizuela03@gmail.com
Cell: (954)609-9443

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Landon Massel <lmassel@13fi.com>

Building in Coral Ridge

1 message

Stacy Ann Drummond
<stacyannjm1@hotmail.com>

Mon, Jan 13, 2020 at 1:39
PM

To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

Hello,

I'm a realtor in Coral Springs and I support the Sunset Trails townhouse project at Wiles and Coral Ridge. Please approve the plan when it comes before you.

Get [Outlook for iOS](#)

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Landon Massel <lmassel@13fi.com>

New Homes Coral Springs

3 messages

irene tetonis <irenetetonis@outlook.com>

Sat, Jan 11, 2020 at 4:28 PM

To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

Hi Landon,

I look forward to updates on 13th Floor Homes new builds in Coral Springs!

Thank you,
Irene

Irene Tetonis, PA

Realtor | Certified in Staging

English/Greek

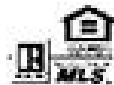
954-937-8500

FB: @Irene Tetonis, Realtor

United Realty Group

3351 N. University Drive

Coral Springs, FL 33065



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unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Landon Massel <lmassel@13fi.com>

Sun, Jan 12, 2020 at 10:37 AM

To: irene tetonis <irenetetonis@outlook.com>

Cc: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

We'll keep you posted! Are you supportive of the project?

Thanks!

Landon

Landon Massel

13th Floor Homes

Office: 786.279.1833

Cell: 847.208.7601

Website: www.13fi.com

[Quoted text hidden]

irene tetonis <irenetetonis@outlook.com>

Sun, Jan 12, 2020 at 10:26 PM

To: Landon Massel <lmassel@13fi.com>

Yes, I would support this project.

Irene

Irene Tetonis, PA

Realtor | Certified in Staging

English/Greek

954-937-8500

FB: @Irene Tetonis, Realtor

United Realty Group

3351 N. University Drive

Coral Springs, FL 33065



From: Landon Massel <lmassel@13fi.com>
Sent: Sunday, January 12, 2020 10:37 AM
To: irene tetonis <irenetetonis@outlook.com>
Cc: landon@13thfloorhomes.com <landon@13thfloorhomes.com>
Subject: Re: New Homes Coral Springs

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

Fw: SUNSET TRAILS TOWNHOMES PROJECT

1 message

Nestor Carlos Cardenas

<carloshomefinder@hotmail.com>

Tue, Jan 14, 2020 at 4:39

PM

To: "landon@13thfloorhomes.com" <landon@13thfloorhomes.com>

From: Nestor Carlos Cardenas

Sent: Tuesday, January 14, 2020 5:33 PM

To: landon@13thfloorhomes <landon@13thfloorhomes>

Subject:

Good a. ernoon,

I am a resident of Coral Springs and I would like to support the project to build new homes at the intersecon of Wiles Rd and Cor al Ridge Dr in Coral Springs, FL.

Regards,

Nestor Carlos Cardenas

The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Dear Ms. Hess Krisman,

I'm a homeowner in Coral Springs and have been following the discussion regarding the proposed residential project on Wiles Road near the Wyndham Lakes Community. I support a residential use for that vacant parcel. Please support the residential project proposed by 13th Floor Homes.

Thank you,

Craig Richardson
5344 NW 118th Avenue
Coral Springs, FL 33076
(The Island HOA)

Also Property owner:
4771 NW 117th Avenue
Coral Springs, FL 33076
(Pelican Pointe HOA)

ATTACHMENT 10



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

March 4, 2020

Christina Evans, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

SUBJECT: PC 20-6 Sunset Trails (Coral Springs)
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Evans:

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

Sincerely,

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

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org



RECEIVED

MAR 06 2020

BROWARD COUNTY
PLANNING COUNCIL

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

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

MEMORANDUM

March 3, 2020

To: Dawn B. Teetsel, Director
Broward County Planning Council

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: Edgar J. Ruiz, Senior Program/Project Coordinator 
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC-20-6 (Sunset Trails-Coral Springs)

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan (Sunset Trails-Coral Springs). Our comment is as follows:

PC 20-6 No objections.

If you or your staff has any questions about our comments, please call me at 954-357-7084

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 12

From: cschneider@bellsouth.net <cschneider@bellsouth.net>

Sent: Wednesday, May 20, 2020 11:25:48 AM

To: Teetsel, Dawn

Subject: Plan Amendment PC 20-6

I am writing in regards to Plan Amendment PC 20-6 and it's associated hearing on Thursday, May 28, 2020 at 10 AM. As a property owner adjacent to this land area, I am writing in OPPOSITION to changing the land use designation from commerce to residential. Please note that while I'm currently on the HOA Board for an adjacent community, I am writing this email in opposition as a homeowner and not a Board member. My reasons are as follows:

1. Traffic. Both the City of Coral Springs and 13th Floor have conceded that road extensions westbound on Wiles Road, through Coral Ridge Drive, would not occur. At this intersection, Wiles Road becomes a one lane street moving westbound. Additionally, it was noted in a public City hearing that a left turn signal at the intersection's light moving north on Coral Ridge Drive to westbound Wiles Road would not be added. This will cause serious delays for all at this intersection, as the intersection can not accommodate such traffic today. Also, with the inclusion of Costo at this intersection, we have seen a great uptick in traffic at all hours of the day/evening. This will also only cause further delays & aggregation to the current residents of this area.

2. Conflict of Interest. Dan Daley was the City of Coral Springs commissioner and vice mayor from 2012 to 2019, when he was then elected to the Florida House of Representatives, despite DUI allegations. Mr. Daley also serves as Corporate Counsel for 13th Floor, the building development company at issue here. It is an utter conflict of interest that Mr. Daley represent a business and change of land use in the same city he once held office and continues to serve as a board member on the Coral Springs Community Chest organization. His political career did not end in 2019. Rather, as a Representative for the State of Florida, his political clout still impedes on a fair city and county hearing of this matter. Additionally, based upon a public search of www.myfloridahouse.gov, Mr. Daley's ties with the city are still apparent.

3. Fake Letters. During the City of Coral Springs' first public hearing, counsel for 13th Floor introduced letters in support to change the land use designation. One of these letters came from an adjacent community, Pelican Pointe of Wyndham Lakes. As a Board member, no such letter was ever provided by our community. Furthermore, our then property manager confirmed no letter was drafted by our property management company, Benchmark. In fact, our Board's then president indicated that further discussions with 13th Floor needed to be had in regard to development concessions. These conversations never occurred and 13th Floor designed a community without taking into account neighboring community requests. Other letters in support to the change of land use came from residents of the community, none of which, including my neighbors named at the hearing, provided a letter to 13th Floor. Two additional support letters (Dan & Barb Sugarman) came from people who do not live in this area of Coral Springs, but run property management companies, a potential additional conflict of interest.

4. Leasing Community. In recent years, many "luxury" townhome communities have been built in northwest Broward County. All of these communities have not been able to sell their units and turned into leasing communities. During the first public hearing for the City of Coral Springs, I specifically asked the City what steps or measures the City will take to ensure this community does not turn into a leasing community, thus driving down the property value of adjacent and neighboring communities. The City had no response to this. Additionally, without access to Wyndham Lakes Blvd, the only means of ingress and egress to this community will be Wiles Road, overlooking a rather dilapidated corporate park. If townhomes don't sell at proposed cost due to location, this would also be a factor in driving down property values of adjacent communities. Rightfully so, this is a large area of concern for the homeowners in this area.

At this time, I ask the Broward County Planning Counsel to deny proposed amendment to the Broward County Land Use Plan in the City of Coral Springs, Florida for the approximately 16.3 acres generally located on the north side of Wiles Road, west of Coral Ridge Drive, also known as Plan Amendment PC 20-6.

At your earliest convenience, can you please provide me with the remote public participation options for the May 28th hearing?

Kindest Regards,
Christina Schneider

ATTACHMENT 13

From: [Teetsel, Dawn](#)
To: [Blake Boy, Barbara](#); [Von Stetina, Deanne](#)
Subject: Fw: Wiles & Coral Ridge follow up
Date: Tuesday, May 26, 2020 2:10:19 PM
Attachments: [1018_001.pdf](#)

From: Lindsay Murphy <lmurphy@udsflorida.com>
Sent: Tuesday, May 26, 2020 2:00:22 PM
To: Teetsel, Dawn
Cc: Dennis Mele
Subject: FW: Wiles & Coral Ridge follow up

Good afternoon, Dawn.

Please see attached and below in response to the correspondence your agency received from Christina Schneider. Please provide a copy to the Planning Council as part of the additional agenda material.

Thank you,
Lindsay



Lindsay Murphy
LMurphy@udkstudios.com
610 Clematis Street
Suite CU02
West Palm Beach, FL 33401

P. [561.366.1100](tel:561.366.1100) | **F.** 561.366.1111
Cell 561.906.2714

From: Landon Massel [<mailto:lmassel@13fi.com>]
Sent: Tuesday, May 26, 2020 12:08 PM
To: Lindsay Murphy <lmurphy@udsflorida.com>; Dennis Mele <Dennis.Mele@gmlaw.com>
Cc: Michael Nunziata <mnunziata@13fi.com>; Dan Daley <dan@13thfloorhomes.com>
Subject: Fwd: Wiles & Coral Ridge follow up

See the email below (with letter attached) from the former President of Pelican Pointe. Fiona was the President of the HOA when the letter was written & authorized.

Landon Massel

13th Floor Homes
Office: 786.279.1833
Cell: 847.208.7601
Website: www.13fi.com

----- Forwarded message -----

From: **Fiona Leonard** <fjlseven@aol.com>
Date: Tue, May 26, 2020 at 11:19 AM
Subject: Fwd: Wiles & Coral Ridge follow up
To: landon@13thfloorhomes.com <landon@13thfloorhomes.com>
Cc: Fiona Leonard <fjlseven@aol.com>

Landon,

As we discuss I am no longer on the Board at Pelican Pointe however I did want to confirm that letter from June 17th, 2019 is in fact authentic.

That was the general consensus of the Pelican Pointe Board - which was established after having met with 13th Floor Homes at our Board Meeting in April 2019. The Pelican Pointe board members directed Benchmark to send this letter in support of 13th Floor Homes.
Regards, Fiona Leonard.

-----Original Message-----

From: Dan Sugarman <Dan@benchmarkpm.com>
To: Landon Massel <lmassel@13fi.com>; Fiona Leonard <fjlseven@aol.com>
Sent: Mon, Jun 17, 2019 10:24 am
Subject: RE: Wiles & Coral Ridge follow up

Landon,

See attached.

Dan Sugarman
Benchmark Property Management, Inc.

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Pelican Pointe

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs, FL 33067
954-344-5353

June 17, 2019

Susan Hess Krisman
Director of Development Service
City of Coral Springs
2730 N. University Dr.
Coral Springs, FL 33065

Re: 13th Floor Homes in the 19-acre vacant land parcel near Wiles Road & Coral Ridge Drive

Dear Ms. Krisman:

This letter is being sent in support of the 13th Floor Homes and their planned development for the vacant land just south of our community, Pelican Pointe.

Recently the homebuilder attended one of our HOA meetings and presented plans for a townhome community on the site. We believe that this would be a good use of the vacant land.

Our only concern with the development is the potential added traffic that may be created along Wyndham Lakes Boulevard. With that in mind, we have asked 13th Floor to limit access to Wiles Road, exclusively.

Should you have any questions, please feel free to contact the undersigned at 954-344-5353.

Sincerely,



Dan Sugarman
Benchmark Property Management, Inc.
For the Board of Directors