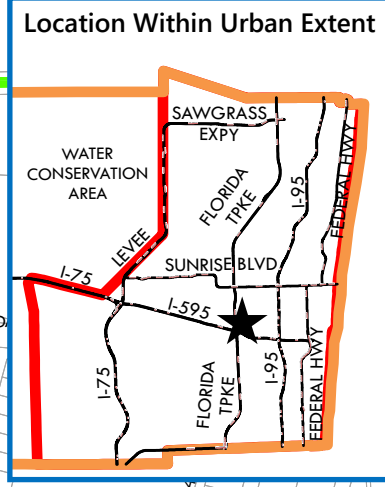
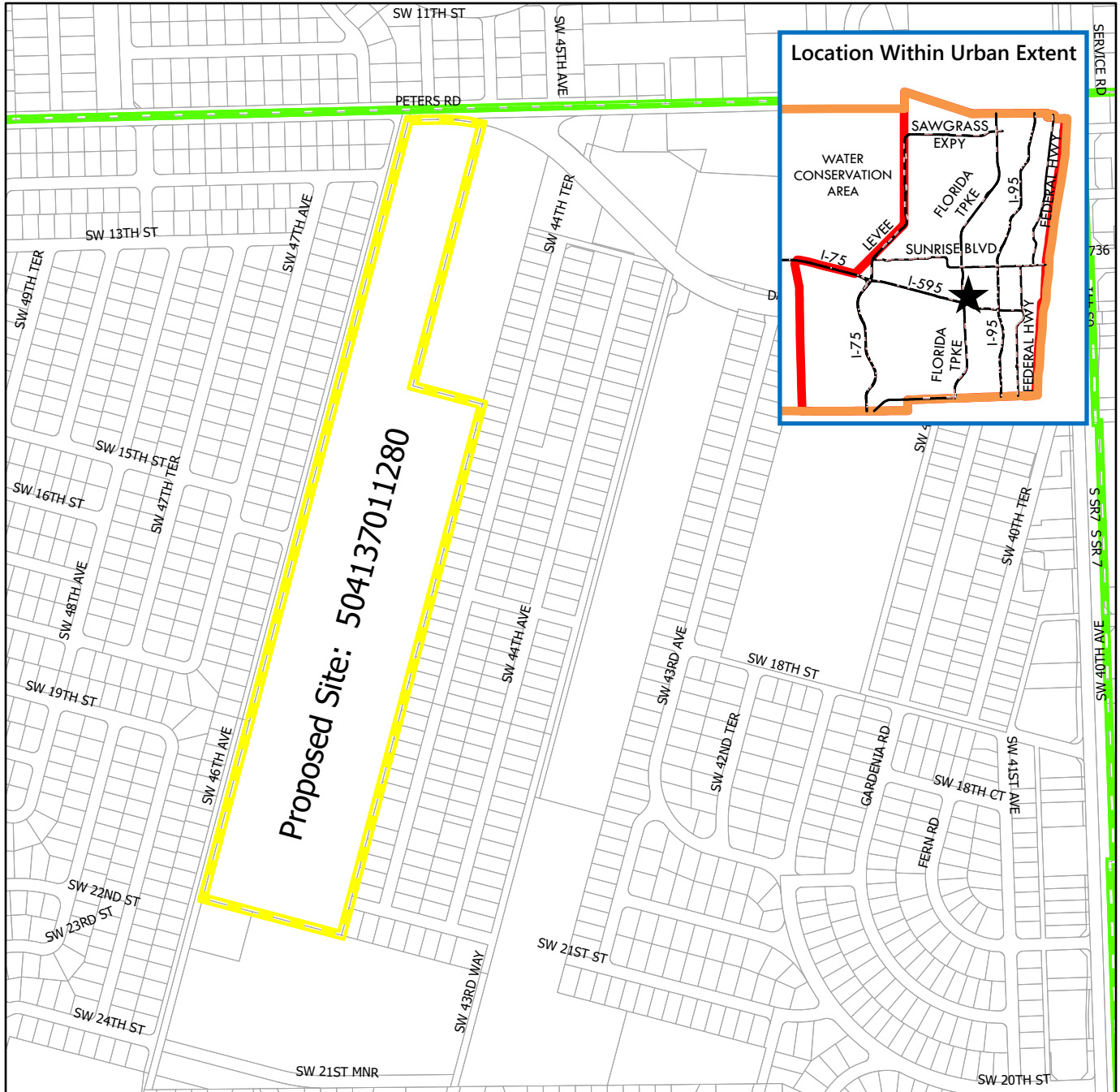





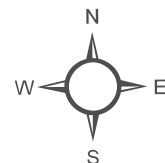




# Future Land Use Amendment 25-M1 Site Location Map

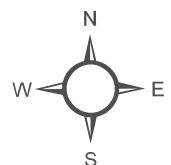


-  Broward County Boundary
-  Broward County Urban Extent Boundary
-  Municipal Boundary
-  Site: 4590 Peter Road
-  Site Location Within Urban Extent




Prepared by: Urban Planning Division  
Resilient Environment Department

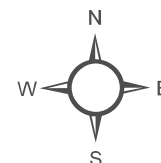
This map is for conceptual purposes only and should not be used for legal boundary determinations.



A horizontal number line with tick marks at 0, 125, 250, and 500. The word "Feet" is written at the end of the line.

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

- |   |  |   |                             |   |                         |
|---|--|---|-----------------------------|---|-------------------------|
|  | Site: 4590 Peter Road                      |  | Low-Medium (10) Residential |  | Recreation & Open Space |
|  | Municipal_Boundary                         |  | Medium (16) Residential     |  | Utilities               |
|  | Fort Lauderdale - Regional Activity Center |  | Commercial                  |  | Right of Way            |
|  | Low (5) Residential                        |  | Commercial Recreation       |   |                         |
|   |  |  | Community Facilities        |   |                         |

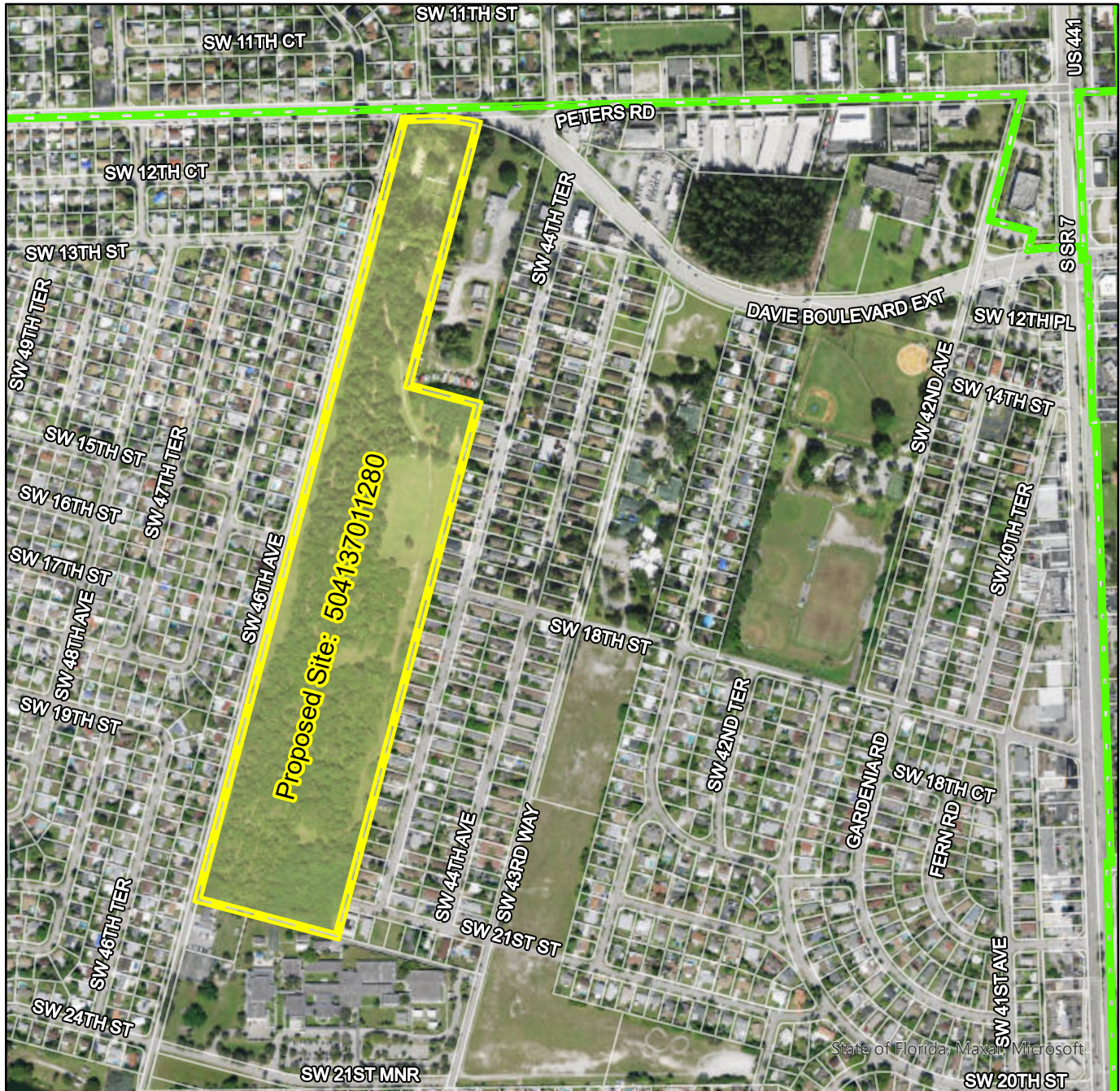






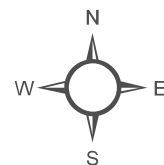


## Future Land Use Amendment 25-M1

### Aerial - Existing Land Use Map



-  Municipal\_Boundary
-  Site: 4590 Peter Road



0 125 250 500 Feet

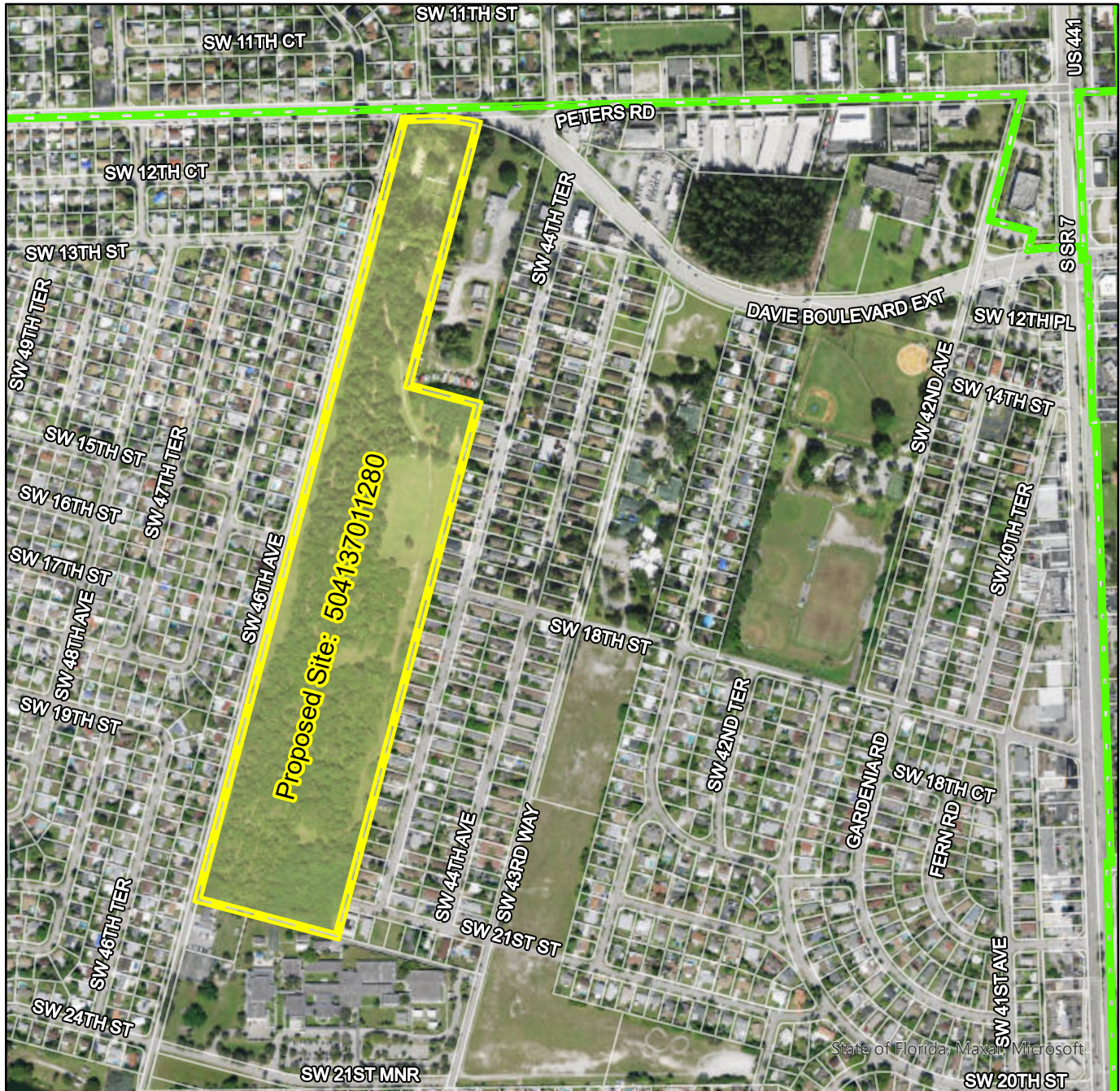
Prepared by: Urban Planning Division  
Resilient Environment Department



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

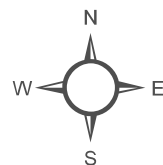




## Future Land Use Amendment 25-M1 Aerial - Existing Land Use Map



-  Municipal\_Boundary
-  Site: 4590 Peter Road



0 125 250 500 Feet

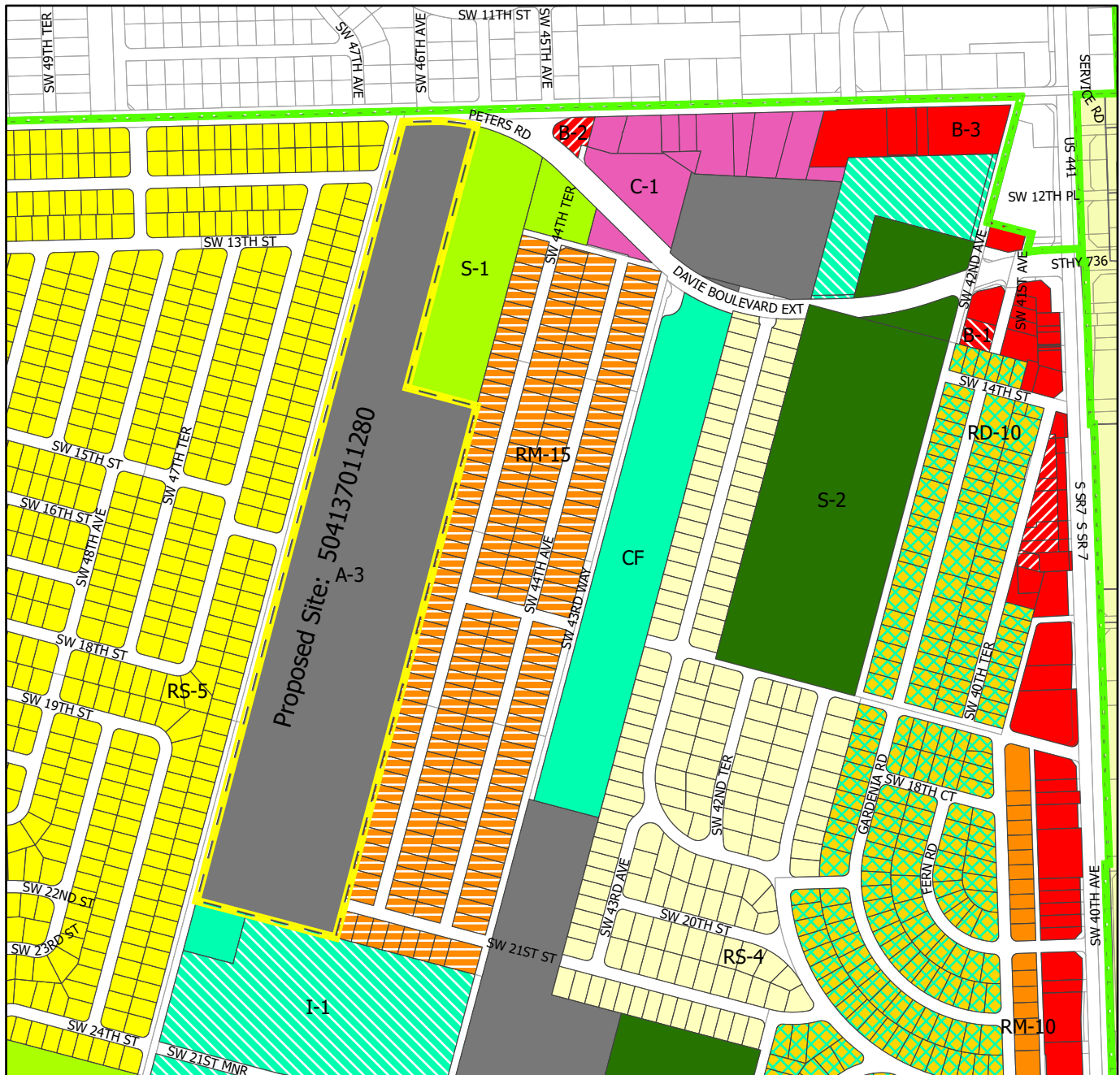
Prepared by: Urban Planning Division  
Resilient Environment Department

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

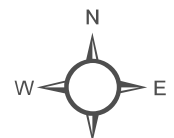




## Future Land Use Amendment 25-M1 Zoning Map



- |  |   |                                       |
|--|---|---------------------------------------|
| Site: 4590 Peter Road  | B-3: Intense Commercial Business              | RM-15: Multiple Family, 15 DU/Acre    |
| Municipal_Boundary   | C-1: Commercial Warehouse                     | RS-4: One Family Detached, 4 DU/Acre  |
| Fort Lauderdale Zoning - North West Regional Activity Center | CF: Community Facilities                      | RS-5: One Family Detached, 5 DU/Acre  |
| A-3: Agricultural and Utilities                              | I-1: Institutional and Educational            | S-1: Open Space and Recreation        |
| B-1: Limited Commercial Business                             | RD-10: Duplex/Attached One-Family, 10 DU/Acre | S-2: Open Space and Public Recreation |
| B-2: General Commercial Business                             | RM-10: Multiple Family, 10 DU/Acre            |                                       |



0 125 250 500 Feet



## Attachment F

### UPD Affordable Housing Comments: FLUM 25-M1 Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed map amendment FLUM 25-M1. The subject site is in the BMSD on approximately 39.4 acres. The amendment proposes:

<b>Current Designations:</b>	Utilities
<b>Proposed Designation:</b>	Medium (16) Residential
<b>Estimated Net Effect:</b>	<b>Addition of 630 dwelling units</b> [Zero (0) dwelling units currently permitted by the BCLUP] Reduction of 39.4 acres of Utilities use

#### 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 547 low and moderate income affordable housing units, and further restricting them as affordable for 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 630 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant, the Housing Authority of the City of Fort Lauderdale, proposes to limit development to 547 affordable dwelling units on the site, consisting of a mix of low to moderate income multifamily (513 units) and single family (34) units. The site is located within the Broadview Park neighborhood of the Broward Municipal Services District (BMSD), and the applicant states that the request is consistent with the County's adopted policies in BrowardNEXT 2.0 regarding affordable housing in the BMSD as well as the BCLUP regional vision for affordable housing.

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

Based upon the City's voluntary commitment to develop the proposed 547 units as low to moderate income affordable housing, 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 547 dwelling units at the specified income levels for a period of at least 30 years.

HEC/smc  
03/20/25

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

**LAND USE**

**SBBC-3969-2025**

**County No: N/A**

**Folio #: 504137011280**

**Broadview Gardens**

**February 27, 2025  
2:40:33 PM**

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](http://www.browardschools.com)



SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION	
Date:	February 27, 2025	Units Permitted	0	Units Proposed	547	Existing Land Use: Utilities
Name:	2:40:33 PM Browardview Gardens	NET CHANGE (UNITS):			547	Proposed Land Use: Medium (16) Residential
SBBC Project Number:	SBBC-3969-2025	Students	Permitted	Proposed	NET CHANGE	Current Zoning: A-3
County Project Number:	N/A	Elem	0	48	48	Proposed Zoning: RM-16
Municipality Project Number:	N/A	Mid	0	24	24	Section: 13
Owner/Developer:	City of Fort Lauderdale	High	0	39	39	Township: 50
Jurisdiction:	Unincorporated Broward County	Total	0	111	111	Range: 41 E

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
Meadowbrook Elementary	809	809	704	-105	-5	87.0%
New River Middle	1,416	1,536	1,577	41	2	102.7%
South Plantation High	2,543	2,615	2,321	-294	-11	88.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment			
				25/26	26/27	27/28	28/29
Meadowbrook Elementary	704	-105	87.0%	694	681	667	658
New River Middle	1,577	41	102.7%	1,577	1,570	1,562	1,559
South Plantation High	2,321	-294	88.8%	2,362	2,343	2,342	2,345

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 3* - Elementary	12,118	8,993	-3,125	8,137	7,982	7,831	7,678	7,522	
Area 3* - Middle	4,643	3,490	-1,153	3,539	3,529	3,521	3,512	3,504	
Area 3* - High	6,903	5,313	-1,590	4,458	4,352	4,248	4,144	4,040	

\* 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
New Life Charter Academy	300	113	-187	113	113	113
Suned High School Of South Broward	400	272	-128	272	272	272

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

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

\* See comments for additional Impacted Planning Area information

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



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

School(s)	Description of Capacity Additions
Meadowbrook Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
New River Middle	There are no classroom additions scheduled in the ADEFP that will 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 3	
School Level	Comments
Elementary	None
Middle	None
High	None

Information contained in the application indicates that the approximately 39.4-acre site is generally located South of Peters Road between SW 46th Avenue and SW 44th Terrace in the Broward Municipal Services District. The current land use designation for the site is Community. The applicant proposes to change the land use designation to Medium (16) Residential to allow a total of 547 residential units including 34 (all three-bedroom or less) single-family units and 513 (103 one-bedroom or less, 266 two-bedroom and 144 three-bedroom or more) garden apartment units, which are anticipated to generate 111 additional (48 elementary, 24 middle, and 39 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 Meadowbrook Elementary, New River Middle, and South Plantation High High Schools. Based on the District's Public School Concurrence Planning Document, Meadowbrook Elementary and South Plantation High Schools are currently operating below the Level of Service Standard (LOS). This standard is defined as either 100% of gross capacity or 110% of permanent capacity. In contrast, New River Middle School is operating above this standard. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), Meadowbrook Elementary and South Plantation High Schools are expected to maintain their current status through the 2026/27 school year. In contrast, New River Middle School will continue to exceed this standard until the 2026/27 school year. 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 Concurrence 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 Five-Year Adopted 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 Planning Area "3" for elementary and middle schools, and Planning Area "6" for high school. The high school currently serving Planning Area "6" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "6": aggregate school capacity (13,956), aggregate enrollment (12,883), and aggregate projected enrollment (2029/30 – 12,662; 2030/31 – 12,630; 2031/32 – 12,600; 2032/33 – 12,568; 2033/34 – 12,536).

Therefore, both Planning Area "3" and Planning Area "6" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

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



The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3969-2025

Exhibit 2  
Page 13 of 78

2/28/2025

Date

Reviewed By:

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

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**

November 22, 2024

Robert J. Hely, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, FL 33304

RE: Land Use Plan Amendment (LUPA) – Broadview Park, unincorporated Broward County - Transit Verification Letter

Dear Mr. Hely,

Broward County Transit (BCT) has reviewed your correspondence dated November 13, 2024, regarding the proposed LUPA for Broadview Park, folio ID 504137011280 in unincorporated Broward County, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 30. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 30	WEEKDAY	5:59 A.M. – 10:36 P.M.	29 Minutes
	SATURDAY	6:00 A.M. – 10:51 P.M.	32 Minutes
	SUNDAY	9:30 A.M. – 7:36 P.M.	47 Minutes

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

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

### UPD Intergovernmental and Complete Streets Comments:

#### FLUM 25-M1 – Broadview Gardens at Broadview Park

Broward County Urban Planning Division (UPD) staff has reviewed proposed amendment FLUM 25-2 for a 39.4-acre site in the Broadview Park neighborhood of the Broward Municipal Services District (BMSD) (unincorporated). The subject site is bordered on the north side by Peters Road/Davie Boulevard and on the east side by SW 46<sup>th</sup> Avenue, a major access road to the neighborhood. The subject site's future land use is currently Utilities.

*Proposed Designation:* Medium (16) Residential  
*Proposed Uses:* Addition of up to 630 dwelling units of which approximately 513 would be multifamily units and 34 single family units. The development is expected to generate approximately 4,114 daily trips.

#### Intergovernmental Coordination

The project site is contained entirely within the BMSD and is across from the City of Plantation on the north side. The Application does indicate if there have been any communications with Plantation regarding the proposed amendment.

#### Complete Streets

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

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

- Policy 2.19.1 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

- Policy 2.19.2 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- Policy 2.19.3 To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- Policy 2.19.4 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- Policy 2.29.2 Broward County’s greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 3.5.4 The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

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

- POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: [...] 3. Mobility options of the site are suitable

for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element.

- POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: [...] 4. Roads, sidewalks, and bicycle facilities.

### ***Accessibility to Surrounding Destinations and Multimodal Infrastructure***

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

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

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

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

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

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

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

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

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

### ***Broward County Staff Complete Streets Comments***

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

- Consider building a safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
- Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces
- Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing EV charging for project residents.
- Consider collaborating with Broward County and local schools on providing wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
- Within buildings, consider providing residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

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



**ATTACHMENT VII**  
**TRAFFIC CIRCULATION ANALYSIS**

## MEMORANDUM

To: Michelle Feigenbaum

From: Karl Peterson, P.E.

Date: November 21, 2024

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

---

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

### F. TRAFFIC CIRCULATION ANALYSIS

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

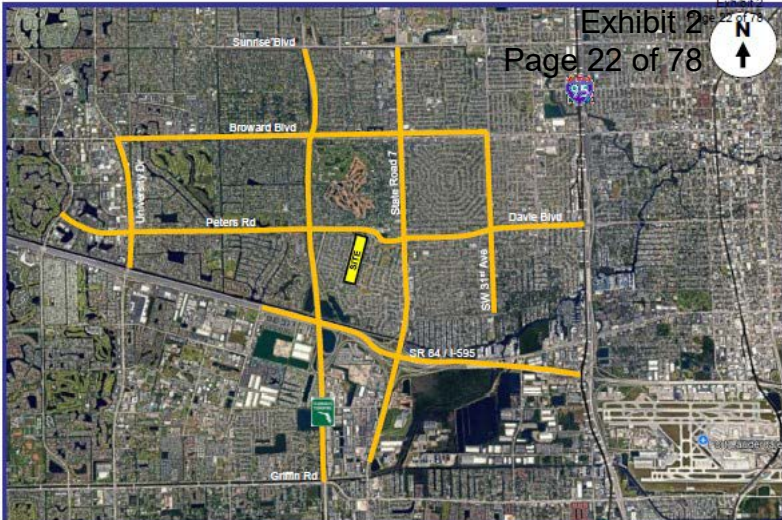
*The roadway network that will be most impacted by the proposed land use plan amendment includes four (4) primary east-west roadways and four (4) primary north-south roadways. These eight (8) roadways include Broward Boulevard (State Road 842), Davie Boulevard (State Road 736), Peters Road, State Road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

*The number of lanes, current (2020) traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2.<sup>1</sup> Table F.1.1 documents the existing conditions on all study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the critical PM peak hour. As shown in these two tables, roadway segments on I-595, University Drive and Florida's Turnpike are operating at level of service (LOS) "F" on a daily basis. Roadway segments on State Road 84, I-595, University Drive and Florida's Turnpike are operating at LOS "F" during the PM peak hour. All other study roadway segments are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.*

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

# Exhibit 2

## Page 22 of 78



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

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



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

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

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

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

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

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

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

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

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

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

#### *EXISTING LAND USE AND INTENSITY*

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

#### *PROPOSED LAND USE AND INTENSITY*

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

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

#### **ITE Land Use #170 – Utility**

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

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

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



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

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

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

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

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

November 4, 2024

Robert J. Hely, Esq.  
Lochrie & Chakas, P.A.  
699 N Federal Highway, Suite 400  
Fort Lauderdale, FL 33301

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:  
PROPOSED LAND USE PLAN AMENDMENT  
4590 PETERS ROAD, UNINCORPORATED, FL 33317  
PROPERTY ID# 504137011280**

Dear Mr. Hely,

We reference your request dated October 18, 2024, regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the referenced Land Use Plan Amendment located within the Unincorporated Neighborhood.

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

#### **POTABLE WATER SOURCE OF SUPPLY AND TREATMENT**

District 1 Water Treatment Plant (1AWTP) will supply treated potable water to the referenced Land Use Plan Amendment.

This Land Use Plan Amendment is expected to increase an average day potable water demand by 0.079 million gallons per day (MGD) from its current land use potential. The standard level of service for potable water sources of supply (wellfields) and treatment plants is maximum day flow. The average day-to-maximum-day conversion factor for the 1AWTP is 1.28. Therefore, the proposed developments will increase finished potable water maximum day demand by 0.10 MGD (0.079 multiplied by 1.28).

The 1AWTP has a rated capacity of 16 MGD and utilizes a conventional lime softening process to treat a raw water supply from the Biscayne aquifer. The plant is also permitted to receive raw water from the upper Floridan aquifer and C-51 Reservoir. As per the South Florida Water Management District, the permitted groundwater allocations limits water allocation are as follows:

Biscayne Aquifer	C-51 Reservoir	Upper Floridan Aquifer
Annual Average (MGD)	Annual Average (MGD)	Annual Average (MGD)
10	1	2.9

As of October 2024, the one-year daily treated flow average was 7.16 MGD with a committed capacity of 2.11 MGD for a total of 9.27 MGD.

### **WASTEWATER TREATMENT**

The North Regional Wastewater Treatment Plant (NRWWTP) will treat wastewater from the referenced Land Use Plan Amendment.

Land Use Plan Amendment is expected to increase the average day wastewater demand by 0.079 MGD. The standard level of service for wastewater treatment plants is average day flow.

As of October 2024, the one-year average day flow for the NRWWTP was 72.9 MGD, and the committed capacity was 5.01 MGD average day flow, for a total of 77.91 MGD. NRWWTP's permitted capacity is 95.00 MGD.

The NRWWTP has sufficient capacity to treat the Land Use Plan Amendment wastewater demand.

### **POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING**

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

Please contact me at (954) 831-0728 or [nberrios@broward.org](mailto:nberrios@broward.org) if you have any questions.

Sincerely,

Nestor M. Berrios, PE, MECE, PMP  
Expansion Project Administrator

Alicia Dunne, PE, PMP  
Planning, Development, & GIS Section Manager

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

**From:** Rocher, Yvel  
**To:** Cuniff, Heather  
**Cc:** Adoriso, Carlos; Burke, Peter; Sunderland, Linda; Vanlandingham, David  
**Subject:** RE: Comment Request - Future Land Use Application 25-M1  
**Date:** Friday, March 14, 2025 10:15:30 AM  
**Attachments:** image002.png, image004.png, image005.png, image006.png

---

Hello Heather,

I do not foresee any impact from the amendment to the Broward Municipal Services District Future Land Use Map. Should there be a significant flow generation from the site in terms of the capacity of the existing sewer infrastructure, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted.

Have a great day!

Thank you,



YVEL ROCHER, P.E., MSCV, ENVIRONMENTAL PROGRAM MANAGER

Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

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

Office: (954) 519-1234

[Broward.org/Environment](https://www.broward.org/Environment) | [ePermits](#)

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

---

**From:** Adoriso, Carlos <CADORISIO@broward.org>  
**Sent:** Thursday, March 13, 2025 2:50 PM  
**To:** Burke, Peter <PBURKE@broward.org>; Sunderland, Linda <LSUNDERLAND@broward.org>; Rocher, Yvel <YROCHER@broward.org>  
**Cc:** Cuniff, Heather <HCUNNIFF@broward.org>; Vanlandingham, David <DVANLANDINGHAM@broward.org>  
**Subject:** FW: Comment Request - Future Land Use Application 25-M1  
**Importance:** High

Peter, Linda, Yvel

**From:** [Conde, Andres](#)  
**To:** [Cunniff, Heather](#)  
**Cc:** [Austin, Notosha](#); [Kasselakis, Steve](#)  
**Subject:** Comment Request - Future Land Use Application 25-M1  
**Date:** Thursday, March 13, 2025 1:55:09 PM  
**Attachments:** image003.png, image004.png, image005.png

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Good afternoon,

On behalf of Solid Waste and Recycling Services, there are no concerns regarding the land use change mentioned below. Thank you

---

**From:** Cunniff, Heather <HCUNNIFF@broward.org>  
**Sent:** Thursday, March 13, 2025 10:55 AM  
**To:** Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; MATTHEW DEFELICE <MADEFELICE@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Carrano, Susanne <SCARRANO@broward.org>  
**Cc:** Sesodia, Josie <JSESODIA@broward.org>; Delsalle, Darby <DDELSALLE@broward.org>  
**Subject:** Comment Request - Future Land Use Application 25-M1

Good morning,

The Urban Planning Division received an application to amend the Broward Municipal Services District Future Land Use Map. It is being referenced as FLUMS 25-M1. The proposed amendment would change the future land use designation of an approximately 39.4 gross acre site, located in the Broadview Park neighborhood, from Utilities to Medium (16) Residential.





**Attachment N**

**Coastal Archaeology & History Research, Inc.**  
Cultural Resource Consultants

Thursday, April 6, 2025

Heather Cunniff, AICP, Planning Section Supervisor  
Broward County Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Box 102  
Plantation, Florida 33324  
954-357-5657  
[HCUNNIFF@broward.org](mailto:HCUNNIFF@broward.org)

Re: Historic Resource Review  
Future Land Use: 25-M1 /Broadview Gardens, Unincorporated Broward County.

Dear Heather,

In my capacity as the County's archaeological consultant, I have reviewed the proposed Future Land Use Plan 25-1M. The subject site is in the Broadview Gardens neighborhood of Unincorporated Broward County, involving approximately 39.4 acres. The amendment proposes:

Current Designation: Utilities

Proposed Designation: Medium (16) Residential

Estimated Net Effect: Reduction of 39.4 acres of Utilities uses  
Addition of 39.4 acres of Medium (16) Residential uses

Item 7 – Historical /Archaeological Resources

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

One historic resource was identified during a recent cultural resource survey of the subject property however the resource was determined ineligible for inclusion on the National Register of Historic Places. Based in this recent survey, it is my opinion that the proposed development will result in loss of one identified resource, however, the resource has been identified as ineligible for inclusion on the National Register of Historic Places (NRHP) and the resource has not been identified as locally significant. It is my opinion that the proposed amendment will not have any adverse effects on significant historical resources.

<sup>1</sup>

FMSF Resource	Name	Type of Resource	Determination
8BD8251	Peters Road Range Storage	Structure	NRHP Ineligible

<sup>1</sup> 2022 Mankowski, Joseph F., *A Phase 1 Cultural Resources Assessment Survey of Broadview Gardens Project Parcel, Broward County, Florida*. Prepared by Advanced Archaeology, Inc. for J.J. Goldasich and Assoc., Inc. (March 2022).

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the Broadview Gardens neighborhood of Unincorporated Broward County, 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](mailto:rferrer@broward.org)

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](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

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

Sincerely,



Matthew DeFelice, MA  
Principal Investigator, CAHR, Inc.

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

Cc:     Thamara Jean, Intern  
          Broward County, Resilient Environment Department  
          Urban Planning Division

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

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

**For:** Broward County Urban Planning Division

**Applicant:** City of Fort Lauderdale

**Amendment No.:** FLUMS 25-M1

**Jurisdiction:** Broward Municipal Services District

**Size:** Approximately 39.4 acres

**Existing Use:** Vacant

**Current Land Use Designation:** Utilities

**Proposed Land Use Designation:** Residential

**Estimated Net Effect:** Reduction of 39.4 acres of utility use  
Addition of 39.4 acres of residential use

**Location:** In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46th Avenue on its west side.

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]

The subject site is within one-quarter mile of two (2) known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

**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]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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

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

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](http://BrowardCounty.org/epermits).

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

1. Meet the permitted criteria or Pre-vs-Post analysis including:



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

**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]

Portions of the subject property have been designated as a Local Area of Particular Concern (LAPC) # 78. The property is subject to Section 5-182.8 of the Broward County Land Development Code. An Environmental Impact Report (EIR) will be required to be completed for the proposed development. In addition, A Broward County Tree Removal License is required for any proposed development of the property. The LAPC portion of the property is also a designated Natural Forest Community and is subject to Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. Both sections of the code require the preservation and enhancement of a conservation area and a conservation easement. The size and configuration of the conservation area is determined by the EIR and Tree Removal License application review process.

**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 six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, five (5) are hazardous material facilities and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 03/25/2025)*

**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, however there are four (4) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 03/25/2025)*

**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 03/25/2025)*

## **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 **provided by the applicant** indicates that the proposed amendment would result in a **decrease of 560 PM peak hour trips** per day compared to trips associated with the current designation. Based upon our Land Use Amendment SOP, an amendment to the proposed land use designation can be assumed to have a **minimal impact** on air quality **based on all current information provided at this stage** in the process. However, there is a **potential for future air quality degradation** based on the proposed increase in residential occupancy.

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 **is one (1)** air permitted facility located within half a mile of the proposed amendment site, which has not had any 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 3/28/25)

**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]

This site contains a specifically designated land area, which is listed as Local Area of Particular Concern (LAPC), Natural Resources Area (NRA), Urban Wilderness Inventory: City Preserve which is title Site 78.

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

#### **Protected Natural Lands –**

Project site contains Pine Ridge Nature Trail which is a 34.17 acres forested upland included in the Protected Natural Lands Inventory.

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

**Marine and Riverine Resources** - [CP 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]

See attached memorandum.

**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.

The proposed land use designation allows 75 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 an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

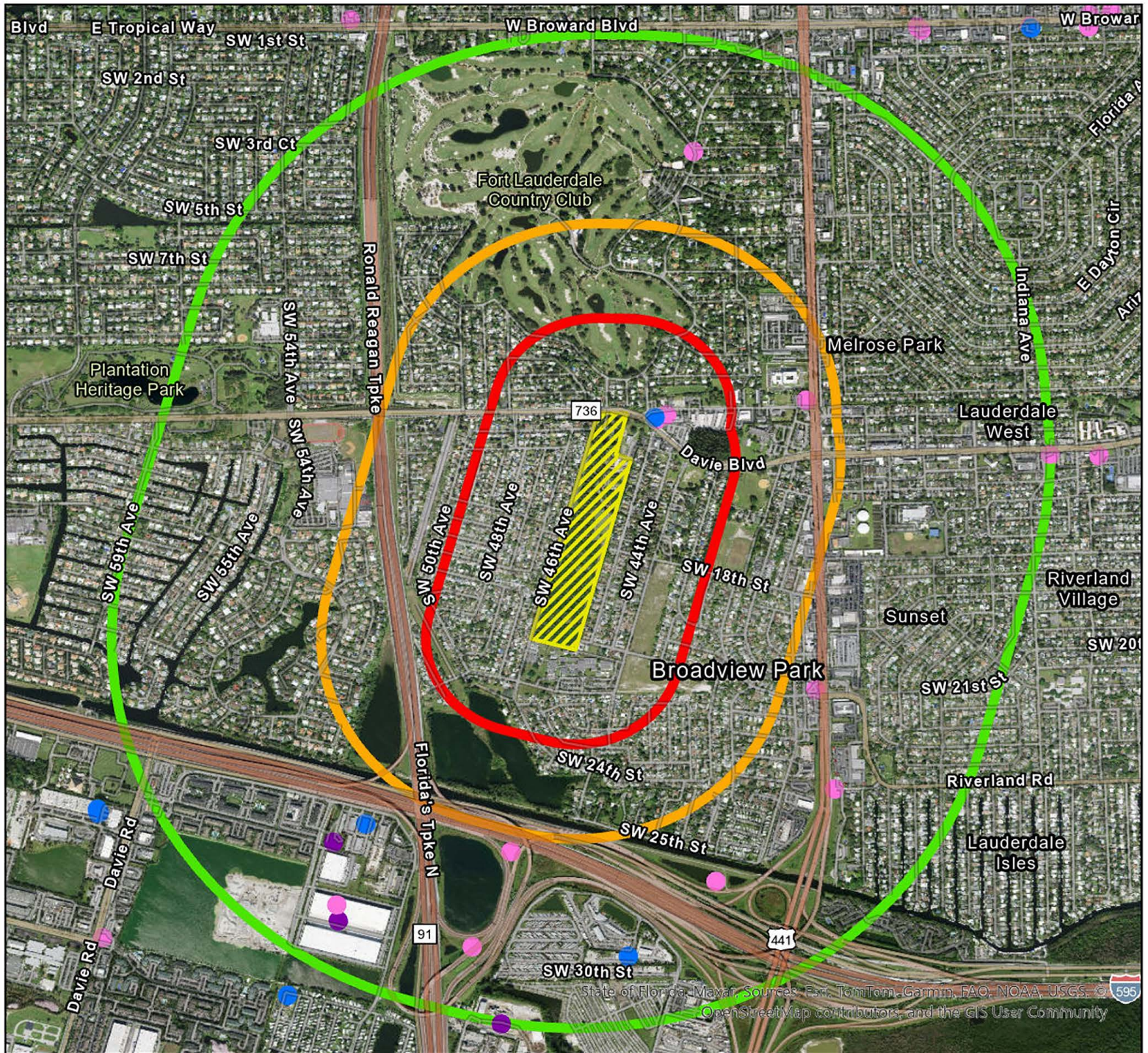
The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of the new residential 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. (MP 4/1/2025)



# Broward County Future Land Use

## Map Proposed Amendment 25-1 M1



### Legend

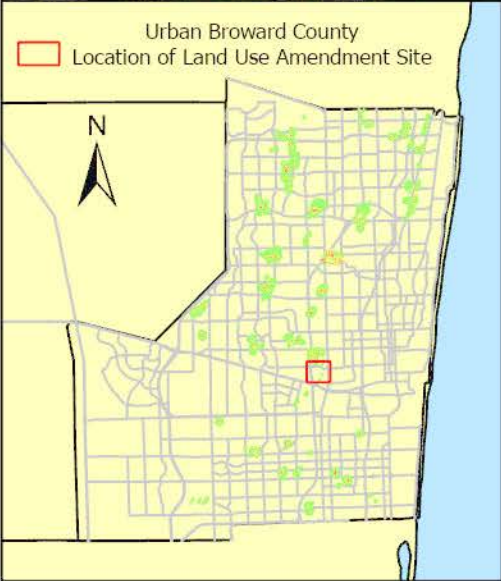
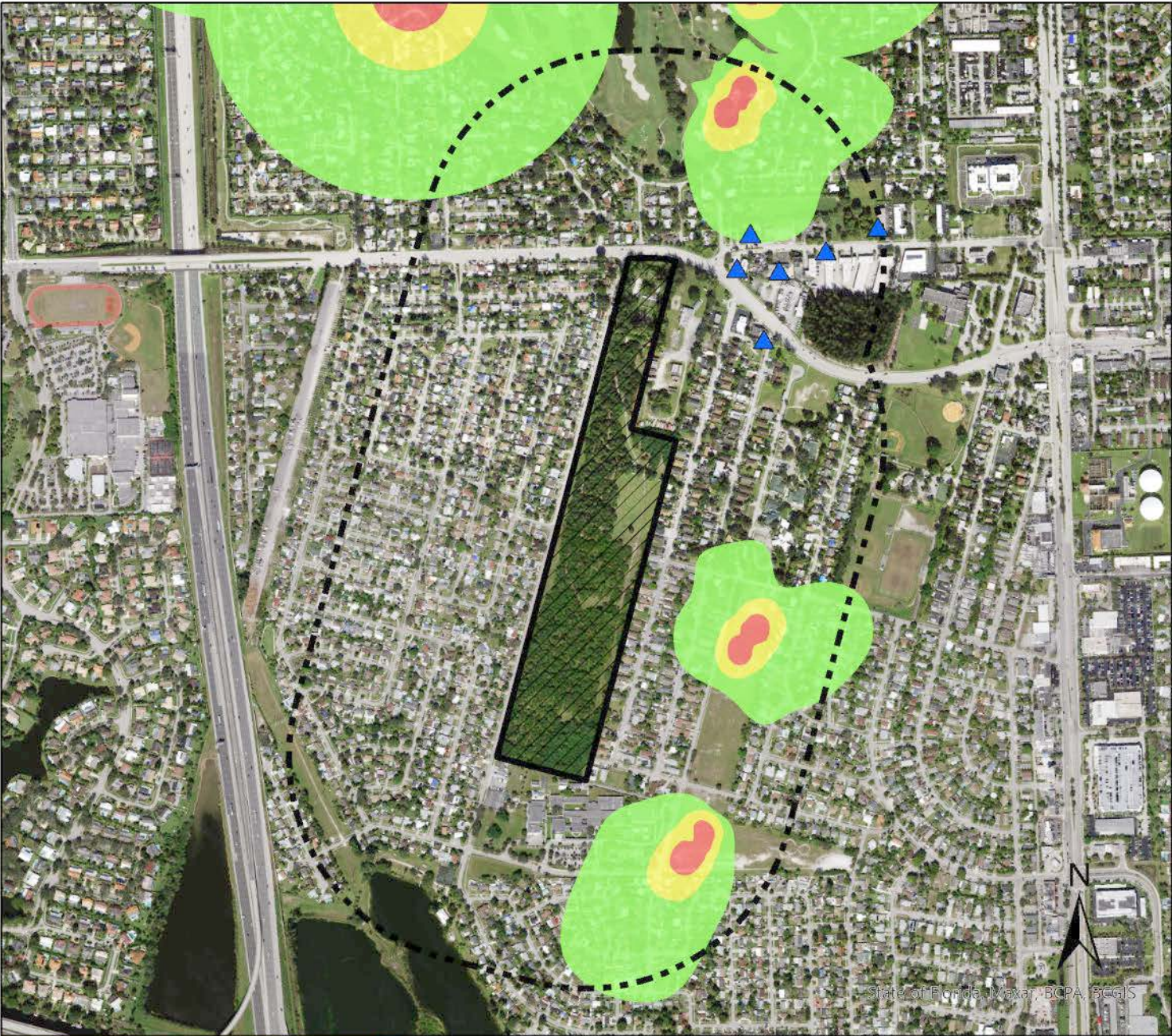
- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

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 3/26/25  
Natural Resources Division





0 0.1 0.2 Miles

Prepared on: 3/25/2025 2:52 PM  
Prepared by: PDURIUS

**Land Use Amendment Legend**

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- ZONE**
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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.



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
All American Pest Control of Florida, Inc.	4409 PETERS RD, Plantation, FL 33317	7342 - Disinfecting and Pest Control Services	Hazardous Material Facility
New Cingular Wireless XYZE; USID57033	4340 PETERS RD, Fort Lauderdale, FL 33317	4812 - Radiotelephone Communications	Hazardous Material Facility
7-Eleven Store #23498	4451 DAVIE BLVD, Plantation, FL 33317	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Rogers Repair Center	4215 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
MTM Bavaria Inc.	4400 DAVIE BLVD, Fort Lauderdale, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility
STP Motorsport	4400 PETERS RD, Plantation, FL 33317	7538 - General Automotive Repair Shops	Hazardous Material Facility

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 Urban Planning Division  
**Applicant:** City of Fort Lauderdale  
**Amendment No.:** FLUMS 21-M1  
**Jurisdiction:** Broward Municipal Services District  
**Size:** Approximately 39.4 acres  
**Existing Use:** Vacant  
**Current Land Use Designation:** Utilities  
**Proposed Land Use Designation:** Residential  
**Estimated Net Effect:** Reduction of 39.4 acres of utility use  
Addition of 39.4 acres of residential use

**Location:** In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46<sup>th</sup> Avenue on its west side.

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?***
- 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:***

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions

within the site, filling of the land area will not require an Environmental Resource License.

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

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

Completed by: Linda Sunderland, PWS  
Environmental Program Supervisor



**RESILIENT ENVIRONMENT DEPARTMENT**

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

**To:** Ms. Heather Cunniff, Planning Section Supervisor, Urban Planning Division

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

**Date:** 3/31/2025

**Re:** Initial Resilience Review of 25-M1, Broadview Park

---

**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



March 31, 2025  
Page 2 of 2

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 given the site's location within an area challenged by flooding.





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

***I. Information about the Proposed Amendment***

**For:** Broward County Urban Planning Division  
**Applicant:** City of Fort Lauderdale  
**Amendment No.:** FLUMS 21-M1  
**Jurisdiction:** Broward Municipal Services District  
**Size:** Approximately 39.4 acres  
**Existing Use:** Vacant  
**Current Land Use Designation:** Utilities  
**Proposed Land Use Designation:** Residential  
**Estimated Net Effect:** Reduction of 39.4 acres of utility use  
Addition of 39.4 acres of residential use  
**Location:** In Section 13, Township 50 South, Range 41 east; generally located by Peters Road (SW 12th Street) on its north side, SW 46<sup>th</sup> Avenue on its west side.

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 20 percent or equal to 7.88 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 75 percent or equal to 29.55 acres

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

The change in land use could potentially result in an increase of 55 percent impervious surface on the property, which is the equivalent of an increase of 21.67 acres of impervious area and a loss 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 75 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 an increase of 55 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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 suggests that the design of the new residential 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 (4/2/2025)*

## **Environmental Assessment**

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

---

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

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

***J. J. Goldasich and Associates, Incorporated***

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



*This report provides an Environmental Assessment (EA) of the ecological conditions on the Broadview Gardens site in unincorporated, Broward County, Florida. The subject site is designated on Broward County's Environmentally Sensitive Lands Map, Map label #80/Site Name #78 as LAPC, NRA, Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review. The site was evaluated for wetland characteristics, significant wildlife utilization including listed species site use and associated natural system conditions including important native habitat and listed Critical Habitat<sup>1</sup>. The site is an upland urban forested and rangeland parcel that has been altered by past and ongoing human uses. Dense areas of trees and shrubs are dominated by non-native and invasive plants. No wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. No listed Critical Habitat or critical type of habitat is present on the site or in directly adjacent parcels. A tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance, minimization and mitigation as required by the regulatory agency tree resources permitting requirements. The results contained in this report are time sensitive and conditions may change with the passage of time.*

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<sup>1</sup> Land Use Plan Amendment; Leigh Robinson Kerr & Associates, Inc..

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## Executive Summary:

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

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

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



80°13'0"W

80°12'30"W

80°12'0"W

Exhibit 2

Page 56 of 78



80°13'0"W

80°12'30"W

80°12'0"W

Initial: 07/26/2021

Revised: 09/02/2021

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Atlantic Pacific

Broadview Gardens Survey  
over Aerial with Parcels  
Ft. Lauderdale, FloridaEcological Services  
Natural System Analysis  
DESIGN/PERMIT-BUILD-MAINTAIN(561) 883-9555  
jg@jgoldasich.com  
Seagrass to SawgrassSurvey  
over  
Aerial  
Photograph

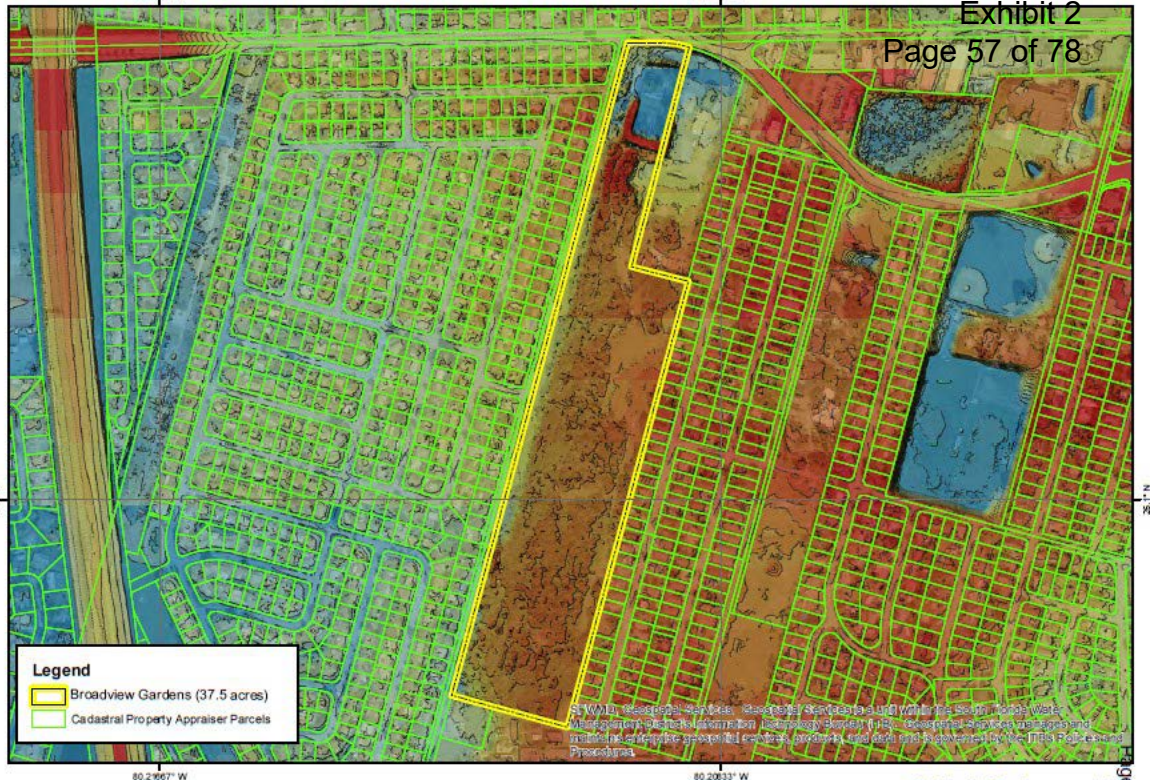
N.A.S.T.

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Exhibit 2

80.20833° W



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09/22/2021 | Revised: 10/05/2021

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**Broadview Gardens**  
2021 Aerial Photograph  
with Digital Elevation Map (LiDAR)  
Broward County, Florida

LiDAR  
DEM  
over  
2021 Aerial

#1
#2
#3
#4

EXHIBIT 2  
57 of 78



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Natural System Analysis  
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jlg@jlgoldasch.com  
Seagrass to Sawgrass



## Introduction:

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

## Methods and Materials:

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

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

## Current Land Uses and Native Habitat Suitability:

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

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



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

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

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

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

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





80.2°06'7" W

80.2°03'3" W

Exhibit 2

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N 1.32

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**Broadview Gardens**  
 2021 Aerial Photograph  
 Site and Vicinity FLUCCS Map  
 Broward County, Florida

Site and  
 Vicinity  
 FLUCCS  
 Map

#1  
 #2  
 #3  
 #4



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 Seagrass to Sawgrass

Exhibit 2



80.21667° W

80.20833° W



26.1° N

26.1° N

### Legend

- Broadview Gardens Site (~37.5 acres)
- Exotic Forest (FLUCCS 4380) (~28.7 acres)
- Dry Prairie (FLUCCS 3100) (~7.1 acres)
- Urban Uses (FLUCCS 1400) (~1.5 acres)
- Drainage Ditch (FLUCCS 5400) (~0.2 acres)
- Cadastral Property Appraiser Parcels

80.21667° W

80.20833° W

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<b>jlg@jgoldasich.com</b>				<b>jlg@jgoldasich.com</b>			
<b>Seagrass to Sawgrass</b>				<b>Seagrass to Sawgrass</b>			
<b>Broadview Gardens</b>				<b>Broadview Gardens</b>			
<b>2021 Aerial Photograph</b>				<b>2021 Aerial Photograph</b>			
<b>Site Specific FLUCCS/Natural System Map</b>				<b>Site Specific FLUCCS/Natural System Map</b>			
<b>Broward County, Florida</b>				<b>Broward County, Florida</b>			
<b>Aerial with FLUCCS Natural Areas</b>				<b>Aerial with FLUCCS Natural Areas</b>			
#1				#1			
#2				#2			
#3				#3			
#4				#4			
2 of 78				2 of 78			
Exhibit 2				Exhibit 2			





**Legend**

Broadview Gardens Site (~37.5 acres)

Cadastral Property Appraiser Parcels

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**Broadview Gardens**  
2021 Aerial Photograph  
Landscape Development Intensity (LDI)  
Broward County, Florida

**Current LDI Map**

#1	#2	#3	#4
----	----	----	----

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Exhibit 2  
Page 63 of 78

80.21667° W

80.20833° W

26.1° N

26.1° N

80.21667° W

80.20833° W

Document Name: Aerial-with-GIS\_Covers

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## Assessment Results:

### Vegetation:

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

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



**Site Photo #3: Typical understory in forested areas.**

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

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

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

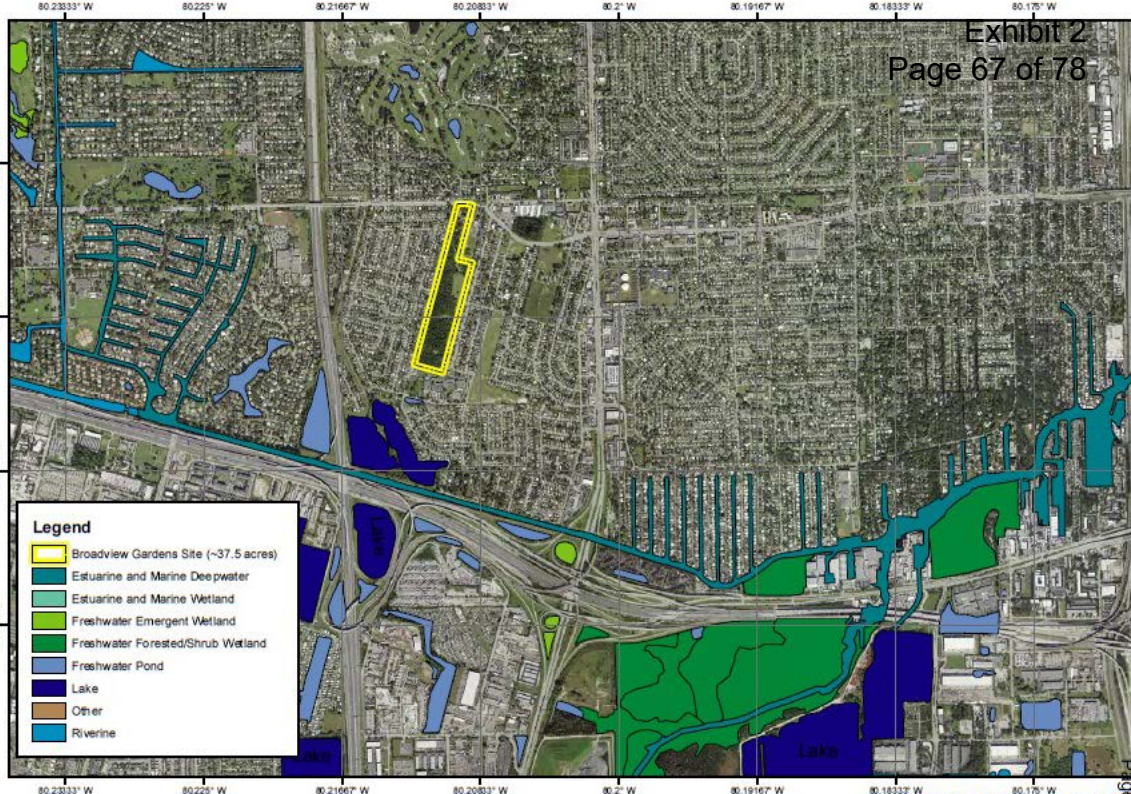
The site plan review will include a discussion of reasons for tree removal, relocation and replacement in order to address impact avoidance, minimization and mitigation for the site tree resources.

### Soils:

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

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





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**Broadview Gardens**  
2021 Aerial Photograph  
National Wetland Inventory Map  
Broward County, Florida

NW  
Map

#1  
#2  
#3  
#4





### Hydrology:

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

### Wetlands and Wetland Characteristics:

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

### Wildlife, Wetlands and Other Native Communities:

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

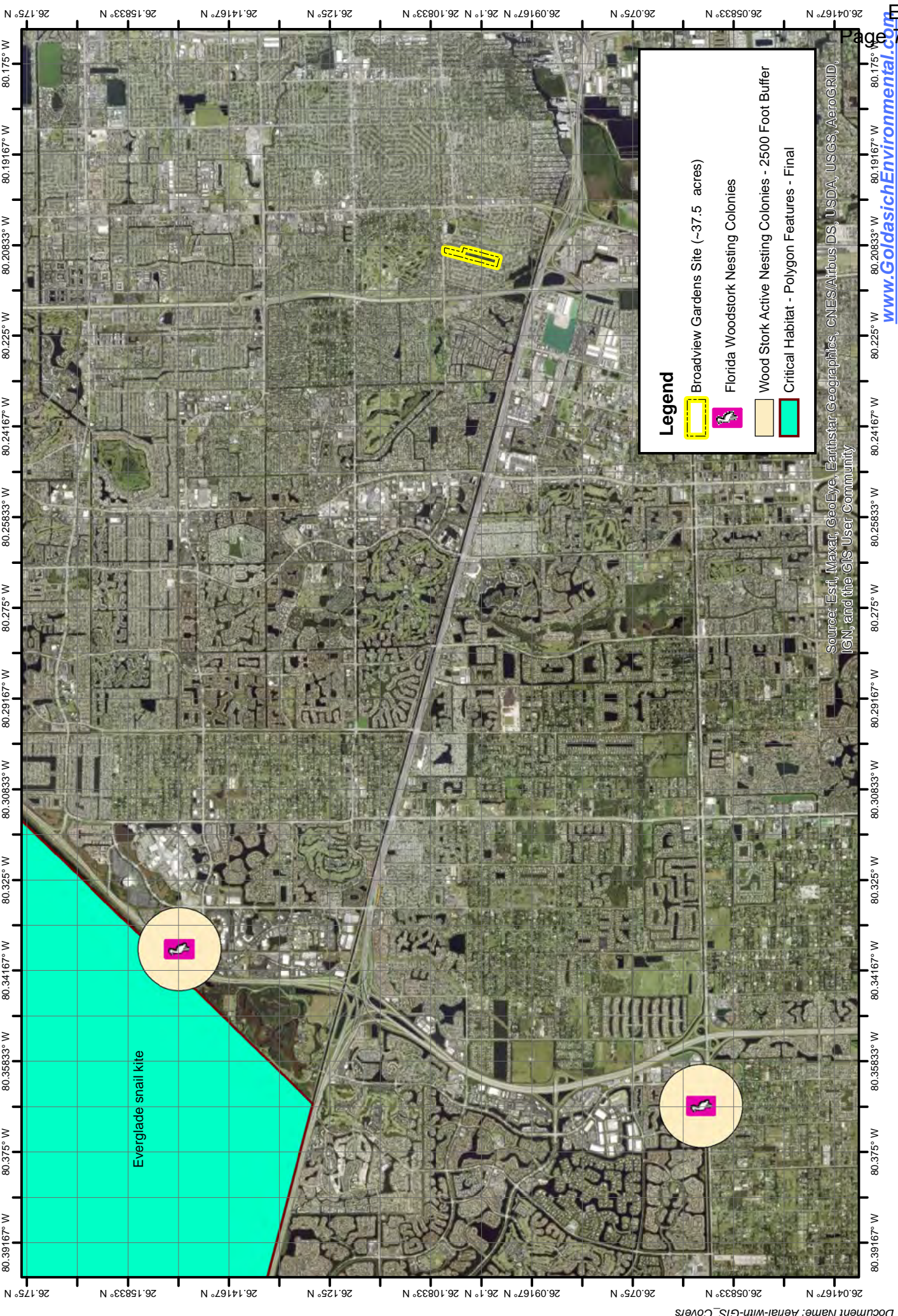
No listed fauna were observed on the Site or in directly adjacent areas that could be evaluated by review from the Broadview Gardens Development parcel. The site assessments were conducted during a period of moderate temperatures and moderate rain events. Faunal observations included the Cuban anole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

### Conclusions:

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

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





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7,500 3,750 0 7,500

Feet

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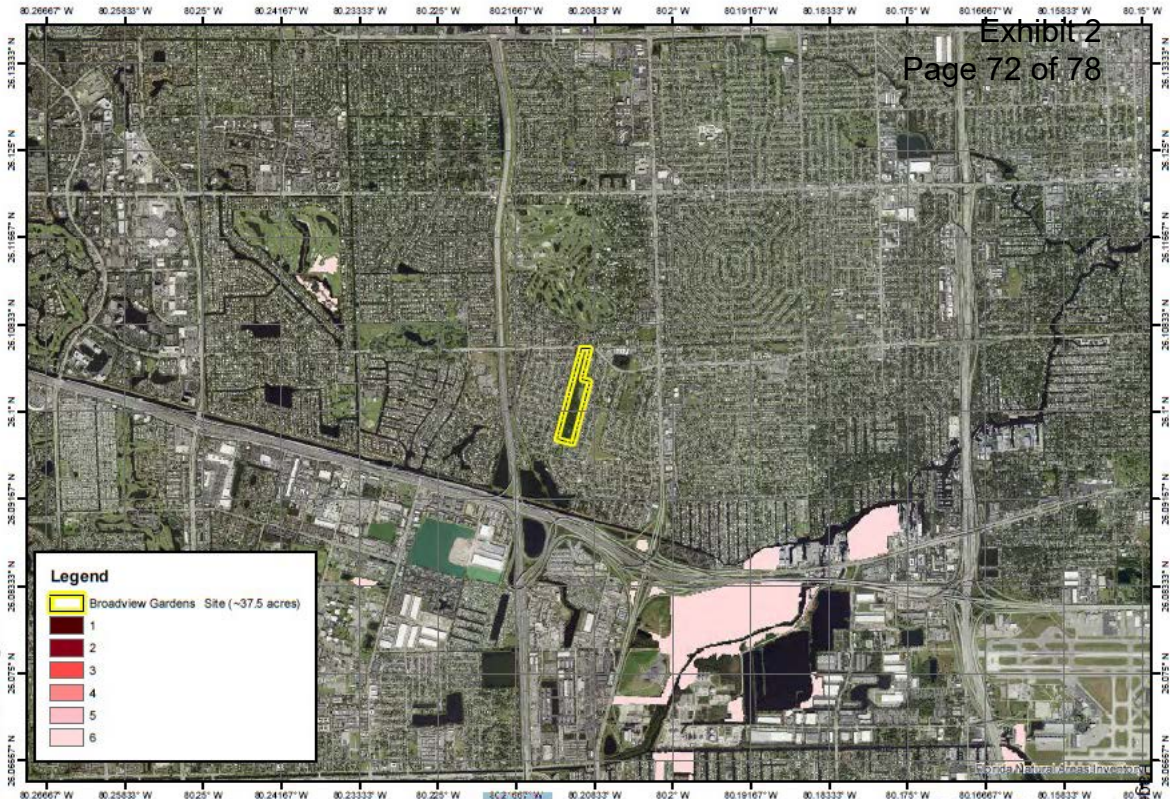
**Broadview Gardens**

2021 Aerial Photograph  
Critical Habitat and Listed Species Map  
Broward County, Florida

**Critical  
Habitat  
&  
Listed  
Species**

#1	
#2	
#3	
#4	





09/22/2021 Revised: 10/05/2021

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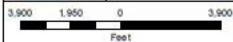
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FeetEcological Services  
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Seagrass to SawgrassBroadview Gardens  
2021 Aerial Photograph  
Florida Natural Areas Conservation Priorities  
Broward County, FloridaFNAI  
Habitat  
Conservation  
Priorities#1  
#2  
#3  
#4



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**Broadview Gardens**  
2021 Aerial Photograph  
Established Conservation Lands  
Vicinity  
Broward County, Florida

Vicinity  
Conservation Lands

#1  
#2  
#3  
#4

Exhibit 2  
Page 73 of 78





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

# MAP LEGEND

## Area of Interest (AOI)

Area of Interest (AOI)

## Soils

### Soil Rating Polygons

- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

### Soil Rating Lines

- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

### Soil Rating Points

- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

## Water Features

Streams and Canals

## Transportation

- Roads
- Interstate Highways

- US Routes
- Major Roads
- Local Roads

## Background

Aerial Photography

# MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part  
Survey Area Data: Version 17, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 2, 2019—Mar 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

### WLF - Gopher Tortoise Burrowing Suitability

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

Rating	Acres in AOI	Percent of AOI
Less suited	42.0	94.2%
Null or Not Rated	2.6	5.8%
<b>Totals for Area of Interest</b>	<b>44.5</b>	<b>100.0%</b>

## Description

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

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

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

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

Rating classes have been defined as follows:

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

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

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

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

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

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

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

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

Citations:

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher