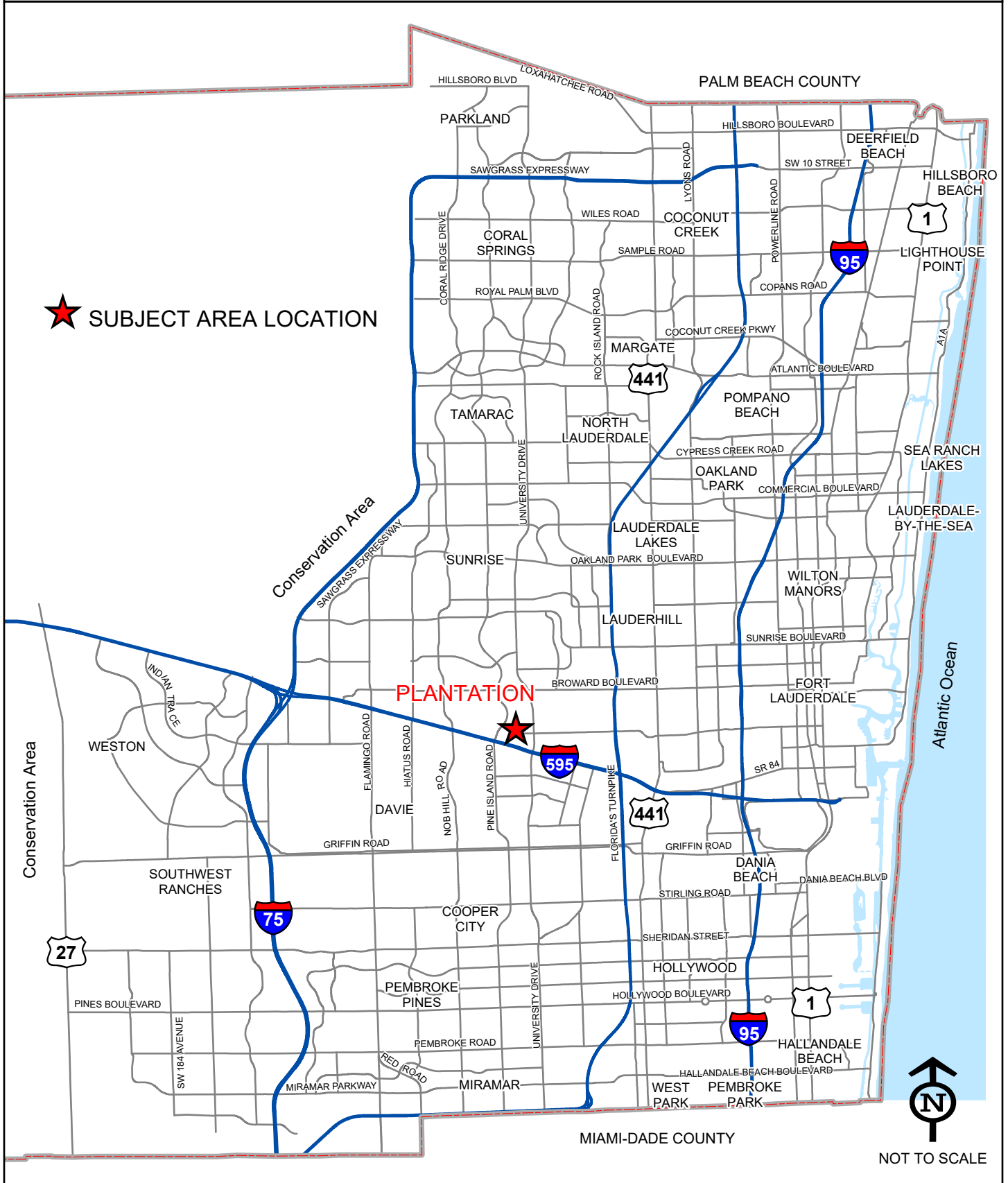


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 25-3



MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-3



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-3

Current Land Use:	Commerce
Gross Acres:	Approximately 24.2 acres

PLANTATION

PINE ISLAND ROAD

UNIVERSITY DRIVE

PETERS ROAD

SW 10 STREET

SW 82 AVENUE

SW 80 TERR

12.6

20.1

25.4

New River

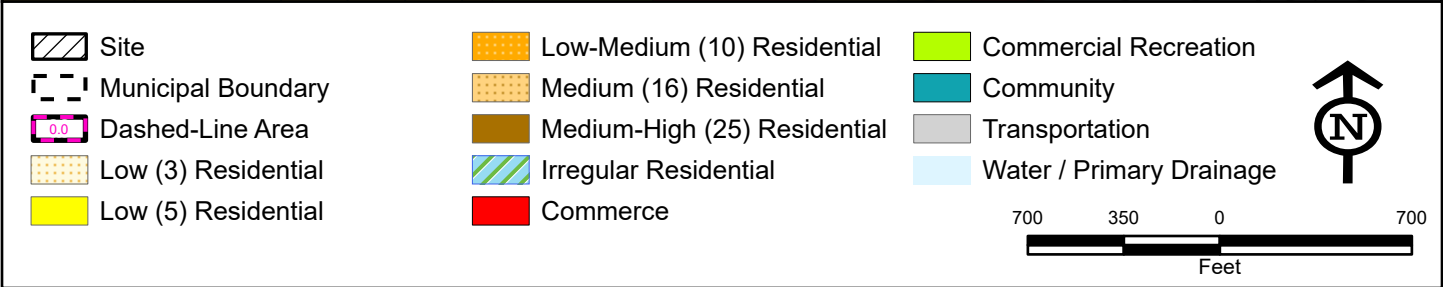
SR 84

I-595

UNINCORPORATED

DAVIE

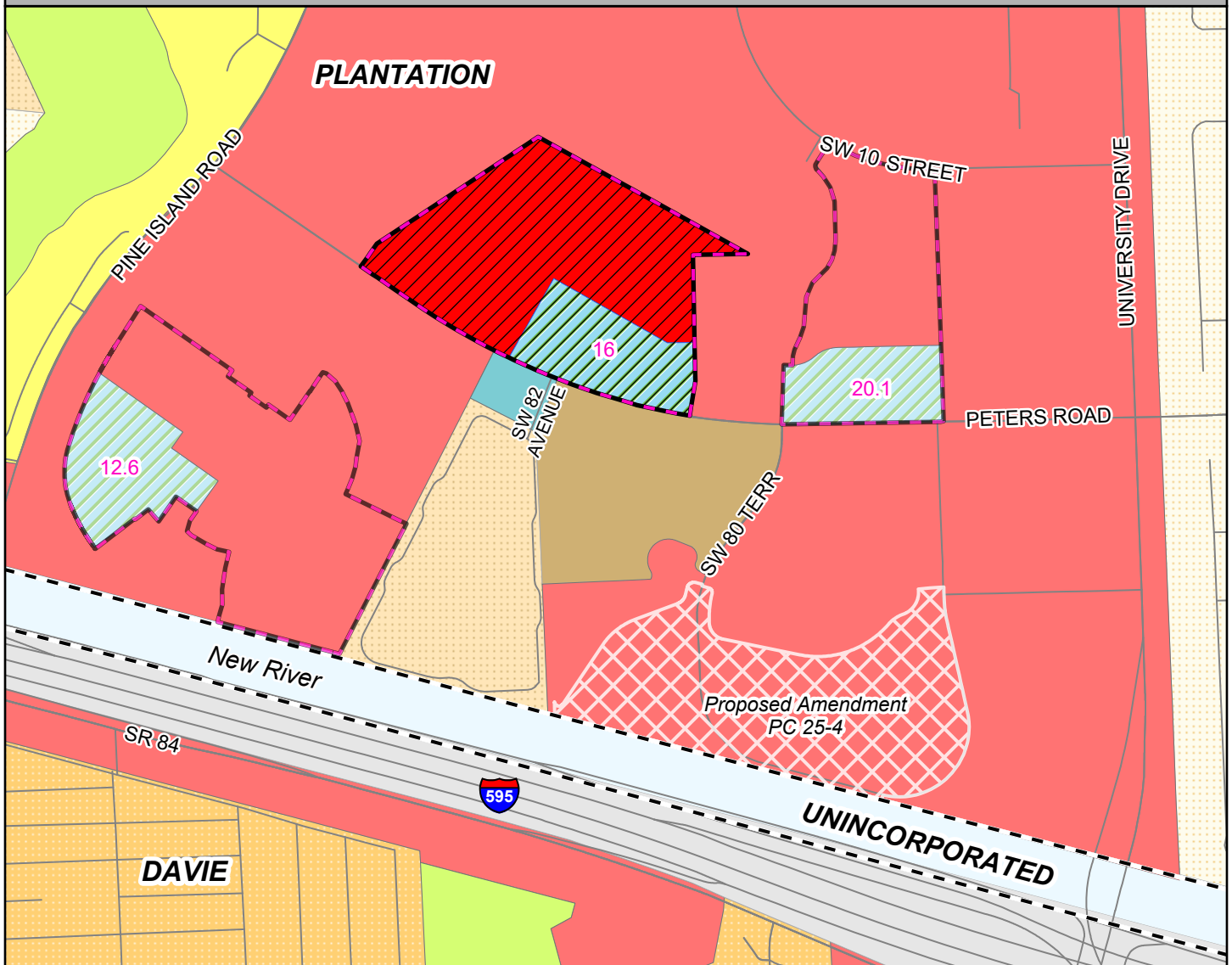
Proposed Amendment
PC 25-4



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-3

Proposed Land Uses: 18.3 acres of Commerce and 5.9 acres of Irregular (16) Residential within a Dashed-Line Area

Gross Acres: Approximately 24.2 acres



- | | | |
|---------------------|------------------------------|--------------------------|
| Site | Low-Medium (10) Residential | Commercial Recreation |
| Municipal Boundary | Medium (16) Residential | Community |
| Dashed-Line Area | Medium-High (25) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-3
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 39 dwelling units (10% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years. See Attachment 8.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

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

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

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

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

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo. Abstain: Abramson)

PROPOSED AMENDMENT PC 25-3

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Plantation |
| II. | <u>County Commission District:</u> | District 5 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 24.2 acres |
| B. | Location: | In Section 9, Township 50 South, Range 41 East; generally located on the north side of Peters Road, between Pine Island Road and University Drive. |
| C. | Existing Uses: | Office park and surface parking lot |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Commerce |
| B. | Proposed Designation: | Dashed-Line Area* consisting of:
5.9 acres of Irregular (16) Residential
18.3 acres of Commerce |
| C. | Estimated Net Effect: | Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Office
East: Office and hotel
South: Multi-family residential, office, religious institution, and educational facility
West: Office |

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

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Commerce
	East: Commerce
	South: Medium-High (25) Residential, Community and Commerce
	West: Commerce

VI. Applicant/Petitioner

A. Applicant:	Jon Auerbach, Vice President, Stiles Residential Group
B. Agent:	C. William Laystrom Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C. Property Owners:	Plantation Crossroads I LLC, Plantation Crossroads II LLC, and Capital Partners LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation on the City's land use plan from "Office Park" to "Office Park and Medium (16) Residential all within a dashed line area"; and on the County's land use plan from "Commerce" to "Commerce and Medium (16) Residential all within a dashed line area." The applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.86 gross acre portion of the overall +/- 24.2-gross acre site. The overall site currently contains office buildings and surface parking. The new multifamily project is proposed in the underutilized parking area. The subject site is located within the South Village of the City's Midtown District. The proposed development will add to the critical residential mass that is required for a fully functional activity center. The proposed development will contribute to new and updated housing units that will be attractive to Midtown's target market. Furthermore, the proposed development will offer a higher and better use of the currently underutilized site, while supporting nearby transit stops by adding residential units within walking distance. The current land use does not permit residential use within the subject property; therefore, a land use plan amendment is required to change the designation to permit the proposed residential use while retaining the existing office park designation and uses."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to a Dashed-Line Area consisting of 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 59 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

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

- **Peters Road**, between Pine Island Road and University Drive, is currently operating at and projected to operate at level of service (LOS) “C,” with or without the subject amendment.
- **Pine Island Road**, between State Road 84 and Broward Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between State Road 84 and Peters Road, is currently operating at and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between Peters Road and Broward Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **Broward Boulevard**, between Pine Island Road and University Drive, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is provided within a ¼ mile of the proposed amendment site. In addition, the Transportation Surtax identifies several fixed route bus improvements to the county route serving the amendment site such as shorter headways, increased span of service and new service types. The BCT report also recognizes that increasing residential opportunities along the existing transit route will support the utilization of mass transit. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends wide connected sidewalks, shade elements, including preservation of mature trees, covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, and electric vehicle charging stations, as well as enhancing bicycle and pedestrian connections to adjacent uses and the provision of safe circulation routes and school crossings for pedestrians and bicycles. See Attachment 4. The applicant has provided correspondence acknowledging the review agency comments and will incorporate the provided recommendations as able in the project design. See Attachment 7.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 24 additional students into Broward County Public Schools, consisting of 10 elementary school students, 5 middle school students and 9 high school students. The report further states that Tropical Elementary, Seminole Middle, and South Plantation High Schools are all under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment site. See Attachment 5.

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

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "6," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6.

IV. Other Natural Resources

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Vegetation: The BCRED report notes that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED staff recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 6.

The applicant has provided correspondence acknowledging the foregoing review agency comments and will incorporate the provided recommendations as able in the project design. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes an increase of 387 dwelling units to be permitted by the BCLUP. The applicant has voluntarily committed to designate at least 39 dwelling units (approximately 10%) as moderate-income affordable housing (between 80% and 120% of median income) for a period of 30 years. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachment 4. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment. See Attachment 8.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, including Policy 2.16.1 regarding providing, encouraging and enabling affordable housing opportunities and Strategy AH-4 recognizing the housing and transportation connection.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

The applicant conducted one (1) community outreach meeting to present the proposed development plan to neighboring residents and interested parties.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 12 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Commerce to a Dashed-Line Area consisting of 5.9 acres of Irregular (16) Residential and 18.3 acres of Commerce would result in an addition of 387 dwelling units. Adjacent development consists of hotel, office, educational facility, religious institution and multi-family development primarily designated Commerce, Residential and Community.

The amendment site is currently developed with two office buildings and ancillary surface parking. The applicant has indicated that the intention is to maintain the office use as it exists and to develop a portion of the southeastern surplus parking with residential dwelling units. The applicant anticipates the proposed redevelopment will foster employment opportunities and other lifestyle benefits with the proposed multi-family residential in proximity to the existing onsite and adjacent office, hotel and community uses.

The subject site is located within the City's Midtown District, which is a locally established improvement district, where increased residential mass is critical to supporting a mix of uses and nearby transit. The proposed development promotes the Midtown District vision by introducing new and updated housing options that align with the area's projected growth and demographics, supporting walkability and connectivity, and strengthening the viability of nearby commercial and employment uses. In addition, the proposed development represents a higher and better use of the underutilized surface parking area of the site. Moreover, development of the amendment site with a higher density multi-family residential use will serve to further the transportation and housing connection recognized by the BCLUP, noting the amendment site is in proximity to primary transportation corridors, including Peters Road, Pine Island Road, University Drive and Interstate 595.

The applicant has voluntarily committed to designating at least 39 of the dwelling units (approximately 10% of the units) as **affordable housing** at the moderate-income level (between 80% and 120% of median income) for a period of 30 years. The applicant has submitted a draft Declaration of Restrictive Covenants reflecting the foregoing commitment. See Attachment 8. The proposed redevelopment is also consistent with the County's 10-Year Affordable Housing Master Plan that encourages higher housing densities along transit corridors in recognition of the profound effect in connecting workers and all residents to jobs, public transit, and livable communities.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. In addition, staff's analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical, cultural or natural resources** were identified.

PLANNING ANALYSIS (continued)

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends approval subject to the applicant's affordable housing voluntary commitment.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-3

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of May 2025
2. Broward County Planning Council Traffic Analysis of March 28, 2025
3. Broward County Transit Division Report of March 26, 2025
4. Broward County Urban Planning Division Report of April 23, 2025
5. School Board of Broward County Consistency Review Report of April 24, 2025
6. Broward County Resilient Environment Department Report of April 25, 2025
7. Applicant Response to Review Agency Comments Received May 12, 2025
8. Draft Declaration of Restrictive Covenants Regarding Affordable Housing
9. Broward County Parks and Recreation Division Report of April 14, 2025
10. Broward County Water Management Division Report of April 8, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-3

Prepared: May 2025

POTABLE WATER

The proposed amendment site will be served by the Plantation Central and East Water Treatment Plants, which have a current combined capacity of 24 million gallons per day (mgd). The current and committed demand on the treatment plants is 14.1 mgd, with 9.9 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 3.14 mgd available for water withdrawal, which expires on April 15, 2045. Planning Council staff utilized a level of service of 140 gallons per day (gpd) per capita (2.57 persons per household) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.13 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Plantation adopted its 10-year Water Supply Facilities Work Plan on October 21, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Plantation Regional Wastewater Treatment Plant, which has a current capacity of 18.9 mgd. The current and committed demand on the treatment plant is 11.8 mgd, with 7.1 mgd available. Planning Council staff utilized a level of service of 275 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net increase in demand of 0.1 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by WIN Waste Innovations for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Wheelabrator Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 815,000 tons per year (TPY). The current demand placed on this facility is 750,000 TPY, with 65,000 TPY available. Planning Council staff utilized a level of service of 8.9 pounds per dwelling unit per day for residential uses and 4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,084 pounds per day or 0.5 tons per day on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdictions of the Old Plantation Water Control District (OPWCD) and South Florida Water Management District (SFWMD). Surface water management license permits from both OPWCD and SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Plantation has 530.45 acres in its parks and open space inventory. The 2050 projected population (110,079) requires approximately 330.24 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 3.0 acres on the projected demand for local parks. The City of Plantation continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-3

Prepared: March 28, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 24.2 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commerce
Potential Development:	242,000 square feet of commerce use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"*
Total P.M. Peak Hour Trips:	1,082 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Dashed-Line Area** consisting of: 5.9 acres of Irregular (16) Residential permitting a maximum of 387 dwelling units 18.3 acres of Commerce
Potential Development:	387 dwelling units 183,000 square feet of commerce use
Trip Generation Rates:	"ITE Equation (221) Multifamily Housing (Mid-Rise)" "ITE Equation (820) Shopping Center"
Total P.M. Peak Hour Trips:	151 + 872 = 1,023 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>- 59 peak hour trips</u>
--	------------------------------------

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 59 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

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

ATTACHMENT 3



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

March 26, 2025

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



RE: Land Use Plan Amendment (LUPA) – PC 25-3 (Crossroads II) in the City of
Plantation

Dear Alica Joseph,

Broward County Transit (BCT) has reviewed your correspondence from March 26, 2025, regarding the LUPA of the property located on the north side of Peters Rd. between Pine Island Rd. and SW 80th Ter. in the City of Plantation for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed 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 BCT Route 30 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays 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

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

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

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

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: April 23, 2025

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

FROM: Darby Delsalle, AICP, Assistant Director

DARBY DELSALLE Digitally signed by
DARBY DELSALLE
Date: 2025.04.23
16:03:00 -04'00'

SUBJECT: PC 25-3 (Crossroads II)

The Broward County Planning Urban division staff reviewed proposed amendment **PC 25-3**. The subject site is in the City of Plantation involving approximately 24.2 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Plantation, within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be

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

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

2. 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>

Affordable Housing

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 385 dwelling units and further restricting 10 percent (39 units) as moderate income affordable housing units for at least 30 years.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request allows an increase of 387 dwelling units. Therefore, Policy 2.16.2 applies to this project.

According to the Broward County Affordable Housing Needs Assessment 2022 Update, the City of Plantation has a deficit of low-income owner units (-1,076) and a slight surplus (82) of moderate-income owner units. The data also shows the combined shortage of very low and low-income rental units (-3,022) exceeds the surplus of moderate-income rental units (2,410).

Although the request represents an increase of 387 dwelling units to the BCLUP, the applicant is requesting the amendment to allow for a new 385-unit multifamily residential complex on a 5.9-acre portion of the subject site. The applicant proposes to set aside ten percent (or 39) of the 385 multifamily dwelling units as affordable moderate-income units.

Based upon this voluntary commitment, the UPD staff finds this application to be consistent with Broward County Land Use Plan Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Staff recommends that approval of this application be subject to the execution and recordation of a legally enforceable document, acceptable to the Broward County Attorney's Office, restricting the development to no more than 385 dwelling units and further restricting 39 dwelling units at the specified income level for a period of at least 30 years.

Redevelopment Analysis

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

Intergovernmental Coordination

The project site is located within the City of Plantation and not near any other municipal jurisdiction.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, 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).

1. *Applicable policies:* The following BrowardNEXT complete streets policies apply to this amendment:

- 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.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The site is occupied by two office buildings and a large surface parking lot. The business park has a perimeter access road that runs along the south edge of the parking lot, parallel to Peters Road, between the Royal Palm Office Park entrance and SW 80th Terrace. SW 80th Terrace winds northward bordering several other office building parcels before connecting with SW 78th Avenue and the back of the regional shopping center campus that is on the west side of University Drive. This is a convenient connection since it avoids major roads.

In conjunction with the Broward Municipal Planning Organization (BMPO), the City of Plantation recently completed a Multimodal Master Transportation Plan for the Midtown District which lists proposed improvements for the intersection between SW 6th Street and SW 78th Avenue, north of the project area. Implementation of these actions could improve pedestrian and bicycle safety near the Pine Island recreational park and near several shopping centers.

- *School Proximity:* Tropical Elementary School and Seminole Middle School are approximately 1.3 and 1.6 miles east of the subject site, just south of Peters Road. South Plantation High School is approximately 2.2 miles to the east, on Peters Road just west of the Florida Turnpike. A small charter school, Imagine Schools (Plantation Campus) is located on the south side of Peter Road, across from the subject site. It is likely that future school-aged residents of the development would need to walk, bicycle or be dropped off at their respective schools.
- *Commercial and Civic Uses in Proximity:* The subject site is located within a one-mile radius of the West Regional Library, hospitals, health centers, pharmacies and supermarkets.

- *Parks:* The site is served by two City of Plantation parks. Pine Island Park is located 0.5 miles from the subject site, accessible via Pine Island Road. Central Park is located within 1.5 miles of the subject site via Pine Island Road and Broward Boulevard. An entrance to the New River Greenway is located 0.4 miles south of the subject site.
- *Transit Service:* Broward County Transit (BCT) Route 30 includes a bus stop on Peters Road adjacent to the subject site. Route 30 connects to the HCA Florida Westside Hospital, West Regional Library and the main bus depot in downtown Fort Lauderdale. BCT Route 2, operates along University Drive, just half a mile from the subject site. BCT Route 12 operates along University Drive and eventually reaches Dania Beach to the east. Route 30 has 30 to 40 minute headways; Routes 2 and 12 have ten minute headways.
- *Additional Mobility Considerations:* Broward Boulevard has several pedestrian and bicycle crashes registered, primarily at the Pine Island Road and Central Park Drive intersections. This portion of the road is currently subject to a safety study in association with the BMPO's Broward Safety Action Plan efforts (2023 – 2025).

Broward County Staff Complete Streets Comments

Staff suggests the following:

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings, perimeter paths, and transit stops.
- Consider connecting the parking areas to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.
- Include non-glare pedestrian-scale lighting, shade elements (including landscaping), 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 building 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).
- Collaborate with the City of Plantation and other transportation agencies to increase safety, including travel to schools east of the development and University Drive, (consistent with safe routes to school). Collaborate to improve bicycle facilities and consider shared-use paths/sidewalks instead of on-road facilities.
- Preserve existing “mature” trees, particularly near future walking paths to ensure paths are shaded to reduce the heat-island effect.

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

LAND USE/REZONING

SBBC-3437-2022

County No: 25-3

Folio #: 504109270020, 504109270032, 504109270031, 504109270030

Crossroads II

April 24, 2025

RECEIVED
4/24/2025



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

ATTACHMENT 5

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: April 24, 2025		Units Permitted	0	Units Proposed	387
Name: Crossroads II		NET CHANGE (UNITS):		387	
SBBC Project Number: SBBC-3437-2022		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number: 25-3		Elem	0	10	10
Municipality Project Number: PD24-0002, PP24-0019		Mid	0	5	5
Owner/Developer:		High	0	9	9
Jurisdiction: Plantation		Total	0	24	24
				Existing Land Use:	Office Park
				Proposed Land Use:	Office Park and Medium
				Current Zoning	OP-P
				Proposed Zoning:	B7-Q
				Section:	9
				Township:	50
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Tropical Elementary	932	946	780	-166	-9	82.5%	
Seminole Middle	1,415	1,415	1,024	-391	-17	72.4%	
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%	

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 6 - Elementary	19,223	15,373	-3,850	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	9,307	7,720	-1,587	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,956	12,883	-1,073	12,662	12,630	12,600	12,568	12,536

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Imagine School- Plantation	1,340	384	-956	384	384	384

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

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

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

School(s)	Description of Capacity Additions
Tropical Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Seminole Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
South Plantation High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 6	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 24.2-acre site is generally located north of Peters Road and west of SW 10th Street in the City of Plantation. The current land use designation for the site is Office Park /Commerce, and the current zoning designation is OP-P, which allows no residential units. The applicant proposes to change the land use designation to Office Park and Medium (16) Residential within a dashed line area and the zoning designation to B7-Q to allow 387 (all two or more bedroom) mid-rise residential units, which is anticipated to generate 24 additional (10 elementary, 5 middle, and 9 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Tropical Elementary, Seminole Middle, and South Plantation High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3437-2022

Reviewed By:

4/24/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 25-3
Page 1



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

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Location: In Section 9, Township 50 South, Range 41 East; generally located on the north side of Peters Road, between Pine Island Road and Southwest 80 Terrace.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

There are no contaminated sites located at or within one-quarter mile of the parcels subject to this potential Land Use Amendment.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL with additional requirements may be necessary for the release of the conservation easement. Any unavoidable wetland impact must be mitigated.

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 Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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

Surface Water Management Licensing does not have jurisdiction on this portion of the County. Customer will have to contact Old Plantation Water Control District.

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

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

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eighteen (18) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eighteen (18) facilities, nine (9) are hazardous material facilities, six (6) are storage tank facilities, and three (3) are facilities that have both hazardous materials and storage tanks. *(PD 03/28/2025)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 03/28/2025)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 03/28/2025)*

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease of 59 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and proposed designation, an amendment to the current land use designation can reasonably be assumed to have a **minimal impact** on air quality.

The Air Quality Program recommends pro-active 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 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 and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site, and no air quality-related complaints in the last 10 years. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 4/3/2025)

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

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

[Check map at:

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

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

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

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

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

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

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

Please see attached.

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

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

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

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 82.6 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.4 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

Please see attached Water Recharge Questionnaire.

ATTACHMENTS



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Resilient Environment Department 

Date: 4/14/2025

Re: Initial Resilience Review of PC 25-3 Crossroads II City of Plantation

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

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

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

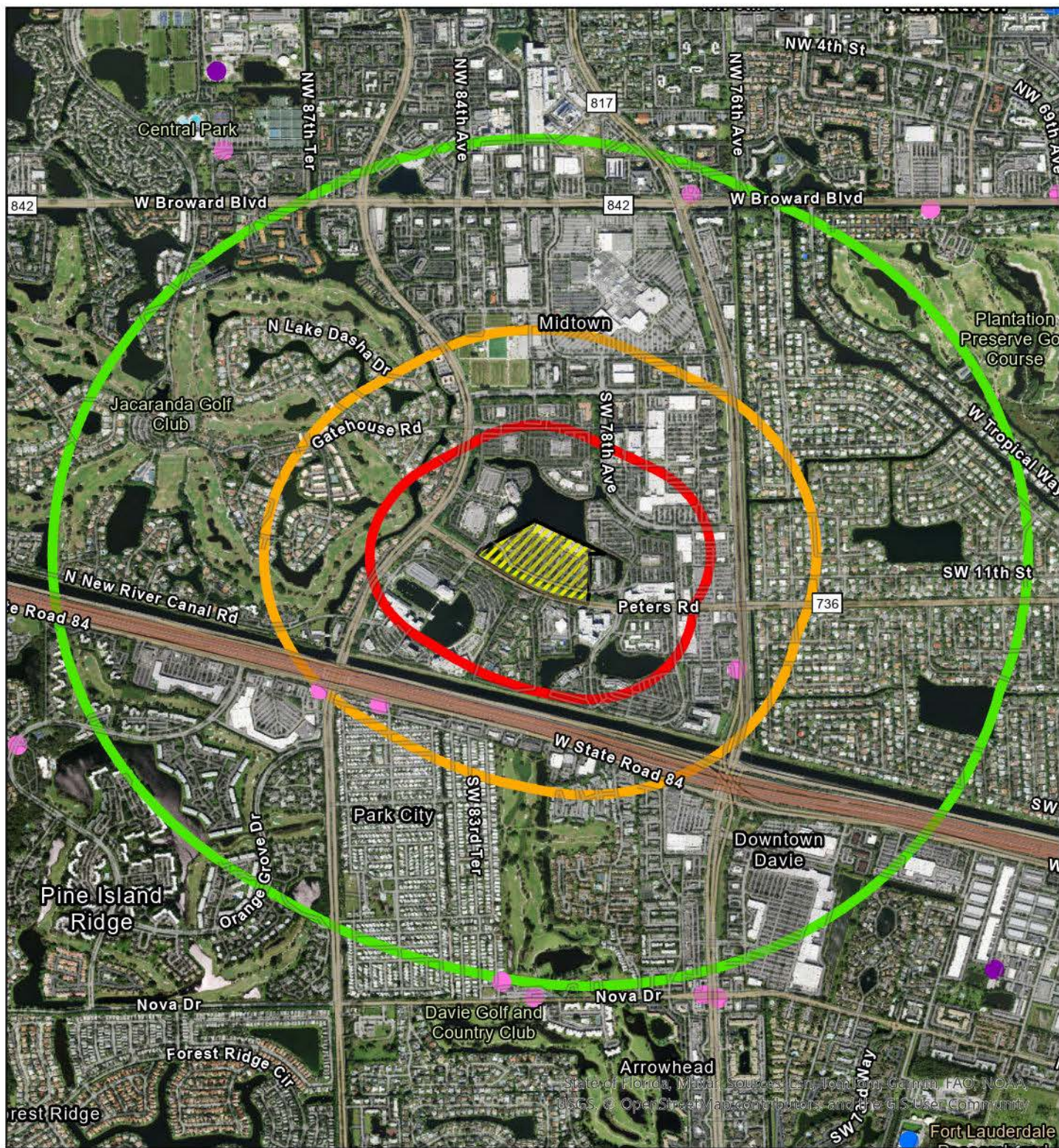
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green

infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps were updated in 2024 to include the Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation, which will need to be considered for the development of the stormwater management system. In accordance with the County's existing future conditions planning requirements, consistent with Policy CC 3.10, the applicant is urged to work with the County to consider opportunities to enhance water storage and drainage, as part of site development, to provide a community-based solution for the potential of increased heat and flooding.



Broward County Land Use Plan Proposed Amendment 25-3



State of Florida, Mavir, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Legend

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

0 0.25 0.5 1 Miles



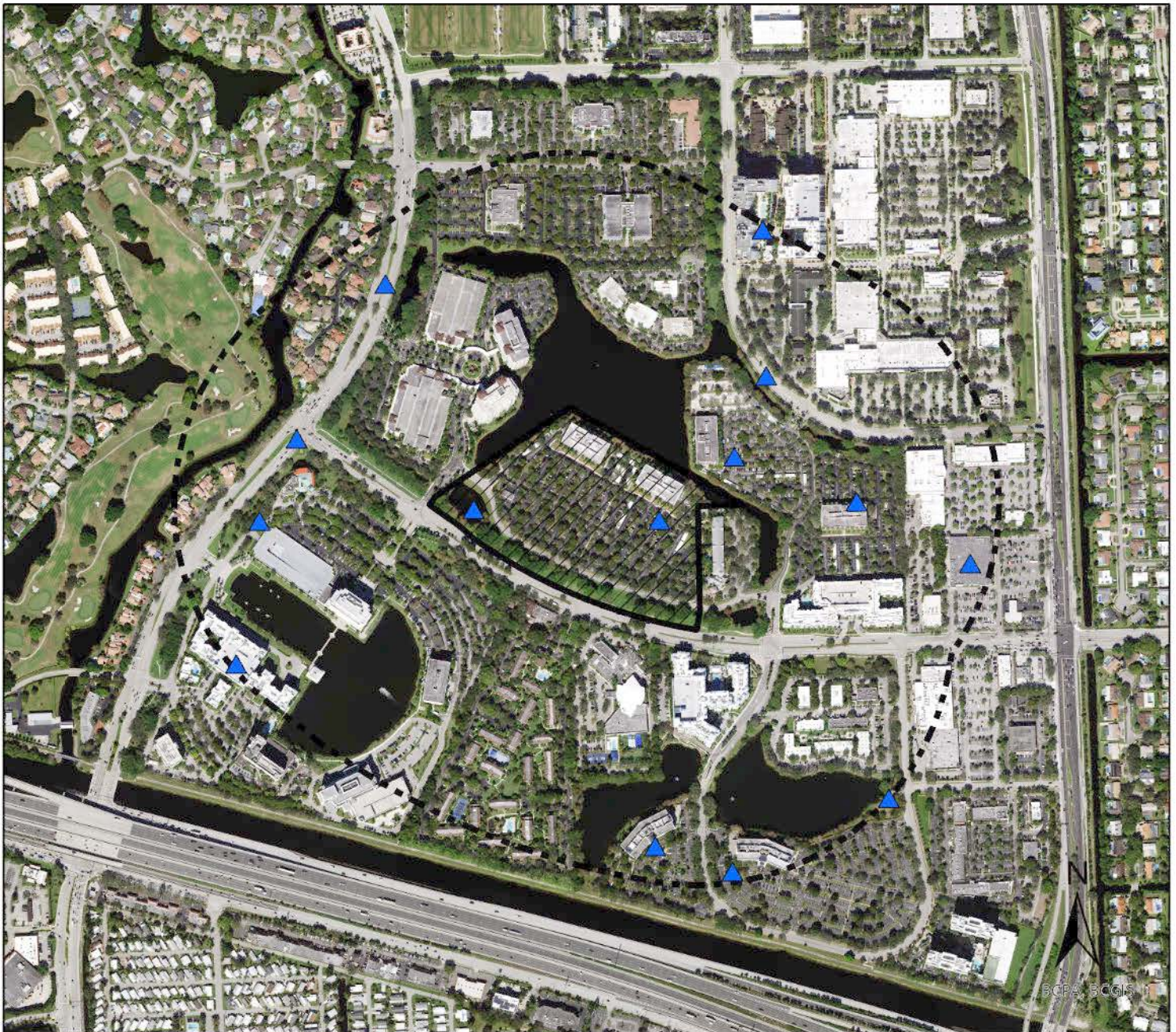
Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 4/3/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Royal Palm at Southpointe, Phase II	900 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
WPIP PLANTATION PROPERTY, LLC- BUILDING #2	1600 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Crossroads Business Park Assoc. Bldg. 3	8100 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Crossroads Business Park Assoc. Bldg. 4	8050 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
TradeStation Technologies	8050 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
Plantation Crossroads I, LLC	8151 PETERS RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Atrium Office Park	855 SW 78TH AVE, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
National Beverage Corporation	8100 SW 10TH ST, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Royal Palm at Southpointe	1000 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
WPIP PLANTATION PROPERTY, LLC	1601 SW 80TH TER, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Cornerstone-Phase I	1200 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Columbia Cornerstone Venture LLC	1244 S PINE ISLAND RD, Plantation, FL 33324	6513 - Operators of Apartment Buildings	Hazardous Material Facility
Crossroads Business Park Assoc. Bldg. 1	8201 PETERS RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
Royal Palm at Southpointe	1000 S PINE ISLAND RD, Plantation, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility

PC 25-3 (Crossroads II) City of Plantation

UMHC/Plantation	8100 SW 10TH ST, #1000, Plantation, FL 33324	8069 - Specialty Hospitals, Except Psychiatric	Hazardous Material Facility
AT&T DEYN FA# 10118802	1600 SW 80TH TER, Plantation, FL 33324	4812 - Radiotelephone Communications	Hazardous Material Facility
Publix Store #1345	1181 S UNIVERSITY DR, Plantati on, FL 33324	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
Midtown 24	700 SW 78TH AVE, Plantation, FL 33324	6513 - Operators of Apartment Buildings	Hazardous Material Facility

PC 25-3 (Crossroads II) City of Plantation



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

POSSE SARA Title III Sites

Boundary

Prepared on: 3/28/2025 11:12 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 PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant: Jon Auerbach, Vice President, Stiles Residential Group
Amendment No.: PC 25-3
Jurisdiction: Plantation
Size: Approximately 24.2 acres
Existing Use: Office Park and Surface Parking Lot
Current Land Use Designation: Commerce
Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce
Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses
Location: In Section 9, Township 50 South, Range 41 East; generally located on the
north side of Peters Road, between Pine Island Road and Southwest 80
Terrace.

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

II. Wetland Review

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

Chapter 27 of the Broward County Code of Ordinances?

III. Comments:

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL with additional requirements may be necessary for the release of the conservation easement. Any unavoidable wetland impacts must be mitigated.

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 Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor

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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Jon Auerbach, Vice President, Stiles Residential Group

Amendment No.: PC 25-3

Jurisdiction: Plantation

Size: Approximately 24.2 acres

Existing Use: Office Park and Surface Parking Lot

Current Land Use Designation: Commerce

Proposed Land Use Designation: Dashed-Line Area* consisting of:
5.9 acres of Medium (16) Residential
18.3 acres of Commerce

Estimated Net Effect: Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by
the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses

Location: In Section 9, Township 50 South, Range 41 East; generally located on the north side of
Peters Road, between Pine Island Road and Southwest 80 Terrace.

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

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

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

A typical value for an impervious area produced by this type of development is
approximately 85 percent or equal to 20.57 acres

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

A typical value for an impervious area produced by this type of development is potentially
82.6 percent or equal to 19.98 acres

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

The change in land use (current to proposed) could potentially result in a decrease of 2.4 percent impervious surface on the property, which is the equivalent of a decrease of 0.59 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 82.6 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 2.4 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

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

Prepared by: MP (4/22/2025).

ATTACHMENT 7



STILES
Invest • Build • Manage

RECEIVED
5/12/2025

May 12, 2025

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

Re: Crossroads Residential Land Use Plan Amendment – Response to Agency Comments PC 25-3.

Dear Director Boy,

As a follow-up to the review agency letter from April 30th, 2025, the Applicant acknowledges each of the Agency comments. Further, the Applicant agrees with the recommendations of those agencies and will work to include those recommendations in its designs and plans as part of the future rezoning, site planning and agency permitting that will follow this Land Use Plan Amendment.

Sincerely,

Jon Auerbach, President

Stiles Residential Group

ATTACHMENT 8

Name: C. William Laystrom, Jr.

Address:

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

This Instrument Prepared by:

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

RECEIVED
6/12/2025

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ____ day of _____, 2025, by PLANTATION CROSSROADS I, LLC, a Delaware limited liability company and PLANTATION CROSSROADS II, LLC, a Delaware limited liability company ("Declarants"), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

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

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Medium (16) Residential and Office Park and on the County Land Use Plans from Commerce to Medium (16) Residential and Commerce in conjunction with redevelopment of the Property ("Project"); and

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

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 385 dwelling units, an increase of 385 units ("Additional Units"); and

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

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

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

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

2. Covenants. Declarant hereby declares the following: Ten percent (10%) of the units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units"). If the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial of Affordable Housing Units yielded shall be rounded up to the next whole number.

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

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

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

~~States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Official Records of Broward County, Florida, however, as to each Affordable

Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

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

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

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

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

10. Term. Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.

- b. ~~Upon request by Declarant, the County and City shall execute an estoppel letter within fifteen days of such request, verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or iii) that Declarant is in compliance with the Declaration.~~

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

PLANTATION CROSSROADS I, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS I, LLC, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

PLANTATION CROSSROADS II, LLC, a
Delaware limited liability company

By: _____
Printed Name: _____
Its: _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS II, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public

Typed, printed or stamped name of Notary Public

8

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

PARCEL I (AS SURVEYED)

A portion of Parcels 2 and 3, Jacaranda Parcel 817, according to the Plat thereof as recorded in Plat Book 143, at Page 1, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the Southeast corner of said Parcel 3, said point being on a curve, concave to the Northeast, radial bearing to said point of S18°56'39"W, said curve having a radius of 2811.79 feet, and a central angle of 06°42'24" thence westerly along the south line of said Parcel 3 on an arc distance of 329.13 feet; thence N29°08'56"E, 337.25 feet' thence S60°51'04"E, 561.28 feet; thence N88°52'52"E, 116.34 feet; thence S01°07'10"E, 164.10 feet; thence S09°24'23"W, 100.00 feet to the South line of said Parcel 2, also being a point of a curve, being concave to the North, radial bearing to said point of S09°24'23"W, said curve having a radius of 2811.79 and a central angle of 09°32'16"; thence westerly along said south line an arc distance of 468.07 feet to the POINT OF BEGINNING.

Said lands situate in the City of Plantation, Broward County, Florida and containing 212,687 square feet (4.883 acres) more or less.

EXHIBIT B

Notice of designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the Public Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES: _____

By: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

_____ The foregoing instrument was acknowledged before me by means of _____ physical presence or online notarization, this _____ day of _____, 2025 by _____, as _____ of _____ on behalf of the corporation/partnership. He or she is _____ personally know to me, or _____ has produced identification. Type of identification produced _____.

NOTARY PUBLIC

Print Name: _____
(Seal)

My Commissioner expires: _____

ATTACHMENT 9



PARKS AND RECREATION DIVISION • Administrative Offices

950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

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

April 14, 2025

To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council



Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West, Dan
Date: 2025.04.14
13:20:50 -04'00'

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-3 – Crossroads II (Plantation)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – US 27 Business Center (Southwest Ranches). Our comment is as follows:

PC 25-1 No objections to the Land Use Plan Amendment. Park impact fees, if permitted by state law, will be required for the additional 387 residential units.

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

ATTACHMENT 10



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

April 8, 2025



Alicia Joseph
Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: alijoseph@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

SUBJECT: Crossroads II, PC 25-3 / Land Use Plan Amendment

Dear Ms. Joseph:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-3 and have no comments or objections.

Sincerely,

Vilma Melendez, P.E.
Construction Project Manager Supervisor
2555 W. Copans Rd.
Pompano Beach, FL 33069
Office (954) 831-0764
Email: vmelendez@broward.org