

RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT

Rezoning 25-Z2: Broadview Gardens
Staff Report

I. Rezoning Description.

A. Rezoning Details.

The proposed rezoning changes the zoning district from A-3: Agricultural and Utilities to RS-5 and RM-16. The approximately 39.4 gross acre site is located at 4590 Peters Road, within the Broward Municipal Services District (BMSD) Broadview Park neighborhood. Attachment A provides a general location map. Figure 1 shows an aerial view of the site and Figure 2 includes proposed rezoning details.

Figure 1: Oblique Site View from the East



Source: Broward County Property Appraiser, 2024 Aerials.

Figure 2: Proposed Rezoning Details

Site Location Map (Attachment A)	Broadview Park: south side of Peters Road, east side of SW 46th Avenue.
Effect of Rezoning	Allows up to 511 dwelling units.
Size	39.4 Gross acres - 37.2 Net acres.
Existing Uses (Attachment B – Aerial Map)	Vacant
Proposed Use	RS-5: One-family Detached Dwelling District and RM-16: Multifamily Dwelling District.
Current Zoning (Attachment C)	A-3: Agricultural and Utilities District
Proposed Zoning (Attachment D)	RS-5: Residential Use at maximum of 5 dwelling units per acre (up to 37 units on the Property)

	RM-16: 16 dwelling units per units per acre (up to 474 Units on the Property)
Current BMSD Future Land Use Designation (Attachment E)	Utilities
Proposed BMSD Future Land Use Designation (Pending FLUMS 25-M1) (Attachment F)	Medium (16) Residential
Current BCLUP Future Land Use Designation	Community
Proposed BCLUP Future Land Use Designation	Application not filed.
Commission District	District 5: Steve Geller
Applicant/Agent	Housing Authority of Fort Lauderdale / Lochrie & Chakas, P.A.
Property Owner	City of Fort Lauderdale
Folio Number	504137011280

B. Staff Recommendation

The Resilient Environment Department's Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed RS-5 and RM-16 zoning districts will be consistent with the Broward County Comprehensive Plan provided future land use map amendments to both the Broward County Land Use Plan (BCLUP) and Broward Municipal Services District (BMSD) future land use maps (FLUM) are approved.

C. Background

The subject site is located in the Broadview Park neighborhood, which is characterized by single and multifamily housing interspersed by sporadic vacant lots. Primary uses of the property are for City of Fort Lauderdale wellfields and the Fort Lauderdale Archers, a private archery club. On October 5, 2021, the City agreed to transfer ownership of the property to the Applicant, provided the land be developed for Affordable Housing. While the City of Fort Lauderdale owns the site, the Housing Authority of the City of Fort Lauderdale (Applicant) is under contract for its purchase.

The Applicant filed application 25-M1 to change the BMSD FLUM designation of the property from Utilities to Medium (16) Residential.

The Resilient Environment Department Local Planning Agency Public considered the FLUMS amendment request on June 11, 2025, and found that the proposed amendment is generally:

- Inconsistent with Broward County Comprehensive Plan and Broward County Land Use Plan policies that address compatibility;
- Consistent with the Broward County Comprehensive Plan goals, objectives, and policies that address population and housing;
- Inconsistent with certain Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies that address historic and natural resources. However, consistency may be achieved by addressing impacts to the Local

Area of Particular Concern through Broward County's development permitting and licensing processes.

The Local Planning Agency noted the following:

- Public transit is available to serve the proposed amendment site; however, if approved, Staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.
- A Low-Medium (10) Residential Future Land Use designation is available that would better align with Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies by:
 - Providing a more compatible transition between properties to the east and west of the site and the established character of existing development. However, a compatible transition may also be achieved through execution of the applicant's voluntary commitments regarding building height restriction, unit mix, access and traffic circulation, amenities, and site layout.
 - Better coordinating land use and transportation consistent with the Comprehensive Plan's Transportation Element Policy T2.2.4 that recommends residential densities more intense than Low-Medium (10) Residential be located with adequate access to public transit routes.

D. Voluntary Commitments.

Below are voluntary commitments proffered by the Fort Lauderdale Housing Authority. These commitments were also shared by the Applicant at the May 6, 2025, Broadview Park meeting. The voluntary commitments identified in this section are reviewed as part of the site plan review process. They may be considered mitigating factors, provided the Fort Lauderdale Housing Authority is willing to record a voluntary Declaration of Restrictions, enforceable by Broward County, that will run with the land.

1. Building Height Restriction.

The multifamily portion of the Project shall not exceed a maximum height of three (3) stories or thirty-five (35) feet.

2. Unit Mix.

According to the application, the Project shall include thirty-four (34) single-family homes. The multifamily (RM-16 zoning) dwellings will include less than 500 units. The single-family (RS-5 zoning) homes will be for sale at market rate, while the multifamily will be developed as an affordable and/or workforce housing community. Staff notes the rezoning allows up to 511 units, with the RS-5 portion allowing up to 37 dwelling units and the RM-16 portion allowing up to 474 dwelling units.

3. Access and Traffic Circulation.

The Project includes multiple access points that provide vehicular circulation and disperse and minimize impacts on the surrounding community. The following are the proposed access points:

- a. Multifamily access will take place from two access points on the east side of the Property. The Applicant is also working on securing access at the north end of the site onto Peters Road.
- b. Access for the single-family homes will be along SW 46th Avenue.

4. Amenities.

The project shall include a robust suite of amenities for residents, which include:

- a. Club room,
- b. Catering kitchen,
- c. Business center,
- d. Bike storage,
- e. Dog park,
- f. Walking trails.

5. Site Layout.

The single-family homes will be situated on the west side of the property along SW 46th Avenue. The multifamily units will be situated along the center to east side of the property in various buildings providing adequate building separation.

II. Summary of Evaluation Criteria.

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

A. Ambiguity/Error.

Finding: There is not an ambiguity or error.

B. Changing Conditions.

Analysis: Broward County is nearly fully developed, and population growth is expected to continue. Based on prevailing household size in Broward and full buildout of the site, the property could accommodate up to 511 units and house approximately 1,154 people (See Figure 3). Both market rate and affordable housing will primarily be achieved through urban infill and redevelopment of new multifamily housing. Development challenges include assembly of small lots with fragmented ownership, higher development costs, and ensuring compatibility with adjacent and nearby land uses.

Figure 3: Projected Additional Population

Broward County Population	1,944,375
Broward County Housing Units	860,329
Broward County Persons per Housing Unit	2.26
Proposed Additional Housing Units	511
Total Additional Population	1,154

Source: United States Census Bureau, 2020 Decennial Census

The Broward County Affordable Housing Needs Assessment, September 2022, identifies low-income limits by the number of persons in the family (See Figure 4). The 2022 Needs Assessment also identifies the number of occupied rental and owner units, surplus or deficit by rental and owner housing income category (See Figure 5).

Figure 4: Fort Lauderdale Metro Area – Low-Income by Persons in Family (80% Annual Median Income)

1	2	3	4	5	6	7	8
\$50,800	\$58,050	\$65,300	\$72,550	\$78,400	\$84,200	\$90,000	\$95,800

Source: HUDuser.gov; FY 2022 Income Limits Summary

Figure 5: Selected Housing Characteristics

Housing Tenure	Total Units
Total Occupied Rental Units	1,015
Total Occupied Owner Units	1,455
Rental Housing Income Category	Surplus (+) or Deficit (-)
Extremely Low	-173 units / -17%
Very Low	-113 units / -11%
Low	+39 units / +4%
Moderate	+163 / +16%
Owner Housing Income Category	Surplus (+) or Deficit (-)
Extremely Low	--
Very Low	--
Low	-144
Moderate	-108

Source: Broward County Affordable Housing Needs Assessment, September 2022.

The 2022 Needs Assessment states the post-COVID rental market is characterized by increasing demand, low vacancy rates, soaring year-over-year rent prices, and lack of production. The study found the following:

- 61.9 percent of renter households are cost-burdened, meaning they spend more than 30% of income on housing costs.
- An existing renter affordability supply gap of nearly 75,000 housing units for Low, Very Low, and Extremely Low-Income renter households.
- While the South Florida Region gained housing that is available to rent in the \$1,250 per month and above cost between 2016 and 2020, it lost rental housing below \$1,250 per month.

Zoning Code Section 39-276 states the purpose of residential zoning districts is to provide a variety of residences and complimentary uses which conform to the density requirements, policies, and objectives of the Broward County Land Use Plan.

Finding: The proposed rezoning, coupled with the Applicant's voluntary restriction to provide affordable housing, addresses changing conditions by offsetting the existing rental housing affordability gap.

C. Applicant Testimony.

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

D. Staff Recommendation.

See Section I.B.-Staff Recommendation

E. Public Testimony

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

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

Staff reviewed the application for consistency with the applicable Goals, Objectives, and Policies of the Broward County Comprehensive Plan and identified the following:

POLICY BMSD 1.1.5 - Future land uses shall be coordinated with the availability of public facilities and services.

Analysis: Review agencies either reported the facilities and services are available to serve the future development of the site or had no objections (Attachments G, K, L, M, N, O, P, S). The availability of facilities and service will be reevaluated at the time of site planning.

Finding: Consistent.

POLICY BMSD 1.1.7 - Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

Analysis: While this Policy typically applies to FLUM amendments, the Applicant is proposing a single family use adjacent to an existing single-family district and multifamily use adjacent to a similarly zoned district.

Finding: Consistent.

POLICY BMSD 1.2.1 - Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses
2. The site is suitable for the proposed use
3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element
4. Urban Sprawl is discouraged
5. Sufficient affordable housing is provided to meet the needs of the area
6. The proposed use is compatible with surrounding uses

Analysis: While this Policy typically applies to FLUM amendments, the Applicant is proposing single family homes adjacent to an existing single-family district and multifamily homes adjacent to a similarly zoned district. Further, the Applicant's stated intent is to voluntarily restrict the property for affordable housing. Review agencies either reported the availability of facilities to serve the future development of the site or had no objections (Attachments G, J, K, L, M, O, and P). The remaining items of this Policy are to be reviewed at time of site planning.

Finding: Consistent.

POLICY BMSD 2.1.10 - Broward County will continue to assist residents with securing affordable housing and offsetting housing costs through federal, State, and local housing programs and initiatives.

Analysis: The Applicant has voluntarily offered to restrict the development for affordable housing.

Finding: Consistent.

POLICY HP3.2 - Broward County shall review all applications for public and private development and redevelopment within its jurisdiction and evaluate impacts to potential and recorded historic and cultural resources in a timely manner through the development review processes.

Analysis: The initial review found no previously identified historic or archeological resources, however, the site is located in an area of “archaeological sensitivity” where such resources may be found (Attachments H and I). A detailed review will be conducted at time of site planning to ensure the appropriate protection of such resources.

Finding: Consistent.

OBJECTIVE H1 – Provide, Preserve and Maintain Affordable Housing Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.

Analysis: Figure 5 shows the affordable housing inventory within the Broadview Park neighborhood reflecting a demonstrated need. The Applicant has voluntarily offered to restrict the development for affordable housing.

Finding: Consistent.

POLICY H1.3 - Broward County shall continue to maintain land development codes that reduce the cost of new housing units affordable to very low, low, and moderate-income households through waiver of impact, concurrency, and application fees for projects that:

1. Designate dwelling units for very low and low incomes;
2. Dedicate land for affordable housing;
3. Dedicate money in lieu of land or designate dwelling units for very low and low income;
4. Allocate flexibility units; and
5. Use density bonuses.

Analysis: Figures 4 and 5 above show a need for affordable housing within the Broadview Park neighborhood. The Applicant voluntarily offered to restrict the development for affordable housing. The remaining portions of this Policy do not apply to this review.

Finding: Consistent.

POLICY H1.7 - Broward County shall support the affordable housing requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document for amendments to the BCLUP which propose to add

100 or more residential dwelling units to the existing densities approved by the BCLUP.

Analysis: This rezoning is subject to and contingent upon a BCLUP FLUM amendment that is subject to Policy 2.16.2 (Attachment I). The Applicant voluntarily offered to restrict 100% of the future development of the site for affordable housing.

Finding: Consistent.

POLICY H2.6 - Broward County shall encourage converting and/or developing vacant, underutilized, or surplus lands and properties into affordable housing, including single rooms intended for occupancy as separate living quarters, at appropriate locations.

Analysis: The Applicant voluntarily offered to restrict 100% of the future development of the site for affordable housing.

Finding: Consistent.

POLICY PSF2.6 - Broward County and the municipalities shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA, School Board Policy, and County and municipal LDRs.

Analysis: This review is typically completed at time of plat or site plan. However, the rezoning application was routed to the School Board. They reported capacity exists to serve the future development (Attachment J).

Finding: Consistent.

Objective R3 – Level of Service Requirements. Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.

Analysis: The BMSD local parks capacity currently exceeds the minimum required Level of Service (See Section I.2.).

Finding: Consistent.

Objective 6.3. - Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.

Analysis: This application was routed for solid waste review. There were no objections to the application (Attachment L).

Finding: Consistent.

GOAL T2 - Plan Broward County's mobility and built environment to foster (re)development that complement multimodal transportation investments.

Analysis: The property is contiguous to Davie Boulevard with a nearby bus stop.

Finding: Consistent.

POLICY T2.2.4 - Broward County shall coordinate land uses with the transportation system through implementation of the following programs and activities:

1. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets;
2. Residential densities more intense than Low-Medium (10 du/ac) should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes;
3. Through the designation of sufficient acreage on the BMSD Comprehensive Plan Map Series, Broward County shall continue to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30- minute commute to employment;
4. Industrial uses shall be located with access to major transportation facilities, including roads, airports, seaports, rail, and intermodal facilities; and
5. Public facilities shall be located in areas of concentrated activity, such as downtowns and transit stations, to provide convenient access to public transit and to utilize shared parking areas.

Analysis: The RS-5 zoning district is proposed along a local collector at SW 46 Avenue. The proposed RM-16 zoning district is contiguous to Davie Boulevard which has a nearby bus stop. Commercial uses are within a half-mile distance of the property. (Attachments N, O, P, Q).

Finding: Consistent.

POLICY WM3.1 - LOS standards for potable water and sanitary sewer facilities will be the FDEP permitted capacity of the facilities. The LOS standard for water treatment plants will be expressed as maximum monthly flow and the LOS standard for wastewater treatment plants will be expressed as average daily flow. Facility per person levels of service standards (LOSS) may vary due to water treatment type, demographics, irrigation acreage, and age and condition of the system. For planning purposes, the maximum LOSS for any County facility shall be 150 gallons/person/day.

Analysis: Available water capacity exists (Attachment G). Availability of capacity is reviewed again at site planning and is allocated only at time of permitting.

Finding: Consistent.

G. Comprehensive Plan Consistency-Densities, Intensities, and General Uses.

Analysis: The rezoning is not consistent with the current Utility future land use designation on the site. However, the Applicant has a pending application to change the future land use designation to Medium (16) Residential. Staff recommended a Low-Medium (10) Residential future land use designation for that request. If the Applicant's requested future land use designation is approved, the proposed rezoning would be consistent with the densities, intensities, and general uses of the Broward County Comprehensive Plan's BMSD FLUMS.

Finding: Conditionally consistent provided the Medium (16) Residential FLUM map amendment is approved.

H. Historic, Archaeologic, and Natural Resources Resources.

The proposed application was reviewed for impacts to historic, archaeologic and environmental resources.

1. Historic – Archaeologic Resources.

Analysis: The County's archaeological consultant determined the proposed project will not have an adverse effect on a previously identified area of archaeological sensitivity. (Attachment H). A historic resources survey, conducted in 2019, recommended a Phase I Archaeological Survey be conducted because an Indian camp was documented on the property. A detailed review will be conducted at the time of site planning to ensure the appropriate protection of such resources.

Finding: Consistent.

2. Natural Resources.

Analysis: Broward County staff conducted a review for compliance with policies and programs regarding natural resources of the site. That review noted the potential for environmental resources to exist at the site; however, further investigation would be required at the time of site planning and permitting (Attachment P).

The applicant submitted an Environmental Assessment (Attachment Q), including an ecological assessment, wetland determination, and environmental impact report with their FLUMS application. The applicant's environmental assessment states there are no listed Critical Habitat or critical type of habitat is present on the site or in directly adjacent parcels.

a. Air Quality.

Minimal impacts to air quality are expected.

b. Wellfield Protection.

The proposed amendment site is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions.

c. Wetlands.

The applicant's Environmental Assessment states no wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. Broward County staff Environmental Review Comments did not identify any wetlands on the proposed amendment site; however, certain surface disturbing activities may require an Environmental resource License.

d. Upland Resources (Tree Preservation).

The applicant's Environmental Assessment states the site is an upland urban forested and rangeland parcel that has been altered by past and ongoing human uses. Dense areas of trees and shrubs are dominated by non-native and invasive

plants. It further states a tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance, minimization and mitigation as required by the regulatory agency tree resources permitting requirements. The Protected Natural Lands Inventory indicates the site is part of the Pine Ridge Nature Trail, managed by the City of Fort Lauderdale, that includes Forested Upland and Coniferous vegetative communities. 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.

https://hub.arcgis.com/datasets/e28cf2b483984692a748985a61f678b0_0/explore?location=26.100492%2C-80.192318%2C13.78

Portions of the subject property are designated as Local Area of Particular Concern (LAPC) Site #78. The property is subject to Section 5-182.8 of the Broward County Land Development Code. During the development review process, an Environmental Impact Report (EIR) will be prepared that identifies:

- Effects that the proposed development would have on the unique natural qualities and resources of the area,
- Strategies to protect the resource or mitigate unavoidable adverse impacts on the resource.

A Tree Removal License also is required.

e. Marine and Riverine Resources.

The proposed amendment is not expected to negatively impact marine or riverine resources.

f. Proximity to Solid Waste Facilities, Contaminate Sites, SARA Title III (Community Right to Know) Facilities, Hazardous Materials Facilities.

1. Solid Waste Facilities: Available records do not indicate that the site is a current or former landfill, dump, or other regulated waste facility,
2. SARA Title III Facilities: No known facilities are located on or within ¼-mile of the proposed amendment site.
3. Hazardous Materials Facilities: There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Five (5) facilities are hazardous material facilities and one (1) is both hazardous materials and storage tanks.
4. Contaminated Sites: Two (2) listed contaminated sites were found within one-quarter mile of the proposed amendment site. Prior to any dewatering, a Dewatering Plan must be approved by the Environmental Permitting Division.

g. NatureScape Program.

Development of the proposed amendment site should be coordinated with Broward County's NatureScape Program. The program addresses creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat.

h. Priority Planning Areas for Sea Level Rise.

The site is not included in an area designated as a Priority Planning Area for sea level rise.

i. Broward County Land Use Plan Policy 2.21.6.

The Resilient Environment Department's Resilience Unit requests the applicant to strongly consider the Broward County Climate Change Action Plan's recommended Healthy Community Actions that address heat and stormwater.

Finding: Consistent. Mitigation efforts of LAPC Site #78 shall be addressed as part of the County's development, permitting, and licensing requirements and may also require addressing any designation before that time.

I. Infrastructure Capacity.

The proposed rezoning site is served by the full complement of urban services. This analysis was also conducted for the corresponding Broward Municipal Services District Future Land Use Map amendment 25-M1.

1. Public Schools.

Analysis: The School Board of Broward County, Florida issued a Preliminary School Capacity Availability Determination (PSCAD). (See Attachment J) The Concurrency Service Areas for the site in the 2024/25 school year are Meadowbrook Elementary, New River Middle, and South Plantation High schools. The level-of-service standard (LOS) is either 100% of gross capacity or 110% of current capacity. Meadowbrook Elementary and South Plantation High schools currently meet the LOS; New River Middle School is expected to exceed the LOS until the 2026/27 school year. On August 5, 2025, the School Board's Capacity Allocation Team allocated 30 student stations that may be needed to Sunrise Middle School

The PSCAD states the rezoning application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the development. Public School review will be performed again at the time of platting, site planning, and permitting to verify available capacity.

Finding: Complies.

2. Recreation and Open Space.

Analysis: The level-of-service standard is three (3) acres per thousand population for local (BMSD) parks and three (3) acres per thousand for regional parks.

Figure 6: Local and Regional Park Level-of-Service.

Level-of-Service Standard (Regional and Local)	Three (3) acres per 1,000 population
Population (Broadview Park)	7,595
Households (Broadview Park)	2,270
Population per Household	3.35
Additional Dwelling Units	630
Additional Population	2,111
Additional Park Demand	6.33 acres

Current Regional Park Level-of-Service Surplus	1,007.64 acres
Current Local Park Level-of-Service Surplus	32.47 acres

Broward County currently offers 7,478.65 acres of regional parks and 77.27 acres of local parks. The proposed amendment will generate an additional demand of 6.33 acres each for local and regional parks. The Comprehensive Plan's Recreation and Open Space Element indicates there is a surplus of 1,007.64 acres of regional parks and 32.47 acres of local (BMSD) parks. Park level-of-service review will be performed again at the time of site planning and permitting to verify available capacity.

Finding: Complies

3. Mobility

Analysis: Mobility addresses how well the site is served by transportation systems and how well those transportation systems provide access to community facilities, shopping, employment, and services (See Attachments M - Traffic Circulation Analysis, Attachment N - Public Transit Comments, and Attachment O – Complete Streets Comments).

- a. *Traffic.* The applicant submitted a traffic circulation analysis as part of the BMSD FLUMS application (Attachment M). It shows that the current utilities future land generates 4,842 daily trips and the Medium (16) future land use will generate 4,114 daily trips, a decrease of 728 daily trips. However, the analysis is based on a standard trip generation rate for utility use. It does not consider the current use of the property for a wellfield that generates few daily trips. The actual increase in daily trips is likely 4,842.
- b. *Public Transit.* The site is located on the Central Transportation Concurrency Management Area (TCMA), which is subject to Transportation Concurrency Assessments that are used to fund transit enhancements within the TCMA.

Broward County Transit (BCT) issued comments. (See Attachment N). The site is served by BCT Route 30 that operates along Davie Boulevard. It connects to the Broward Central and the West Broward regional bus terminals. The route has approximately 30-minute weekday and Saturday headways, with approximately 50 minutes weekend headways.

Broward County Transit can accommodate additional demand generated by the proposed amendment. As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and an increased span of service on weekdays and weekends, in addition to new service types like demand-response.

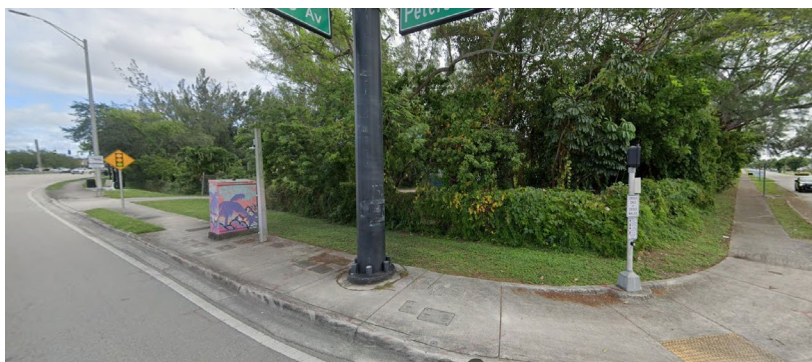
Development of subject property will support the utilization of mass transit by the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops. The applicant is 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

- c. *Bicycle facilities.* The site is not directly served by any bicycle facilities.
- d. *Pedestrian facilities.* The site is directly served by sidewalks that are part of an interconnected sidewalk network. The Peters Road/Davie Boulevard roadway bridge over Florida's Turnpike provides safe access to South Plantation High School and Plantation Heritage Park. The bridge and bridge accessways includes a wall and fenced sidewalks.

On the north side of the site, the sidewalk has several utility poles and boxes that significantly narrow the sidewalk width and obstruct access to the bus stop on Peters Road/Davie Boulevard.

Figure 7: Sidewalk-Bus Stop Access Obstruction



- e. *Complete Streets.* The proposed amendment is generally consistent with Broward County Complete Streets Policies (Attachment O). When developing the site, Broward County Staff offers the following suggestions:
- Consider building safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
 - Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces.
 - Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
 - Consider providing EV charging for residents.
 - Consider collaborating with Broward County and local schools to provide wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
 - Within buildings, consider providing residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to

bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

If approved, Staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.

Finding: Complies.

4. Potable Water.

Analysis: The proposed amendment is expected to generate an additional potable water demand of 0.010 million gallons per day (MGD). The site served by the Broward County Water and Wastewater Services Division's District 1 Water Treatment Plant (Attachment G). The plant has a capacity of 16 MGD. The primary water source is the Biscayne aquifer, but the plant is also permitted to receive water from the Floridan Aquifer and C-51 Reservoir. A Utility Connection Permit is required. Potable water capacity is currently available, but cannot be reserved. Potable water review will be performed again at the time of site planning and permitting to verify available capacity. Piping systems will be analyzed as part of the Utility Connection Permit process.

Finding: Complies.

5. Sanitary Sewer.

Analysis: The proposed amendment is expected to generate an additional sanitary sewer demand of 0.079 million gallons per day (Attachment G). The site served by the Broward County Water and Wastewater Services Division North Regional Wastewater Treatment Plant. The plant has an average day flow of 69.3 MGD and a committed capacity of 4.5 MGD, for a total of 73.8 MGD. Wastewater treatment capacity is available. A Utility Connection Permit is required. Piping systems will be analyzed as part of the Utility Connection Permit process.

Finding: Complies.

6. Solid Waste.

Analysis: The Broward County Comprehensive Plan's Solid Waste Element provides for planning level-of-service standards of 8.9 pounds per dwelling unit per day. It is estimated the demand for solid waste disposal facilities will increase by 5,607 pounds per day. The Broward County Solid Waste and Recycling Service Division stated it does not have concerns about the amendment (Attachment L). Solid waste review will be performed again at the time of site planning and permitting to verify available capacity.

Figure 8: Solid Waste Impacts

Type	Demand	Total
Current: 394,000 sq. ft. utilities	N/A	0
Proposed: 547 dwelling units	8.9 lbs. per unit per day	5,607 lbs. per day

Finding: Complies.

7. Drainage and Aquifer Recharge.

Analysis: Impacts to drainage and aquifer recharge are expected to be minimal (Attachments R and Q). A Broward County Surface Water Management License and an Environmental Resource Permit must be obtained to meet requirements for parking lot and road protection, attenuation, finished floor elevations and other drainage and aquifer recharge requirements. Drainage and aquifer recharge review will be performed again at the time of site planning and permitting to verify available capacity.

Finding: Complies.

J. Compatibility of Existing and Proposed Uses.

Analysis: Compatibility is “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding uses.

The Comprehensive Plan’s Broward Municipal Services District Element Policy BMSD 1.1.7 states that “future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.”

Figure 9: Site and Surrounding Land Uses

Location	Existing Land Use	Current Zoning	Current Local Future Land Use	Current BCLUP Future Land Use
Subject Site	Commercial (Fort Lauderdale Archers) Vacant	A-3, Agricultural and Utilities	Utilities	Community
North	Peters Road then Single-Family Residential	RS-4K, Residential Single Family	Low (5) Residential	Low (5) Residential/
East	Single-family Residential	RM-15, Multiple Family, 15 units per acre	Medium (16) Residential	Medium (16) Residential
	Fort Lauderdale Police Officer’s Association	S-1, Open Space and Recreation	Recreation and Open Space	Recreation and Open Space
South	Broward County Sheriff Fire Rescue	CF, Community Facilities	Community Facilities	Community

	Meadowbrook Elementary School	I-1, Institutional and Educational	Community Facilities	Community
West	Single-Family	RS-5, Residential One Family Detached, 5 units per acre	Low (5) Residential	Low (5) Residential

On the north, the site abuts Davie Boulevard, an approximately 75 feet wide roadway. It includes five lanes, four travel lanes and a middle turning lane. The single-family homes located on the north side of Davie Boulevard are not expected to be impacted by the proposed amendment as they are separated by Davie Boulevard.

On the east, the site abuts existing low density single-family and duplex residential development that are located on land that permits medium density residential up to sixteen (16) residential units per acre. Staff reviewed aerial photography on the Broward County Property Appraisers website dated December 21, 2024, and a boundary survey submitted by the applicant. Figures 5 and 6 show the above ground utilities lines and location of the chain link fence along the eastern boundary. *Although not required, it is recommended that the utilities be placed underground and the chain link fence replaced with a wall through the site plan review process.*

On the south, the site abuts utility lines, then Meadowbrook Elementary School. The school is a sprawling campus that includes multiple single-story buildings. The school fronts SW 21st Manor, with the rear of the buildings and a limited use service road located adjacent to the proposed amendment site. It is expected that the proposed multi-family residential use will not generate harmful impacts to the school related to noise, odors, aesthetics, emissions, and other negative impacts. Due to the layout and arrangement of buildings and uses on the school site, the school is not expected to generate negative impacts related to noise, odors, aesthetics, emissions, and other negative impacts to the proposed residential use.

On the west, the site abuts NW 46th Avenue, an approximately 50 feet wide local road. It includes a sidewalk on each side and two lanes. On the west side of NW 46th Avenue, existing uses include low density single family residential houses.

Figure 10: View of Existing Utilities from the East



Figure 11: Location of Above Ground Utilities to the East



Figure 12: Selected Zoning District Requirements

Standard	RS-5 Zoning District	RM-16 Zoning District
Maximum Height	35 feet	75 feet
Maximum Stories	2	6
Minimum Dwelling Unit Floor Area	800 square feet	- 600 square feet - multifamily. - 400 square feet - efficiency
Maximum Lot Coverage	40%	40% (65% when single-family)
Front Yard Setback	25 feet	18 feet
Front Yard Setback – Street Side	25 feet	25 feet
Side Yard Setback	7.5 feet	5 feet
Side Yard Setback - Street side	15 feet	10 feet
Rear Yard	15 feet	5 feet

The proposed rezoning provides for RS-5 along the west perimeter of the property consistent with the zoning across the street. The remainder of the property is requested for RM-16 Multifamily, which is consistent with the abutting properties along the east boundary line. This zoning tandem provides a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time

such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

Finding: Complies.

K. Oceanfront Properties Considerations.

Not applicable.

III. Attachments (See Exhibit 4)

Attachment A: Site Location Map
Attachment B: Aerial Map
Attachment C: Current Zoning Map
Attachment D: Proposed Zoning Map
Attachment E: Current BMSD Future Land Use Map
Attachment F: Proposed BMSD Future Land Use Map
Attachment G: Water-Wastewater Comments
Attachment H: Historic-Archaeological Resource Comments.
Attachment I: Housing Comments
Attachment J: Preliminary School Capacity Availability Determination
Attachment K: Recreation and Open Space Level-of-Service
Attachment L: Solid Waste Comments
Attachment M: Traffic Circulation Analysis
Attachment N: Public Transit Comments
Attachment O: Complete Streets – Intergovernmental Coordination Comments
Attachment P: Environmental Resource Comments
Attachment Q: Environmental Assessment
Attachment R: Surface Water Management Comments