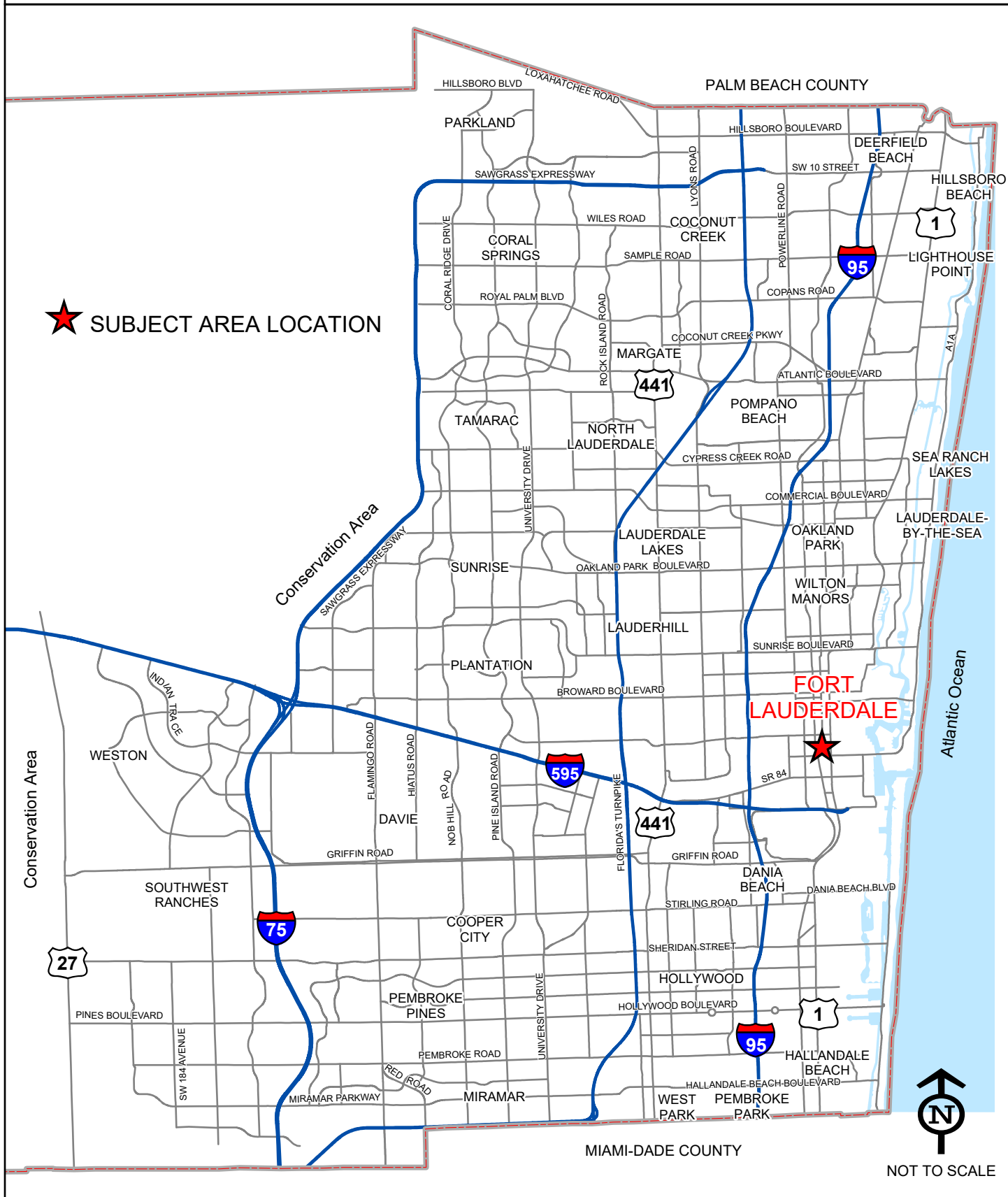
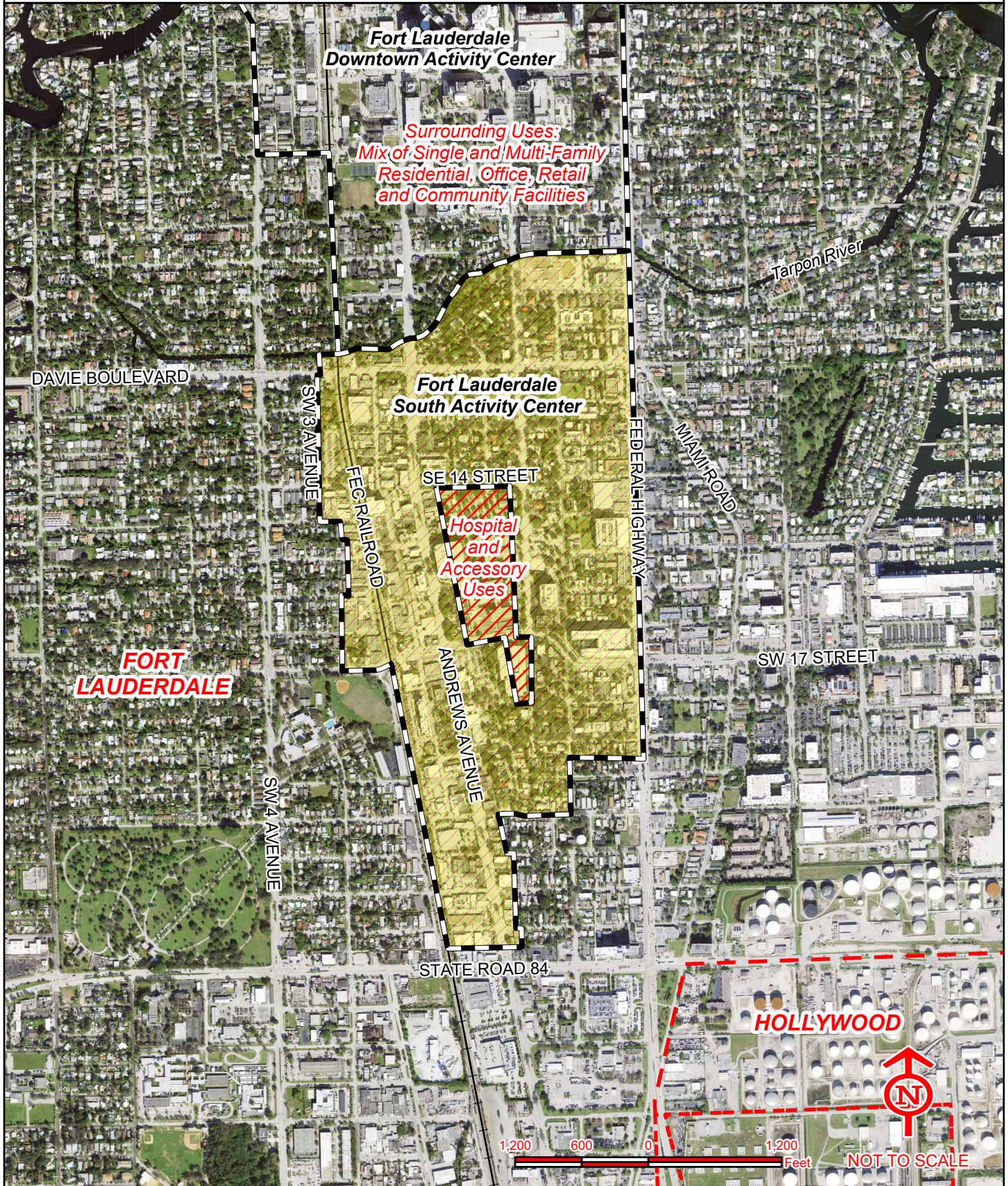


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 26-3



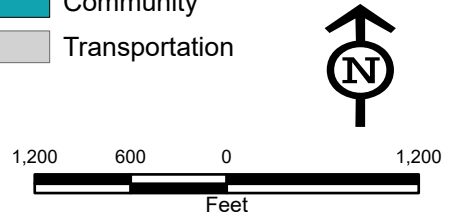
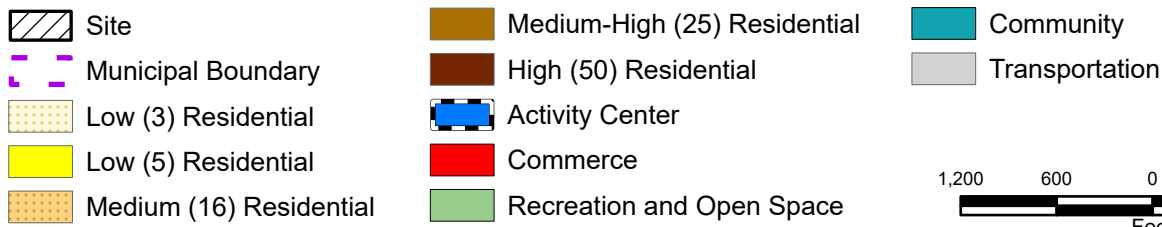
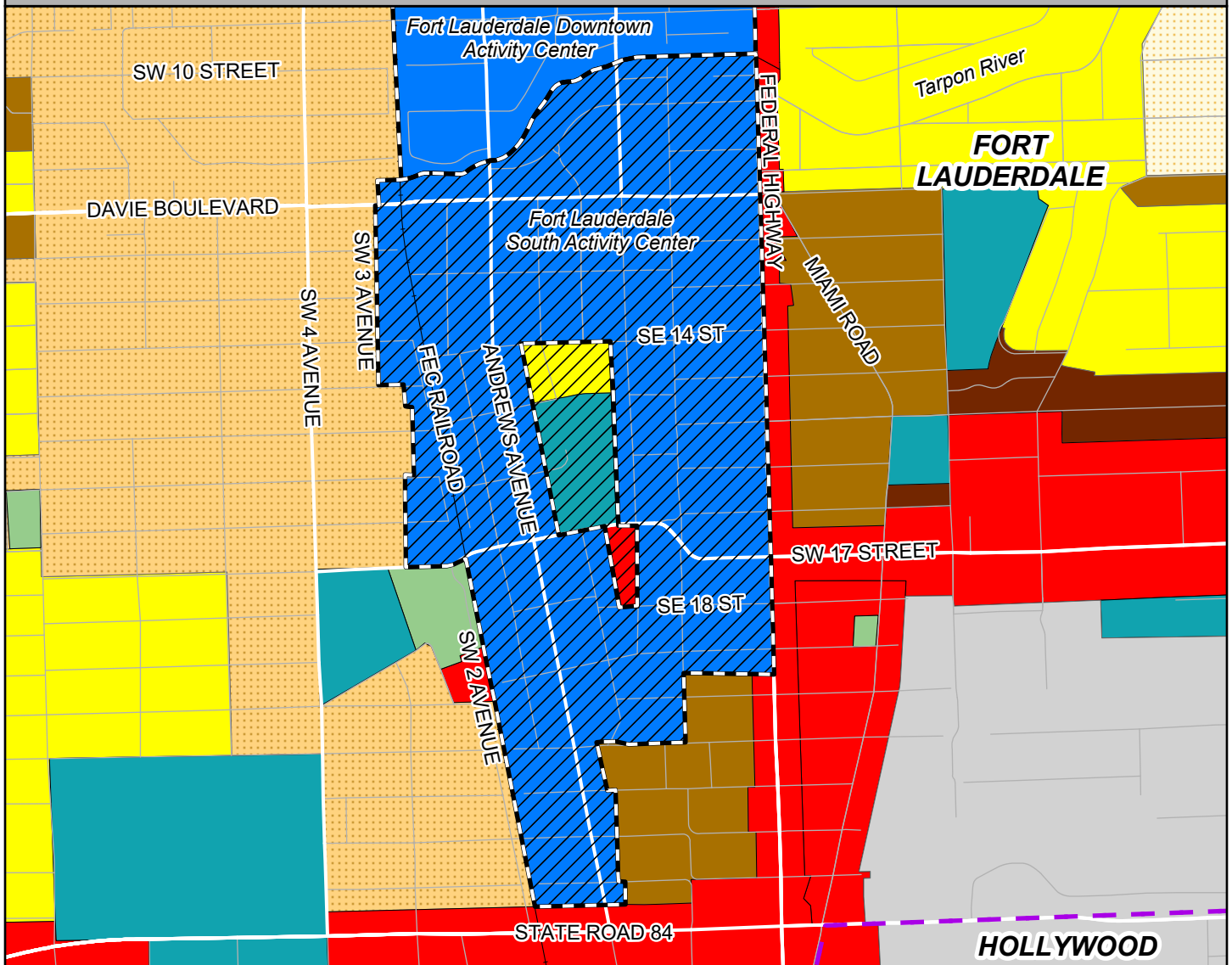
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 26-3



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-3

Current Land Uses: 11.6 acres Community, 5.8 acres Low (5) Residential, 2.4 acres Commerce and 270.1 acres Activity Center

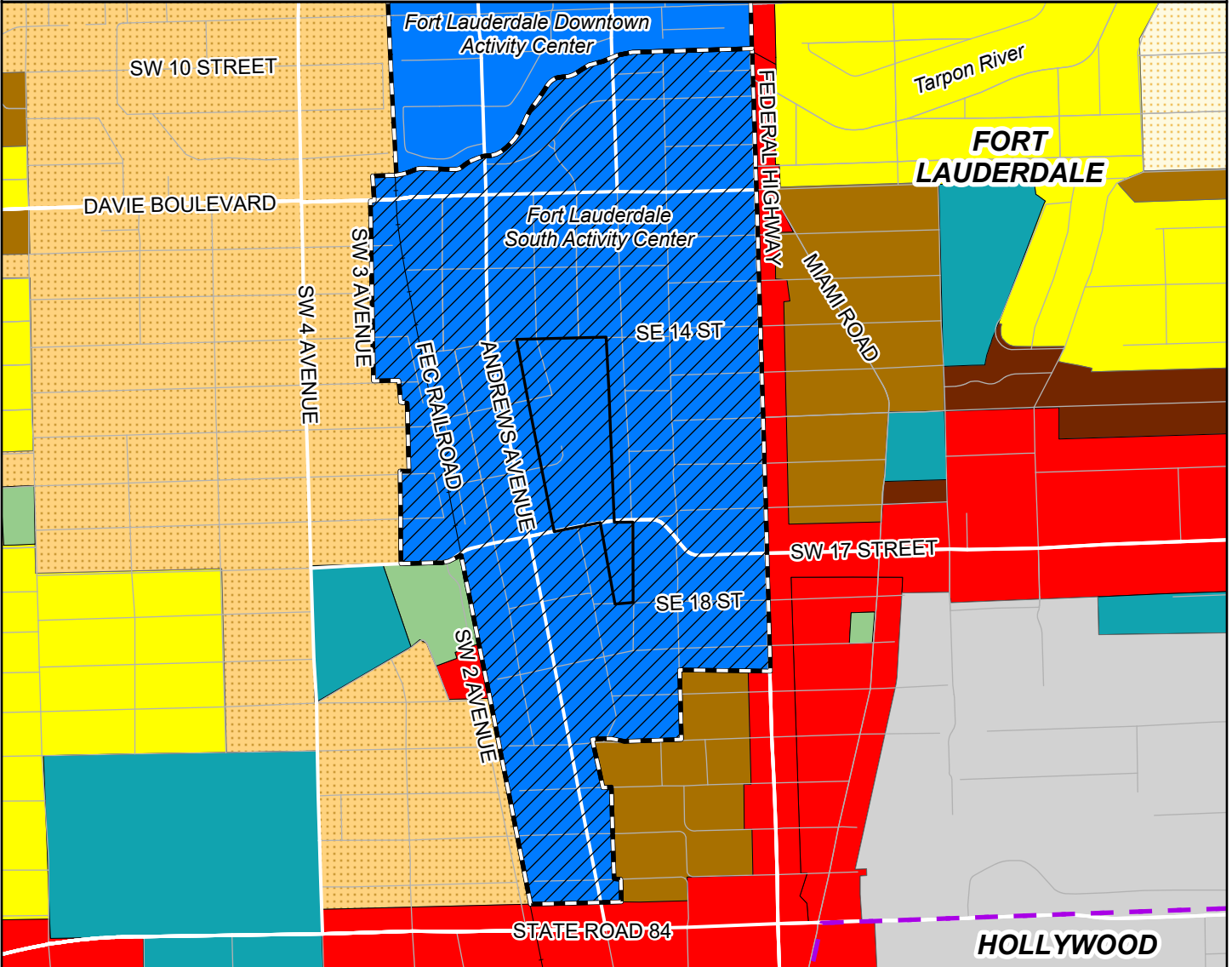
Gross Acres: Approximately 289.9 acres















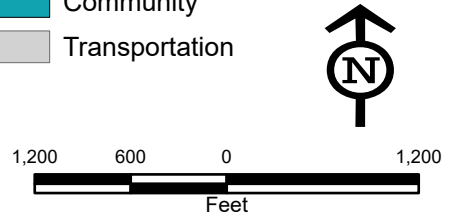
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-3

Proposed Land Use: Activity Center

Gross Acres: Approximately 289.9 acres



- | | | |
|---|--|--|
|  Site |  Medium-High (25) Residential |  Community |
|  Municipal Boundary |  High (50) Residential |  Transportation |
|  Low (3) Residential |  Activity Center | |
|  Low (5) Residential |  Commerce | |
|  Medium (16) Residential |  Recreation and Open Space | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-3
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation January 20, 2026

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval**. See Attachment 1 of corresponding text amendment PCT 26-2.

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

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

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Transmittal Recommendation

January 29, 2026

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Brunson, Fernandez, Fisher, Hardin, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Transmittal Recommendation

March 3, 2026

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

April 6, 2026

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

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Fort Lauderdale
- II. County Commission District: Districts 4 and 8
- III. Site Characteristics
- A. Size: Approximately 289.9 acres
(Proposed expansion of existing 270.1-acre Activity Center to include 19.8 additional acres)
- B. Location: In Sections 10 and 15, Township 50 South, Range 42 East; generally located between Southwest 4 Avenue and US 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.
- C. Existing Uses: Retail, office, hospital, warehouse, single-family and multi-family residential and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 11.6 acres of Community
5.8 acres of Low (5) Residential
2.4 acres of Commerce
270.1 acres of Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
1,000,000 square feet of community facilities uses
11.5 acres minimum of recreation and open space uses
- B. Proposed Designation: 289.9 acres of Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
3,221,560 square feet of community facilities uses
11.5 acres minimum of recreation and open space uses

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. *Estimated Net Effect:* **Addition** of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Area

A. *Existing Uses (See Map 1):* *North:* Mix of single- and multi-family residential, office, retail and community facilities
East: Mix of single- and multi-family residential, office, retail and community facilities
South: Mix of single- and multi-family residential, office, retail and community facilities
West: Mix of single- and multi-family residential, office, retail and community facilities

B. *Planned Uses (See Map 2):* *North:* Activity Center
East: Activity Center
South: Activity Center
West: Activity Center

VI. Applicant/Petitioner

A. *Applicant:* North Broward Hospital District

B. *Agent:* Stephanie J. Toothaker, Esquire

C. *Property Owners:* There are numerous property owners in the subject area.

VII. Recommendation of Local Governing Body:

The City of Fort Lauderdale recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The Future Land Use Map (“FLUM”) Amendment area is approximately 17.0 net/19.8 gross acres (the “Amendment Site”) and is the subject of this application. Applicant is seeking to amend the existing underlying land uses in the Broward County (“County”) Future Land Use Plan from Commerce, Community and Low (5) Residential to Regional Activity Center (“RAC”) and in the City of Fort Lauderdale (“City”) Future Land Use Plan from Community Facilities to South Regional Activity Center (“South RAC”).

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

In 1999, the City and County established the South RAC within their respective comprehensive plans for an approximate 270-acre area, PCT 99-6 (Text) and PC 99-6 (FLUM). The original South RAC established in 1999 did not propose any additional units or intensities above what was permitted under the existing future land uses at that time. The South RAC was intended to facilitate mixed uses, encourage transit, and provide incentives for quality development surrounding the Broward Health Medical Center. The Amendment Site was excluded from the South RAC boundary and retained its existing land use designations.

Broward Health has invested significantly in their campus surrounding the Broward Health Medical Center in the City's South RAC. The Applicant seeks to consolidate the Amendment Site's various land uses into the existing RAC (County) / South RAC Center (City) land use designation. This amendment is part of a larger effort to create a new medical campus zoning district in the South RAC, currently referred to as the "South Regional Activity Center – Medical Campus District (South RAC-MC)." The Amendment Site is within the boundaries of this proposed new zoning district. The new zoning district is intended to create development, use and review standards that support a dynamic, transit-oriented health care campus that integrates Broward Health's ongoing medical service expansion with a balanced mix of residential, office, and commercial uses, while leveraging its proximity to the planned commuter rail station in the South RAC.

Applicant is proposing a companion Text Amendment to amend the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan).

For analytical purposes, the proposed new maximum allowable Community Facilities use intensity in the South RAC accounts for the maximum intensity currently permissible under the Community Facilities future land use designation for the Amendment Site using a Floor Area Ratio (FAR) intensity standard of 3.0 as currently permitted by the City's Comprehensive Plan. As such, this amendment is designed to ensure that the proposed Community Facilities use intensity does not exceed the maximum permissible intensity under the current Community Facilities future land use designation for the Amendment Site. Therefore, the amendment should not result in additional demands for public services, as it only reallocates the existing maximum permissible intensity for the Amendment Site from the Community Facilities future land use to the South RAC future land use. It is understood by the Applicant that there may be a future City and developer-initiated joint effort to reexamine the South RAC-wide intensities/densities, but at this time this application does not propose such amendments and is outside of the scope of this phase."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

While the proposed amendment does not generate additional demand for open space, a minimum of 11.5 acres of recreation and open space uses will remain within the boundaries of the expanded Activity Center. The acreage will be achieved through the enhancement of the public realm through open space, urban public plazas and/or recreational areas.

II. Transportation and Mobility

BrowardNext – Broward County Land Use Plan (BCLUP) Activity Center Policy 2.4.8 allows the consideration of a transportation analysis that permits a **reasonable (re)development scenario** that reflects locally adopted and certified intensity standards for non-residential land uses. Based on the City’s adopted floor area ratio of 3.0 for non-residential uses (130,680 square feet per acre), Planning Council staff’s evaluation of the (re)development scenario found that utilizing a representative mix of hospital and medical/dental offices for community uses and retail/office uses for commerce uses presented the most logical and conservative scenario to assess the estimated impacts of the proposed land use to the transportation network.

In addition, Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns. Therefore, a 7% credit for such transit/internalized traffic patterns within these designations is applied to the transportation analysis.

Based on the above Policy considerations, the proposed amendment to expand the Fort Lauderdale South Activity Center is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 247 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

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

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

- **Davie Boulevard**, between Interstate 95 and Andrews Avenue, is currently operating at and projected to continue operating at level of service (LOS) “F,” with or without the subject amendment.
- **Davie Boulevard**, between Andrews Avenue and US 1/Federal Highway, is currently operating at and projected to continue operating at LOS “D,” with or without the subject amendment.
- **Southwest/Southeast 17 Street**, between Southwest 4 Avenue and US 1/Federal Highway, is currently operating at and projected to continue operating at LOS “C,” with or without the subject amendment.
- **State Road 84**, between Interstate 95 and Southwest 9 Avenue, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **State Road 84**, between Southwest 9 Avenue and US 1/Federal Highway, is currently operating at and projected to continue operating at LOS “C,” with or without the subject amendment.
- **Southwest 4 Avenue**, between State Road 84 and Davie Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Andrews Avenue**, between State Road 84 and Davie Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Andrews Avenue**, between Davie Boulevard and Broward Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Southeast 3 Avenue**, between Southeast 17 Street and Davie Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **US 1/Federal Highway**, between State Road 84 and Davie Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment area. In addition, the Transportation Surtax identifies several fixed-route bus improvements to the county routes serving the amendment area such as shorter headways, increased span of service and new service types. The BCT report notes that existing or future bus stops located adjacent to or within the amendment area will be addressed during the development review process. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

The Broward County Housing and Urban Planning Division (BCHUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCHUPD report recommends pedestrian connections between residential and community uses, improvements to damaged sidewalks, bicycle lanes, connected sidewalks between buildings and parking areas, shade elements, covered breezeways, pedestrian-scale lighting, bicycle parking and lockers, and electric vehicle charging stations. See Attachment 4. The applicant has acknowledged the foregoing and will take the comments under advisement during the site plan application process. See Attachment 7.

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

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

II. Wetlands

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

III. Climate Resiliency & Sea Level Rise

The BCPWESD report indicates that the proposed amendment site **does not** contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCPWESD staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The BCPWESD report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Water Resources and Public Health. Further, the 2070 Future Conditions Average Wet Season Groundwater Elevation map should be noted in the development of the stormwater management system analysis. See Attachment 6.

IV. Other Natural Resources

Vegetation: The BCPWESD report also notes that invasive exotic vegetation is encouraged to be removed during the development process, and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

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

Water Recharge: The BCPWESD report indicates the proposed amendment could potentially involve a minor increase of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCPWESD recommends that the activity center seek to maximize open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. See Attachment 6.

Contaminated Sites: The BCPWESD report states that there are 14 contaminated sites on or within one-quarter mile of the proposed amendment area. As such, dewatering is prohibited without approval from the Broward County Environmental Permitting Division. See Attachment 6.

Air Quality: The BCPWESD report was prepared prior to the Planning Council staff traffic impact analysis and estimated a potential increase that may have had a moderate impact on air quality; however, said traffic impact analysis indicates that the proposed amendment is projected to **decrease** p.m. peak hour traffic. See Attachments 2 and 6. The BCPWESD recommends that development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6.

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

The applicant has provided correspondence acknowledging the foregoing review agency comments. See Attachment 7.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Housing and Urban Planning Division (BCHUPD) report states that the proposed amendment area contains numerous historical structures, at least one (1) archaeological site, and intersects with one (1) archaeological zone. (Re)development within the amendment area is likely to have an adverse effect on some of these resources. The applicant is advised to contact the City of Fort Lauderdale to seek project review for compliance with its historic preservation regulations. See Attachment 4. The applicant has provided correspondence acknowledging the above findings and will coordinate with the City of Fort Lauderdale to address its historic preservation regulations prior to any ground disturbing work. See Attachment 7.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

II. BrowardNext - Broward County Land Use Plan Policies

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

Planning Council staff notes that the Fort Lauderdale South Activity Center was established through a 1999 amendment from various land use designations to a Regional Activity Center (RAC) with significant legal- and medical-related professional offices. Planning Council staff notes that the adoption of BrowardNext combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities. The proposed amendment to expand the Activity Center to include the Broward Health Medical Center will create additional employment opportunities within an area that is supported by viable multi-modal transportation options, recreational amenities and a variety of services and establishments.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding Activity Centers. See Attachment 8.

III. Other Pertinent Information

The City of Fort Lauderdale held several public meetings throughout 2025, including required newspaper advertisements and notifications to surrounding property owners and civic associations. See Attachment 9.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 46 courtesy notices to all property owners within the land use plan amendment boundaries and within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

PLANNING ANALYSIS

The applicant is proposing to expand the existing 270.1-acre Fort Lauderdale South Activity Center by approximately 19.8 acres to allow an additional 2,221,560 square feet of community facilities uses, which would permit a maximum of 3,221,560 square feet of community facilities use, while maintaining the remaining residential and non-residential thresholds of 253 dwelling units, 6,000,000 square feet of commercial uses, 4,000,000 square feet of office uses and a minimum of 11.5 acres of recreation and open space uses.

The Activity Center expansion area includes land in the center of but outside the boundary of the existing Activity Center and houses the Broward Health Medical Campus. The additional acreage and community facilities uses support the City's South Regional Activity Center Community Vision Plan that envisions the expansion of said Medical Campus and increase of employment opportunities within the Activity Center, as well as along the primary transportation corridors of Andrews Avenue and Southeast 17 Street. The Activity Center is generally surrounded by a mix of both residential and non-residential uses, is in proximity to downtown Fort Lauderdale, Port Everglades and the Fort Lauderdale/Hollywood International Airport, and is adjacent to several primary transportation corridors.

Planning Council staff review indicates that the amendment is generally consistent with the Broward County Land Use Plan (BCLUP) policies concerning the Activity Center designation (see Attachment 8), and finds the following:

- Adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1.
- The proposed amendment is not projected to adversely impact the operating conditions of the **regional transportation network** as it will result in a decrease in the net number of p.m. peak hour trips. See Attachment 2.
- Regarding **cultural resources**, the Broward County Housing and Urban Planning Division (BCHUPD) report states that the proposed amendment area contains numerous historical structures, at least one (1) archaeological site, and intersects with one (1) archaeological zone. (Re)development within the amendment area is likely to have an adverse effect on some of these resources. See Attachment 4. The applicant will coordinate with the City of Fort Lauderdale to address its historic preservation regulations prior to any ground disturbing work. See Attachment 7.
- The proposed amendment is not subject to BCLUP Policy 2.16.2, regarding **affordable housing**, as no additional dwelling units are contemplated.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BCLUP, and recommends approval.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2025
2. Broward County Planning Council Traffic Analysis of November 19, 2025
3. Broward County Transit Division Report of November 6, 2025
4. Broward County Housing and Urban Planning Division Report of October 17, 2025
5. School Board of Broward County Consistency Review Report of November 17, 2025
6. Broward County Public Works and Environmental Services Department Report dated November 7, 2025
7. Applicant Response to Review Agency Comments dated December 8, 2025
8.
 - A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
 - B. Map – Amendment Area within ¼ Mile of Transit Routes
 - C. City of Fort Lauderdale Adopted Comprehensive Plan Excerpt
9. Public Outreach Summary Submitted by the Applicant
10. Broward County Parks and Recreation Division Report of November 5, 2025
11. Broward County Water Management Division Report of November 12, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 26-3

Prepared: December 2025

POTABLE WATER

The proposed amendment site will be served by the Fort Lauderdale Fiveash and Peele-Dixie Water Treatment Plants, which have a combined current capacity of 82 million gallons per day (mgd). The current and committed demand is 43.23 mgd, with 38.77 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 66.82 mgd, with 23.59 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 170 gallons per day (gpd) per capita (2.28 persons per household (pph)) for residential uses, 0.1 gpd per square foot for commerce uses, and 0.2 gpd per square foot for community uses. The amendment will result in a net increase of 0.1 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Fort Lauderdale adopted its 10-Year Water Supply Facilities Work Plan on June 16, 2020, and anticipates adopting its update to said Plan by mid-2026.

SANITARY SEWER

The proposed amendment site will be served by the Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plant, which has a current capacity of 56.6 mgd. The current and committed demand is 43.39 mgd, with 13.21 mgd available. Planning Council staff utilized a level of service of 170 gpd per capita (2.28 pph) for residential uses, 0.1 gpd per square foot for commerce uses and 0.2 gpd per square foot for community uses. The proposed amendment will result in a net increase of 0.1 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by WIN Waste Innovations for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Wheelabrator South Broward Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 815,000 tons per year (TPY). The current and committed demand placed on this facility is 750,000 TPY, with 65,000 TPY available. Planning Council staff utilized a level of service of 7.2 pounds per day per capita (2.28 pph) for residential uses, 4 pounds per 100 square feet per day for commerce uses, and 1 pound per 100 square feet per day for community uses. The proposed amendment will result in a net decrease in demand of 5,964.6 pounds per day (2.98 TPY) on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Public Works and Environmental Services Department (BCPWESD) and the South Florida Water Management District (SFWMD). Surface water management licenses from both BCPWESD and SFWMD may be required prior to any construction.

PARKS AND OPEN SPACE

The proposed amendment will result in no increase to maximum allowable density. For informational purposes, the City of Fort Lauderdale has 843.44 acres in its parks and open space inventory. The 2050 projected population (236,446) requires approximately 709.34 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The City of Fort Lauderdale continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 26-3

Prepared: November 19, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Fort Lauderdale

Size: Approximately 19.8 acres added to existing 270.1-acre Activity Center

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designations: 11.6 acres of Community
5.8 acres of Low (5) Residential
2.4 acres of Commerce

Potential Development: 1,515,888 square feet of community use*
29 single-family dwelling units
313,632 square feet of commerce use**

Trip Generation Rates: ITE Equation (610) Hospital ***
ITE Equation (720) Medical-Dental Office Building Within/Near Hospital Campus
ITE Equation (210) Single-Family Detached Housing
ITE Equation (822) Strip Retail Plaza
ITE Equation (710) General Office Building

Total Trips: $743 + 3,287 + 33 + 1,384 + 306 = 5,753$ peak hour trips

Potential Trips – Proposed Land Use Designations

Proposed Designation: Activity Center

Potential Development: 2,221,560 square feet of community facilities use*

Trip Generation Rates: ITE Equation (610) Hospital
ITE Equation (720) Medical-Dental Office Building Within/Near Hospital Campus

Total Trips: $1,012 + 4,494 = 5,506$ peak hour trips****

Net P.M. Peak Hour Trips - 247 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 247 p.m. peak hour trips at the long-range planning horizon. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

Notes:

*Development scenario for specified community uses assumes an FAR of 3.0 – 50% of hospital use and 50% of medical/dental office use.

**Development scenario for specified commerce uses assumes an FAR of 3.0 – 1 story (104,544 square feet) of retail use and 2 stories (209,088 square feet) of office use.

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

****Reflects an internal capture rate of 7% consistent with the ITE guidelines.



ATTACHMENT 3

Transportation Department
Service and Strategic Planning Division
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

November 6, 2025



Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Review Agency Comments – PC 26-3 and PCT 26-2 (Expansion of the Fort Lauderdale South Activity Center) - Transit Verification Letter

Dawn Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated October 9, 2025, regarding the proposed LUPA for the Expansion of the Fort Lauderdale South Activity Center in Fort Lauderdale, Broward County, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Fixed Routes 1, 6, 30, 40, the 101 Breeze, and the Fort Lauderdale Downtown Link and Beach Link. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 1 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays, BCT Route 1 runs from 4:50 a.m. to 12:30 a.m. with a frequency of 20 minutes.

Table with 4 columns: BUS ROUTE, DAYS OF SERVICE, SERVICE SPAN A.M. – P.M., SERVICE FREQUENCY. Rows include BCT Route 1, BCT Route 6, and BCT Route 30 with their respective service spans and frequencies.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 40	WEEKDAY SATURDAY SUNDAY	5:30 a.m. – 11:16 p.m. 5:30 a.m. – 11:10 p.m. 6:40 a.m. – 8:35 p.m.	28 minutes 28 minutes 40 minutes
BCT Route 101 US 1 Breeze	WEEKDAY	4:42 a.m. – 10:15 a.m. 2:55 p.m. – 9:28 p.m.	56 minutes 56 minutes
Fort Lauderdale Downtown Link – BCT Route 730	WEEKDAY	9:00 a.m. – 5:00 p.m.	20 minutes
Fort Lauderdale Beach Link – BCT Route 742	WEEKDAY SATURDAY SUNDAY	10:30 a.m. – 5:00 p.m. 10:30 a.m. – 5:00 p.m. 10:30 a.m. – 5:00 p.m.	25 minutes 25 minutes 25 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 if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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

DATE: October 17, 2025

TO: Barbara Boy, Executive Director
Broward County Planning County



FROM: Darby Delsalle, AICP, Director
Housing and Urban Planning Division

**DARBY
DELSALLE**

Digitally signed by
DARBY DELSALLE
Date: 2025.10.17
13:08:29 -04'00'

SUBJECT: PC 26-3/PCT 26-2 Fort Lauderdale South Regional Activity Center

The Broward County Urban Planning Division staff reviewed proposed amendment **PC 26-3/PCT 26-2**. The subject site is in the City of Fort Lauderdale involving approximately 289.9 acres. The amendment proposes:

Current Designation: 11.6 acres Community
5.8 acres Low (5) Residential
2.4 acres Commerce
270.1 acres Activity Center consisting of:
- 253 dwelling units
- 6,000,000 square feet of commercial uses
- 4,000,000 square feet of office uses
- 1,000,000 square feet of community facilities uses
- 11.5 acres minimum of recreation and open space uses

Proposed Designation: 289.9 acres of Activity Center consisting of:
- 253 dwelling units
- 6,000,000 square feet of commercial uses
- 4,000,000 square feet of office uses
- 3,221,560 square feet of community facilities uses
- 11.5 acres minimum of recreation and open space uses

Estimated Net Effect: Addition of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses.

Analysis of Natural and Historic Resources

A. Based on a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project contains numerous historical structures, at least one archaeological site, and intersects with one archaeological zone. The proposed amendment is likely to have an adverse effect on some of these resources.

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

1. The subject property is located within the City of Fort Lauderdale, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Alfred Battle, Acting Director
Department of Sustainable Development
700 Northwest 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5980

And,

Ella Parker, Urban Design & Planning Manager
(954) 828-3729
eparker@fortlauderdale.gov

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

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

Affordable Housing

The application meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP. It also meets the requirements of BCLUP Policy 2.4.5 since no additional dwelling units will be added to the existing Activity Center.

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.

This amendment request is also subject to BCLUP Policy 2.4.5 as it involves expansion of an existing Activity Center (Fort Lauderdale South Activity Center). Policy 2.4.5 states that local governments shall consider community needs for affordable housing when proposing an Activity Center.

A total of 253 residential units is currently permitted within the Fort Lauderdale South Activity Center, and this request will not generate additional dwelling units to either the existing densities of the BCLUP or the Activity Center.

Redevelopment Analysis

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

Intergovernmental Coordination

The amendment site is not located adjacent to or in close proximity to any other local governments.

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 2.29.2** 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.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Bicycle lanes/Sidewalks: The site is served by sidewalks, but not bicycle lanes. A pedestrian overpass connects a parking structure located on the south side of SE 17th Street, between SE 1st Avenue and SE 3rd Avenue with buildings on the north side of NW 17th Street.

Broward County Staff Complete Streets Comments

- Connect the proposed residential uses located on the south side of SE 14th Street with the Community uses to the south.
- Improve existing, uneven and cracked sidewalks and ensure proper connection between sidewalks and streets.
- Connect parking areas to buildings with covered sidewalks/breezeways.
- Add bicycle lanes or wide shoulders, where possible.
- Add non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Add electric vehicle charging stations.
- Add 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/scooter parking and lockers.

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

LAND USE NON-RESIDENTIAL

SBBC-4184-2025

County No: PC 26-3 & PCT 26-2PC

Folio #: 504215103100, 504215410010, 504215102070, 504215320010

Broward Health Land Use Plan Map and Text



RECEIVED
11/19/2025

ATTACHMENT 5

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

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION		
Date: November 17, 2025	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Units Permitted <input style="width: 50px;" type="text"/></td> <td style="width: 50%; text-align: center;">Units Proposed <input style="width: 50px;" type="text"/></td> </tr> </table>	Units Permitted <input style="width: 50px;" type="text"/>	Units Proposed <input style="width: 50px;" type="text"/>	Existing Land Use: South Regional Activity
Units Permitted <input style="width: 50px;" type="text"/>	Units Proposed <input style="width: 50px;" type="text"/>			
Name: Broward Health Land Use Plan Map and Text	NET CHANGE (UNITS):	Proposed Land Use: South Regional Activity		
SBBC Project Number: SBBC-4184-2025	Students	Current Zoning: Community Facilities		
County Project Number: PC 26-3 & PCT 26-2PC	Elem	Proposed Zoning: South Regional Activity		
Municipality Project Number: UDP-L 24005 & UDP-L 25001	Mid	Section: 15		
Owner/Developer: North Broward Hospital District (Broward Health)	High	Township: 50		
Jurisdiction: City of Fort Lauderdale	Total	Range: 42		

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

11/19/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

PWES Environmental Comments
PC 26-3
Page 1



PUBLIC WORKS AND ENVIROMENTAL SERVICES (PWES) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward Planning Council

Applicant: North Broward Hospital District

Amendment No.: PC 26-3

Jurisdiction: City of Fort Lauderdale

Size: Approximately 289.9 acres

Existing Use: Retail, office, hospital, warehouse, single-family and multi-family residential and vacant

Current Land Use Designation: 11.6 acres Community
5.8 acres Low (5) Residential
2.4 acres Commerce
270.1 acres Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
1,000,000 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Proposed Land Use Designation: 289.9 acres Activity Center consisting of:
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4,000,000 square feet of office uses
3,221,560 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Estimated Net Effect: **Addition** of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses

Location: In Sections 10 and 15, Township 50 South, Range 42 East; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

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 list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **14** listed contaminated sites found on or in proximity (0.25 miles) to the proposed amendment location:

1562A	SHELL SERVICE STN	817 S FEDERAL HWY	Fort Lauderdale	33316	Petroleum
1007	CITGO QUICK MART	1199 S FEDERAL HWY	Fort Lauderdale	33316	Petroleum
1333	HESS STATION #09292	1600 S FEDERAL HWY	Fort Lauderdale	33316	Petroleum
1602A	AMOCO STATION #743	601 SE 17TH ST	Fort Lauderdale	33316	Petroleum
3579	DRYCLEAN USA	749 SE 17TH ST	Fort Lauderdale	33316	Chlorinated
1909B	G & S SKIPPERS CHOICE	816 SE 17TH ST	Fort Lauderdale	33316	Diesel & Gasoline
1124	EXXON #4-5893, PORT'S	2330 S FEDERAL HWY	Fort Lauderdale	33316	Gasoline
2630	JET STAR ROAD SPILL	SR 84 & FEDERAL HWY	Fort Lauderdale	33316	Petroleum
1154	ANDERSON BURIAL VAULT SER	217 SW 27TH ST	Fort Lauderdale	33315	Petroleum
1357A	MOBIL STATION #02-A29	2333 S ANDREWS AVE	Fort Lauderdale	33316	Petroleum
3285B	FT LAUDERDALE BMW	1812 S ANDREWS AVE	Fort Lauderdale	33316	Petroleum
2056	Poinciana Crossing (fka The Wave Streetcar)	1801 SW 1ST AVE	Fort Lauderdale	33315	Arsenic
2068	City of Fort Lauderdale Fire Station #8	1717 SW 1ST AVE	Fort Lauderdale	33315	Organic Metals
2114	Fort Lauderdale Self Storage	1401 SW 1ST AVE	Fort Lauderdale	33315	Arsenic

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>.

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.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 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](#).

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. Full water quality must be provided prior to discharge.
3. The project must comply with the Basin allowable discharges.
4. 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.

5. 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

6. 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]

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

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 thirty-two (32) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the thirty-two (32) facilities, twenty-two (22) are hazardous material facilities, six (6) are storage tank facilities, and four (4) are facilities that have both hazardous materials and storage tanks. *(PD 10/13/2025)*

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 10/13/2025)*

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 10/13/2025)*

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]

Pending the preliminary traffic analysis provided by the Broward County Planning Council, the proposed amendment would likely result in an **increase of peak hour trips** per day compared to trips associated with the current designation. Based upon the proposed designation, roadway level of service, and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **moderate impact** based on all current information provided at this stage in the process.

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

There **are ten (10)** air permitted facilities located within half a mile of the proposed amendment site. Of these, one county and one state air site have had air quality-related complaints in the last 10 years.

Regarding the County air site, which became inactive in 2021: there was a complaint in 2018 for unconfined emissions, which was later clarified by the site contact and closed shortly after.

Regarding the state air site, they received one warning notice for a system malfunction that resulted in excess emissions. After taking the necessary corrective actions, the complaint was closed in 2017.

Lastly, there are no facilities in the area with existing or potential odor or noise problems. *(AR 11/6/2025)*

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

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

[Check map at:

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

Protected Natural Lands –

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

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

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

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a direct 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 85 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 0.5 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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



PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

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

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

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Public Works and Environmental Services Department

A handwritten signature in red ink, appearing to be "J. J.", is written to the right of the "From:" line.

Date: 10/30/2025

Re: Initial Resilience Review of PC 26-3, Fort Lauderdale Activity Center

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

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

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

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

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

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

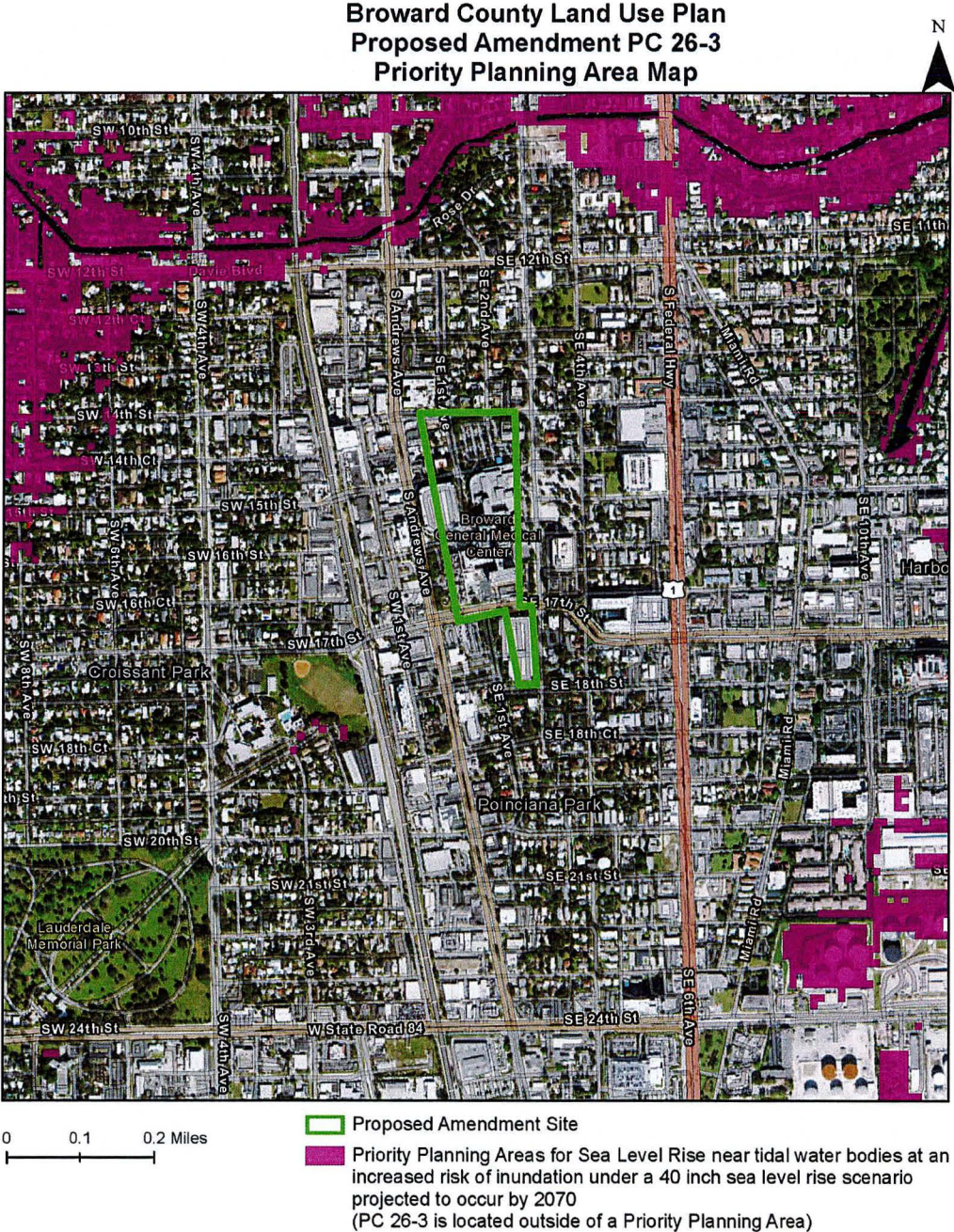
The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

Broward County Board of County Commissioners

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

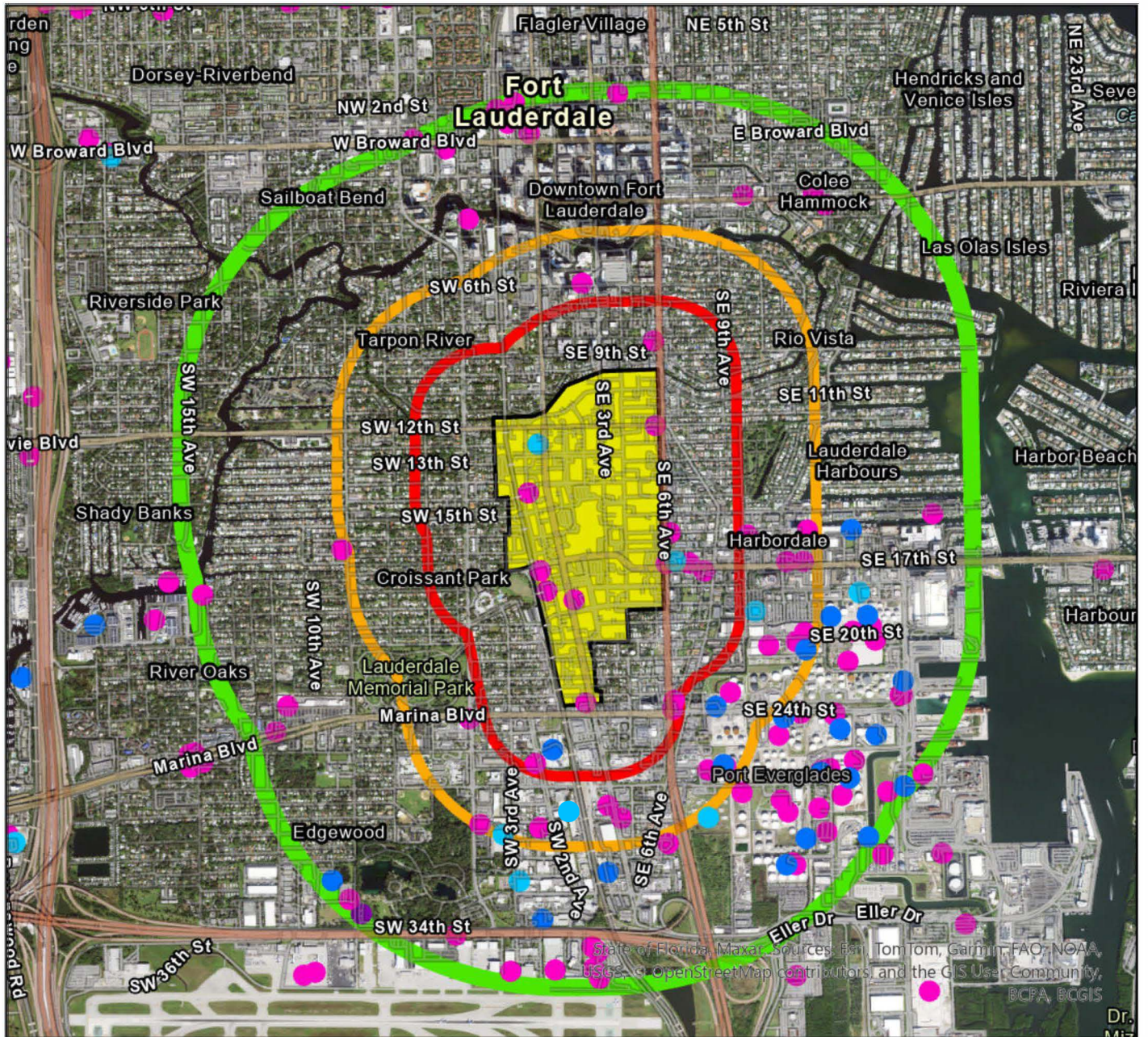
pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.



Broward County Land Use Plan Proposed Amendment

Proposed Amendment 26-3 and PCT 26-2



State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, BCPA, BCGIS



Legend

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

Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
 Prepared by: Ashley R. on 10/21/25
 Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
DK International Associates, Inc.	1417 SW 1ST AVE, Fort Lauderdale, FL 33315	8711 - Engineering Services	Hazardous Material Facility
Sudsies Dry Cleaners & Laundry	112 DAVIE BLVD, Fort Lauderdale, FL 33315	7218 - Industrial Launderers	Hazardous Material Facility
T-Mobile - 6FB1403M	1600 S ANDREWS AVE, Fort Lauderdale, FL 33316	4812 - Radiotelephone Communications	Hazardous Material Facility
Martenson Performance LLC	1314 SW 1ST AVE, #1, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
Southport Auto Repair, Inc.	101 SW 17TH ST, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Fort Lauderdale Fire Station #8	1717 SW 1ST AVE, Fort Lauderdale, FL 33315	9224 - Fire Protection	Storage Tank Facility
CVS Pharmacy #3285	1700 S FEDERAL HWY, Fort Lauderdale, FL 33316	7384 - Photofinishing Laboratories	Hazardous Material Facility
New Cingular Wireless DEXN; USID57010	1343 SW 1ST AVE, Fort Lauderdale, FL 33315	4812 - Radiotelephone Communications	Hazardous Material Facility
Lauderdale BMW	1441 S FEDERAL HWY, Fort Lauderdale, FL 33316	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
Classic Collision	1927 SW 1ST AVE, Fort Lauderdale, FL 33315	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Ramsey Paint & Body, Inc.	209 SW 15TH ST, Fort Lauderdale, FL 33315	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility

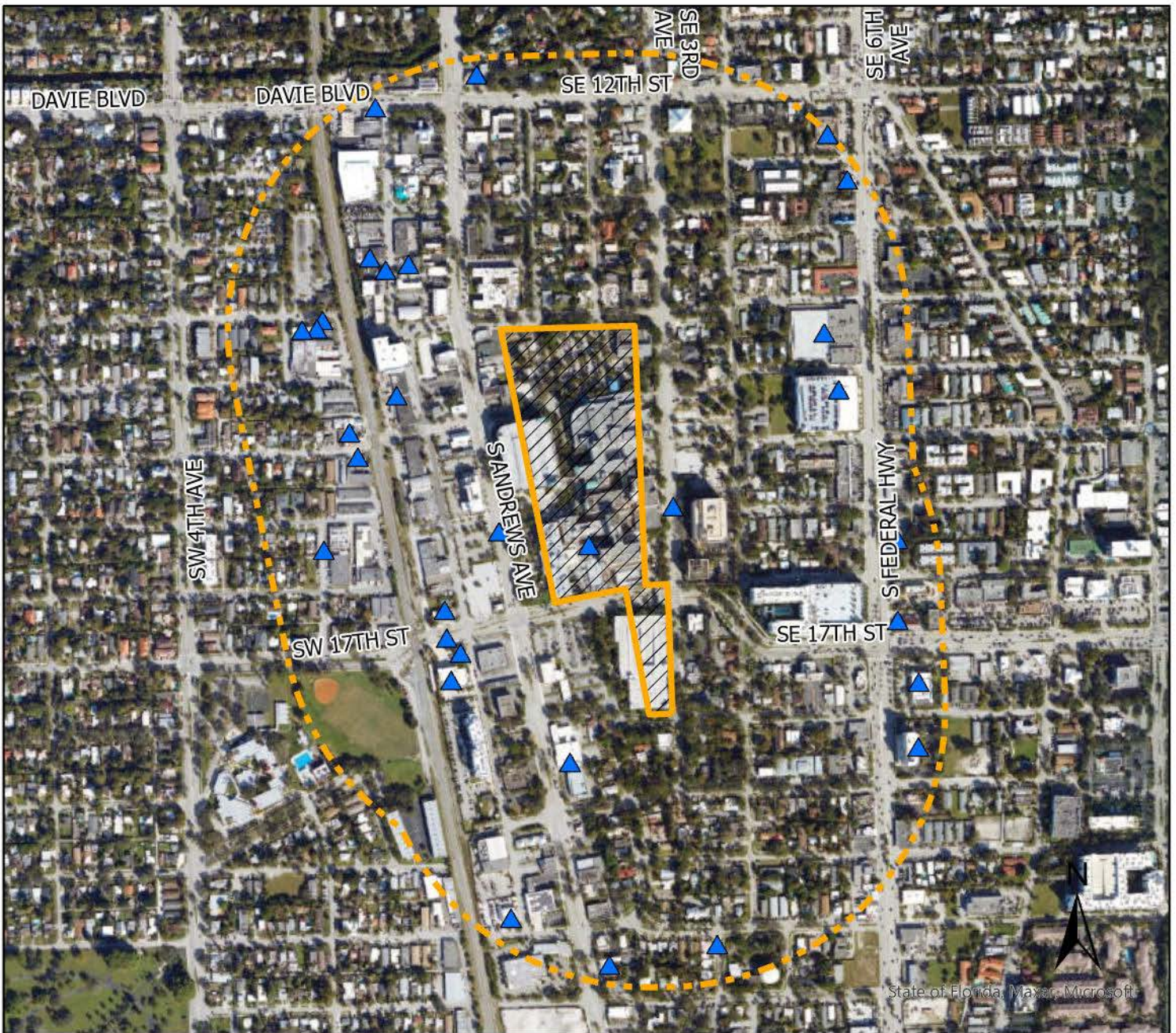
PC 26-3 PCT 26-2 South RAC Expansion

Lauderdale BMW of Fort Lauderdale	1812 S ANDREWS AVE, Fort Lauderdale, FL 33316	5511 - Motor Vehicle Dealers (New and Used)	Hazardous Material Facility
Marathon (BP) - Federal #586	601 SE 17TH ST, Fort Lauderdale, FL 33316	5541 - Gasoline Service Stations	Storage Tank Facility
Century Link QCC	120 SW 17TH ST, Fort Lauderdale, FL 33315	4899 - Communications Services, Not Elsewhere Classified	Hazardous Material Facility
FCE #3822	1144 S ANDREWS AVE, Fort Lauderdale, FL 33316	5541 - Gasoline Service Stations	Storage Tank Facility
NBHD (Broward Health) - Sports Medicine Office Bldg.	1601 S ANDREWS AVE, Fort Lauderdale, FL 33316	6512 - Operators of Nonresidential Buildings	Storage Tank Facility
City of Fort Lauderdale-Poinciana Park WST & PS	2011 SE 4TH AVE, Fort Lauderdale, FL 33316	4941 - Water Supply	Storage Tank Facility
Broward Health Medical Center	1600 S ANDREWS AVE, Fort Lauderdale, FL 33316	8062 - General Medical and Surgical Hospitals	Hazardous Material and Storage Tank Facility
Speedway #06446	1600 S FEDERAL HWY, Fort Lauderdale, FL 33316	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Dynamic Auto Repair	1606 SW 3RD AVE, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
Inn-N-Out	1231 S FEDERAL HWY, Fort Lauderdale, FL 33316	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Material Facility
East Coast Battery & Electric, Inc.	100 SW 17TH ST, Fort Lauderdale, FL 33315	5531 - Auto and Home Supply Stores	Hazardous Material Facility
Riverland Refinishing Company	1315 SW 1ST AVE, Fort Lauderdale, FL 33315	7641 - Reupholstery and Furniture Repair	Hazardous Material Facility

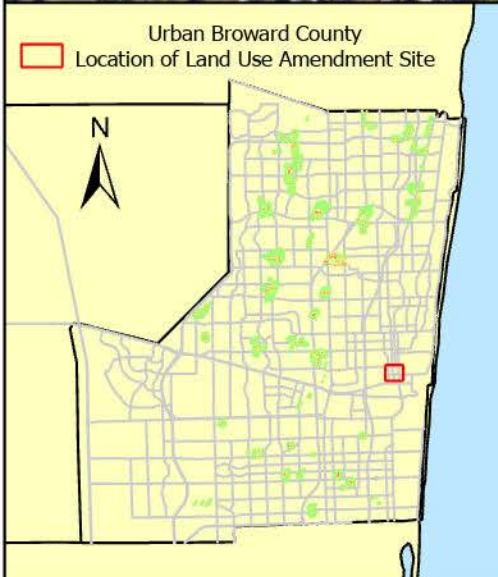
PC 26-3 PCT 26-2 South RAC Expansion

North Broward Hospital District (CDTC)	1401 S FEDERAL HWY, Fort Lauderdale, FL 33316	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
T-Mobile - 6FB1594S	1800 S FEDERAL HWY, Fort Lauderdale, FL 33316	4812 - Radiotelephone Communications	Hazardous Material Facility
David's Automotive, Inc.	214 SW 14TH ST, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
Kelley Performance, LLC	204 SW 14TH ST, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
Master Tech Professionalized Auto Service	202 SW 15TH ST, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
J And D Diesel, Inc.	210 SW 14TH ST, Fort Lauderdale, FL 33315	7538 - General Automotive Repair Shops	Hazardous Material Facility
Kel Auto Air Conditioning	2010 S ANDREWS AVE, Fort Lauderdale, FL 33316	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Material Facility
North Broward Hospital District - (IS) "Info Sys."	1608 SE 3RD AVE, Fort Lauderdale, FL 33316	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank Facility
Walgreens #6538	1201 S FEDERAL HWY, Fort Lauderdale, FL 33316	7384 - Photofinishing Laboratories	Hazardous Material Facility

PC 26-3-PCT 26-2 South RAC Expansion



State of Florida, Maxar, Microsoft



Urban Broward County
 Location of Land Use Amendment Site

0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Prepared on: 10/13/2025 10:48 AM
 Prepared by: Pdurius

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

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

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward Planning Council
Applicant: North Broward Hospital District
Amendment No.: PC 26-3
Jurisdiction: City of Fort Lauderdale
Size: Approximately 289.9 acres
Existing Use: Retail, office, hospital, warehouse, single-family and multi-family residential and vacant

Current Land Use Designation: 11.6 acres Community
5.8 acres Low (5) Residential
2.4 acres Commerce
270.1 acres Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
1,000,000 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Proposed Land Use Designation: 289.9 acres Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
3,221,560 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Estimated Net Effect: **Addition** of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses

Location: In Sections 10 and 15, Township 50 South, Range 42 East; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

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

II. Wetland Review

- A. Are wetlands present on subject property? No.
- B. Describe extent (i.e. percent) of wetlands present on subject property.
- C. Describe the characteristics and quality of wetlands present on subject property.
- D. Is the property under review for an Environmental Resource License? No
- 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? Yes

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://FloridaExoticPestPlantCouncil.org).

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

Completed by: Linda Sunderland, PWS
Environmental Permitting Division

BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Information about the Proposed Amendment

For: Broward Planning Council
Applicant: North Broward Hospital District
Amendment No.: PC 26-3
Jurisdiction: City of Fort Lauderdale
Size: Approximately 289.9 acres
Existing Use: Retail, office, hospital, warehouse, single-family and multi-family residential and vacant

Current Land Use Designation: 11.6 acres Community
5.8 acres Low (5) Residential
2.4 acres Commerce
270.1 acres Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
1,000,000 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Proposed Land Use Designation: 289.9 acres Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
3,221,560 square feet of community facilities uses
11.5 acres minimum of recreation and open space

Estimated Net Effect: **Addition** of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses

Location: In Sections 10 and 15, Township 50 South, Range 42 East; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

County. 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 84.5 percent or equal to 245 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 approximately 85 percent or equal to 246 acres

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

The change in land use (current to proposed) could potentially result in an increase of 0.5 percent impervious surface on the property, which is the equivalent of an increase of 1.4 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 85 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 0.5 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

Staff suggest that the design of the 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.

ATTACHMENT 7

December 8, 2025

VIA E-MAIL

Ms. Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



TOOTHAKER.ORG


**RE: PC 26-3/PCT 26-2PC Fort Lauderdale South Regional Activity Center
Applicant Response to Review Agency Comments**

Dear Ms. Teetsel:

We have reviewed the Review Agency Comments issued on November 14, 2025 and November 20, 2025 for the Fort Lauderdale South Regional Activity Center (PC 26-3 / PCT 26-2PC). This correspondence serves as the Applicant's formal confirmation that we have no objections to the Review Agency Comments and concur with staff's recommendations as provided therein.

Please refer to our point-by-point responses below. Should you have any questions or require additional information, please let us know.

Respectfully,


Digitally signed by
Stephanie J. Toothaker,
Esq.
Date: 2025.12.08
19:00:20 -05'00'

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

BROWARD COUNTY HOUSING AND URBAN PLANNING DIVISION
Darby Delsalle, AICP, Director

Analysis of Natural and Historic Resources

- A. Based on a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project contains numerous historical structures, at least one archaeological site, and intersects with one archaeological zone. The proposed amendment is likely to have an adverse effect on some of these resources.

Applicant Response: We acknowledge the County's archaeological consultant's findings and will coordinate with the City of Fort Lauderdale to address these items before any ground-disturbing work, as applicable.

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

1. The subject property is located within the City of Fort Lauderdale, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Alfred Battle, Acting Director
Department of Sustainable Development
700 Northwest 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5980

And,
Ella Parker, Urban Design & Planning Manager
(954) 828-3729
eparker@fortlauderdale.gov

Applicant Response: Acknowledged and will comply as applicable.

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

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

Applicant Response: Acknowledged and taken under advisement.

Affordable Housing

The application meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP. It also meets the requirements of BCLUP Policy 2.4.5 since no additional dwelling units will be added to the existing Activity Center.

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.

This amendment request is also subject to BCLUP Policy 2.4.5 as it involves expansion of an existing Activity Center (Fort Lauderdale South Activity Center). Policy 2.4.5 states that local governments shall consider community needs for affordable housing when proposing an Activity Center.

A total of 253 residential units is currently permitted within the Fort Lauderdale South Activity Center, and this request will not generate additional dwelling units to either the existing densities of the BCLUP or the Activity Center.

Applicant Response: Acknowledged that the application meets the requirements of the above-mentioned policies.

Redevelopment Analysis

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

Applicant Response: Acknowledged.

Intergovernmental Coordination

The amendment site is not located adjacent to or in close proximity to any other local governments.

Applicant Response: Acknowledged.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (nonmotorized, 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 2.29.2 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 nonresidential 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.

Accessibility to Surrounding Destinations and Multimodal Infrastructure Bicycle lanes/Sidewalks: The site is served by sidewalks, but not bicycle lanes. A pedestrian overpass connects a parking structure located on the south side of SE 17th Street, between SE 1st Avenue and SE 3rd Avenue with buildings on the north side of NW 17th Street.

Broward County Staff Complete Streets Comments

- Connect the proposed residential uses located on the south side of SE 14th Street with the Community uses to the south.
- Improve existing, uneven and cracked sidewalks and ensure proper connection between sidewalks and streets.
- Connect parking areas to buildings with covered sidewalks/breezeways.
- Add bicycle lanes or wide shoulders, where possible.
- Add non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Add electric vehicle charging stations.
- Add 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/scooter parking and lockers.

Applicant Response: Complete Street policies and comments taken under advisement for future site plan applications.

BROWARD COUNTY PARKS AND RECREATION DIVISION

Linda Briggs Thompson, Environmental Program Manager

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-3 – Fort Lauderdale South Activity Center Expansion (Fort Lauderdale). Our comments are as follows:

PC 26-3 No objections to the Land Use Plan Amendment

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

Applicant Response: Acknowledged.

ENVIRONMENTAL PERMITTING DIVISION
BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

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 list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are 14 listed contaminated sites found on or in proximity (0.25 miles) to the proposed amendment location:

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>.

Applicant Response: Acknowledged and taken under advisement.

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.

Applicant Response: Acknowledged.

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).

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

Applicant Response: Acknowledged and taken under advisement.

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.

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. Full water quality must be provided prior to discharge.
3. The project must comply with the Basin allowable discharges.
4. 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.
5. *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*
6. *Additional ERP requirements as of June 28, 2024:*
 - a. *Performance criteria*
 - b. *Operation and maintenance cost estimate and plan*

Applicant Response: Acknowledged and taken under advisement.

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

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

Applicant Response: Acknowledged and taken under advisement for future site plan applications.

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 thirty-two (32) known hazardous material/storage tank facilities on, adjacent to, or within . mile of the amendment site. Of the thirty-two (32) facilities, twenty-two (22) are hazardous material facilities, six (6) are storage tank facilities, and four (4) are facilities that have both hazardous materials and storage tanks. (PD 10/13/2025)

Applicant Response: Acknowledged.

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 10/13/2025)

Applicant Response: Acknowledged.

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. mile of the proposed amendment site. (PD 10/13/2025)

Applicant Response: Acknowledged.

NATURAL RESOURCE DIVISION

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

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]

Pending the preliminary traffic analysis provided by the Broward County Planning Council, the proposed amendment would likely result in an **increase of peak hour trips** per day compared to trips associated with the current designation. Based upon the proposed designation, roadway level of service, and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **moderate impact** based on all current information provided at this stage in the process.

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

There are ten (10) air permitted facilities located within half a mile of the proposed amendment site. Of these, one county and one state air site have had air quality-related complaints in the last 10 years.

Regarding the County air site, which became inactive in 2021: there was a complaint in 2018 for unconfined emissions, which was later clarified by the site contact and closed shortly after.

Regarding the state air site, they received one warning notice for a system malfunction that resulted in excess emissions. After taking the necessary corrective actions, the complaint was closed in 2017.

Lastly, there are no facilities in the area with existing or potential odor or noise problems. (AR11/6/2025)

Applicant Response: Acknowledged and policies taken under advisement. However, it should be noted that the Traffic Analysis dated November 19, 2025 found that “[t]he proposed amendment is projected to DECREASE traffic on the regional transportation network by approximately 247 p.m. peak hour trips at the long-range planning horizon. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.” (emphasis added)

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

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

[Check map at:

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

Applicant Response: Acknowledged.

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

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

Applicant Response: Acknowledged.

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 direct 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.

Applicant Response: Acknowledged and taken under advisement.

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.

Applicant Response: Acknowledged and taken under advisement.

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>

Applicant Response: Acknowledged and taken under advisement.

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 85 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 0.5 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

Applicant Response: Acknowledged and taken under advisement.

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director

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 Acton Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.

Applicant Response: The Applicant acknowledges the aforementioned policies.

ENVIRONMENTAL PERMITTING DIVISION
BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
Linda Sunderland, PWS

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).

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

Applicant Response: Acknowledged.

NATURAL RESOURCES DIVISION
BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
Monica Pognon, Director

Comments

Staff suggest that the design of the 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.

BROWARD COUNTY TRANSIT DIVISION
Daniel Cohen, Service Planner

Broward County Transit (BCT) has reviewed your correspondence dated October 9, 2025, regarding the proposed LUPA for the Expansion of the Fort Lauderdale South Activity Center in Fort Lauderdale, Broward County, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Fixed Routes 1, 6, 30, 40, the 101 Breeze, and the Fort Lauderdale Downtown Link and Beach Link. Please refer to the following table for detailed information.

...

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 if you require any additional information or clarification on this matter.

Applicant Response: Acknowledged.

WATER AND WASTEWATER SERVICES – BROWARD COUNTY WATER MANAGEMENT DIVISION

Michael Zygnerski, Environmental Program Supervisor

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-3 and have no comments or objections.

Applicant Response: Acknowledged.

SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

SCHOOL CONSISTENCY REVIEW REPORT

November 17, 2025

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools.

Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

Applicant Response: Acknowledged.

TRAFFIC ANALYSIS

Prepared November 19, 2025

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 247 p.m. peak hour trips at the long-range planning horizon. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

Applicant Response: Acknowledged.

ATTACHMENT 8.A.

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

Planning Council Staff Review Comments Regarding Proposed Amendments PC 26-3/PCT 26-2 City of Fort Lauderdale

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.

Planning Council Staff Comment

The existing Activity Center consists of a specific, contiguous land area containing approximately 270.1 gross acres, with a proposed expansion to 289.9 gross acres. Planning Council staff notes that 100 percent of the area being incorporated into the existing Activity Center, and 93.6 percent of the entire Activity Center, is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 1, 6, 30, 40 and 101, as well as community shuttle Routes 730 and 742. Further, the adopted City of Fort Lauderdale Transportation and Mobility Element (TM) Policies 1.2.3b and 1.8.3 include language to satisfy the above requirement. See Attachments 8.B. and 8.C.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

Planning Council Staff Comment

The existing Activity Center permits a maximum total of 253 dwelling units. No additional dwelling units are proposed at this time. Planning Council staff notes that the City of Fort Lauderdale has allocated 683 flexibility units within this Activity Center, as well as utilized the County’s affordable housing bonus incentives (i.e. BCLUP Policies 2.16.3 and 2.16.4). Further, the City is contemplating a future amendment to allow additional dwelling units within the subject area.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use. Maximum non-residential intensities must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Non-residential intensities may vary along transit corridors and

may be specified either as a maximum Floor Area Ratio (FAR) in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use or land use category in the Activity Center].

Planning Council Staff Comment

The existing Activity Center non-residential uses consist of 6 million square feet of commercial uses, 4 million square feet of office park uses, 1 million square feet of community facility uses, and a minimum of 11.5 acres of recreation and open space. The proposed amendment increases the community facility uses by 2,221,560 square feet. The City of Fort Lauderdale has a city-wide adopted FAR of 3.0.

POLICY 2.4.6 Local governments shall include within their local land use element policies that protect archaeological and paleontological resources and promote the preservation, rehabilitation and use of historic structures within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Fort Lauderdale Future Land Use Element (FLU) Policy 3.1.8 and Historic Preservation Element Goal 3 and its associated objectives and policies include language to generally satisfy the above requirement. See Attachment 8.C.

POLICY 2.4.7 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.

Planning Council Staff Comment

The adopted City of Fort Lauderdale Policies FLU 2.3.7 and 3.4.5, as well as Policies TM 1.4.3, 1.8.3 and 2.1.3 include language to generally satisfy the above requirement. See Attachment 8.C. Further, BCT Routes 1, 6, 30, 40 and 101, as well as community shuttle Routes 730 and 742, directly serve the amendment area along Andrews Avenue, US 1/Federal Highway, Davie Boulevard and Southeast 17 Street. See Attachment 8.B.

POLICY 2.4.9 Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.)

Planning Council Staff Comment

The adopted City of Fort Lauderdale Policies FLU 2.3.3 and 3.4.5, as well as Policies TM 1.2.3 and 1.2.3c, include language to generally satisfy the above requirement. See Attachment 8.C.

POLICY 2.4.10 Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

- Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Planning Council Staff Comment

The adopted City of Fort Lauderdale Policies FLU 2.3.1, 2.3.3 and 3.4.5, as well as Policies TM 1.2.3, 1.4.2, 1.4.3, 1.5.1d, 1.5.1e and 1.7.3b, include language to generally satisfy the above requirement. See Attachment 8.C. Further, BCT Routes 1, 6, 30, 40 and 101, as well as community shuttle Routes 730 and 742, directly serve the amendment area along Andrews Avenue, US 1/Federal Highway, Davie Boulevard and Southeast 17 Street. See Attachment 8.B.

POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and is compatible with adjacent land uses.

Planning Council Staff Comment

The adopted City of Fort Lauderdale Policies FLU 2.3.1, 2.3.9, 2.3.9a and 3.4.5 include language to generally satisfy the above requirement. See Attachment 8.C.

POLICY 2.4.12 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square

footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

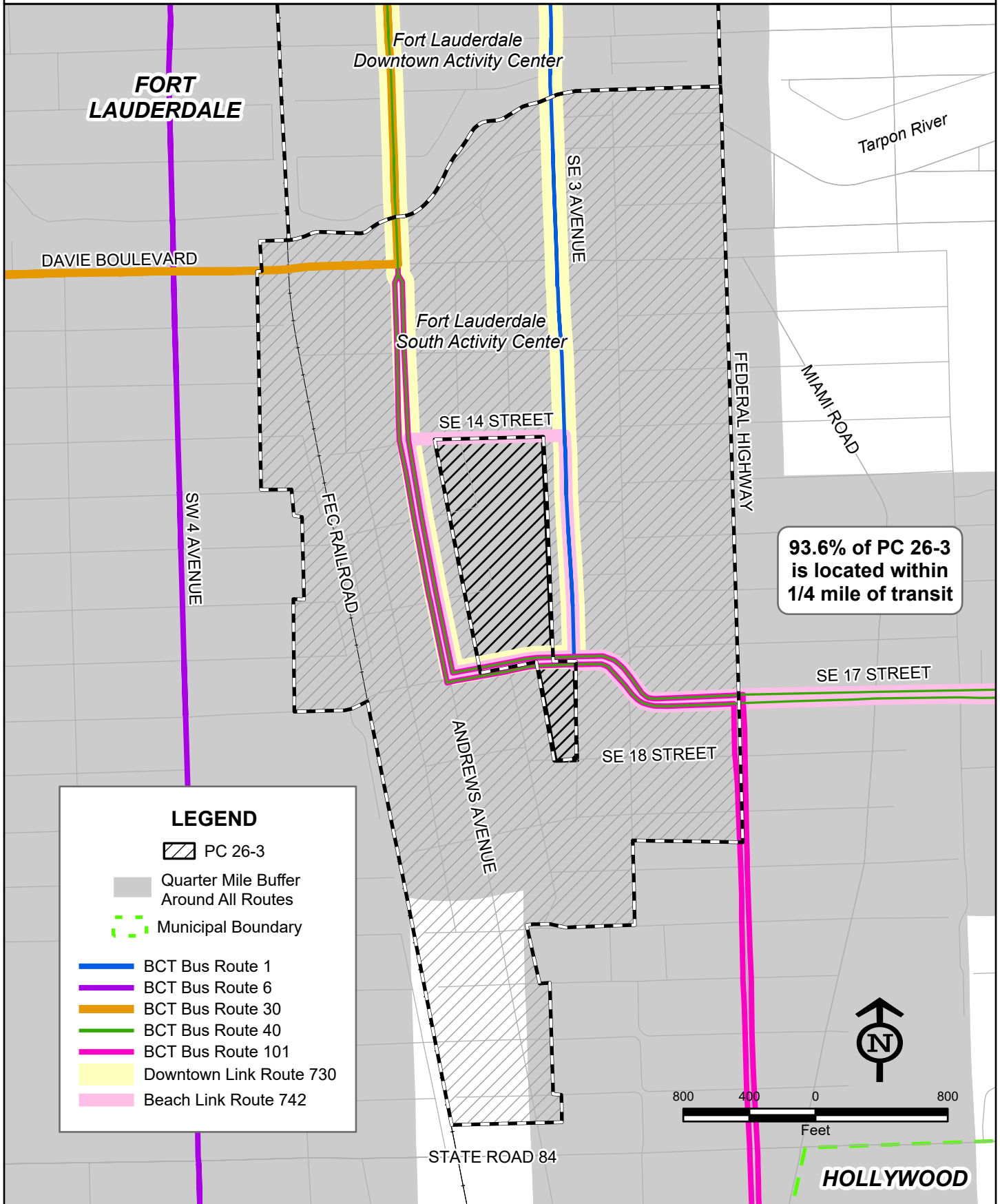
Planning Council Staff Comment

The City of Fort Lauderdale and Broward County have previously entered into an interlocal agreement to monitor development activity and enforce the permitted land use densities and intensities with the amendment area.

ATTACHMENT 8.B.

PC 26-3

Transit Routes



ATTACHMENT 8.C.

EXCERPTS FROM CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN

Future Land Use Element

POLICY FLU 1.1.12 – The following Future Land Use designations shall be applied to the Future Land Use Map Series:

...

Regional Activity Center

The Regional Activity Center (RAC) land use category is intended to encourage development or redevelopment of areas that have regional significance and facilitate a mix of uses, encourage mass transit, reduce the need for automobile travel, and encourage a strong definition of the urban form, promoting a “live, work, play” environment. Examples of areas which may be appropriate for the regional activity center designation, include downtown and community redevelopment areas; adopted developments of regional impact, and areas surrounding regional community facilities such as airports, convention centers or governmental complexes.

For an area to qualify as a Regional Activity Center, the following criteria must be met:

1. The Regional Activity Center land use designation shall not be approved where other land use designations within the City Land Use Plan provide sufficient flexibility for the existing or proposed land uses.
2. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the City Land Use Plan.
3. Regional Activity Centers shall include mixed land uses of regional significance.
4. Regional Activity Centers shall either be the subject of an adopted Development of Regional Impact, or be a center of regional tourist activity, or provide direct access to existing or proposed airports, ports and rail mass transportation facilities.
5. Each Regional Activity Center shall be a defined geographical area, delineated on the City Future Land Use Plan Map (Series).
6. Regional Activity Centers shall provide for substantial housing opportunities including workforce and affordable housing.
7. Public park space shall be included as a functional component of all Regional Activity Centers.
8. Redevelopment activities should be encouraged within Regional Activity Centers.
9. Developments should be pedestrian-friendly and promote the use of mass transit to reduce reliance upon automobile travel.

The following areas have been designated Regional Activity Centers within the City Land Use Plan:

...

South Regional Activity Center

General Location:

South of the Tarpon River, east of Flagler Drive, west of Federal Highway and north of State Road 84.

Density and Intensity of Uses:

Development shall be consistent with the intensity and density of uses that have been generally established in this area.

List of Permitted Uses:

Residential: 936 dwelling units Maximum

Commercial: 6,000,000 sq. ft. Maximum

Office: 4,000,000 sq. ft. Maximum

Community Facilities, including schools and excluding electrical generating plants: 1,000,000 sq. ft. Maximum

Recreation/Open Space: 500,000 sq. ft Minimum

Comments:

1. As a means to provide the opportunity for positive redevelopment in the area south of the City's Downtown, the South Regional Activity Center (South-RAC) is established to permit the professional office and residential uses which exist in the area to continue. The South-RAC land use provides the basis to develop zoning districts that continue to support a mix of uses to create an urban village while maintaining existing professional office and single family uses in the area.
2. It is envisioned that an Andrews Avenue and Federal Highway Mixed Use district will be developed that encourages high quality commercial retail, mixed uses and standalone multifamily/residential development. In addition, a Railroad Mixed Use district will be developed to allow the existing uses on both sides of the Florida East Coast tracks to be maintained while having incentives to encourage mixed use development.

POLICY FLU 2.3.1: Mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement.

POLICY FLU 2.3.3: Mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments.

POLICY FLU 2.3.7: The City shall continue to improve connectivity between modes, including adding additional miles of bike lanes, sidewalks, and transit facilities and consider this connectivity in land use and development review considerations.

POLICY FLU 2.3.9: Transform the South Andrews Regional Activity Center into a lively mixed-use urban neighborhood characterized by low to mid-rise buildings of a variety of commercial and residential uses through the implementation of the South Andrews Master Plan.

POLICY FLU 2.3.9a: Consider adopting new mixed-use zoning districts for the South Andrews Area that contain form-based standards and encourages transit-oriented development with convenient, accessible, and affordable housing options.

POLICY FLU 3.1.8: The City’s land use plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

POLICY FLU 3.4.5: Mixed use residential development shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

Transportation and Mobility Element

POLICY TM 1.2.3: The City shall coordinate multi-modal use of rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development (e.g. public spaces that promote ground level interest, reduced setbacks, surface parking behind buildings), as applicable.

POLICY TM 1.2.3b: Continue to evaluate and implement pedestrian and transit design standards as they relate to incorporating mass transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings in activity centers.

POLICY TM 1.2.3c: Fort Lauderdale shall consider opportunities and methods to partner on and support roadway “shared space” efforts such as, but not limited to, the (re)design of appropriate rights-of-way to best accommodate festivals, parades, open air markets, urban trails, placemaking engagements and activities, and other events that encourage social interaction, safety education, and community building.

POLICY TM 1.4.2: Continue to implement the design concepts in areas of high pedestrian traffic that include, but are not limited to, street trees, canopies/arcades, patterned colored pavement and street signage, and area specific recommendations as noted by the Connecting the Blocks report.

POLICY TM 1.4.3: Provide pedestrian safety by ensuring well-lit streets, intersections, pedestrian refuges, midblock crossings, and sidewalks. As needed, the City will conduct lighting analyses in areas of high crash incidents involving pedestrians.

POLICY TM 1.5.1d: The City shall consider opportunities and incentives for the provision of appropriate facilities to support bicycles, micromobility or other alternative mobility options and sharing services, such as showers, lockers and bicycle parking by new development.

POLICY TM 1.5.1e: Where possible, the City shall encourage the provision of convenient, covered and secure bicycle, micromobility or other alternative mobility options and sharing services, such as parking at transit stations, schools, public facilities and commercial centers.

POLICY TM 1.7.3b: The City shall support and incorporate into its standards the context sensitive use of “street/traffic calming/speed management” techniques, (e.g. reduced vehicle lane width), textured pavement, chicanes, roundabouts, on-street parking, strategic use of differing median types to enhance multi-modal user safety and accessibility.

POLICY TM 1.8.3: Transit stations and stops should be located within walking distance of activity centers, and access routes for pedestrians and bicycles, micromobility or other alternative mobility options and sharing services to transit should be as direct as possible, promoting both pedestrian and bicycle connectivity.

POLICY TM 2.1.3: Prioritize transportation investments in activity centers that promote mixed-use, compact development, and provide multi-modal access to transportation facilities.

Historic Preservation Element

GOAL 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

OBJECTIVE HP 3.1: Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.

POLICY HP 3.1.1: Continuously update and review ULDR criteria to address current historic preservation needs.

OBJECTIVE HP 3.2: Continue to implement Historic Preservation Design Guidelines to assist with renovations, rehabilitation, restoration or additions to historic properties so that the essential form and design elements that create character are respected.

OBJECTIVE HP 3.3: Consistent with the Certified Local Government agreement, the City shall maintain archaeological protection procedures.

POLICY HP 3.3.1: Encourage sensitive integration of archaeological resources into open spaces and green spaces as a preferred alternative to destruction and mitigation.

ATTACHMENT 9

PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-27, the Applicant sent notice via e-mail to the Poinciana Park Civic Association and the Croissant Park Civic Association twenty-one (21) days prior to the Development Review Committee (DRC) meeting considering the LUPA. Additionally, Applicant held a public participation meeting to present the LUPA prior to consideration by the Local Planning Agency (Planning and Zoning Board) and City Commission. The public participation meeting was held via Zoom on April 21, 2025. Applicant sent regular mail notice ten (10) days prior to the meeting on April 11, 2025 to all property owners within 300 feet of the Amendment Site, notifying them of the date, time and location of the meeting. The Applicant also sent email notice on April 11, 2025 to the presidents of the Poinciana Park Civic Association and Croissant Park Civic Association to share with their membership. Additionally, Applicant posted the required sign notices on the Amendment Site a minimum of fifteen (15) days prior to the Local Planning Agency and City Commission meetings. Lastly, the City of Fort Lauderdale provided newspaper notice at least ten (10) days prior to the PZB meeting date and again at least ten (10) days prior to the first public hearing at the transmittal stage.

ATTACHMENT 10



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

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

MEMORANDUM

November 5, 2025



To: Huda Ashwas, Planner
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division **West, Dan**

Digitally signed by West, Dan
Date: 2025.11.05
11:17:46 -05'00'

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 26-3 – Fort Lauderdale South Activity Center Expansion
(Fort Lauderdale)

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-3 – Fort Lauderdale South Activity Center Expansion (Fort Lauderdale). Our comments are as follows:

PC 26-3 No objections to the Land Use Plan Amendment

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

ATTACHMENT 11



Public Works and Environmental Services Department
WATER AND WASTEWATER SERVICES - WATER MANAGEMENT
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751

November 12, 2025

Dawn Teetsel
Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email to: DTEETSEL@broward.org



From Michael Zygnerski
Broward County Water Management Division

Subject: Fort Lauderdale South Activity Center Expansion (Fort Lauderdale)

Dear Dawn Teetsel

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-3 and have no comments or objections.

Sincerely,

Michael Zygnerski Digitally signed by Michael Zygnerski
Date: 2025.11.12 11:15:37 -05'00'

Michael Zygnerski
Environmental Program Supervisor
2555 West Copans Road
Pompano Beach, FL 33069
Office (954) 831-0760
Email: mzygnerski@broward.org