

**RESILIENT ENVIRONMENT DEPARTMENT  
URBAN PLANNING DIVISION**

**STAFF REPORT**

**25-M1 – Future Land Use Map Amendment  
Broadview Park**

**I. Summary**

The Housing Authority of Fort Lauderdale (Applicant) proposes to amend the Broward Municipal Services District Future Land Use Map Series (BMSD FLUMS) from Utilities to Medium (16) Residential. The purpose is to provide a mix of affordable and workforce housing for low to moderate income households. Figure 1 provides proposed amendment details and Figure 2 provides a general location map. Attachment A includes a site location map. Attachment B shows the proposed BMSD FLUM.

***Figure 1: Proposed Amendment Details***

Site Location Map (Attachment A)	Broadview Park: south side of Peters Road, east side of NW 46 <sup>th</sup> Avenue.
Size	39.4 gross acres.
Effect of Proposed Change	Addition of 630 dwelling units. Reduction of 39.4 acres of Utilities future land use.
Proposed Future Land Use Map Designation (Attachment B)	Medium (16) Residential.
Current Future Land Use Map Designation (Attachment C)	Utilities.
Aerial - Existing Land Use Map (Attachment D)	Wellfield, archery.
Current Dwelling Units Allowed	Zero.
Existing Dwelling Units	Zero.
Proposed Dwelling Units	630 per proposed FLUMS; application indicates 547.
Current Zoning District Map (Attachment E)	A-3: Agricultural and Utilities District
Commission District	5 – Steve Geller
Applicant/Agent	Housing Authority of Fort Lauderdale / Lochrie & Chakas, P.A.
Property Owner	City of Fort Lauderdale
Folio Number	504137011280

**II. Staff Recommendation – Summary of Findings.**

*The Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed amendment generally:*

- *Inconsistent with Broward County Comprehensive Plan and Broward County Land Use Plan policies that address compatibility;*
- *Consistent with the Broward County Comprehensive Plan goals, objectives, and policies that address population and housing;*

- *Inconsistent with certain Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies that address historic and natural resources. However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.*

Staff notes the following:

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

Staff reviewed the applicant's request for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP) and Broward County Land Use Plan (BCLUP). Figure 2 includes a summary of staff findings. Section V – Planning Data and Analysis provides details. Staff findings and recommendations are identified in *italics*.

**Figure 2: Summary of Comprehensive Plan Consistency.**

Subject	Consistent	Not Consistent
<b>Compatibility</b>		Policy BMSD 1.1.7 Objective BMSD 1.2 <sup>a</sup> Policy BMSD 1.2.1 <sup>b</sup> BCLUP Policy 2.10.2 BCLUP 2.10.3
<b>Population and Housing</b>	Policy BMSD 2.1.10 Policy BMSD 3.5.2 Objective H2 Policy H2.1 Policy H2.6 BCLUP 2.16.1 BCLUP 2.16.2 BCLUP 2.20.2	

<b>Public Infrastructure and Facilities</b>	Policy BMSD 1.1.3 <sup>d</sup> Policy BMSD 1.1.5 <sup>c</sup> Policy BMSD 1.2.1 <sup>c</sup> Policy BMSD 1.2.2 <sup>c</sup> Policy BMSD 1.2.3 Policy H 1.5 Objective PSF 2 Policy PSF 2.1 Objective R 3 Policy R 3.2 Objective 6.3 (Solid Waste Element) Policy 6.3.1 (Solid Waste Element) Goal T 1 <sup>f</sup> Objective T 1.1 <sup>f</sup> Objective T 1.2 Goal T 2 <sup>f</sup> Objective T 2.2 Policy T 2.2.4 <sup>f</sup> Objective T 2.3.3 Objective T 2.4 BCLUP Policy 2.19.1 BCLUP Policy 2.19.2 BCLUP Policy 2.19.3 BCLUP Policy 2.19.4 BCLUP Policy 2.29.2 <i>Recommended Practices</i> <i>Consistency:</i> BCLUP Policy 3.5.4 BCLUP Policy 3.6.2 BCLUP Policy 3.6.5 BCLUP Policy 3.6.6	
<b>Historic and Natural Resources</b>	Policy BMSD 1.1.6 Policy BMSD 1.2.3 Policy C6.4 Policy C6.7 Policy C6.8 Policy HP 2.3 Policy HP 3.7 BCLUP Policy 2.21.6 BCLUP Policy 2.23.1	BCLUP Policy 2.23.1 <sup>e</sup> BCLUP Policy 2.23.2 <sup>e</sup>
<p><sup>a</sup> Inconsistent with the portion related to compatibility.</p> <p><sup>b</sup> Inconsistent with subsection 6 addressing compatibility and surrounding uses.</p> <p><sup>c</sup> Consistent provided any negative impacts upon aquifer recharge can be mitigated.</p> <p><sup>d</sup> Consistent provided any negative impacts associated with flooding can be mitigated.</p> <p><sup>e</sup> Inconsistent due to identification as a Local Area of Particular Concern. <i>However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.</i></p>		

<sup>f</sup> Consistent, but staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.

### III. Background.

Primary uses of the property are for City of Fort Lauderdale wellfields and the Fort Lauderdale Archers, a private archery club. On October 5, 2021, the City agreed to transfer ownership of the property to the Applicant, provided the land be developed for Affordable Housing. In 2021, the Applicant filed BMSD FLUMS application 21-M1, that requested the same amendment. Staff found FLUMS 21-M1 consistent with certain comprehensive plan policies, but inconsistent with others. At its meeting on January 27, 2022, the Local Planning Agency deferred consideration of the item to a future date at the applicant's request. The applicant did not request an LPA date. The applicant submitted a new BMSD FLUMS application for the same future land use change.

The applicant intends to build 547 affordable dwelling units, including 513 multi-family and 34 single-family. Staff analysis is based upon the 630 dwelling units that would be allowed by the proposed Medium (16) Residential FLUMS designation.

### IV. Public Outreach and Comments

The application states several meetings were held with the Broadview Park Civic Association to present the proposed project, gather feedback, and address community concerns. See Figure 3.

**Figure 3: Broadview Park Civic Association Meetings**

Date	Purpose
November 30, 2021	Present the project and gather feedback.
January 25, 2022	Present the updated site plan and address feedback from the initial meeting.
February 1, 2022	A discussion meeting to respond to community questions.
July 5, 2022	Provide updates and respond to concerns.
March 5, 2024	Provide updates and respond to concerns.
May 6, 2025	Provide updates and respond to concerns.

#### May 6, 2025, Broadview Park Civic Association meeting.

Applicant comments made at the May 6, 2025 Broadview Park meeting are provided here and referenced elsewhere throughout the report.

- Atlantic Pacific Companies will be partnering with the City of Fort Lauderdale on the project.
- The current A-3 zoning district and Utilities future land use designation does not allow residential uses (See Figure 4).
- The plan will include multifamily on the center-east side of the site with 34 single-family, market rate, owner-occupied units located on SW 46<sup>th</sup> Avenue.
- Although the contract with the City of Fort Lauderdale allows up to 1,000 units, the number of multi-family units will be less than 500.

- Access to the multi-family units will be from SW 21<sup>st</sup> Street, through the Fort Lauderdale Archers, and one other site to the east.
- Height of the multi-family apartment buildings will be limited to three (3) stories.

**Figure 4: Land Uses Allowed by Current Future Land Use and Zoning**

<b>A-3 Zoning Permitted Uses</b>	<b>Utilities Future Land Use Permitted Uses</b>
Electrical power plants and substations	(1) Utilities such as water and wastewater treatment plants; pumping stations; electrical substations; and solid waste disposal and transfer stations, including landfills but excluding electrical power plants.
Essential services	(2) Other uses determined to be ancillary to the primary uses described in (1).
Landfills or other solid waste disposal facilities <sup>1</sup>	(3) Recreation and open space, non-residential agricultural uses, and communication facilities uses may also be permitted in the areas designated Utilities as long as such uses do not preclude or adversely affect the future use of the surrounding areas for utility facilities by creating land uses that are incompatible with negative impacts commonly associated with utility facilities uses such as light, noise, and visual impacts.
Trash transfer stations <sup>2</sup>	
Water and wastewater treatment plants and pumping stations	
Wireless communication facilities <sup>3</sup>	
<sup>1</sup> Subject to zoning provisions in Section 39-368(i) <sup>2</sup> Subject to zoning provisions in Section 39-368(k) <sup>3</sup> Subject to zoning provisions in Section 39-102	

## **V. Voluntary Commitments.**

Below are voluntary commitments proffered by the Fort Lauderdale Housing Authority. These commitments were also shared by the Applicant at the May 6, 2025, Broadview Park meeting.

### **1. Building Height Restriction.**

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

### **2. Unit mix.**

The Project shall include thirty-four (34) single-family homes. The multifamily component will have less than 500 units. The single-family homes will be for sale at market rate, while the multifamily will be developed as an affordable and/or workforce housing community.

### **3. Access and Traffic Circulation.**

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

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

### **4. Amenities.**

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

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

### **5. Site Layout.**

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

The voluntary commitments identified in this section are reviewed as part of the site plan review process. They are not generally regulated by the Comprehensive Plan. They may be considered mitigating factors provided the Fort Lauderdale Housing Authority is willing to record a voluntary Declaration of Restrictions, enforceable by Broward County, that will run with the land.

## **VI. Planning Data and Analysis.**

The proposed BMSD FLUMS is evaluated based upon the various goals, objectives, and policies set forth in the Broward County Comprehensive Plan (BCCP) and the Broward County Land Use Plan (BCLUP). The analysis includes the following parts:

- A. Land Use Compatibility,
- B. Affordable Housing,
- C. Public Infrastructure and Facilities,
- D. Historic and Natural Resources,
- E. Goals, Objectives, and Policies in other Elements of the BCLUP and BCCP.

### **A. Compatibility.**

The BCLUP defines compatibility “as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding uses. Figure 4 shows the land use and zoning of the site and surrounding areas.

The following GOPs apply when considering the compatibility impacts:

- **POLICY BMSD 1.1.7.** *Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.*
- **OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments.** *Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.*
- **POLICY BMSD 1.2.1** *Future land use amendments shall include the minimum amount of land needed to ensure:*  
 ...  
 6. *The proposed use is compatible with surrounding uses.*
- **BCLUP POLICY 2.10.2.** *The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.*
- **BCLUP POLICY 2.10.3** *In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.*

**Figure 4: Site and Surrounding Land Uses**

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

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

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

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

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

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



**Figure 5: View of Existing Utilities from the East**



**Figure 6: Location of Above Ground Utilities to the East**



The site is located between lands designated medium density residential on the east and low density residential on the west. Land use plans typically provide for a gradual transition of density from lower categories to higher categories. While the request is consistent with the Medium (16) Residential future land use designation to the east, the transition from Medium (16) Residential to Low (5) Residential to the west is generally considered incompatible.

The applicant addresses this condition in the application by stating that:

“The proposed development aims to create a smooth transition between the existing neighborhoods and the new project. It is proposed not to exceed 3 stories/35’, which is an appropriate transition from the adjacent residential uses, as well as the fire station and elementary school to the south. The west portion of the site will consist of single-family homes, designed to be compatible with the adjacent single-family neighborhood. The east portion, with its multifamily units, will complement the nearby residential developments of a

similar density. The overall development is also compatible with existing and future land uses in the general vicinity, which largely consists of residential uses. Development of the site will comply with Broward County’s Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.”



While the applicant states that compatibility will be achieved because development will not exceed three stories or 35 feet, the RM-16 zoning district, which would be consistent with the Medium (16) Residential land use designation, permits a height of six (6) stories, not to exceed seventy-five (75) feet. The applicant also made statements on May 6, 2025, at the Broadview Park Civic Association meeting, that the development would be limited to 547 units. That would result in a gross density of 13.88 dwelling units per acre. Absent a voluntary declaration of restrictive covenant, limiting development as described by the applicant, compatibility is being considered based upon the maximum development potential of the site under the proposed Medium (16) Residential future land use designation.

***Staff Finds:*** *Inconsistent with Policy BMSD 1.1.7, Objective BMSD 1.2, Policy BMSD 1.2.1, BCLUP Policy 2.10.2, BCLUP 2.10.3*

*Staff notes a Low-Medium (10) Residential designation is available that would provide a more compatible transition between the properties to the east and west of the site and the established character of existing development. A compatible transition may be achievable through the execution of the applicant's voluntary commitments regarding building height restriction, unit mix, access, traffic circulation, amenities, and site layout.*

## **B. Affordable Housing**

Board of County Commissioners identified Affordable Housing as one of the Highlighted Regional Issues in BrowardNEXT (Comprehensive Plan), noting the shortage of units for low- and moderate-income families. The Board has also identified “Ensuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels, including integrated, permanent supportive housing and zoning that helps residents build equity” within one of its five core goals.

The following GOPs apply when considering affordable housing impacts:

- ***POLICY BMSD 2.1.10*** *Broward County will continue to assist residents with securing affordable housing and offsetting housing costs through federal, State, and local housing programs and initiatives.*
- ***POLICY BMSD 3.5.2*** *Broward County will continue to assist Broadview Park residents with securing affordable housing and offsetting housing costs through housing programs and initiatives, such as the following:*
  1. *State Housing Initiative Partnership*
  2. *Community Development Block Grant/HOME Investment Partnership/Emergency Solutions Grant programs*
  3. *Mortgage Credit Certificate Program*
  4. *Purchase Assistance Program*
  5. *Home Repair Assistance Program*
  6. *Water/Sewer Connection Program*
  7. *Barrier Free/Special Needs Housing Program*
  8. *Multi-family Affordable Rental Locator Service*
  9. *Subsidized Rental Housing.**Broward County will also explore new programs to assist with home improvements and free paint.*

- **BCLUP POLICY 2.16.1** Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.
- **BCLUP POLICY 2.16.2** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:
  - a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
  - b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
  - c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
  - d. property tax abatement programs aimed at preserving or creating affordable housing;
  - e. streamlined and reduced-cost permitting procedures for affordable housing;
  - f. specific minimum set-aside requirements for new affordable housing construction;
  - g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
  - h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
  - i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
  - j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall 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. For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.*

- **BCLUP POLICY 2.20.2** *Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.*

The Broadview Park neighborhood maintains a slight surplus of low income and moderate income rental units and a shortage of very low income rental units (See Figure 7 and Attachment F).

**Figure 7: Affordable Housing Needs**

Income	Rental	Owner
Very Low	-113	NA
Low	+39	-144
Moderate	+163	-108

Source: Broward County Affordable Needs Assessment 2022

The applicant states the purpose of the amendment is to provide a mix of affordable and workforce housing for low to moderate income households.

**Staff finds:** *The proposed amendment is consistent with Policy BMSD 2.1.10, Policy BMSD 3.5.2, BCLUP Policy 2.16.1, 2.16.2 and 2.20.2.*

### C. Public Infrastructure and Facilities

The following GOPs apply when considering the public infrastructure and facilities impacts of a land use change:

- **POLICY BMSD 1.1.3** Future land uses shall be designated with consideration of appropriate topography, soil conditions, and floodplain elevation to avoid flooding, erosion, and repetitive property loss.
- **POLICY BMSD 1.1.5** Future land uses shall be coordinated with the availability of public facilities and services.
- **POLICY BMSD 1.2.1** Future land use amendments shall include the minimum amount of land needed to ensure:
  1. Adequate facilities and services are available to support the uses
  2. The site is suitable for the proposed use
  3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element
  4. Urban Sprawl is discouraged
  5. Sufficient affordable housing is provided to meet the needs of the area
- **POLICY BMSD 1.2.2** Availability and capacity of the following public facilities and services shall be considered:
  1. Potable water
  2. Sanitary sewer
  3. Solid waste
  4. Roads, sidewalks, and bicycle facilities

5. Public transit
  6. Drainage
  7. Parks and recreation facilities
  8. Hurricane shelters and evacuation routes
  9. Public Schools
- **POLICY BMSD 1.2.3** The following site characteristics shall be considered to determine its suitability for the proposed use:
    1. Soils
    2. Topography and floodplain elevations
    3. Natural resources
    4. Presence of historic and archaeological resources
  - **POLICY H 1.5** Broward County shall facilitate the development of very low, low, and moderate-income housing on sites within a ¼ mile walking distance to premium transit, employment, and educational opportunities through the County’s “Affordable Housing Density Bonus Program.”
  - **OBJECTIVE PSF 2 – Concurrency Management System** Broward County shall adopt a Countywide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted LOS standard concurrent with the impact of proposed residential development.
  - **POLICY PSF 2.1** Broward County and the municipalities, in collaboration with the School Board, shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures, and requirements included within the ILA, School Board Policy, and Broward County and municipal Land Development Code.
  - **OBJECTIVE R 3 – Level of Service Requirements** Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.
  - **POLICY R 3.2** Broward County shall continue to utilize the level of service (LOS) standard in Table R-1, which was adopted by the Board of County Commissioners to assess adequacy of service and concurrency, for the County’s local and regional parks and recreation facilities.

Table R-1: Level of Service Standard for Local Parks in the BMSD and Regional Parks

Facility Type	Level-of-Service Standard
Local Parks in BMSD only	Three acres per 1,000 persons (minimum)
Regional Parks	Three acres per 1,000 persons (minimum)

- **Objective 6.3.** Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.
- **Policy 6.3.1.** Broward County shall use the waste generation rates identified in Table 6-A to assess the Adequacy of Solid Waste Disposal Facilities for proposed new development.

Table 6-A Solid Waste Generation Rates for Development Review	
Facility Type	Generation per Day
Residential	8.9 lbs. per unit
...	

- **GOAL T 1** Continue to implement an integrated network of Complete Streets, Greenways and Blueways, that provide safe, convenient, and comfortable travel for all users.
- **OBJECTIVE T 1.1** Implement complete streets concepts in a context sensitive approach, coordinated with land use and urban design, to facilitate the achievement of a fully connected transportation system providing safe, convenient, and comfortable travel, including access for users of all ages and abilities regardless of their mode of transportation.
- **OBJECTIVE T 1.2** Prioritize transit amenities and facilities along Complete Streets to facilitate an intermodal transportation system that provides safe, convenient, and comfortable travel, including access for users of all ages and abilities regardless of their mode of transportation.
- **GOAL T 2** Plan Broward County's mobility and built environment to foster (re)development that complement multimodal transportation investments.
- **OBJECTIVE T 2.2** Broward County shall emphasize mobility improvements and development patterns that foster continued economic prosperity and enhance Broward County's attractiveness for new investments.
- **POLICY T 2.2.4** Broward County shall coordinate land uses with the transportation system through implementation of the following programs and activities:

- ...
2. Residential densities more intense than Low-Medium (10 du/ac) should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes;
- ...

- **POLICY T 2.3.3** The concurrency management system shall establish the following transportation level of service (LOS) standards:
  1. Within Transportation Concurrency Management Areas, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2023:

TCMA	Concurrency LOS Standard
Overall	Increase transit ridership 10%
	Provide 1.4 million annual fixed-route revenue service hours
	Construct bus shelters at 1/3 of stop locations
	Maintain average fleet age of 6 years or less
	Expand network of Adaptive Traffic Signal Control technology
	Maximum vehicular traffic volume 75% above LOS standard*
	Ensure adequate transit maintenance infrastructure to accommodate fleet demand
	Study and develop two additional intermodal transit centers

	Increase fixed-route fleet by up to 15 vehicles to support new and expanded service
	Procure up to 40 vehicles to support Community shuttle operations
...	
Central	30 minute peak hour headways on 60% of bus routes
	Maintain and enhance Lauderhill Transit Center and West Regional Terminal
...	

- **OBJECTIVE T 2.4** Broward County shall adapt analysis of long range transportation impacts from land use changes from a traditional automobile-oriented methodology to a context-sensitive methodology that will result in the best possible outcomes for residents and businesses.
- **BCLUP Policy 2.19.1** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **BCLUP Policy 2.19.2** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **BCLUP Policy 2.19.3** To identify multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- **BCLUP Policy 2.19.4** Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.
- **BCLUP 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.

The following Broward County Land Use Plan recommended practices apply when considering the public infrastructure and facilities impacts of a land use change:



- **BCLUP 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.
- **BCLUP Policy 3.6.2** 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.”
- **BCLUP Policy 3.6.5** 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.
- **BCLUP Policy 3.6.6** 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.

## 1. Public Schools

The School Board of Broward County, Florida issued School Consistency Review Report. (Attachment G). The proposed amendment is expected to generate 111 students, including, 48 elementary, 24 middle, and 39 high school students. The site is served by Meadowbrook Elementary, New River Middle, and South Plantation High schools. The level-of-service standard for public schools 100% of gross capacity or 110% of permanent capacity.

**Figure 8: Public Schools**

School	5-Year Level-of-Service Capacity
Meadowbrook Elementary	87%
New River Middle	102.7%
South Plantation High	88.8%

The subject site is located with the School Board’s Planning Area 3 for elementary and middle schools and planning area 6 for high schools. Both planning areas are expected to have sufficient capacity to support the students

**Staff finds:** *The proposed amendment is consistent with Policy BMSD 1.2.2, Objective PSF2 – Concurrency Management System, and Policy PSF 2.1.*

## 2. Recreation and Open Space

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

**Figure 9: Local and Regional Park Level-of-Service.**

Level-of-Service Standard	Three (3) acres per 1,000 population
Population (Broadview Park)	7,595

<b>Households (Broadview Park)</b>	2,270
<b>Population per Household</b>	3.35
<b>Additional Dwelling Units</b>	630
<b>Additional Population</b>	2,111
<b>Additional Park Demand</b>	6.33 acres

Broward County currently offers 7,478.65 acres of the regional parks and 77.27 acres of local parks. The proposed amendment will generate an additional demand of 6.33 acres each for local and regional parks. The Comprehensive Plan's Recreation and Open Space Element indicates there is a surplus of 1,007.64 acres of regional parks and 32.47 acres of local (BMSD) parks.

**Staff Finds:** *The proposed amendment is consistent with Recreation and Open Space Element Objective R3 and Policy R3.2.*

### 3. Mobility

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

- a. **Traffic.** The applicant submitted a traffic circulation analysis. It shows that the current Utilities future land generates 4,842 daily trips and the Medium (16) future land use will generate 4,114 daily trips, a decrease of 728 daily trips. However, the analysis is based on a standard trip generation rate for utility use. It does not consider the current use of the property for a wellfield that generates few daily trips. The actual increase in daily trips is likely 4,842.
- b. **Public Transit:** The site is located on the Central Transportation Concurrency Management Area, which is subject to Transportation Concurrency Assessments that are used to fund transit enhancements within the District. Broward County Transit Route #30 travels east-west along Davie Boulevard/Peters Road. It connects to the Broward Central and the West Broward regional bus terminals. The route has approximately 30-minute weekday and Saturday headways, with approximately 50 minutes weekend headways.

Broward County Transit can accommodate additional transit demand 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. The applicant is advised that the needs of any existing or future

bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

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

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

**Figure 10: Sidewalk-Bus Stop Access Obstruction**



- e. *Complete Streets Comments.* The proposed amendment is generally consistent with Broward County Complete Streets Policies. When developing the site, Broward County Staff offers the following suggestions:
  - Consider building safe, continuous sidewalks connecting the proposed residential buildings to each other and to external perimeter sidewalks. Add safe facilities that can help reduce potential conflicts with circulating vehicles onsite.
  - Consider connecting parking areas/garages to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking spaces.
  - Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
  - Consider providing EV charging for residents.

- Consider collaborating with Broward County and local schools to provide wider sidewalks and other safe routes to school features, including removing utility poles and boxes from sidewalks.
- Within buildings, consider providing residents bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).

**Staff Finds:**

*The application is generally consistent with the following goals, objectives, and policies: BMSD 1.1.5, BMSD 1.2.1, BMSD 1.2.2, Goal T2, Policy T2.3.3, BCLUP 2.19.1, and BCLUP 2.19.2.*

*Staff finds the application is generally consistent with Goal T1, Goal T2, Objective T1.1, and Policy T2.2.4 that provides for Broward County to coordinate land uses with transportation systems through the location of residential densities more intense than Low-Medium (10) Residential with adequate access to major and minor arterials, roadways, expressways, and public transit routes.*

*Staff notes access to public transit is obstructed due to several utility poles and boxes located on the sidewalk that connects with the transit stop on Davie Boulevard.*

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

*Staff notes a Low-Medium (10) Residential future land use designation is available that would better align with Broward County’s mobility goals, objectives, and policies.*

**4. Potable Water**

The proposed amendment is expected to generate an additional potable water demand of 0.10 million gallons per day (MGD). The site served by the Broward County Water and Wastewater Services Division’s District 1 Water Treatment Plant (see Attachment K). The plant has a capacity of 16 MGD. The total daily flow and committed capacity total 9.27 MGD. The primary water source is the Biscayne aquifer, but the plant is also permitted to receive water from the Florida Aquifer and C-51 Reservoir. Potable water capacity is available, but a Utility Connection Permit is required.

**Staff Finds:** *Potable water supply facilities are expected to be adequate. The application is generally consistent with policies that address the adequacy of potable water services.*

**5. Sanitary Sewer Analysis**

The proposed amendment is expected to generate an additional sanitary sewer demand of 0.079 million gallons per day (see Attachment K). The site served by the Broward County Water and Wastewater Services Division North Regional Wastewater Treatment Plant. The plant has an average day flow of 77.91 million gallons per day

and a permitted capacity of 95 million gallons per day. Wastewater treatment capacity is available, but a Utility Connection Permit is required.

The Resilient Environment Department the amendment does not expect any impacts from the proposed amendment. However, if significant flow is generated in terms of the existing sanitary sewer infrastructure, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted (see Attachment L).

**Staff finds:** *Wastewater treatment plant capacity is expected to be adequate, but piping systems will be reviewed as part of the Utility Connection Permit application process.*

## 6. Solid Waste

The Broward County Comprehensive Plan's Solid Waste Element provides for a planning level-of-service standards of 8.9 pounds per dwelling unit per day. It is estimated the demand for solid waste disposal facilities will increase by 5,607 pounds per day. The Broward County Solid Waste and Recycling Service Division stated it does not have concerns about the amendment. (see Attachment M).

**Figure 11: Solid Waste Impacts**

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

**Staff Finds:** *Solid waste disposal facilities are expected to be adequate.*

## 7. Drainage and Aquifer Recharge

Impacts to drainage and aquifer recharge are expected to be minimal (See Attachment K). A Broward County Surface Water Management License and an Environmental Resource Permit must be obtained to meet requirements for parking lot and road protection, attenuation, finished floor elevations and other drainage and aquifer recharge requirements.

**Staff Finds:** *Compliance with permitting and licensing requirements will ensure that drainage and aquifer recharge facilities are adequate.*

## D. Historic and Natural Resources

The following GOPs apply when considering the historic and natural resource impacts of a land use change:

- POLICY BMSD 1.1.6 Future land uses shall be compatible with, and ensure the protection of, natural and historic resources.
- POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use:
  1. Soils
  2. Topography and floodplain elevations
  3. Natural resources
  4. Presence of historic and archaeological resources.

- POLICY C6.4 Broward County shall pursue opportunities for the conservation and/or preservation of native vegetative communities, including fee simple acquisition, dedication in lieu of park impact fees, and provision of greenspace at the time of site plan review.
- POLICY C6.7 Broward County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.
- POLICY C6.8 Broward County shall continue to implement land clearance regulations within the BMSD Area and jurisdictional municipalities consistent with the NatureScape Broward Program requiring the removal of invasive exotic plants and the preservation and re-establishment of native vegetative communities, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.
- POLICY HP2.3 Broward County shall consider the impacts of undertakings on properties listed in the FMSF, under County historic resource designation or listed on the National Register of Historic Places.
- POLICY HP3.7 Broward County shall enforce the provisions of the Broward County Ordinance 2014-32 (Preservation of Historical Cultural Resource Sites) which created the BCHPB and protects archeological and historical resources.
- BCLUP 2.21.6 Broward County shall 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 and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners.
- BCLUP POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the Future Broward County Land Use Map Series.
- POLICY 2.23.2 Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.

## 1. Historic Resources

The applicant provided a Phase 1 Cultural Resources Assessment Survey that was conducted in February 2022 (See Attachment N). The Survey concluded that no sites exist that are eligible for the National Register of Historic Places and that no further archaeological assessments are recommended.

In addition, the County's archaeological consultant reviewed available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF). The consultant confirmed that one historic resource was identified during the recent cultural resource survey, that the resource is not eligible for inclusion on the National Register of Historic Places, and that the resource is not identified as locally significant.

**Staff Finds:** *The proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.*

## 2. Natural Resources

Broward County staff conducted a review for compliance with policies and programs regarding natural resources (See Attachment O – Environmental Review Comments), including the following:

- air,
- wellfields,
- natural land,
- wetlands,
- upland resources,
- marine and riverine resources,
- proximity to solid waste facilities, contaminated sites, SARA Title III (Community Right to Know) Facilities, and hazardous materials facilities,
- NatureScape Program,
- Priority Planning Areas for Sea Level Rise.
- BCLUP Policy 2.21.6.

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

- a. Air Quality.  
Minimal impacts to air quality are expected.
- b. Wellfield Protection.  
The proposed amendment site is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions.
- c. Wetlands.  
The applicant's Environmental Assessment states no wetlands were found on the subject and wetland conditions are not expected to form during normal conditions. Broward County staff Environmental Review Comments did not identify any wetlands on the proposed amendment site; however, certain surface disturbing activities may require an Environmental resource License.
- d. Upland Resources (Tree Preservation).  
The applicant's Environmental Assessment states the site is an upland urban forested and rangeland parcel that has been altered by past and ongoing human uses. Dense areas of trees and shrubs are dominated by non-native and invasive plants. It further states a tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance, minimization and mitigation as required by the regulatory agency tree resources permitting requirements.

The Protected Natural Lands Inventory indicates the site is part of the Pine Ridge Nature Trail, managed by the City of Fort Lauderdale, that includes Forested Upland and Coniferous vegetative communities. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes.

[https://hub.arcgis.com/datasets/e28cf2b483984692a748985a61f678b0\\_0/explore?location=26.100492%2C-80.192318%2C13.78](https://hub.arcgis.com/datasets/e28cf2b483984692a748985a61f678b0_0/explore?location=26.100492%2C-80.192318%2C13.78)

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

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

A Tree Removal License also is required.

e. Marine and Riverine Resources.

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

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

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

i. NatureScape Program.

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



- j. Priority Planning Areas for Sea Level Rise.  
The site is not included in an area designated as a Priority Planning Area for sea level rise.
- k. Broward County Land Use Plan Policy 2.21.6.  
The Resilient Environment Department's Resilience Unit requests the applicant to strongly consider the Broward County Climate Change Action Plan's recommended Healthy Community Actions that address heat and stormwater.

**Staff Finds:** *Inconsistent due to identification as a Local Area of Particular Concern. However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.*

**E. Hurricane Evacuation.**

The proposed amendment site is not located within an evacuation zone.

**F. Redevelopment.**

The proposed amendment redeveloped a wellfield for residential use.

**G. Intergovernmental Coordination.**

Staff solicited comments from the City of Plantation. None have been received.