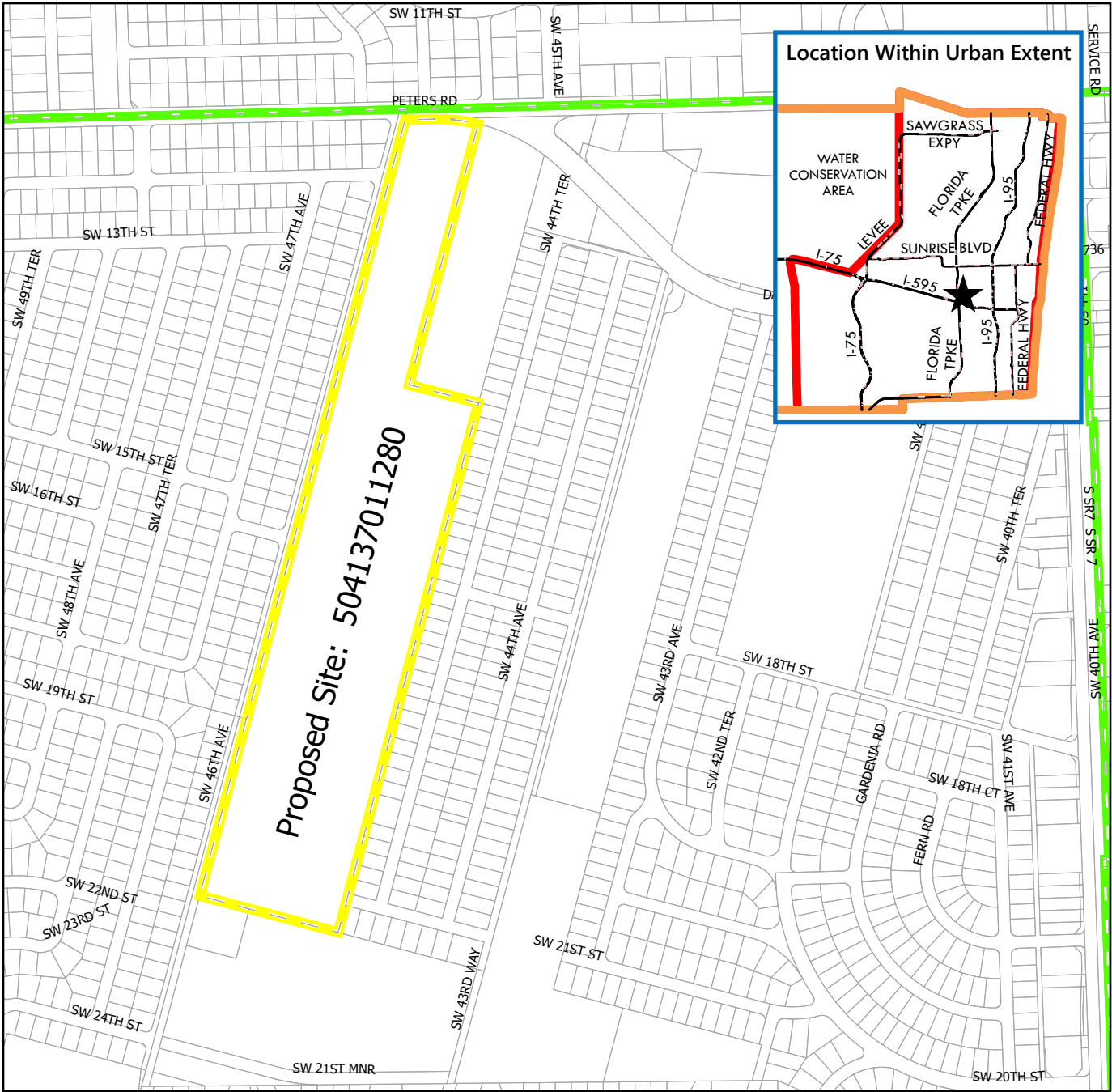
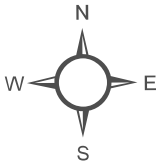




Rezoning 25-Z2
Site Location Map

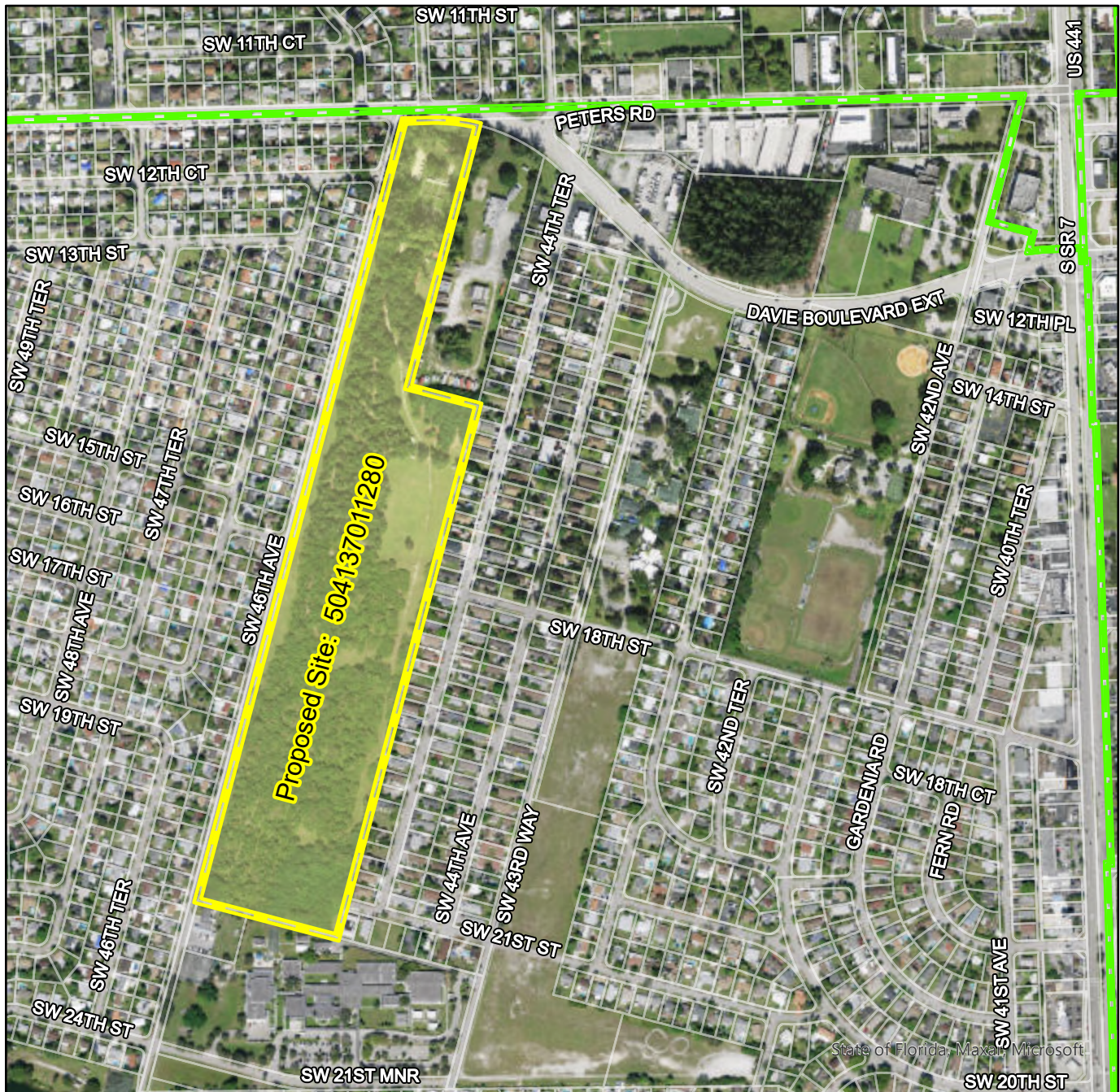




- Broward County Boundary
- Broward County Urban Extent Boundary
- Municipal Boundary
- Site: 4590 Peter Road
- Site Location Within Urban Extent

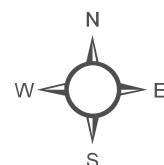




Rezoning 25-Z2 Aerial Map



-  Municipal_Boundary
-  Site: 4590 Peter Road



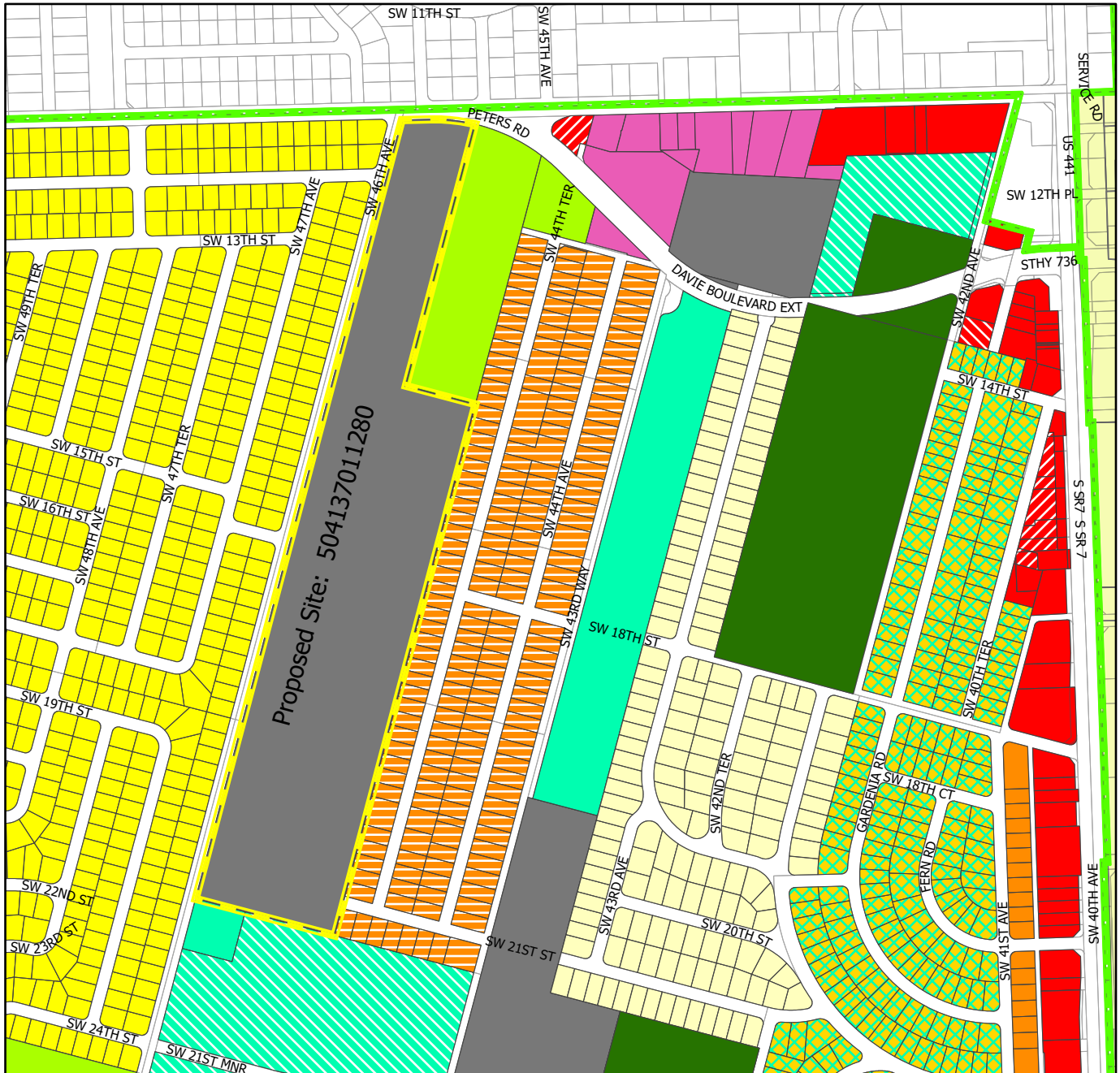
0 125 250 500 Feet

Prepared by: Urban Planning Division
Resilient Environment Department

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



Rezoning 25-Z2 Current Zoning



- Site: 4590 Peter Road
- Municipal_Boundary
- Fort Lauderdale Zoning -
- North West Regional Activity Center

ZONING

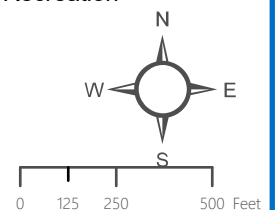
- A-3: Agricultural and Utilities
- B-1: Limited Commercial Business
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- C-1: Commercial Warehouse

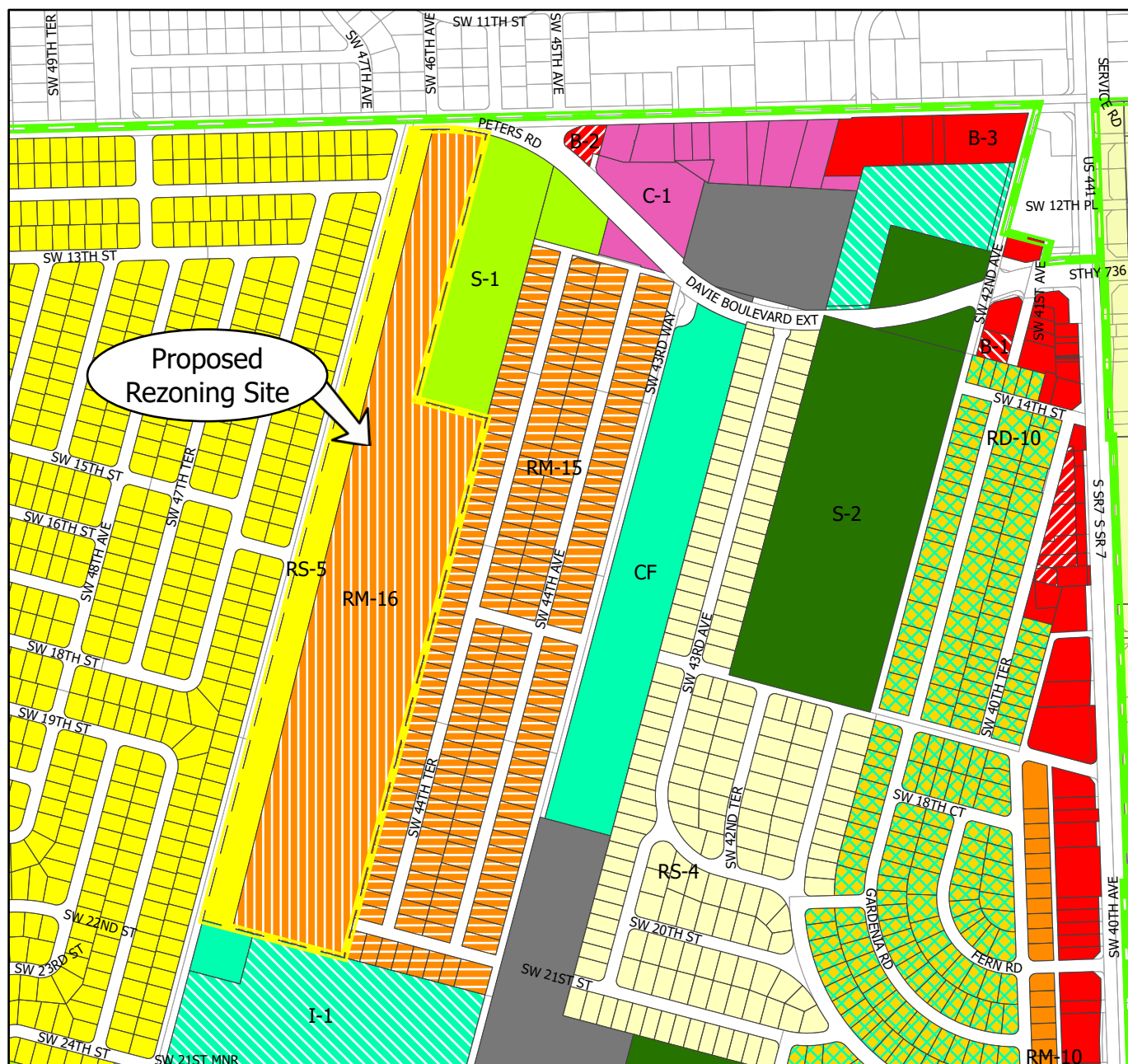
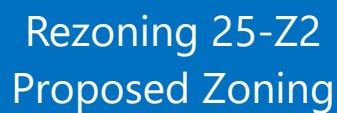
- CF: Community Facilities
- I-1: Institutional and Educational
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RM-10: Multiple Family, 10 DU/Acre
- RM-15: Multiple Family, 15 DU/Acre
- RS-4: One Family Detached, 4 DU/Acre




















- RS-5: One Family Detached, 5 DU/Acre
- S-1: Open Space and Recreation
- S-2: Open Space and Public Recreation

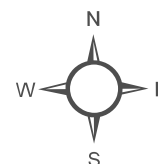
Prepared by: Urban Planning Division
Resilient Environment Department

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





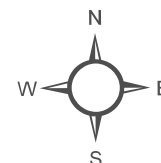
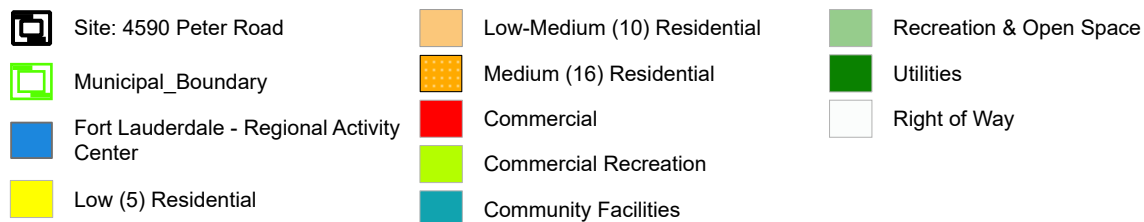
-
-  Municipal_Boundary
 Proposed Rezoning Site
 Fort Lauderdale Zoning - North West
 Regional Activity Center
-  A-3: Agricultural and Utilities
 B-1: Limited Commercial Business
 B-2: General Commercial Business
 B-3: Intense Commercial Business
 C-1: Commercial Warehouse
 CF: Community Facilities
 I-1: Institutional and Educational
 RD-10: Duplex/Attached One-Family, 10 DU/Acre
 RM-10: Multiple Family, 10 DU/Acre
-  RM-15: Multiple Family, 15 DU/Acre
 RM-16: Multiple Family, 16 DU/Acre
 RS-4: One Family Detached, 4 DU/Acre
 RS-5: One Family Detached, 5 DU/Acre
 S-1: Open Space and Recreation
 S-2: Open Space and Public Recreation
- N
 W



Prepared by: Urban Planning Division
Resilient Environment Department

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





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

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



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069
PHONE: 954-831-0745 • FAX: 954-831-0798/0925

August 13, 2025

Heather E. Cunniff, AICP
Planning Section Supervisor
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:
BROADVIEW PARK NEIGHBORHOOD
FOLIO ID 504137011280
REZONING 25-Z2.**

Dear Ms. Cunniff,

This letter is in response to your email dated July 10, 2025, requesting comments on the Broadview Park rezoning application 25-Z2.

This letter is for informational purposes only. WWS neither reserves capacity for future development nor authorizes any construction. A WWS Utility Connection Permit (UCP) is required to alter or connect to any WWS facility. You can find information about the UCP process, developer coordination, and minimum design and construction standards at Broward.org. The developer(s) shall be responsible for the expense and construction of all necessary improvements to provide the required level of service to the project.

POTABLE WATER SOURCE OF SUPPLY AND TREATMENT

The District 1 Water Treatment Plant (1AWTP) will supply treated potable water to the referenced Rezoning 25-Z2.

This rezoning would allow up to 37 single-family houses and 474 multi-family dwelling units, and will increase average day potable water demand by 0.079 MGD from its current land use potential. The standard level of service for potable water sources of supply (wellfields) and treatment plants is maximum day flow. The average-day-to-maximum-day conversion factor for the 1AWTP is 1.28. Therefore, the proposed rezoning will increase the potable water maximum day demand by 0.10 MGD (0.079 multiplied by 1.28).

Heather Cunniff
August 13, 2025

As of June 2025, the one-year average daily treated flow was 7.17 MGD, and the max day flow was 8.74 MGD, with an estimated committed capacity of 0.71 MGD average day demand. Committed capacity includes projects pursuing a UCP that are not yet generating demand. The total projected demand is 7.88 MGD average daily flow and 10.08 MGD maximum day flow.

The 1AWTP has a rated capacity of 16 MGD and utilizes a conventional lime softening process to treat a raw water supply from the Biscayne aquifer with a permitted base groundwater allocation of 10.04 MGD. The plant is also permitted to receive 0.89 MGD from the Biscayne Aquifer for the C-51 Reservoir offset and 2.86 MGD from the Floridan aquifer. The 1AWTP is not capable of treating water supply from the Floridan aquifer.

The 1AWTP currently has sufficient capacity to supply the Broadview Park rezoning 25-Z2 (16 MGD – 10.08 MGD = 5.92 MGD available capacity).

Current available source of water supply capacity is 2.16 MGD average daily flow (10.04 MGD – 7.88 MGD). The Consumptive Use Permit from South Florida Water Management District contains a maximum month withdrawal of 333 MG (11.10 MGD). Based on maximum day demands, the available source of water supply capacity is 1.02 MGD (11.10 MGD – 10.08 MGD). WWS is not capable of reserving capacity. The developer may need to contribute to the effort associated with increasing water supply allocation to 1AWTP.

WASTEWATER TREATMENT

The North Regional Wastewater Treatment Plant (NRWWTP) will treat wastewater from the referenced rezoning.

The rezoning is expected to increase the average day's wastewater demand by 0.079 MGD. The standard level of service for wastewater treatment plants is average day flow. As of June 2025, the one-year average day flow for the NRWWTP was 69.3 MGD with a committed capacity of 4.5 MGD for a total of 73.8 MGD.

The NRWWTP currently has sufficient capacity to treat the Broadview Park rezoning 25-Z2 wastewater demand.

POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING

The standard level of service for potable water distribution systems is the more stringent of the maximum day plus fire flow or peak hour demand. The standard level of service for the wastewater collection system is peak flow. In addition, WWS analyzes piping systems in existing and future demand configurations to determine which is most stringent. WWS does not analyze piping systems at this stage in the land development process. Developers are encouraged to contact the WWS Engineering Division Planning and Development Section when their site plans and conceptual designs are

Heather Cunniff
August 13, 2025

available. Since piping systems change over time, WWS reviews engineering issues with the developer as part of the UCP process.

The developers are responsible for the expense and construction of all necessary improvements to provide the required level of service to the project.

Please contact me at (954) 831-0793 or adunne@broward.org if you have any questions.

Sincerely,

Alicia Dunne

Digitally signed by Alicia
Dunne
Date: 2025.08.13
16:50:19 -04'00'

Alicia Dunne, PE, PMP
WWED Director

cc: Mario Manrique, WWED
Margarita Jaramillo, WWED
Luis Gaslonde, WWED
District 1 Service Availability Letter



Attachment H

Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Thursday, July 31, 2025

Heather Cunniff, AICP
Planning Section Supervisor
Broward County, Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation FL 33324
hcunniff@broward.org
954-357-5657

Re: Historical Resource Review
Rezoning Application: 25-2Z / Broadview Gardens, BMSD
Broward County folios(s): 504137011280

Dear Heather Cunniff,

I have had an opportunity to review materials pertaining to Rezoning Application 25-2Z / Broadview Gardens located in the Broward County Municipal Services District.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project may have an adverse effect on a previously identified area of archaeological sensitivity where extant, but unrecorded, archaeological resource are likely to occur.

The area of proposed development was previously identified during a 2019 historic resources survey of Broadview Park as an area of archaeological sensitivity. The area is described as:

... a wooded hammock, approximately 500 to 750 feet wide and which that [sic] runs parallel to the North New River Canal west from State Road 7 /US 441 to Butterfly Lake where it then commences northwest to a pint [sic] in vicinity of Southwest 21st Manor. From here the crest of the hammock extends north into the center of Section 13 generally along Southwest 46th Avenue. Here, the area of archaeological sensitivity widens to encompass the undeveloped land between southwest 44th Terrace and Southwest 46th Avenue, generally following the ridgeline that extends to Davie Boulevard. The area between Southwest 44th Terrace and Southwest 46th Avenue. (DeFelice 2019:94)

The proposed development includes G.D. Bryan's 1899 land-claim where in 1905-6, State surveyor Issac Wither documented an "Indian camp" on the property (Withers 1907). The 2019 historic resources survey recommended systematic phase I archaeological survey to identify intact sediments and to located and identify isolated archaeological deposits and further determine the potential for archaeological discovery.

- B. The subject property is located within jurisdiction of Broward County historic preservation ordinance (B.C. Ord. 2014-32).

- i. Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g) no person shall undertake development within an archaeological site; an archaeological zone; or a paleontological zone without first obtaining a Certificate to Dig (CTD) from the County Historic Preservation Officer.
 - ii. Pursuant to B.C. Ord. 2014-32, Section 5-536, no person shall undertake development activity affecting a historic resource without first obtaining a Certificate of Appropriateness from the County Historic Preservation Board.
- C. The proposed development does not contain previously identified historical, archaeological, or paleontological resources however the development is in an area of archaeological sensitivity where archeological deposits are likely to occur.
 - i. The location of the "Indian camp" has not been identified and no associated archaeological site has been recorded, no CTD is required pursuant to BC Ord 2014-32.
 - ii. An archaeological survey is strongly recommended in prior to any ground disturbance activities and as a condition of approval because of the potential for the occurrence of archaeological deposits within the development area.
 - iii. The property owner / agent is recommended to contact the Broward County Historic Preservation Officer to coordinate the scope of archaeological survey and to ensure that the scope of archaeological survey conforms to required standards.

Contact: Rick Ferrer, Historic Preservation Officer
Resilient Environment Department
Urban Planning Division
Historic Preservation Program
1 North University Drive, Box 102
Plantation, Florida 33324
Tel.: (954) 357-9731
Email: rferrer@broward.org

- D. If 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>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew DeFelice, MA

Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: mafefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer
Broward County, Resilient Environment Department
Urban Planning Division, Historic Preservation Program

REF:

1. Issac Withers "Report to the Board of Trustees of the Internal Improvement Fund", in *Minutes of the Trustees of the Internal Improvement Fund of the State of Florida*, Vol. II, Tallahassee, Florida (1909);
2. Joe Knetch and Paul George, "To Settle the Land: Pre-Emption and the Withers Report in Early Twentieth Century Broward County," *Broward Legacy* 13:3-4 (27-33). Broward County Historical Commission, Fort Lauderdale, Florida.
3. DeFelice, Matthew "Broward County Municipal Service District Historic Resources Survey Broadview Park, Central County, and the City of West Park." Prepared for the Broward County Planning and Development Management Division, Environmental Protection and Growth Management Division, Fort Lauderdale, Florida from Coastal Archaeology and History Research, Inc. Brooksville, Florida. July 27, 2019.

Attachment I

UPD Affordable Housing Comments: 25-Z2 Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed rezoning application 25-Z2. The subject site is in the BMSD on approximately 39.4 acres. The re-zoning request proposes:

| | |
|-------------------------------|---|
| Current Zoning Designation: | A-3 (Agricultural and Utilities District) |
| Proposed Zoning Designations: | RS-5 (One-family detached dwelling units) RM-16 (Multifamily dwelling districts) |
| Estimated Net Effect: | Addition of 511 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Zoning Code] Reduction of 39.4 acres of A-3 use |

The Broward County Urban Planning Division (UPD) staff has reviewed this application and has determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. However, this determination is based upon the recordation of a legally enforceable document limiting development to a mix of low and moderate income affordable housing units and further restricting them as affordable for 30 years.

The applicant, the Housing Authority of the City of Fort Lauderdale (Housing Authority) proposes to develop a mix of affordable multifamily and market rate single family units on the site. The site is located within the Broadview Park neighborhood of the Broward Municipal Services District (BMSD), and the applicant states that the request is consistent with the County's adopted policies in BrowardNEXT 2.0 regarding affordable housing in the BMSD as well as the BCLUP regional vision for affordable housing.

According to data included the Broward County Affordable Needs Assessment 2022 update, the Broadview Park neighborhood has a deficit of low-income (-144) and moderate income (-108) owner units and a shortage of very low income rental units (-113). There is a slight surplus of low income and moderate income rental units.

UPD staff recently reviewed an application from the Housing Authority to amend the Future Land Use Map Series (FLUMS 25-M1) for this site to enable the development of 547 low to moderate income multifamily (513 units) and single family (34) units. Based upon the Housing Authority's voluntary commitment to develop all proposed units as low to moderate income affordable housing, the UPD staff found the application to be consistent with Broward County Land Use Plan Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Therefore, UPD staff recommends that approval of this re-zoning application be subject to the execution and recordation of a legally enforceable document, acceptable to the

Broward County Attorney's Office, restricting the proposed multifamily and single family dwelling units to affordable housing for a period of at least 30 years.

HEC/smc

07/24/2025

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT/SITE PLAN

SBBC-3969-2025

Municipality Number: N/A

Folio #: 504137011280

Broadview Gardens

August 8, 2025



SCAD Expiration Date: February 4, 2026

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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

| PROJECT INFORMATION | | NUMBER & TYPE OF PROPOSED UNITS | OTHER PROPOSED USES | STUDENT IMPACT |
|------------------------------|-------------------------------------|---------------------------------|---------------------|----------------|
| Date: | August 8, 2025 | Single-Family: | | Elementary: |
| Name: | Broadview Gardens | Townhouse: | | |
| SBBC Project Number: | SBBC-3969-2025 | Garden Apartments: | | Middle: |
| County Project Number: | N/A | Mid-Rise: | | |
| Municipality Project Number: | | High-Rise: | | High: |
| Owner/Developer: | City of Fort Lauderdale | Mobile Home: | | |
| Jurisdiction: | Broward Municipal Services District | Total: | | Total: |
| | | | | 53 |
| | | | | 30 |
| | | | | 53 |
| | | | | 136 |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS * Capacity | Benchmark** Over/Under Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity | Cumulative Reserved Seats |
|----------------------------|----------------|----------------|-----------------------------------|----------------|---|----------------------|---------------------------|
| Meadowbrook | 791 | 2,389 | 704 | -87 | -4 | 89.0% | 53 |
| New River | 1,396 | 371 | 1,577 | 41 | 2 | 102.7% | 0 |
| Sunrise | 1,283 | 1,715 | 1,137 | -187 | -8 | 85.9% | 48 |
| South Plantation | 2,662 | 2,662 | 2,321 | -341 | -13 | 87.2% | 62 |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Cap. Adj. Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|---------------------------|----------------------|-------|-------|-------|-------|
| | | | | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
| Meadowbrook | 757 | -52 | 93.6% | 694 | 681 | 667 | 658 | 643 |
| New River | 1,577 | 41 | 102.7% | 1,577 | 1,570 | 1,562 | 1,559 | 1,550 |
| Sunrise | 1,185 | -218 | 84.5% | 1,093 | 1,069 | 1,031 | 1,002 | 966 |
| South Plantation | 2,383 | -178 | 89.5% | 2,362 | 2,343 | 2,342 | 2,345 | 2,325 |

CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2024-25 Contract Permanent Capacity | 2024-25 Benchmark Enrollment | Over/(Under) | Projected Enrollment | | |
|--------------------------------------|--|---------------------------------|--------------|----------------------|-------|-------|
| | | | | 25/26 | 26/27 | 27/28 |
| New Life Charter Academy | 300 | 113 | -187 | 113 | 113 | 113 |
| Suned High School Of South Broward | 400 | 272 | -128 | 272 | 272 | 272 |

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

| School(s) | Description of Improvements |
|------------------|---|
| Meadowbrook | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| New River | There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Sunrise | There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| South Plantation | There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school. |

Comments

The plat/site plan application proposes a total of 511 units consisting of 37 (four-bedroom or more) single-family and 474 (three-bedroom or more) garden apartment units, which are anticipated to generate 136 (53 elementary, 30 middle, and 53 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Meadowbrook Elementary, New River Middle, and South Plantation High Schools. Based on the Public School Concurrency Document (PSCPD), Meadowbrook Elementary and South Plantation High Schools are currently operating below the Level of Service Standard (LOS). This standard is defined as either 100% of gross capacity or 110% of permanent capacity. In contrast, New River Middle School is operating above this standard. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), Meadowbrook Elementary and South Plantation High Schools are expected to maintain their current status through the 2026/27 school year. In Contrast, New River Middle School will continue to exceed this standard until the 2026/27 school year. Therefore, the District's Capacity Allocation Team convened on August 5, 2025, and allocated 30 high school student stations that may be needed by the project to Sunrise Middle School, which are adjacent to the impacted CSAs and are projected to remain within the LOS for the next three effective school years. Additionally, the school capacity of Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2024/25 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 37 (four-bedroom or more) single-family and 474 (three-bedroom or more) units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 4, 2026. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3969-2025 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/8/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

Attachment K

No comments submitted by the Parks and Recreation Division.

Attachment L

From: [Conde, Andres](#)
To: [Cunniff, Heather](#)
Cc: [Kasselakis, Steve](#); [Austin, Notosha](#)
Subject: Rezoning 25-Z2: Broadview Gardens - Review Request
Date: Friday, July 11, 2025 11:53:53 AM
Attachments: [25-Z2 Water & Wastewater Letter 11-4-24.pdf](#)
[25-Z2 Application.pdf](#)
[25-Z2 Legal Description.pdf](#)
[25-Z2 Applicant Water-Wastewater Analysis.pdf](#)
[25-Z2 Applicant Response to Criteria.pdf](#)
[image001.png](#)

Good morning,

No comment on behalf of SWRS. Thanks

From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Thursday, July 10, 2025 5:04 PM
To: Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; MATTHEW DEFELICE <MADEFELICE@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Carrano, Susanne <SCARRANO@broward.org>; Berrios, Nestor <NBERRIOS@broward.org>; Dunne, Alicia <ADUNNE@broward.org>; Glennika Gordon <glennika.gordon@browardschools.com>
Cc: Delsalle, Darby <DDELSALLE@broward.org>; Joseph, Andy <ANJOSEPH@broward.org>; Jean, Tamara <TJEAN@broward.org>
Subject: Rezoning 25-Z2: Broadview Gardens - Review Request

The Urban Planning Division received an application to rezone a site located in the Broadview Park neighborhood of the Broward Municipal Services District from A-3: Agricultural and Utilities District to RS-5: One-family detached dwelling zoning district and RM-16: Multifamily dwelling district.

Zero dwelling units are currently allowed on the site; the proposed rezoning would allow up to 37 single-family houses and 474 multi-family dwelling units.

An amendment to the Broward Municipal Services District Future Land Use Map (FLUMS 25-M1) also has been requested and is being processed to change the future land use designation of the site from Utilities to Medium (16) Residential. The Resilient Environment Department held a Local Planning Agency (LPA) public hearing on the proposed FLUMS on June 11, 2025. The LPA agenda package that includes the Staff Report and Attachments for FLUMS 25-M1 are found at the link below:

<file:///G:/PRD/Countywide%20Land%20Use/EPGMD%20LPA%20Meetings/2025/6-11-25/Agenda%20Package/6-11-25%20LPA%20Agenda%20Package.pdf>

Please provide comments by July 31, 2025.

Please contact me if you have any questions at hcunniff@broward.org or 954-357-5657.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102| Plantation, FL 33324

954.357.5657

Broward.org/Planning

ATTACHMENT VII
TRAFFIC CIRCULATION ANALYSIS

MEMORANDUM

To: Michelle Feigenbaum

From: Karl Peterson, P.E.

Date: November 21, 2024

Subject: Broadview Gardens – Broward County, Florida
Land Use Plan Amendment – Traffic Analysis

KBP Consulting, Inc. has prepared the following traffic analysis associated with the proposed land use plan amendment for the Broadview Gardens residential development in Broward County, Florida.

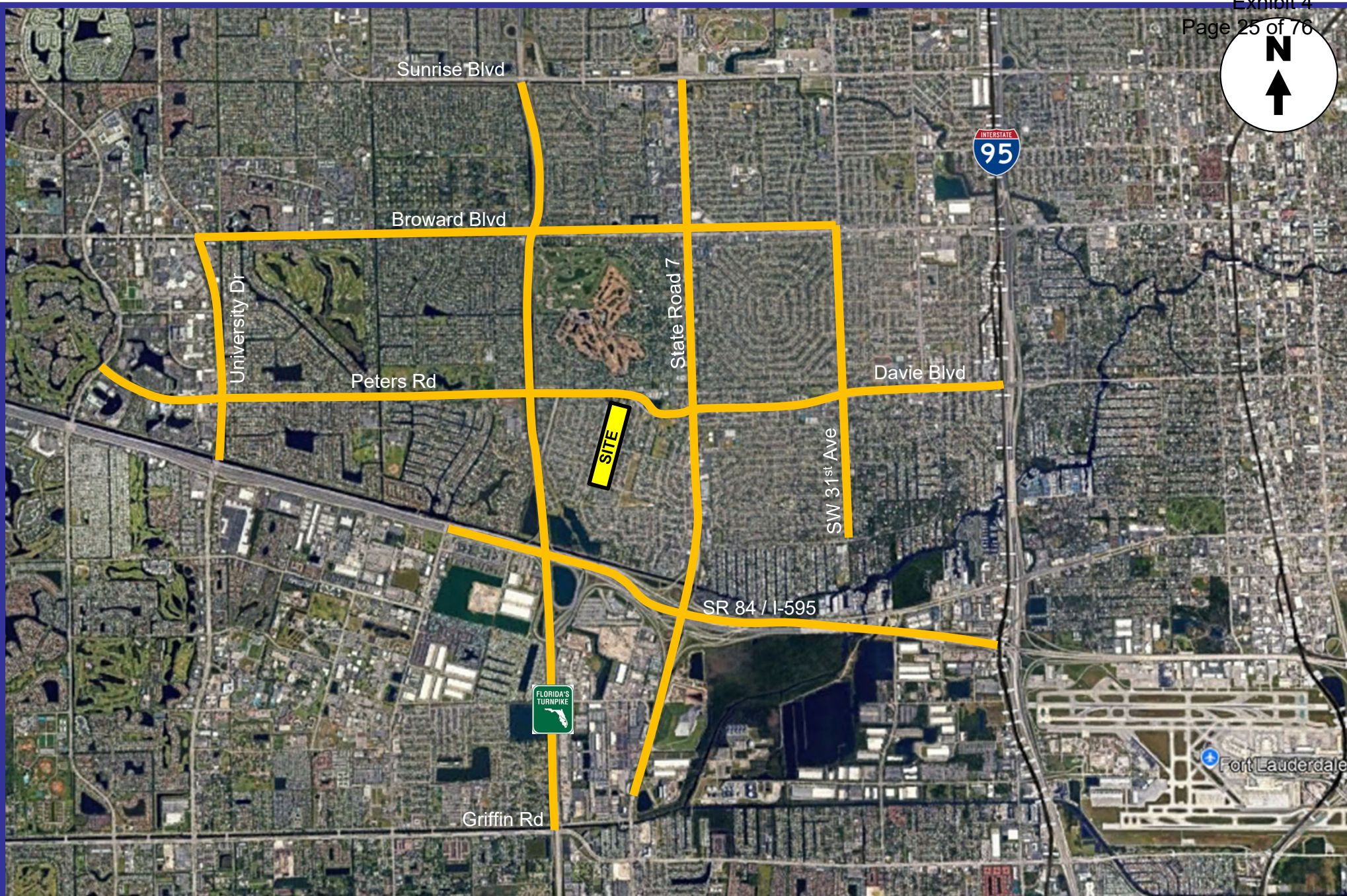
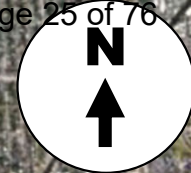
F. TRAFFIC CIRCULATION ANALYSIS

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

The roadway network that will be most impacted by the proposed land use plan amendment includes four (4) primary east-west roadways and four (4) primary north-south roadways. These eight (8) roadways include Broward Boulevard (State Road 842), Davie Boulevard (State Road 736), Peters Road, State Road 84, I-595, SW 31st Avenue, State Road 7, Florida's Turnpike, and University Drive (State Road 817). The project study area is presented graphically in Figure F.1 on the following page.

The number of lanes, current (2020) traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2.¹ Table F.1.1 documents the existing conditions on all study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the critical PM peak hour. As shown in these two tables, roadway segments on I-595, University Drive and Florida's Turnpike are operating at level of service (LOS) "F" on a daily basis. Roadway segments on State Road 84, I-595, University Drive and Florida's Turnpike are operating at LOS "F" during the PM peak hour. All other study roadway segments are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.

¹ The current traffic volumes utilized for this analysis are for the year 2020 as documented by the Broward Metropolitan Planning Organization (MPO).



| TABLE F.1.1 Broadview Gardens - Broward County, Florida Existing Traffic Conditions (Daily Volumes) | | | | | | | | |
|--|---|--|--------------------|----------------|--|-----------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted LOS Service Volume ¹ | Existing (2020) Daily | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| Sunrise Boulevard | NW 65th Ave FL Turnpike | FL Turnpike State Road 7 | 6 | D | 59,900 | 41,500 | 0.69 | C |
| | | | 6 | D | 59,900 | 53,500 | 0.89 | C |
| Broward Boulevard | University Dr State Road 7 | State Road 7 NW/SW 31st Ave | 6 | D | 59,900 | 42,500 | 0.71 | C |
| | | | 6 | D | 59,900 | 45,000 | 0.75 | C |
| Peters Road | Pine Island Rd University Dr SW 46th Ave | University Dr SW 46th Ave Project Driveway | 4 | D | 35,820 | 9,300 | 0.26 | C |
| | | | 4 | D | 35,820 | 14,700 | 0.41 | C |
| | | | 4 | D | 35,820 | 14,700 | 0.41 | C |
| Davie Boulevard | Project Driveway State Road 7 SW 31st Ave | State Road 7 SW 31st Ave I-95 | 4 | D | 35,820 | 14,700 | 0.41 | C |
| | | | 4 | D | 39,800 | 27,000 | 0.68 | C |
| | | | 4 | D | 39,800 | 25,000 | 0.63 | C |
| State Road 84 | Davie Road State Road 7 | State Road 7 SW 26th Terrace | 5 | D | 59,700 | 59,300 | 0.99 | D |
| | | | 4 | D | 39,800 | 38,500 | 0.97 | D |
| I-595 | Davie Road FL Turnpike State Road 7 | FL Turnpike State Road 7 I-95 | 8 | D | 164,200 | 194,500 | 1.18 | F |
| | | | 8 | D | 164,200 | 194,500 | 1.18 | F |
| | | | 8 | D | 164,200 | 194,500 | 1.18 | F |
| University Drive | State Road 84 Peters Rd | Peters Rd Broward Blvd | 6 | D | 59,900 | 69,000 | 1.15 | F |
| | | | 6 | D | 59,900 | 50,000 | 0.83 | C |
| Florida's Turnpike | Griffin Road SR 84 / I-595 | SR 84 / I-595 Sunrise Blvd | 6 | D | 123,600 | 130,100 | 1.05 | F |
| | | | 6 | D | 123,600 | 128,700 | 1.04 | F |
| State Road 7 | State Road 84 Riverland Rd Davie Blvd | Riverland Rd Davie Blvd Broward Blvd | 6 | D | 59,900 | 56,000 | 0.93 | C |
| | | | 6 | D | 59,900 | 56,000 | 0.93 | C |
| | | | 6 | D | 59,900 | 44,000 | 0.73 | C |
| SW 31st Avenue | Riverland Rd Davie Blvd | Davie Blvd Broward Blvd | 2 | D | 13,320 | 3,100 | 0.23 | C |
| | | | 2 | D | 13,320 | 8,400 | 0.63 | D |

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

| TABLE F.1.2 Broadview Gardens - Broward County, Florida Existing Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | |
|---|---|--|-----------------|-------------|-------------------------------------|------------------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted Service Volume ¹ | Existing (2020) PM Peak Hour | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| Sunrise Boulevard | NW 65th Ave FL Turnpike | FL Turnpike State Road 7 | 6 | D | 5,390 | 3,943 | 0.73 | C |
| | | | 6 | D | 5,390 | 5,083 | 0.94 | C |
| Broward Boulevard | University Dr State Road 7 | State Road 7 SW 31st Ave | 6 | D | 5,390 | 4,038 | 0.75 | C |
| | | | 6 | D | 5,390 | 4,275 | 0.79 | C |
| Peters Road | Pine Island Rd University Dr SW 46th Ave | University Dr SW 46th Ave Project Driveway | 4 | D | 3,222 | 884 | 0.27 | C |
| | | | 4 | D | 3,222 | 1,397 | 0.43 | C |
| | | | 4 | D | 3,222 | 1,397 | 0.43 | C |
| Davie Boulevard | Project Driveway State Road 7 SW 31st Ave | State Road 7 SW 31st Ave I-95 | 4 | D | 3,222 | 1,397 | 0.43 | C |
| | | | 4 | D | 3,580 | 2,565 | 0.72 | C |
| | | | 4 | D | 3,580 | 2,375 | 0.66 | C |
| State Road 84 | Davie Road State Road 7 | State Road 7 SW 26th Terrace | 5 | D | 5,370 | 5,634 | 1.05 | F |
| | | | 4 | D | 3,580 | 3,658 | 1.02 | F |
| I-595 | Davie Road FL Turnpike State Road 7 | FL Turnpike State Road 7 I-95 | 8 | D | 13,620 | 18,478 | 1.36 | F |
| | | | 8 | D | 13,620 | 18,478 | 1.36 | F |
| | | | 8 | D | 13,620 | 18,478 | 1.36 | F |
| University Drive | State Road 84 Peters Rd | Peters Rd Broward Blvd | 6 | D | 5,390 | 6,555 | 1.22 | F |
| | | | 6 | D | 5,390 | 4,750 | 0.88 | C |
| Florida's Turnpike | Griffin Road SR 84 / I-595 | SR 84 / I-595 Sunrise Blvd | 6 | D | 10,220 | 12,360 | 1.21 | F |
| | | | 6 | D | 10,220 | 12,227 | 1.20 | F |
| State Road 7 | State Road 84 Riverland Rd Davie Blvd | Riverland Rd Davie Blvd Broward Blvd | 6 | D | 5,390 | 5,320 | 0.99 | D |
| | | | 6 | D | 5,390 | 5,320 | 0.99 | D |
| | | | 6 | D | 5,390 | 4,180 | 0.78 | C |
| SW 31st Avenue | Riverland Rd Davie Blvd | Davie Blvd Broward Blvd | 2 | D | 1,197 | 295 | 0.25 | C |
| | | | 2 | D | 1,197 | 798 | 0.67 | D |

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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

Tables F.2.1 and F.2.2 document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045).

| TABLE F.2.1 Broadview Gardens - Broward County, Florida Future (2045) Traffic Conditions (Daily Volumes) | | | | | | | | |
|---|---|--|-----------------|-------------|-------------------------------------|---------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted Service Volume ¹ | Future (2045) Daily | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| Sunrise Boulevard | NW 65th Ave FL Turnpike | FL Turnpike State Road 7 | 6 | D | 59,900 | 74,400 | 1.24 | F |
| | | | 6 | D | 59,900 | 77,700 | 1.30 | F |
| Broward Boulevard | University Dr State Road 7 | State Road 7 NW/SW 31st Ave | 6 | D | 59,900 | 52,300 | 0.87 | C |
| | | | 6 | D | 59,900 | 61,600 | 1.03 | F |
| Peters Road | Pine Island Rd University Dr SW 46th Ave | University Dr SW 46th Ave Project Driveway | 4 | D | 35,820 | 21,200 | 0.59 | C |
| | | | 4 | D | 35,820 | 32,500 | 0.91 | C |
| | | | 4 | D | 35,820 | 32,500 | 0.91 | C |
| Davie Boulevard | Project Driveway State Road 7 SW 31st Ave | State Road 7 SW 31st Ave I-95 | 4 | D | 35,820 | 32,500 | 0.91 | C |
| | | | 4 | D | 39,800 | 47,000 | 1.18 | F |
| | | | 4 | D | 39,800 | 44,200 | 1.11 | F |
| State Road 84 | Davie Road State Road 7 | State Road 7 SW 26th Terrace | 5 | D | 47,760 | 45,200 | 0.95 | C |
| | | | 4 | D | 39,800 | 49,500 | 1.24 | F |
| I-595 | Davie Road FL Turnpike State Road 7 | FL Turnpike State Road 7 I-95 | 12 | D | 246,200 | 201,800 | 0.82 | D |
| | | | 12 | D | 246,200 | 171,100 | 0.69 | C |
| | | | 10 | D | 203,600 | 205,400 | 1.01 | F |
| University Drive | State Road 84 Peters Rd | Peters Rd Broward Blvd | 6 | D | 59,900 | 76,000 | 1.27 | F |
| | | | 6 | D | 59,900 | 79,500 | 1.33 | F |
| Florida's Turnpike | Griffin Road SR 84 / I-595 | SR 84 / I-595 Sunrise Blvd | 8 | D | 164,200 | 176,300 | 1.07 | F |
| | | | 10 | D | 203,600 | 169,000 | 0.83 | D |
| State Road 7 | State Road 84 Riverland Rd Davie Blvd | Riverland Rd Davie Blvd Broward Blvd | 6 | D | 59,900 | 72,100 | 1.20 | F |
| | | | 6 | D | 59,900 | 81,600 | 1.36 | F |
| | | | 6 | D | 59,900 | 66,900 | 1.12 | F |
| SW 31st Avenue | Riverland Rd Davie Blvd | Davie Blvd Broward Blvd | 2 | D | 13,320 | 10,200 | 0.77 | D |
| | | | 2 | D | 13,320 | 17,200 | 1.29 | F |

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

| TABLE F.2.2 Broadview Gardens - Broward County, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | |
|--|---|--|-----------------|-------------|-------------------------------------|----------------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted Service Volume ¹ | Future (2045) PM Peak Hour | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| Sunrise Boulevard | NW 65th Ave FL Turnpike | FL Turnpike State Road 7 | 6 | D | 5,390 | 7,068 | 1.31 | F |
| | | | 6 | D | 5,390 | 7,382 | 1.37 | F |
| Broward Boulevard | University Dr State Road 7 | State Road 7 SW 31st Ave | 6 | D | 5,390 | 4,969 | 0.92 | C |
| | | | 6 | D | 5,390 | 5,852 | 1.09 | F |
| Peters Road | Pine Island Rd University Dr SW 46th Ave | University Dr SW 46th Ave Project Driveway | 4 | D | 3,222 | 2,014 | 0.63 | C |
| | | | 4 | D | 3,222 | 3,088 | 0.96 | D |
| | | | 4 | D | 3,222 | 3,088 | 0.96 | D |
| Davie Boulevard | Project Driveway State Road 7 SW 31st Ave | State Road 7 SW 31st Ave I-95 | 4 | D | 3,222 | 3,088 | 0.96 | D |
| | | | 4 | D | 3,580 | 4,465 | 1.25 | F |
| | | | 4 | D | 3,580 | 4,199 | 1.17 | F |
| State Road 84 | Davie Road State Road 7 | State Road 7 SW 26th Terrace | 5 | D | 4,296 | 4,294 | 1.00 | D |
| | | | 4 | D | 3,580 | 4,703 | 1.31 | F |
| I-595 | Davie Road FL Turnpike State Road 7 | FL Turnpike State Road 7 I-95 | 12 | D | 20,930 | 19,171 | 0.92 | D |
| | | | 12 | D | 20,930 | 16,255 | 0.78 | C |
| | | | 10 | D | 17,040 | 19,513 | 1.15 | F |
| University Drive | State Road 84 Peters Rd | Peters Rd Broward Blvd | 6 | D | 5,390 | 7,220 | 1.34 | F |
| | | | 6 | D | 5,390 | 7,553 | 1.40 | F |
| Florida's Turnpike | Griffin Road SR 84 / I-595 | SR 84 / I-595 Sunrise Blvd | 8 | D | 13,620 | 16,749 | 1.23 | F |
| | | | 10 | D | 17,040 | 16,055 | 0.94 | D |
| State Road 7 | State Road 84 Riverland Rd Davie Blvd | Riverland Rd Davie Blvd Broward Blvd | 6 | D | 5,390 | 6,850 | 1.27 | F |
| | | | 6 | D | 5,390 | 7,752 | 1.44 | F |
| | | | 6 | D | 5,390 | 6,356 | 1.18 | F |
| SW 31st Avenue | Riverland Rd Davie Blvd | Davie Blvd Broward Blvd | 2 | D | 1,197 | 969 | 0.81 | D |
| | | | 2 | D | 1,197 | 1,634 | 1.37 | F |

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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

A trip generation comparison analysis has been performed for the existing (approved) land use designation (Utilities) and intensity and for the proposed land use designation (Medium (16) Residential). The trip generation comparison analysis was based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- Utilities: 39.4 acres (currently vacant)
 - Utilizing the Broward County Planning Council (BCPC) standard of 10,000 square feet per acre for non-residential uses, the current maximum allowable development on the site is 394,000 square feet of utilities.

PROPOSED LAND USE AND INTENSITY

- Medium (16) Residential
 - The proposed Medium (16) Residential land use would permit a maximum of 630 dwelling units (39.4 acres x 16 DUs / acre).

The trip generation analysis was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #170 – Utility. The most appropriate land use category for the proposed land use designation is Land Use #220 – Multifamily Housing (Low-Rise). The trip generation equations / rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #170 – Utility

- Weekday: $T = 12.29 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 2.33 (X)$ (87% in / 13% out)
- PM Peak Hour: $T = 2.16 (X)$ (18% in / 82% out)

ITE Land Use #220 – Multifamily Housing (Low-Rise)

- Weekday: $T = 6.41 (X) + 75.31$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.31 (X) + 22.85$ (24% in / 76% out)
- PM Peak Hour: $T = 0.43 (X) + 20.55$ (63% in / 37% out)

Table F.3.1 below presents the results of the trip generation comparison analysis.

| TABLE F.3.1 Broadview Gardens - Broward County, Florida Trip Generation Comparison Analysis | | | | | | | | |
|---|------------|--------------|--------------------|-----------|--------------|--------------------|--------------|--------------|
| Land Use | Size | Daily Trips | AM Peak Hour Trips | | | PM Peak Hour Trips | | |
| | | | In | Out | Total | In | Out | Total |
| Existing Future Land Use | | | | | | | | |
| Utilities Utility (ITE LU#170) | 394,000 SF | 4,842 | 799 | 119 | 918 | 153 | 698 | 851 |
| Proposed Future Land Use | | | | | | | | |
| Residential Multifamily Housing (ITE LU#220) | 630 DU | 4,114 | 52 | 166 | 218 | 183 | 108 | 291 |
| Difference (Proposed - Existing) | | (728) | (747) | 47 | (700) | 30 | (590) | (560) |

Source: ITE Trip Generation Manual (11th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 728 fewer daily vehicle trips, 700 fewer AM peak hour vehicle trips, and 560 fewer PM peak hour vehicle trips. Since the proposed change in the land use designation results in a decrease in daily, AM peak hour, and PM peak hour trips, the proposed land use designation is projected to have a positive impact on traffic conditions at and near the amendment area. Specifically, the Levels of Service (LOS) on the impacted roadways will not degrade as a result of this amendment and the project impact will be less than 1% of the LOS "D" capacity on all roadway segments.

Questions regarding the information presented in this portion of the application may be directed to Karl Peterson via phone at (954) 560-7103 and via e-mail at karl@traftech.biz.

Attachment N



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

August 6, 2025

Heather Cunniff, AICP
Planning Section Supervisor
BC Urban Planning Division
1 N University Dr
Plantation, FL 33342

RE: Rezoning 25-Z2 – Broadview Gardens – Transit Verification Letter

Dear Heather Cunniff,

Broward County Transit (BCT) has reviewed your correspondence dated July 10, 2025, regarding the proposed Rezoning 25-Z2 for Broadview Gardens in Broadview Park, FL, located south of Davie Road Extension between SW 44 Terrace and SW 46 Avenue for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 30. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 30 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays the BCT Route 30 runs from 5:59 a.m. to 10:51 p.m. with a frequency of 29 minutes.

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M. | SERVICE FREQUENCY |
|--------------|-----------------|-----------------------------|-------------------|
| BCT Route 30 | Weekday | 5:59 a.m. – 10:51 p.m. | 29 minutes |
| | Saturday | 6:00 a.m. – 10:51 p.m. | 32 minutes |
| | Sunday | 9:30 a.m. – 7:36 p.m. | 47 minutes |

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing

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the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Planner

Service and Strategic Planning – Broward County Transit

Attachment O

UPD Intergovernmental and Complete Streets Comments:

Rezoning 25-Z2 – Broadview Gardens at Broadview Park

Intergovernmental Coordination

The project site is contained entirely within the BMSD and is across from the City of Plantation on the north side.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- Policy 2.19.1 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- Policy 2.19.2 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

- Policy 2.19.3 To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- Policy 2.19.4 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- Policy 2.29.2 Broward County’s greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 3.5.4 The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

The following Broward County Comprehensive Plan – BrowardNEXT2.0 complete streets policies apply to this amendment:

- POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: [...] 3. Mobility options of the site are suitable or the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element.
- POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: [...] 4. Roads, sidewalks, and bicycle facilities.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The subject site consists of land that is currently designated as Utilities and is mostly forested with a few uninhabited structures. The proposed development would add residential structures, thus increasing trips generated as well as school age children.

Public Schools: Generally, no bus service is provided to transport students residing within two (2) miles of a public schools. The attendance zone for Meadowbrook Elementary School coincides with the boundaries of the Broadview Park neighborhood where the subject site is located. Most of the subject property is within a very short walk from the elementary school. New River Middle School is just approximately two (2) miles east of Broadview Park and currently no bus service is provided. Local high schools include South Plantation HS, less than one (1) mile west of the property and Sheridan Technical Center less than one (1) mile to the east. The proximity to all local public schools indicates a high probability that future residents would require safe routes to school options.

Commercial Uses in Proximity: Several convenience service and food establishments are found within 0.5 – 1.25 miles from the northern border of the subject site, including two pharmacies, a Publix Supermarket, hair salons, restaurants and childcare services. Most of these services are located east, north and south of the Davie Boulevard/US 441 intersection.

Transit service: Route # 30 runs east west along Davie Boulevard/Peters Road connecting the Broward Central Terminal and the West Broward Regional Terminal, which is within walking distance of the West Regional Library and the Broward Regional Hospital. This route has with 30-minute weekday headways.

Parks: Within the Broadview Park neighborhood are two parks: Sunview Park, a county-managed recreational facility with sports fields and a community center, and Washburn Park, a passive park. Both are within a comfortable walking distance of the subject site. Located 1.5 miles west of the site is Plantation Heritage Park, which offers frisbee golf, picnic shelters, and other activities, and is also managed by the county.

Bicycle facilities, sidewalks, and crosswalks: There are no bike lanes along Peters Road/Davie Boulevard, which is the only access road between the subject site and South Plantation Highschool, located west of the Florida Turnpike (FTP). The bridge over the FTP has protected and caged sidewalks, and protective walls continue beyond the bridge. However, the 4-5 foot sidewalk section along the northern edge of the site has several utility poles and boxes that significantly narrow the sidewalk width. The New River Greenway is within 0.6 miles of the subject site but lacks direct connectivity to

Broadview Park. The closest trailhead is several miles west at University Drive and SR 84.

Peters Road/Davie Boulevard has two signalized crosswalks within close proximity of the subject site at SW 46th Avenue and at SW 12th Street. These crosswalks help provide safer crossings to opposite side bus stops, however, data show that there have been a few crashes involving severe injuries or deaths in this section of the road. A signalized intersection at US 441 and Davie Boulevard has crosswalks, but crash data shows a significant number of injuries and one death at this intersection, which connects walkers and bicycle riders to the nearest supermarket and pharmacies.

Onsite Pedestrian and Bicycling Features: Currently, a sidewalk borders the north and west side of the subject site. Also, SW 46th Avenue the main path to the elementary school has sidewalks on both sides of the road. No concept plan was provided showing internal site circulation.

Broward County Staff Complete Streets Comments

The proposed amendment is generally consistent with Broward County Complete Streets Policies. To further enhance mobility opportunities related to future development on the property, Broward County Staff offers the following suggestions:

- Consider building a 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 project residents.
- Consider collaborating with Broward County and local schools on providing 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).

Comments provided by S. Forelle, AICP, Senior Planner, UPD.

Attachment P

Resilient Environment Department (RED)

Review and Comments on

Proposed Broward County Rezoning

For: Broward County Urban Planning Division
Applicant: City of Fort Lauderdale
Petition No: 25-Z2
Jurisdiction: Fort Lauderdale
Size: 37.18 ACRES
Current Zoning: A-3
Proposed Zoning: RS-5 (7.534 acres)
RM-16 (29.646 acres)

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites

IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?

No ☒ Yes _____

Type and extent of contamination:

IS THE SUBJECT PROPERTY WITHIN 1/4 MILE OF A KNOWN CONTAMINATED SITE?

No _____ Yes ☒

[Add comments]

Solid Waste

IS THE SUBJECT PROPERTY WITHIN ONE MILE OF A SOLID WASTE FACILITY?

No _____ Yes _____

(If yes, please include location map and explain)

COULD ENVIRONMENTAL FACTORS (CONTAMINATION, 302 FACILITIES, SOLID WASTE FACILITIES) HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes _____
If yes, please explain:

[Add comments]

Surface Water Management

IS THE SUBJECT PROPERTY WITHIN A FEMA SPECIAL FLOOD HAZARD AREA?

No _____ Yes X - If yes, please explain: Flood zone AE, Firm Panel No. 12011C0552J

Future development will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)
2. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Wetlands

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.org).

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

Hazardous Material Facilities

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, five (5) are hazardous material facilities, zero (0) are a storage tank facility and one (1) is a hazardous material and storage tank facility. (PD 08/14/25)

IS THE SUBJECT PROPERTY IN CLOSE PROXIMITY TO OR DOES IT CONTAIN A KNOWN HAZARDOUS MATERIAL FACILITY?

No _____ Yes ✓ location map included

(If yes, please include location map and explain)

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

RED Environmental Comments
Rezoning 25-Z2
Page 4 of 5

No _____ Yes X

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

Wellfield Protection

The proposed amendment site is not currently within a wellfield zone of influence, however there are three (3) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 08/14/25)

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No X Yes _____

If yes, identify which zone:

COULD THE ENVIRONMENT (e.g., WELLFIELD ZONES) BE IMPACTED BY THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes X

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

SARA TITLE III (Community Right to Know)

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 08/14/25)

NATURAL RESOURCES

DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:

No Impact X

Increase _____ Decrease _____ in Water Recharge Capabilities

Please explain:

The proposed rezoning allows 60% impervious area on the property. Based on current and proposed zoning, the development resulting from the rezone could potentially result in a increase of 13%

impervious surface on the property, and a loss of recharge capacity. The change in recharge capacity resulting from development under the proposed zoning is expected to be insignificant in acreage.

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

Staff suggest that the design of the new residential project seeks to maximize open space or provide other alternatives to offset impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

AIR QUALITY

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program also recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include: promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate as well as AFV infrastructure, recommending bikeways as well as bike storage facilities, and the use of pedestrian-friendly designs which would include native tree-shaded areas.

There is **one (1)** air permitted facility located within half a mile of the proposed rezoning site, which was issued one warning notice in 2019 due to operating without an air license. There are no air facilities in the area with existing or potential odor or noise problems. (AR 8/14/2025)

| Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment | | | |
|--|--|---|--|
| Name of Facility | Address | Type of Facility based on SIC | Type of License |
| Rogers Repair Center | 4215 PETERS RD, Plantation, FL 33317 | 7538 - General Automotive Repair Shops | Hazardous Material Facility |
| All American Pest Control of Florida, Inc. | 4409 PETERS RD, Plantation, FL 33317 | 7342 - Disinfecting and Pest Control Services | Hazardous Material Facility |
| 7-Eleven Store #23498 | 4451 DAVIE BLVD, Plantation, FL 33317 | 5541 - Gasoline Service Stations | Hazardous Material and Storage Tank Facility |
| MTM Bavaria Inc. | 4400 DAVIE BLVD, Fort Lauderdale, FL 33317 | 7538 - General Automotive Repair Shops | Hazardous Material Facility |
| STP Motorsport | 4400 PETERS RD, Plantation, FL 33317 | 7538 - General Automotive Repair Shops | Hazardous Material Facility |
| New Cingular Wireless XYZE; USID57033 | 4340 PETERS RD, Fort Lauderdale, FL 33317 | 4812 - Radiotelephone Communications | Hazardous Material Facility |
| | | | |
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| | | | |

Rezone 25-Z2 Broadview Gardens



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Boundary

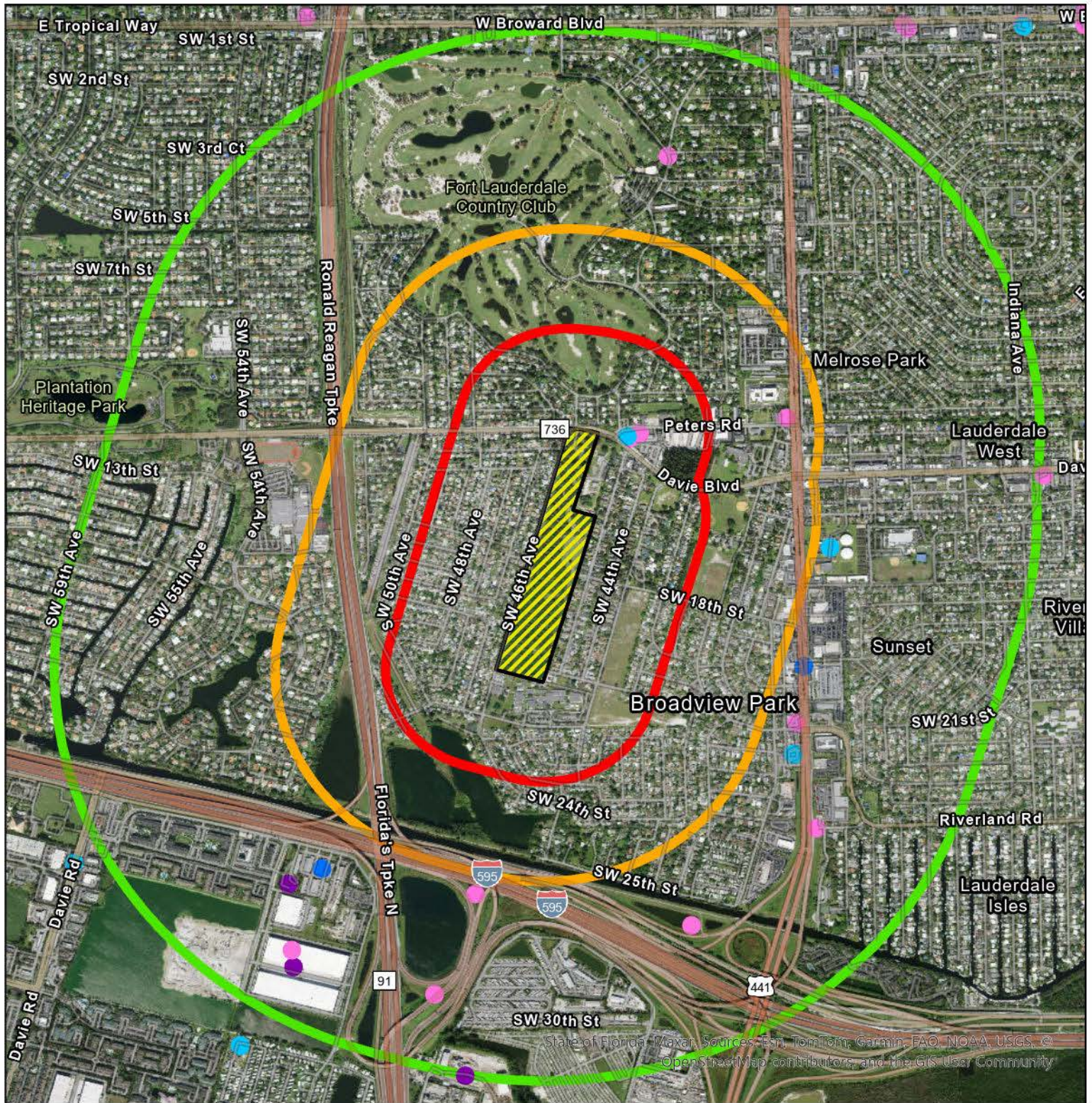
Prepared on: 8/14/2025 9:10 AM

Prepared by: Pdurius

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

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

Broward County Rezoning Application 25-Z2



Legend

- | | |
|--|---|
| ● State Air Sites | Proposed Site |
| ● County Air Sites | Quarter Mile Buffer |
| ● Contaminated Sites | Half Mile Buffer |
| ● Solid Waste Facilities | One Mile Buffer |

0 0.25 0.5 1 Miles



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.

Prepared by: A. Robins on 8/14/2025
Natural Resources Division

Environmental Assessment

***Ecological Assessment (EA), Wetland
Determination and Environmental Impact Report
(EIR)
Broadview Gardens Site
Broward County, Florida***

Prepared For:
**Atlantic Pacific Communities
3 Miami Central
161 NW 6th Street, Suite 1020
Miami, FL 33136**

Prepared By:
**Jim Goldasich, SPWS
10/13/2021**

J. J. Goldasich and Associates, Incorporated

Boca Raton, Ft. Lauderdale, North Palm Beach and Wellington, Florida



This report provides an Environmental Assessment (EA) of the ecological conditions on the Broadview Gardens site in unincorporated, Broward County, Florida. The subject site is designated on Broward County's Environmentally Sensitive Lands Map, Map label #80/Site Name #78 as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The site was evaluated for wetland characteristics, significant wildlife utilization including listed species site use and associated natural system conditions including important native habitat and listed Critical Habitat¹. 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. No wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. No listed Critical Habitat or critical type of habitat is present on the site or in directly adjacent parcels. 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 results contained in this report are time sensitive and conditions may change with the passage of time.

¹ Land Use Plan Amendment; Leigh Robinson Kerr & Associates, Inc..

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Executive Summary:

The Broadview Gardens parcel (Site) is located on the south side of Davie Boulevard (Peters Road) in Broward County, Florida. The subject site is designated on Broward County's Environmentally Sensitive Lands Map (Map label #80/Site Name #78) as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The site assessments were conducted according to the requirements and needs of the Broward County Environmental Impact Review (EIR) report. The Environmental Assessment (EA) of the Broadview Gardens Development parcel was conducted by review of recent and historic aerial photographs, NWI maps, soil maps, USGS Topographic data, and other existing data and information available during the scoping phase of the project site environmental review. The site was then reviewed in the field during September and October 2021. The site consists of an exotic forest community with areas of herbaceous dry prairie and cleared areas for active archery runways. While the vast majority of the trees currently growing onsite are non-native and invasive exotic trees, it is recommended that a tree survey be conducted so that tree resources may be plotted over any site plan. This could then be used to avoid direct development related impacts to the tree resources, if possible. The tree survey and site plan overlay is required by the tree protection regulations for the city and Broward County. The parcel is generally dry due to past drainage, filling, and site grading and slopes from the south to the north (see LiDAR Map). Based on the site conditions presented during the 2021 site assessments, wetland characteristics were not confirmed on the parcel. A deep swale that may serve to convey or store water is located in the north end of the parcel. This swale was dry during the site assessments. However, wetland associated site conditions are time sensitive and weather dependent so it is recommended that a wetland determination be conducted during favorable conditions to confirm the upland character of the site.

All site evaluations included methods and materials that are designed to establish if any listed flora or fauna are present on the site and to evaluate current ecological conditions on the parcel relative to the presence of important native habitat, including wetlands and native upland vegetative communities or tree resources. The site assessments were conducted pursuant to survey protocols recognized by the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Commission (FWC) as suitable to identify wildlife utilization of a site and were conducted by qualified biologists with extensive experience in listed species surveys.

No listed fauna were observed on the Site or in directly adjacent areas. Faunal sightings are typical for such open rangeland parcels in the urban environment and included several species of urban songbirds such as sparrows, grackles and northern mockingbirds, non-native reptiles, and various arthropods. There was no direct evidence of site use by large native mammals. The frequency of human site use and the urban location appeared to limit the attractiveness of the site for large mammal use. The site is expected to provide suitable habitat for small mammals such as rodents and raccoon and direct evidence of raccoon site use, such as tree scrapings and tracks, were observed in several areas of the site.





80°12'00"W 80°12'30"W 80°13'00"W

26°6'0"N 26°6'0"N 26°6'0"N

(0.56 acres wetlands to remain)

80°13'00"W

80°12'30"W

80°12'00"W

Initial: 07/26/2021 Revised: 09/02/2021

260 130 0 260 520 780 1,040 1,300

Feet

J. J. Goldasich and Associates, Incorporated
Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

(561) 883-9555
jjg@jjgoldasich.com
Seagrass to Sawgrass

Atlantic Pacific
Broadview Gardens Survey
over Aerial with Parcels
Ft. Lauderdale, Florida

Survey over Aerial Photograph

Page 51 of 76

Exhibit 4



Introduction:

The site is located at -80° 12' 37.595" (-80.210443°) West Longitude and 26° 06' 03.611" (26.101003°) North Latitude (approximate central coordinates). It is located in the northwest quarter of Section 13, Township 50 South, Range 42 East, Unincorporated, Broward County, Florida. The 2021 aerial (Figure 1) shows the current and adjacent site conditions. This environmental report (Ecological Assessment and Wetland Assessment) is prepared in accordance with the requirements of the Broward County Land Development Code, State of Florida and US Army Corps of Engineers wetland determination criteria and US Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FFWCC) survey protocol.

Methods and Materials:

The field assessments were carried out based on, and supported by, information generated during the comprehensive office scoping analysis. The office scoping analysis was completed using current and past aerial photographs, Land Use maps, National Wetland Inventory (NWI) maps, Soil Survey maps, USFWS and FWC listed species accounts and a series of historic aerial photographs dating to 1998. All areas of the Site were evaluated in the field by biologists during daylight hours in September and October 2021. The field work was designed to refine, confirm, and augment the site data generated during the scoping analysis and provided on historic documents. Specific field data were collected in the direct wildlife, direct listed species, soils, vegetation, and hydrology parameters. In addition, the site assessments were designed to identify indirect or potential site use by any important fauna, listed wildlife, as well as wetland and aquatic dependent biota.

The field assessments included pedestrian transects through the Site with particular attention given to the biological attributes and ecological condition of the soils, vegetation and hydrology presented during the assessment of the Site. The assessments were conducted with sufficient coverage to provide a thorough inspection of the existing natural system quality and condition. Key site features were specifically targeted for evaluation, including the potential wildlife draws on the site that may provide perching, nesting, feeding, roosting, and denning areas as well as for the presence of significant rookery or nursery areas for native wildlife. Features within the site that could provide niche space for fauna were carefully evaluated to determine actual or potential site use by listed or non-listed fauna. Important ecotones were also carefully reviewed for evidence of site use by wildlife by searching for burrows, nests, scat, tracks, refugia, trails, and drags.

Current Land Uses and Native Habitat Suitability:

The mixture of dense exotic forest and open rangeland vegetative communities provides niche space for small animals but direct evidence of significant site use by native wildlife was not confirmed during any of the site assessments. The vegetative character is that of an upland exotic forest community with upland dry prairie and upland herbaceous rangeland, and the dense canopy of primarily non-native trees found in most areas of the site limits wildlife utilization. The dominant trees include Bishop's wood (*Bischofia japonica*), fig tree (*Ficus benjamina*), Australian pine (*Casuarina Equisetifolia*) and Brazilian



pepper (*Schinus terebinthifolius*) all of which are non-native trees. The site and vicinity Florida Land Use Cover and Forms Classification System (FLUCCS) designations for the subject parcel are “Upland



Hardwood Forest “ (FLUCCS 4200) and “Commercial and Services” (FLUCCS 1400). Adjacent parcels are shown as “Multiple Dwelling Unity-Low Rise: (FLUCCS 1330), “Fixed Single Family Units” (FLUCCS 1210), “Educational Facilities” (FLUCCS 1710), “Transportation-Roads and Highways” (FLUCCS 8140) and “Commercial and Services”, (see Figure 3 – FLUCCS Map). A site specific FLUCCS/Natural Systems map was generated following the site inspections and this map (Figure 4) shows the site more specifically as a mix of “Upland Prairie/Rangeland” (FLUCCS 3100), “Exotic Forest” FLUCCS 4380) “Roads and Highways” (FLUCCS 8140), “Urban Uses” (FLUCCS 1400), and “Drainage Ditch/Swale (FLUCCS 5400). The swale areas transport or convey stormwater within and off of the site and were dry during all of the site visits in the fall of 2021.

Site Photo #1: Site conditions showing poor natural system quality.

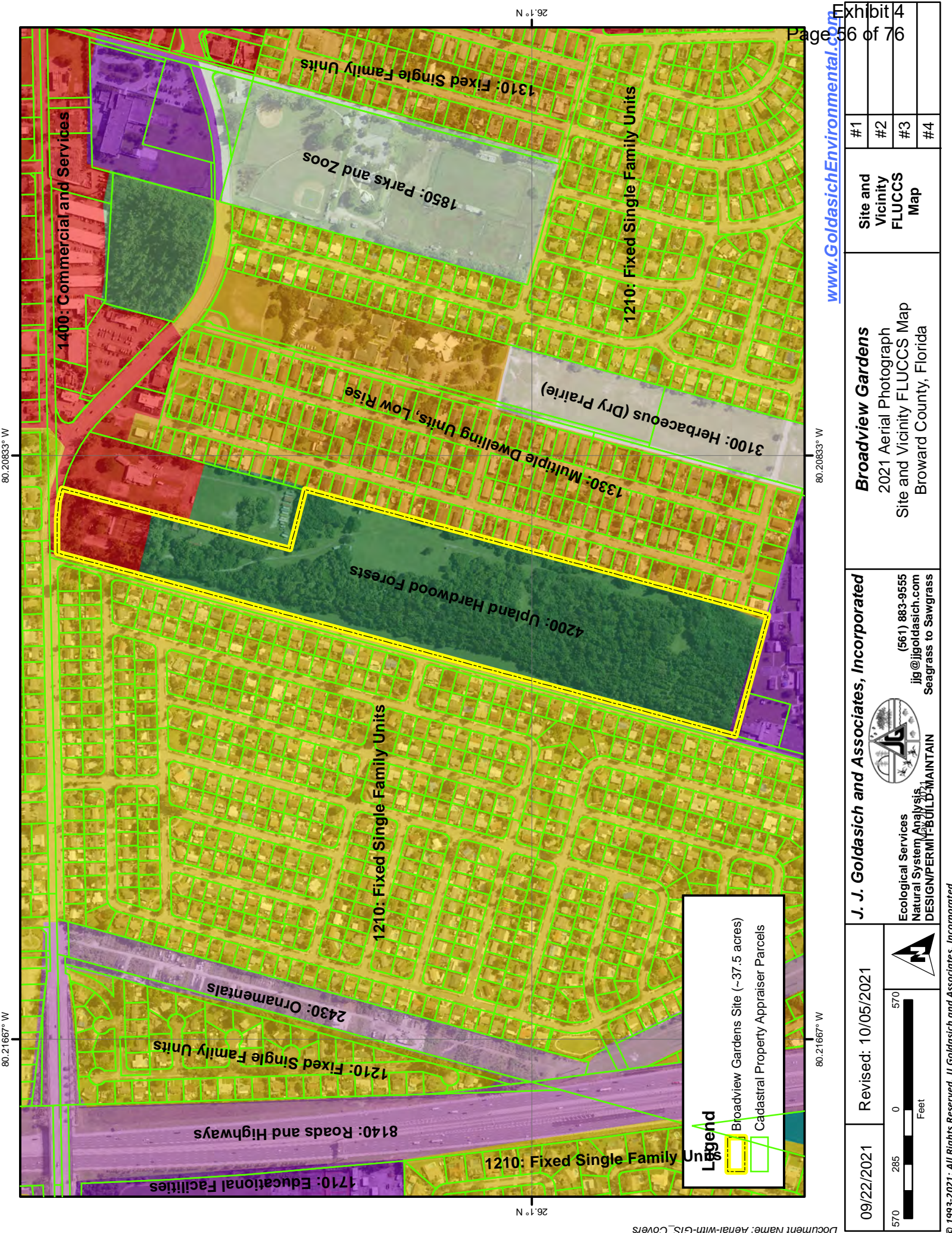
A Landscape Development Index (LDI) analysis for the project site yields a score of 1 for the exotic forest and upland prairie areas and an 8 for the urban use areas. The landscape development intensity (LDI) map (Figure 5) shows the generalized natural system support and quality on 1 to 10 point scale, with 1 representing natural undeveloped lands and a 10 representing developed areas. The LDI is meant to be a measure of existing anthropogenic disturbance on a particular site or area and as a result, as the LDI score increases proportionally as the quality of the natural system at that location decreases. The site conditions represented by the LDI map suggest that the undeveloped areas of the site provide a good quality native habitat for natural system support. However, since this site is primarily vegetated with non-native and invasive plants, the actual value for native habitat is very poor. These designations will be an important factor in the development review process and in developing an appropriate plan of development for the site. Given the relatively low LDI on the site suggesting a good quality natural area, a Landscape



Support Index (LSI) assessment was also conducted and is included as Figure 6. The site generated a 10 and 2.2 landscape support index for the rangeland and previously developed areas, respectively. This value shows a range of high quality to low quality natural system conditions. However, given the past site clearing, human impact and use of the site, exotic vegetation, and urban character of the parcel, the actual native and landscape support would be classed in the fair to moderate range and more accurately represented by values between 4.0 to 6.0.

Site Photo #2: Kapok tree on the Broadview Gardens site.





Document Name: Aerial-with-GIS_Covers

www.GoldasichEnvironmental.com

| | | | | | | | | | |
|-----------------------|--|---|--|--|--|---|--|---|--|
| 09/22/2021 | | Revised: 10/05/2021 | | <div> Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jig@jgoldasich.com Seagrass to Sawgrass</div> | | Broadview Gardens 2021 Aerial Photograph Site and Vicinity FLUCCS Map Broward County, Florida | | Site and Vicinity FLUCCS Map | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 570 285 0 570 Feet | |  | | | | | | #1 | |
| | | | | | | | | #2 | |
| | | | | | | | | #3 | |
| | | | | | | | | #4 | |

80.20833° W

80.21667° W

26.1° N

26.1° N

80.20833° W

80.21667° W

Legend

Broadview Gardens Site (~37.5 acres)

Exotic Forest (FLUCCS 4380) (~28.7 acres)

Dry Prairie (FLUCCS 3100) (~7.1 acres)

Urban Uses (FLUCCS 1400) (~1.5 acres)

Drainage Ditch (FLUCCS 5400) (~0.2 acres)

Cadastral Property Appraiser Parcels

Document Name: Aerial-with-GIS_Covers

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| | | | | | |
|--|---------------------|--|-----|----------------------|----|
| 09/22/2021 | Revised: 10/05/2021 | <div><div></div><div>J. J. Goldasich and Associates, Incorporated Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jig@jgoldasich.com Seagrass to Sawgrass</div></div> | | | |
| 570 | 285 | 0 | 570 | <div> Feet</div> | |
| Broadview Gardens 2021 Aerial Photograph Site Specific FLUCCS/Natural System Map Broward County, Florida | | Aerial with FLUCCS Natural Areas | | #1 | #2 |
| | | | | #3 | #4 |



Assessment Results:

Vegetation:

The dense vegetation on the site presents a formidable tree canopy with interspersed areas of upland open rangeland. These dense forested areas are primarily vegetated with exotic plants and non-native trees such as Australian pine (*Casuarina equisetifolia*), fig tree (*Ficus benjamina*), Brazilian Pepper (*Schinus terebinthifolius*), lead tree (*Leucaena leucocephala*) and coconut palm (*Cocos nucifera*),



Bishop's wood (*Bischofia japonica*), and umbrella tree (*Schefflera actinophylla*). The native trees and shrubs include Myrsine (*Myrsine floridana*), kapok tree, (*Ceiba pentandra*), (cabbage palm (*Sabal palmetto*), and salt bush (*Baccharis* spp.). The areas of herbaceous vegetation include St. Augustine grass (*Stenotaphrum secundatum*), Bermuda grass (*Cynodon dactylon*), Bahia (*Paspalum notatum*), dallis grass (*Paspalum dilatatum*), panic veldtgrass (*Ehrharta erecta*), poison ivy (*Toxicodendron radicans*), rosary pea (*Abrus precatorious*), smut grass (*Sporobolus indicus*), Johnson grass (*Sorghum halepense*), asparagus fern (*Asparagus aethiopicus*), southern bayberry (*Morella caroliniensis*), and Mexican clover (*Richardia scabra*).

Site Photo #3: Typical understory in forested areas.

Significant numbers of native trees do not appear to be present on the site and a tree survey should be conducted to confirm this and to

locate and define the tree resources on the parcel. The site plan and development review ordinances require that all applicants proposing development of a site must submit a tree survey consisting of a scaled drawing depicting the following:



- Development Site Boundaries,
- Scientific and Common Name of the Surveyed Trees,
- Location of all trees (other than prohibited trees) with a caliper of ≥ 3 inches,
- Caliper (inches) and Canopy Spread (feet) for all Surveyed Trees,
- Scaled Site Plan with Tree Survey Superimposed
 - showing removed, relocated (if any) and preserved trees,

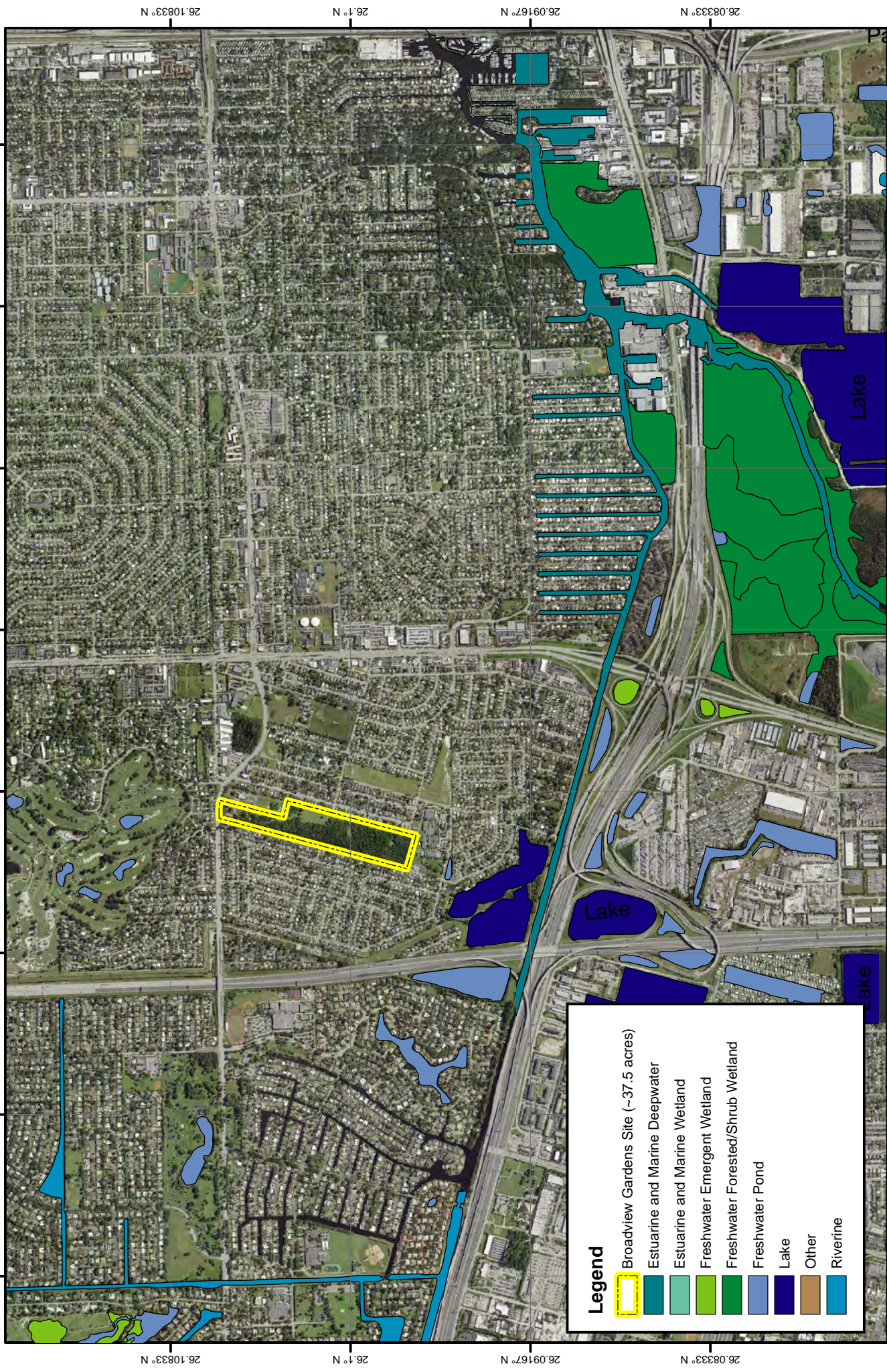
The site plan review will include a discussion of reasons for tree removal, relocation and replacement in order to address impact avoidance, minimization and mitigation for the site tree resources.

Soils:

The mapped soils for the site consist of “Dania-Urban Land Complex”, and “Udorthent-Urban Land Complex”(see Soil Map). The listed soil types are not subjected to frequent flooding or ponding in the undrained condition and is not listed as hydric (wetland) soil in Broward County. The urban soil complex soils are typically formed on rises on marine terraces and consisted of gravelly sand and sand. The soils found on the parcel are not listed as hydric soils in Broward County.

Urban soils are soils that are found in areas of high population density and in a largely built out environment. Such soils may contain human altered or transported materials with areas of pervious and impervious surfaces. These soil types found on the parcel do not have diagnostic soil horizons as they have been altered, plowed or otherwise altered by past and ongoing human activity. They are important soils in development, crop production, urban land, and pasture areas. These soils are typically somewhat poorly drained with no tendency for flooding or ponding of stormwater. This soil type has not been rated as “poor” or “less suited” for gopher tortoise suitability due to the prior filled condition, presence of rocks and rubble, and the relatively hard soil with coarse texture. All of these factors tend to limit the attractiveness of the soil for gopher tortoise burrowing. The landform for this soil type is rises on marine terraces and consist of altered deposits of soil, typically from offsite excavations. The properties of such soils include an approximate 0 to 5 percent slope consisting of cobbly sand and sand to depths of greater than 80 inches. The soil on this site contained large amounts of limestone fragments, both organic and inorganic debris and other evidence of past soil alteration related operations. The water table is between 60 to 72 inches during most of the year in the undrained condition. The water table was not found during the 2021 site assessments with soil pit excavations to approximately 20 inches. The soil was dry to the soil surface. Secondary indicators of wetland hydrology were not observed in the soil. The National Wetland Inventory (NWI) map further confirms that there are no mapped wetlands found on the project site or in directly adjacent properties.





Legend

Broadview Gardens Site (~37.5 acres)

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

09/22/2021

Revised: 10/05/2021

2,250

1,125

0

2,250

Feet

J. J. Goldasich and Associates, Incorporated

Ecological Services

Natural System Analysis

DESIGN/PERMIT-BUILD-MAINTAIN

(561) 883-9555

jig@jgoldasich.com

Seagrass to Sawgrass

Broadview Gardens

2021 Aerial Photograph

National Wetland Inventory Map

Broward County, Florida

NWI Map

#1

#2

#3

#4

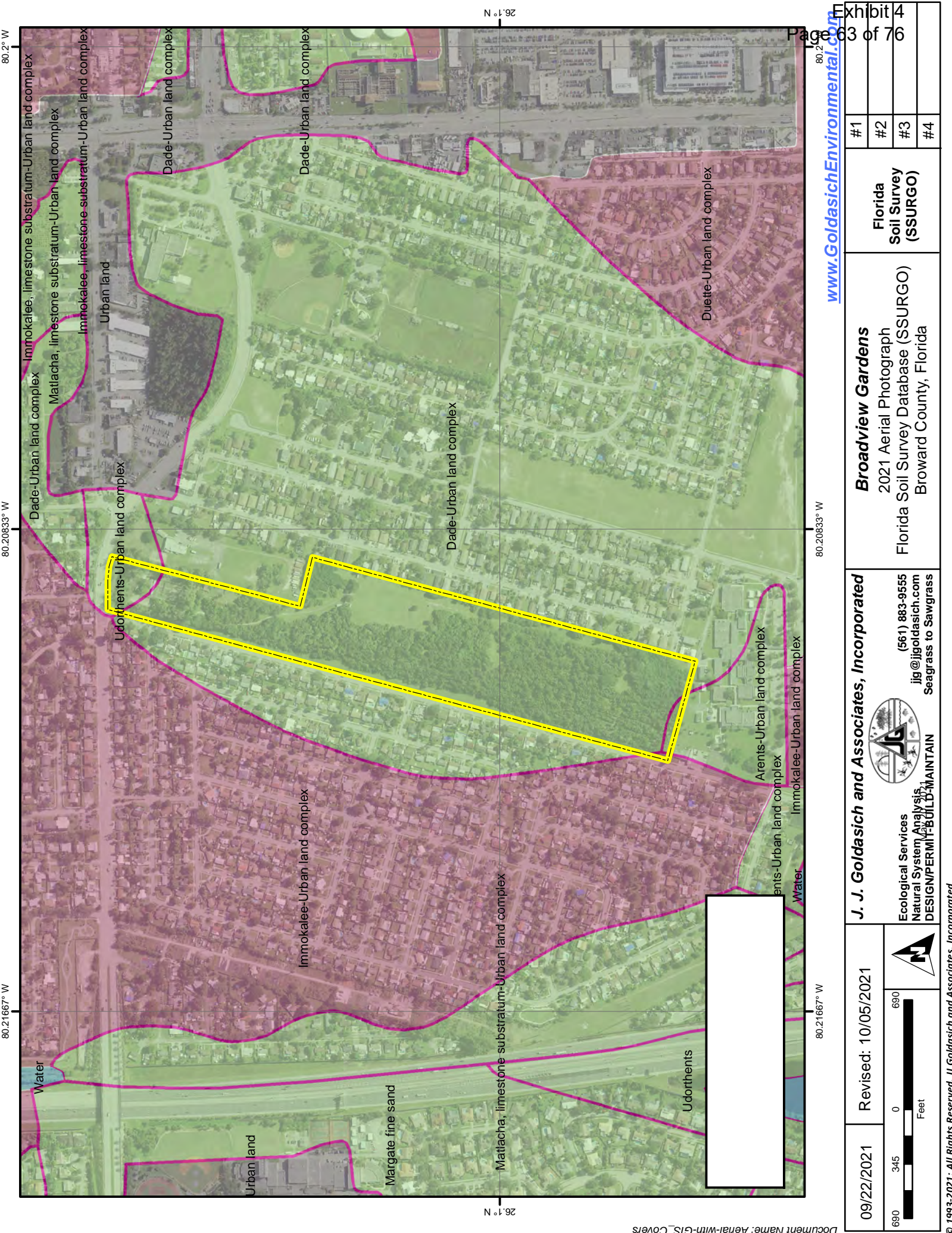
Exhibit 4

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Document Name: Aerial-with-GIS_Covers

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| | | |
|---|---------------------|--|
| 09/22/2021 | Revised: 10/05/2021 |  690 345 0 690 Feet |
|  Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jig@jgoldasich.com Seagrass to Sawgrass | | |
| J. J. Goldasich and Associates, Incorporated | | Broadview Gardens 2021 Aerial Photograph Florida Soil Survey Database (SSURGO) Broward County, Florida |
| | | Florida Soil Survey (SSURGO) |
| | | #1 |
| | | #2 |
| | | #3 |
| | | #4 |

Hydrology:

The site is generally dry at the surface with a deep roadside drainage swale in the northern end of the site with no indications of recent flooding or ponding of stormwater. Water or saturated soil was not found in any of the soil pit excavations conducted during the 2021 site assessments, but it should be noted that the soil pits were relatively shallow due to the cobbly soil and shovel refusal. Review of national wetland inventory (NWI) Maps suggest that the site does not contain wetlands and this was confirmed by the conditions presented during the site assessments. The swale in the northern end of the site may contain water following significant storm events and water staining suggests that this water may remain for some time. However, wetland conditions were not identified in surface hydrology or soils during the onsite review.

Wetlands and Wetland Characteristics:

The project site did not contain any areas that demonstrated wetland characteristics during the September and October 2021 site assessments. Due to the relatively high elevations of the site and the sandy, cobbly soil conditions and the lack of wetland vegetation it is not expected that wetlands would form on the site even during heavy seasonal rain events.

Wildlife, Wetlands and Other Native Communities:

As previously stated, the Broadview Gardens site has been directly and indirectly affected by past site clearing, onsite and regional drainage, filling, other soil alterations, and the adjacent developments and roadways around the parcel. All of this activity has directly reduced the wildlife values on the Site.

No listed fauna were observed on the Site or in directly adjacent areas that could be evaluated by review from the Broadview Gardens Development parcel. The site assessments were conducted during a period of moderate temperatures and moderate rain events. Faunal observations included the Cuban anole (*Anolis sagrei*), spiny orb weaver spider (*Gasteracantha cancriformis*), urban songbirds such as northern mockingbirds (*Mimus polyglottos*), sparrows (Passeridae), and Formicidae (ants). While not directly observed on the site, indirect evidence and site conditions confirm site use by raccoon (*Procyon lotor*) and other urban small mammal taxa. No wading birds were observed during the site assessments and the site does not provide suitable wading habitat that would support feeding areas for such fauna. Critical Habitat for the snail kite (*Rostrhamus sociabilis*) is located approximately 10.2 miles to the west and important native habitat areas are located 9.1 miles to the west (wood stork nesting colonies). There is no critical habitat on the property or in directly adjacent parcels. (see Figure 9). No listed fauna were observed on the Site or in directly adjacent areas of the site during the field assessments. The site may contain or provide suitable feeding habitat for the federally listed Florida Bonneted Bat (FBB). As a result, a FBB Acoustic Survey may be required by the US Fish and Wildlife Service prior to development of the parcel.

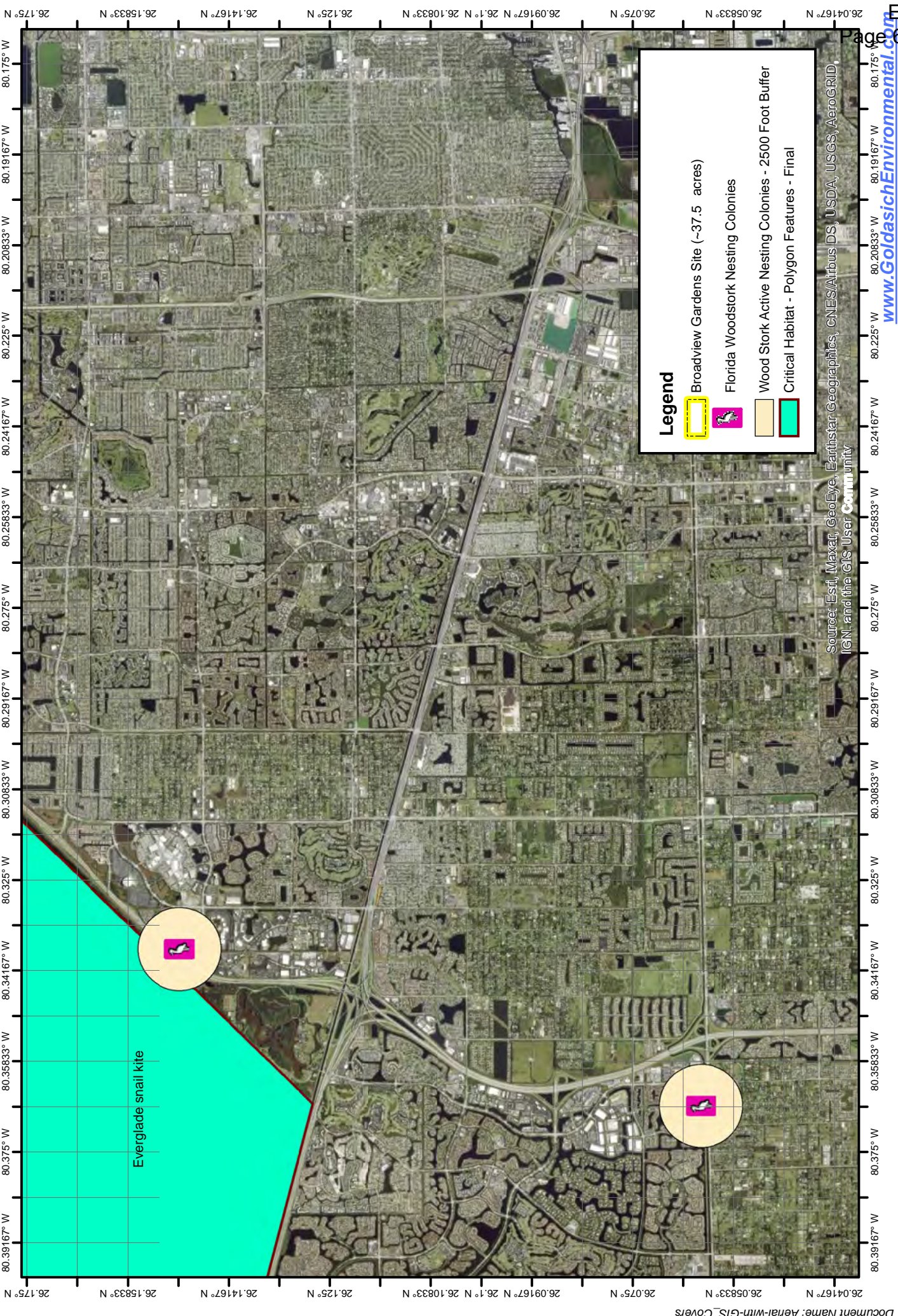
Conclusions:

The subject site is a densely vegetated, upland forested and herbaceous parcel with open cleared areas dedicated to archery located in the unincorporated area of Broward County. No wetland areas were



identified on the site during the September and October 2021 site assessments. The site contains very dense areas of large trees and although the majority of the trees are non-native species, a tree survey should be conducted on the parcel. The tree survey should be overlaid on a plan of development for evaluation of tree impact, avoidance, and minimization possibilities. This will be required during the site plan review process. Tree mitigation will be required for all impacted trees, other than invasive exotic trees, prior to development of the site if regulated trees are removed, relocated, or damaged. None of the parcel contains high quality native south Florida habitat or ecosystems and wildlife utilization was poor during the daytime site assessments. The poor quality of the native habitat on site results in no direct impacts to high quality native habitat envisioned by the Local Area of Particular Concern (LAPC) requirements. Extensive areas of non-native and invasive trees and shrubs with very few native trees interspersed in the otherwise exotic forest does not provide good quality native habitat for wildlife and does not represent characteristic Florida natural areas that are important or targeted for preservation or protection.





09/22/2021

Revised: 10/05/2021

7,500

3,750

0

7,500

Feet

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Ecological Services

Natural System Analysis

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(561) 883-9555

jig@jgoldasich.com

Seagrass to Sawgrass

Broadview Gardens

2021 Aerial Photograph

Critical Habitat and Listed Species Map

Broward County, Florida

Critical Habitat & Listed Species

#1

#2

#3

#4

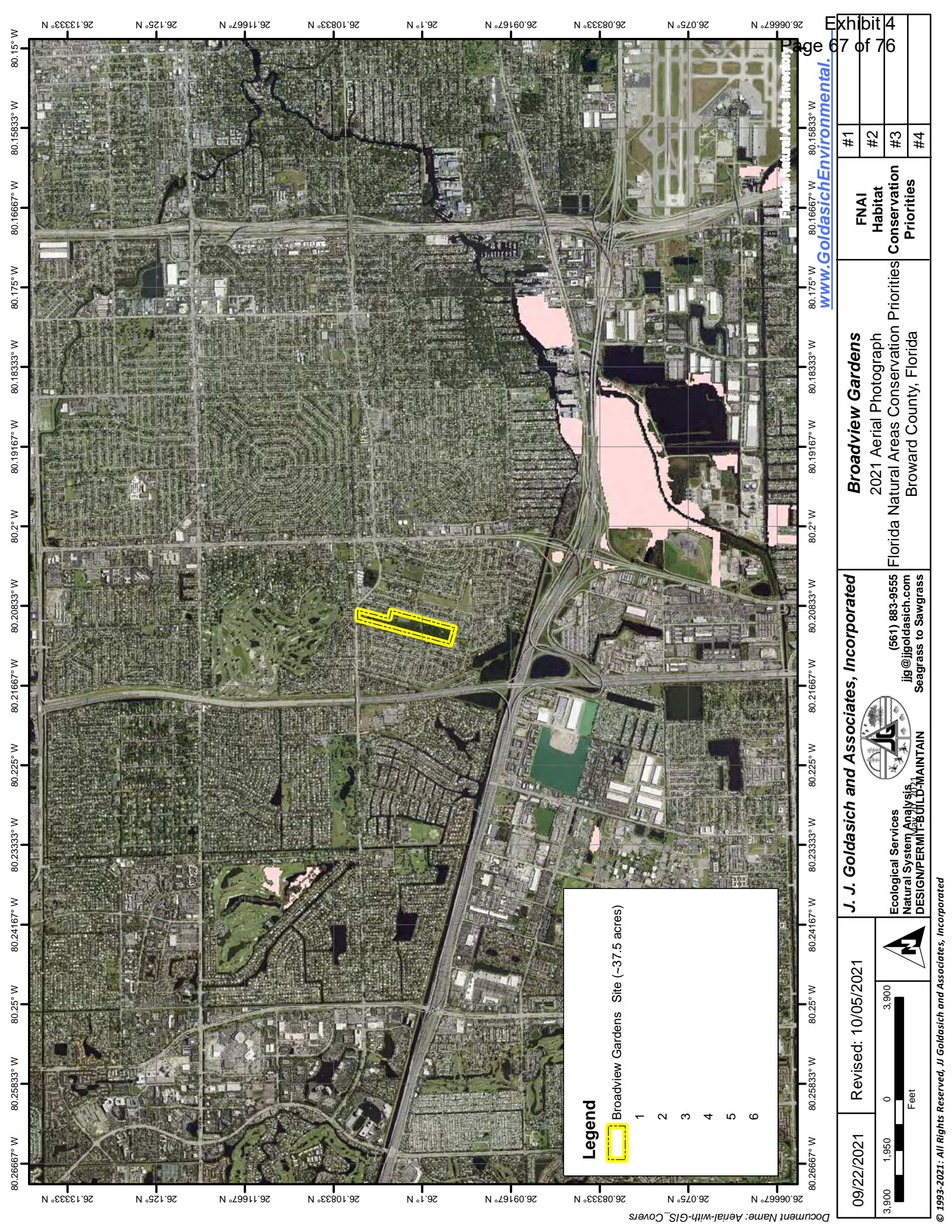
Exhibit 4

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Legend

1 Broadview Gardens Site (~37.5 acres)

2

3

4

5

6

09/22/2021

Revised: 10/05/2021



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Natural System Analysis
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jjg@jgoldasich.com
Seagrass to Sawgrass

Broadview Gardens

2021 Aerial Photograph
Florida Natural Areas Conservation Priorities
Broward County, Florida

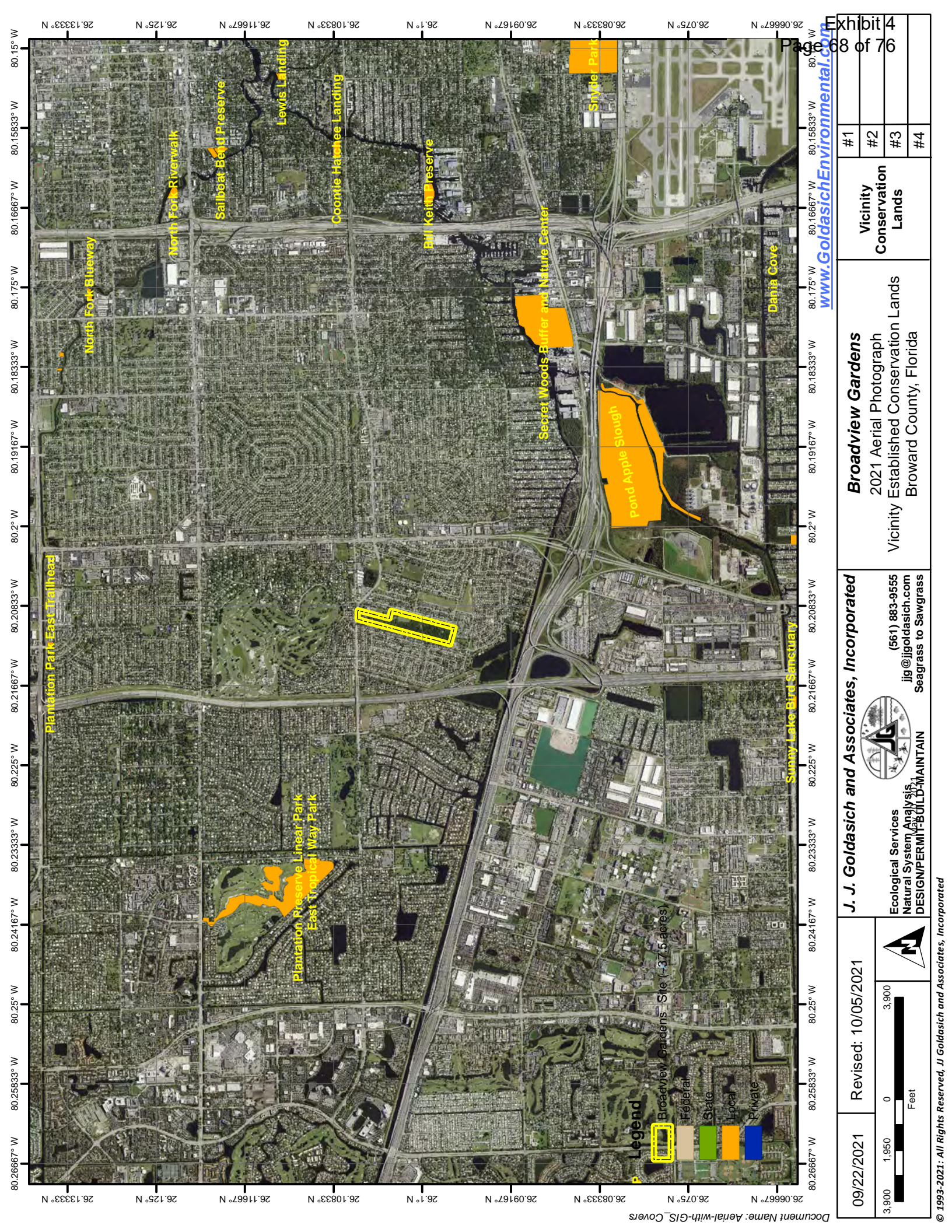
**FNAI
Habitat
Conservation
Priorities**

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Document Name: Aerial-with-GIS Covers

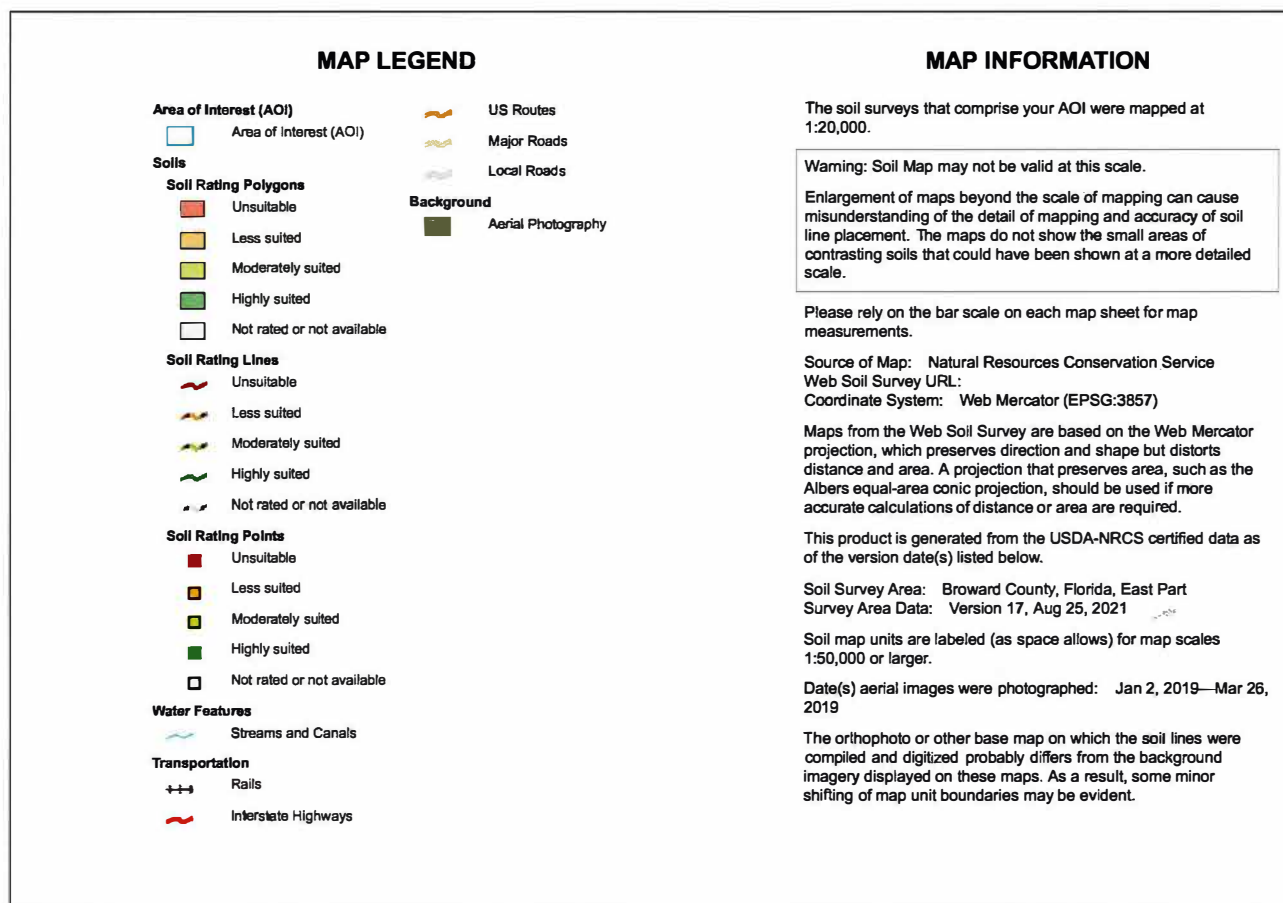
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| 09/22/2021 | Revised: 10/05/2021 |  3,900 1,950 0 3,900 Feet | |
| J. J. Goldasich and Associates, Incorporated Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jig@jgoldasich.com Seagrass to Sawgrass | |  | |
| Broadview Gardens 2021 Aerial Photograph Vicinity Established Conservation Lands Broward County, Florida | | Vicinity Conservation Lands | |
| | | #1 | #2 |
| | | #3 | #4 |

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WLF - Gopher Tortoise Burrowing Suitability—Broward County, Florida, East Part
(Broadview Gardens)



WLF - Gopher Tortoise Burrowing Suitability—Broward County, Florida, East Part
(Broadview Gardens)



WLF - Gopher Tortoise Burrowing Suitability

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|-----------------------------|-------------------------------|-------------|--------------------------------------|----------------------------------|--------------|----------------|
| 2 | Arents-Urban land complex | Not rated | Arents (55%) | | 0.6 | 1.3% |
| | | | Urban land (40%) | | | |
| | | | Arents, organic substratum (3%) | | | |
| | | | Udorthents, marly substratum (2%) | | | |
| 11 | Dade-Urban land complex | Less suited | Dade (55%) | Soil depth (0.14) | 41.7 | 93.7% |
| | | | | Content of rock fragments (0.97) | | |
| | | | Immokalee, limestone substratum (2%) | Water table (0.22) | | |
| | | | | Soil depth (0.75) | | |
| 17 | Immokalee-Urban land complex | Less suited | Immokalee (46%) | Water table (0.22) | 0.2 | 0.5% |
| 39 | Udorthents-Urban land complex | Not rated | Udorthents (55%) | | 2.0 | 4.5% |
| | | | Urban land (40%) | | | |
| | | | Arents (5%) | | | |
| Totals for Area of Interest | | | | | 44.5 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Less suited | 42.0 | 94.2% |
| Null or Not Rated | 2.6 | 5.8% |
| Totals for Area of Interest | 44.5 | 100.0% |

Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

From: [Narvaez, Johana](#)
To: [Cunniff, Heather](#)
Subject: RE: Rezoning 25-Z2: Broadview Gardens - Review Request
Date: Friday, August 8, 2025 9:02:36 AM
Attachments: [image003.png](#)

Good Morning Heather,

My apologies for my late response.

Future development of this site will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

Thank you.

Please do not hesitate to contact me if you have any questions.

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

jnarvaez@broward.org

[Broward.org/Environment](https://www.broward.org/Environment) | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Cunniff, Heather <HCUNNIFF@broward.org>

Sent: Wednesday, August 6, 2025 11:53 AM

To: Pognon, Monica <MPOGNON@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Berrios, Nestor <NBERRIOS@broward.org>; Dunne, Alicia <ADUNNE@broward.org>; Chicks, Stefanie <schicks@broward.org>

Subject: FW: Rezoning 25-Z2: Broadview Gardens - Review Request

The due date for comments on rezoning 25-Z2: Broadview Gardens was July 31, 2025. Please

submit your comments as soon as possible.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102| Plantation, FL 33324

954.357.5657

Broward.org/Planning

From: Cunniff, Heather

Sent: Thursday, July 10, 2025 5:04 PM

To: Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; MATTHEW DEFELICE <MADEFELICE@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Carrano, Susanne <SCARRANO@broward.org>; Berrios, Nestor <NBERRIOS@broward.org>; Dunne, Alicia <ADUNNE@broward.org>; Glennika Gordon <glennika.gordon@browardschools.com>

Cc: Delsalle, Darby <DDELSALLE@broward.org>; Joseph, Andy <ANJOSEPH@broward.org>; Jean, Tamara <TJEAN@broward.org>

Subject: Rezoning 25-Z2: Broadview Gardens - Review Request

The Urban Planning Division received an application to rezone a site located in the Broadview Park neighborhood of the Broward Municipal Services District from A-3: Agricultural and Utilities District to RS-5: One-family detached dwelling zoning district and RM-16: Multifamily dwelling district.

Zero dwelling units are currently allowed on the site; the proposed rezoning would allow up to 37 single-family houses and 474 multi-family dwelling units.

An amendment to the Broward Municipal Services District Future Land Use Map (FLUMS 25-M1) also has been requested and is being processed to change the future land use designation of the site from Utilities to Medium (16) Residential. The Resilient Environment Department held a Local Planning Agency (LPA) public hearing on the proposed FLUMS on June 11, 2025. The LPA agenda package that includes the Staff Report and Attachments for FLUMS 25-M1 are found at the link below:

<file:///G:/PRD/Countywide%20Land%20Use/EPGMD%20LPA%20Meetings/2025/6-11-25/Agenda%20Package/6-11-25%20LPA%20Agenda%20Package.pdf>

Please provide comments by July 31, 2025.

Please contact me if you have any questions at hcunniff@broward.org or 954-357-5657.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102| Plantation, FL 33324

954.357.5657

Broward.org/Planning