RECEIVED
8/11/2026

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: August 11, 2026

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

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

DARBY DELSALLE
Digitally signed by DARBY DELSALLE
Date: 2026.08.11 15:00:19 -04'00'

SUBJECT: PC 26-8 (Fort Lauderdale)

The Broward County Housing and Urban Planning Division staff reviewed proposed amendment PC 26-8. The subject site is in the City of Fort Lauderdale involving approximately 41.2 acres. The amendment proposes:

Current Designation: 24.1 acres of Medium Low (5) Residential.
17.1 acres of Medium (16) Residential

Proposed Designation: Commerce

Estimated Net Effect: Reduction of 393 dwelling units
Addition of 41.2 acres of commerce use

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 (BCLUP), and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

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

1. The subject property is located within the City of 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: Anthony Fajardo, Director
   Department of Sustainable Development
   700 Northwest 19th Avenue
   Fort Lauderdale, FL 33311
   Telephone: 954-828-5758

Ella Parker, Urban Design & Planning Manager
Department of Sustainable Development
700 Northwest 19th Avenue
Fort Lauderdale, FL 33311
Telephone: 954-828-3729
Email: 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 SW 31st Avenue
   Fort Lauderdale, Florida 33312
   Telephone: (954) 357-5200
   Email: Med_Exam_Trauma@broward.org
   Website: http://www.broward.org/MedicalExaminer

Affordable Housing
The Housing and Urban Planning Division (HUPD) staff reviewed this application and determined it is not subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document because the application does not generate additional dwelling units.

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

Intergovernmental Coordination
The property is located adjacent to the City of Lauderhill and the Broward Municipal Services District (BMSD). Staff notes the amendment site is separated from the City of Lauderhill by NW 31st Avenue. Low density residential uses, including single-family, are located on the south side of the proposed amendment site, in the BMSD's Roosevelt Gardens Neighborhood. These residential uses are adjacent to a portion of an existing Rock Pit Lake that is proposed to be filled and replaced by a building and parking.

- **Policy** 2.10.2 states: 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.
- **Policy** 2.10.3 states: In order to prevent future incompatible uses, the established character of predominantly developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

The site is adjacent to low density residential uses located on the south side of the proposed amendment site in the Broward Municipal Services District's (BMSD) Roosevelt Gardens Neighborhood. These residential uses currently have a lake front view. A sketch of the proposed development provided in the application indicates that this lake will be filled and redeveloped with a warehouse building.

The Housing and Urban Planning Division staff finds that the amendment is not compatible with adjacent low density residential development in the BMSD, but could be made compatible through appropriate site layout and buffering.

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** 3.6.2 states: 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: 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: 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 located on the east side of NW 31st Avenue, an arterial road that includes sidewalks and bicycle lanes.

Broward County Staff suggest the following Complete Streets comments be considered in the site design:

Sidewalks within the development that connect to public sidewalks used to access the development;

- 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.

PARKS

RECEIVED
8/6/2026

From: Briggs, Linda
To: Joseph, Alicia
Subject: RE: Review Agency Comment - PC 26-8 and PC 26-9
Date: Thursday, August 6, 2026 5:25:14 PM

Hi Alicia,

Thanks for reaching out. I do not have any comments on the two projects.

Thanks,

BROWARD COUNTY FLORIDA PARKS AND RECREATION

Linda Briggs Thompson, Environmental Program Manager
Parks and Recreation, Environmental Management Group
950 NW 38th St., Oakland Park, FL 33309
Office: 954 357-8120 Cell: 954 809-8437
broward.org/parks • facebook.com/browardcountyparks
Schedule: M-TH 7:00am to 5:30pm

RECEIVED
7/24/2026

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

For: Broward Planning Council

Applicant: RPL Land LLC

Amendment No.: PC 26-8

Jurisdiction: City of Fort Lauderdale

Size: Approximately 41.2 acres

Existing Use: Vacant and Lake

Current Land Use Designation: 24.1 acres of Low (5) Residential
17.1 acres of Medium (16) Residential

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 393 dwelling units
Addition of 41.2 acres of commerce use

Location: In Section 32, Township 49 South, Range 42 East; generally located between Northwest 31 Avenue and Northwest 28 Avenue and south of and Northwest 19 Street.

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]

Rock Pit Lake is known to have contaminants in lake sediments that are related to Wingate Superfund Site, the remaining cleanup of which is administered by the Florida Department of Environmental Protection through an agreement with the US Environmental Protection Agency. On July 12, 2021, the Florida Department of Environmental Protection (FDEP)

approved a Remedial Action Plan authorizing filling of the lake with clean debris, provided that a water monitoring program and other conditions are met. The applicant must ensure that any future development conforms to EPA and FDEP approval.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the 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.

(DSV, 07/02/26)

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]

This is currently a regulated Solid Waste Management Facility, License Number: SW-BP19826-21-01, operating a Borrow Pit Reclamation Project.

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

Environmental Resource License DF22-1342 issued on 4/27/2023 authorized filling of an existing lake for a 40.75-acre development and associated surface water management system by the creation of a voluntary wetland to be utilized for water storage encompassing a total area of 26.9 acres. Approximately 1,356,600 cubic yards of clean fill will be used to fill the lake to the desired elevation of 1.75 feet NAVD, and an additional 43,400 cubic yards of muck will be used to achieve the desired elevation of 2.75 feet NAVD within the volunteer wetland. This license does not authorize any impacts to natural resources. The license expires on 4/27/2028.

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

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 FISC List of Invasive Plant Species (Updated 06/2025) - Florida Invasive Species Partnership.

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

7. Account for any additional discharges/flows going to the site from adjacent properties.

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 thirteen (13) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the thirteen (13) facilities, twelve (12) are hazardous material facilities, one (1) is a storage tank facility, and zero (0) are facilities that have both hazardous materials and storage tanks. *(TL 07/14/2026)*

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. (TL 07/14/2026)

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. (TL 07/14/2026)

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an **increase of 1,485 peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **major 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 no (0)** air permitted facilities located within half a mile of the proposed amendment site. As such, there have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems.

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.

Protected Natural Lands –

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

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

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

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 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.

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. As it relates to Broward County Land Use Plan Policy 2.24.2, please refer to Surface Water Management section of this assessment.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 39, 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]

(Sent via email)

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.

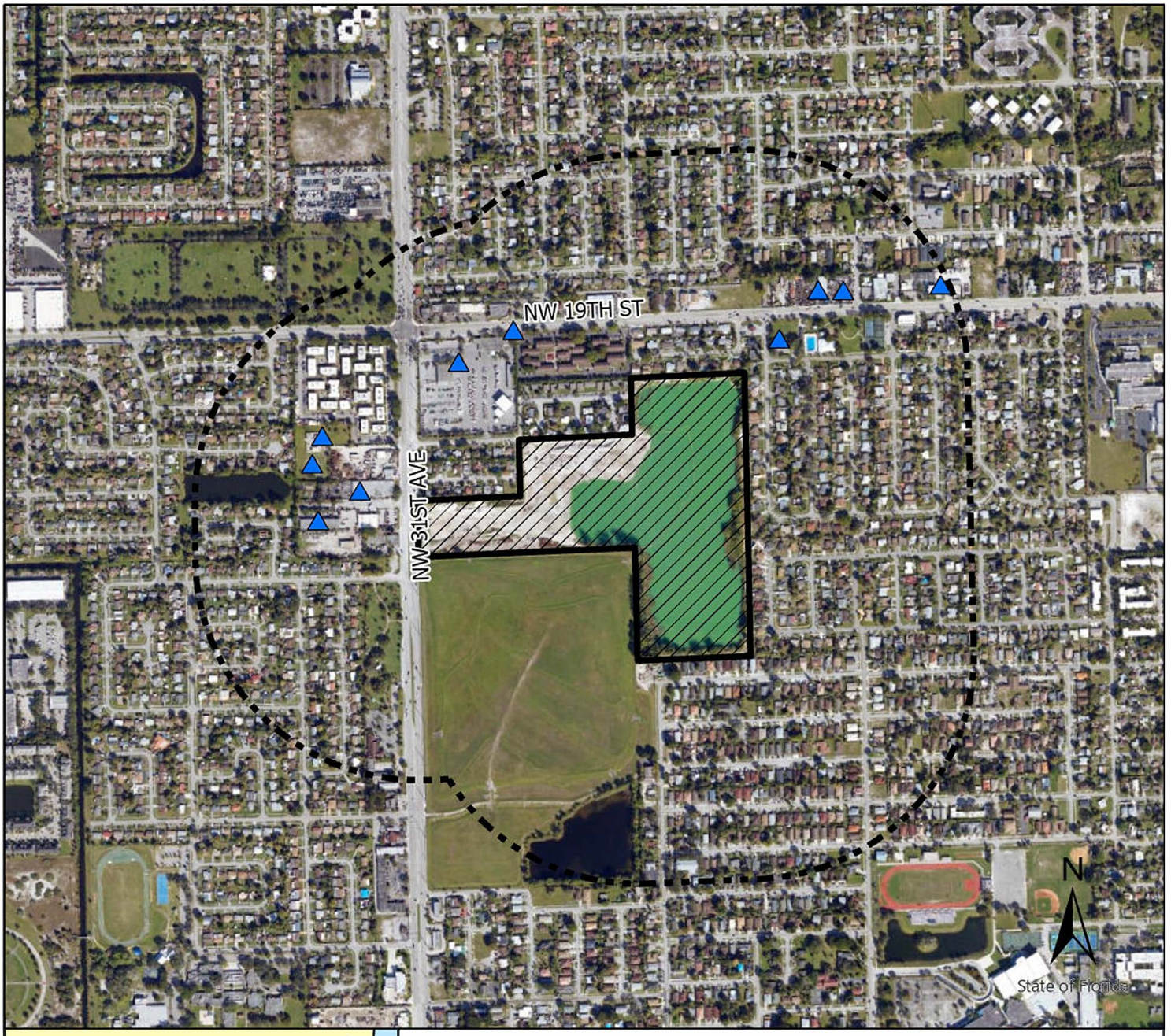
The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 18.8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

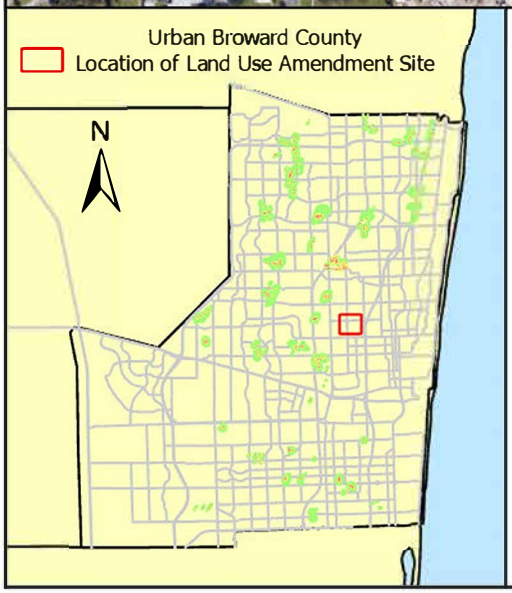
The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggest that the design of the new 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.

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**
Firm Auto Repair, Inc.	3150 NW 17TH ST, #1, Lauderhill, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
David's Auto Air, Inc.	3150 NW 17TH ST, #BAY 5, Lauderhill, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material License
BSO/CTD-800 Mhz 31st Avenue Tower	1725 NW 31ST AVE, Fort Lauderdale, FL 33311	6512 - Operators of Nonresidential Buildings	Hazardous Material License
Manning's Touch Auto Body Repair, LLC	3150 NW 17TH ST, #10, Lauderhill, FL 33311	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material License
Coastal Materials Management	1701 NW 31ST AVE, Fort Lauderdale, FL 33311	5093 - Scrap and Waste Materials	Hazardous Material License
Speedy Concrete Cutting	2579 NW 19TH ST, Fort Lauderdale, FL 33311	1795 - Wrecking and Demolition Work	Hazardous Material License
Verizon Wireless - Fort Lauderdale Switch	1691 NW 31ST AVE, Fort Lauderdale, FL 33311	4812 - Radiotelephone Communications	Hazardous Material License
South Florida Auto, LLC	2731 NW 19TH ST, Fort Lauderdale, FL 33311	5015 - Motor Vehicle Parts, Used	Hazardous Material License
FPL - Wingate Service Center	3020 NW 19TH ST, Fort Lauderdale, FL 33311	6512 - Operators of Nonresidential Buildings	Hazardous Material License
T-Mobile - 6FB1423M	1725 NW 31ST AVE, Fort Lauderdale, FL 33311	4812 - Radiotelephone Communications	Hazardous Material License
City of Fort Lauderdale-Bass Park Pool	2750 NW 19TH ST, Fort Lauderdale, FL 33311	7999 - Amusement and Recreation Services, Not Elsewhere Classified	Hazardous Material License
FPL Wingate Service Center (Fueling)	3000 NW 19TH ST, Fort Lauderdale, FL 33311	4911 - Electric Services	Storage Tank License
Cheap & clean Auto Sales & Transport	2709 NW 19TH ST, Fort Lauderdale, FL 33311	5511 - Motor Vehicle Dealers (New and Used)	Hazardous Material License

PC 26-8 1680 NW 31 Avenue





0 0.1 0.2 Miles

Land Use Amendment Legend

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

POSSE SARA Title III Sites

ZONE

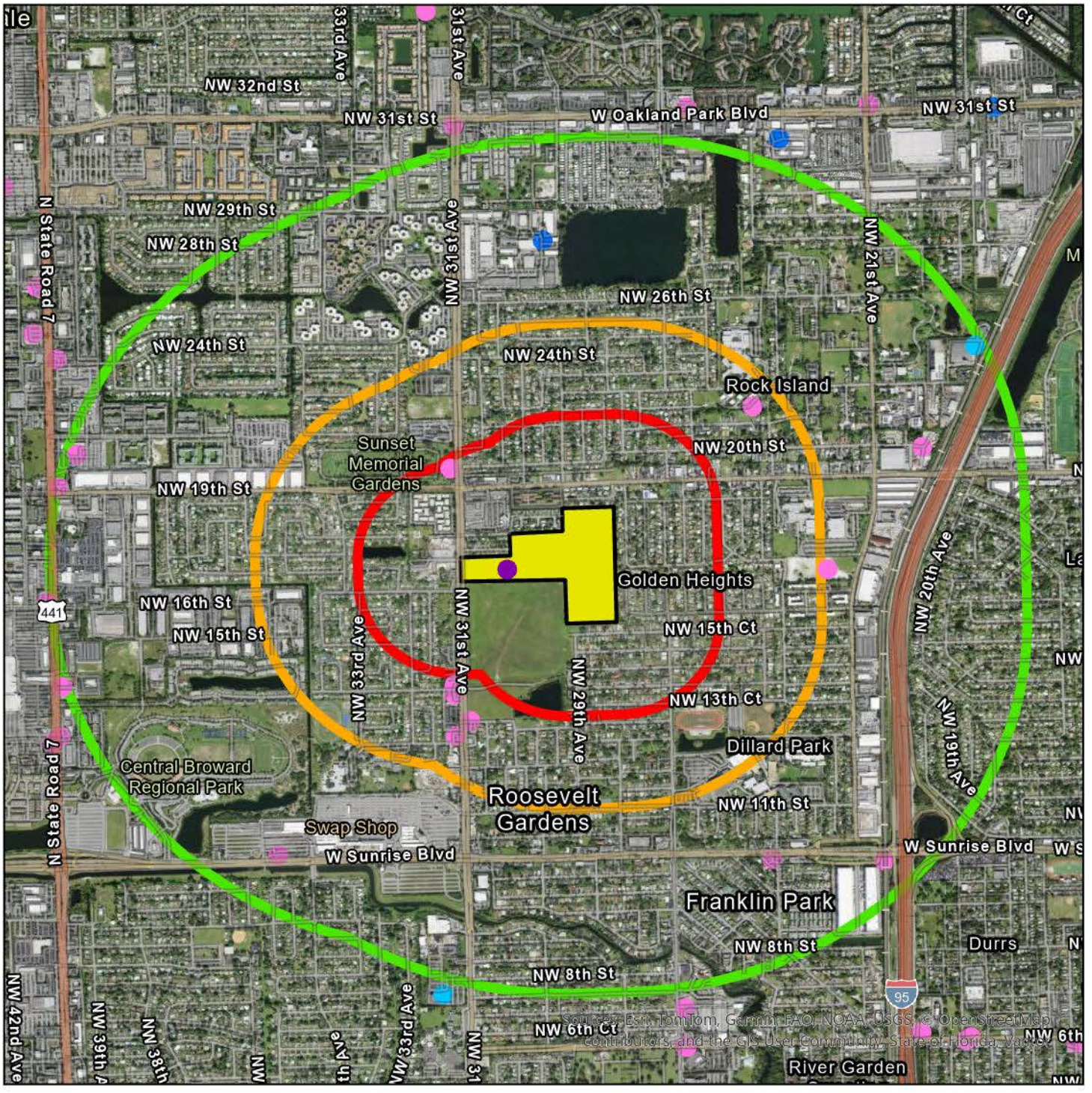
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Prepared on: 7/14/2026 12:12 PM
Prepared by: tloch

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 Land Use Plan
Proposed Amendment 26-8



Legend

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

1 Miles

N

Generated for location purposes only.
Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared on 6/26/2026 by the Natural Resources Division.

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:	RPL Land LLC
Amendment No.:	PC 26-8
Jurisdiction:	City of Fort Lauderdale
Size:	Approximately 41.2 acres
Existing Use:	Vacant and Lake
Current Land Use Designation:	24.1 acres of Low (5) Residential 17.1 acres of Medium (16) Residential
Proposed Land Use Designation:	Commerce
Estimated Net Effect:	Reduction of 393 dwelling units Addition of 41.2 acres of commerce use
Location:	In Section 32, Township 49 South, Range 42 East; generally located between Northwest 31 Avenue and Northwest 28 Avenue and south of and Northwest 19 Street.

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.* None.

C. *Describe the characteristics and quality of wetlands present on subject property.* n/a

D. *Is the property under review for an Environmental Resource License?* No. Environmental Resource License DF22-1342 was issued on 4/27/2023 which authorized filling of an existing lake for a 40.75 acre development.

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:

Environmental Resource License DF22-1342 issued on 4/27/2023 authorized filling of an existing lake for a 40.75-acre development and associated surface water management system by the creation of a voluntary wetland to be utilized for water storage encompassing a total area of 26.9 acres. Approximately 1,356,600 cubic yards of clean fill will be used to fill the lake to the desired elevation of 1.75 feet NAVD, and an additional 43,400 cubic yards of muck will be used to achieve the desired elevation of 2.75 feet NAVD within the volunteer wetland. This license does not authorize any impacts to natural resources. The license expires on 4/27/2028.

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Completed by: Linda Sunderland, Environmental Program Supervisor

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:	RPL Land LLC
Amendment No.:	PC 26-8
Jurisdiction:	City of Fort Lauderdale
Size:	Approximately 41.2 acres
Existing Use:	Vacant and Lake
Current Land Use Designation:	24.1 acres of Low (5) Residential 17.1 acres of Medium (16) Residential
Proposed Land Use Designation:	Commerce
Estimated Net Effect:	Reduction of 393 dwelling units Addition of 41.2 acres of commerce use
Location:	In Section 32, Township 49 South, Range 42 East; generally located between Northwest 31 Avenue and Northwest 28 Avenue and south of and Northwest 19 Street.

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 66.2 percent or equal to 27.3 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 35 acres

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

The change in land use (current to proposed) could potentially result in a increase of 18.8 percent impervious surface on the property, which is the equivalent of a increase of 7.7 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 18.8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

IV. Comments

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

Prepared by: M.Pognon, Broward County Natural Resources Division (7/27/2026).

RECEIVED
7/23/2026

PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
115 S. Andrews Avenue, Room A600 • 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 S.S.

Date: 07/16/2026

Re: Initial Resilience Review of PC 26-8, 1680 NW 31 Avenue (Fort Lauderdale)

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.

The proposed amendment site falls within an area (2.04 acres or approximately 5% of the net amendment 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, 2.21.6, 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 apply to the review of this project. Accordingly, the County shall:

1) Consider sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels (2.21.1).
2) Prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding (2.21.5).
3) 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 (2.21.6). Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review.

On page 19, the applicant proposes a finished floor elevation of 8.23 feet and references the FEMA 100-year three-day storm flood elevation of 8.23 feet. However, according to the Broward County Code of Ordinances, the applicant is required to apply the more restrictive of several referenced standards, including the Broward County Future Conditions 100-Year Flood Elevation Map, in design for flood protection. Note that this map indicates a flood elevation of 8.5 feet NAVD88 for the subject property. Please revise the application accordingly. Additionally, the applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plant WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.

In addition to the abovementioned concerns, 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.

Given the applications proposed development of open space, The Resilience Unit of the Public Works and Environmental Services Department asks that the Applicant strongly consider the following CCAP Actions:

- **#33 Reduce the urban heat island effect**: The urban heat island effect occurs when natural surfaces, soil, grass, and water, are converted to heat-absorbing materials, such as asphalt and concrete, which radiate heat into the surrounding area, raising temperatures.
- **#133 Promote green infrastructure:** Green Infrastructure utilizes plant and soil systems, or permeable substrates to absorb or retain stormwater. Common green infrastructure solutions include retention and detention ponds, swales, and permeable pavement.
- **#134 Increase pervious areas**: Pervious surfaces allow water to percolate into the aquifer. These surfaces, landscaped areas, pavers, and pervious concrete, improve the absorption of flood waters and reduce demand on stormwater treatment systems.

Consideration of the RCAP Recommendations and Strategies PH-3.1 Use of green infrastructure to reduce heat and PH-3.3 Use of cool building materials is also recommended. Implementation of the above-mentioned policies would reduce the overall impact of the proposed development, benefiting the applicant and surrounding community.

Broward County Land Use Plan
Proposed Amendment PC 26-8
Priority Planning Area Map



Proposed Amendment Site

Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070
(PC 26-8 is located inside of a Priority Planning Area)

0 0.05 0.1 Miles

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

RECEIVED 7/24/2026

VIA EMAIL

July 24, 2026

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

RE: Land Use Plan Amendment (LUPA) – PC 26-8 (1680 NW 31 Avenue) in the City of Fort Lauderdale – Transit Verification Letter

Huda Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2026, regarding the proposed Land Use Plan Amendment (LUPA) for 1680 NW 31 Avenue, Fort Lauderdale, 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 Routes 11, 31, and 40. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 11 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays BCT Route 11 runs from 4:32 a.m. – 12:48 a.m. with a frequency of 44 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 11	Weekday Saturday Sunday	4:32 a.m. – 12:48 a.m. 4:50 a.m. – 12:09 a.m. 6:55 a.m. – 10:50 p.m.	44 minutes 45 minutes 53 minutes
BCT Route 31	Weekday Saturday Sunday	5:22 a.m. – 12:21 a.m. 5:26 a.m. – 12:05 a.m. 6:30 a.m. – 11:01 p.m.	34 minutes 30 minutes 40 minutes
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

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

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

BCT is in the process of finalizing the Transit*FORWARD* 2040 Vision Plan. This plan proposes 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 County-wide. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Northwest 31st Avenue in the City of Fort Lauderdale. The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis. 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

RECEIVED
9/23/2026

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

LAND USE / REZONING NON-RESIDENTIAL
SBBC-4289-2026
County No: PC 26-8
Folio #: 494232000030, 494232000040, 494232000050, 494232000070, 494232000100
Central Broward Logistics

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 / REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: July 23, 2026 9:11:28	**Units Permitted**	**Units Proposed**	**Existing Land Use:** Medium/ Low-Medium
Name: Central Broward Logistics	NET CHANGE (UNITS):	**Proposed Land Use:** Commerce/ Commercial
SBBC Project Number: SBBC-4289-2026	**Students** / **Perm** / **Proposed** / **NET CHANGE**	**Current Zoning** RC-15/ RS-8
County Project Number: PC 26-8	**Elem**	**Proposed Zoning:** B-2
Municipality Project Number: LU: UDP-L24009/ RZ: UDP-Z24009	**Mid**	**Section:** 32
Owner/Developer: RPL Land LLC	**High**	**Township:** 49 S
Jurisdiction: Fort Lauderdale	**Total**	**Range:** 42 E

Comments

This land use plan amendment/rezoning does not include residential uses and, therefore, is not anticipated to generate additional students for Broward County Public Schools. Additionally, the site is not located directly adjacent to an existing public school or a currently vacant school site owned by the School Board and, as proposed, is not expected to have a direct physical impact on Broward County Public Schools.

Reviewed By:

7/23/2026

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 2

DRAFT

TRAFFIC ANALYSIS - Peak

PC 26-8

Prepared: June 24, 2026

INTRODUCTORY INFORMATION

Jurisdiction:	City of Fort Lauderdale
Size:	Approximately 41.2 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designations*:*	24.1 acres of Low (5) Residential 17.1 acres of Medium (16) Residential
Potential Development:	120 single-family dwelling units 273 mid-rise dwelling units
Trip Generation Rates:	ITE Equation (210) Single-Family Detached Housing* ITE Equation (221) Multifamily Housing (Mid-Rise)
Total P.M. Peak Hour Trips:	123 + 107 = 230 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Commerce
Potential Development:	412,000 square feet of commerce use
Trip Generation Rate:	ITE Equation (820) Shopping Center
Total P.M. Peak Hour Trips:	1,715 peak hour trips

Net P.M. Peak Hour Trips +1,485 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 1,485 p.m. peak hour trips at the long-range planning horizon.

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