BROWARD COUNTY Planning Council

**FINAL AGENDA**
**BROWARD COUNTY PLANNING COUNCIL**
**REGULAR MEETING AND PUBLIC HEARING**
**OCTOBER 29, 2026**
**10:00 A.M.**
**ROOM 422 - GOVERNMENTAL CENTER**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**STAFF RECOMMENDATION SUMMARY**
**PH 1 is recommended for approval recognizing the voluntary commitment regarding development restrictions.**

**PH 2 is recommended for approval.**

**CONSENT AGENDA**

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**C 1** **APPROVAL OF FINAL AGENDA FOR OCTOBER 29, 2026** – Including Additional Agenda Material

**C 2** **OCTOBER 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**Recommendation**
*Planning Council Staff Recommendation*: Approval.

**C 3** **APPROVAL OF SUMMARY MINUTES OF AUGUST 27, 2026**

**Recommendation**
*Planning Council Staff Recommendation*: Approval.

**C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS**

- Email correspondence on behalf of Commissioner Lamar Fisher dated September 22, 2026

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**REGULAR AGENDA**

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**R 1 COUNSEL'S REPORT**

**R 2 EXECUTIVE DIRECTOR'S REPORT**

**R 3 CORRESPONDENCE**

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**PUBLIC HEARING AGENDA**

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**PH 1 AMENDMENT PC 26-8**

**Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Fort Lauderdale**

**Application**

From 24.1 acres of Low (5) Residential and 17.1 acres of Medium (16) Residential to Commerce.

**Location**

Approximately 41.2 acres; generally located between Northwest 31 Avenue and Northwest 28 Avenue and south of Northwest 19 Street.

**Recommendation**

*Planning Council Staff Recommendation of October 20, 2026:* Approval recognizing the applicant's voluntary commitment to limit development to 550,000 square feet of industrial uses and 10,000 square feet of commercial uses. Further, Planning Council staff does not recommend a second Planning Council public hearing be required. Additionally, if the County Commission approves the amendment, this action by the Planning Council shall serve as the "conditional" recertification of the municipal plan.

**Additional Agenda Material**

- Email correspondence and video from April L. Young, Founder, Wingate Water Warriors, Vice-President, Lake Aire HOA, dated October 25, 2026

**PH 2** **AMENDMENT PC 26-10**

**Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Lighthouse Point**

**Application**

From Low (5) Residential to Recreation and Open Space.

**Location**

Approximately 0.3 acres; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

**Recommendation**

*Planning Council Staff Recommendation of October 20, 2026:* Approval. Further, Planning Council staff does not recommend a second Planning Council public hearing be required. Additionally, if the County Commission approves the amendment, this action by the Planning Council shall serve as the "conditional" recertification of the municipal plan.

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**OTHER BUSINESS**

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Planning Council Member Comments

**Next Regular Scheduled Planning Council Meeting** – **December 3, 2026**, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

**At the hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of these hearings in person or by correspondence addressed to the Planning Council. In accordance with Section 3.08 of the Broward County Planning Council Rules of Procedure, all persons are hereby advised that any presentation to the Broward County Planning Council should be as concise as possible, and the Chair may limit the time of each individual to allow maximum participation by the public at large. In addition, by a majority vote, Planning Council members may limit the length of a meeting or of any agenda item or set a time for adjournment.**

**Information relative to these hearings may be obtained at the Planning Council's office: Room 307, Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, FL; Telephone: (954) 357-6695. A copy of the Broward County Land Use Plan text and map are available online at www.broward.org/planningcouncil and on file at the Broward County Planning Council office.**

**Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Planning Council with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

# ADDITIONAL AGENDA MATERIAL
# BROWARD COUNTY PLANNING COUNCIL
# OCTOBER 29, 2026

**PUBLIC HEARING AGENDA**

**PH 1 Email correspondence and video from April L. Young, Founder, Wingate Water Warriors, Vice-President, Lake Aire HOA, dated October 25, 2026**

**PH 1**

**Video link:** Additional-Agenda-Material-PH-1-Video- (if unable to access video, please contact the Planning Council office at 954-357-6695 or planningcouncil@broward.org)

**From:** Ceo Young <aprilyoung1820@gmail.com>
**Sent:** Sunday, October 25, 2026 2:44 PM
**To:** Planning Council <PlanningCouncil@broward.org>
**Attachment:** Wingate_Mobile_720p.mp4

Dear Planning Council Members:

Please include this response and my accompanying video in the official record for PH-1, Amendment PC 26-8, and circulate them to Council members before the October 29, 2026 hearing.

I object to approving the proposed change of approximately 41.2 acres from Residential to Commerce without further independent environmental review and meaningful community participation.

The meeting materials acknowledge contamination associated with the Wingate Superfund Site and describe approval to fill Rock Pit Lake subject to water monitoring and other conditions. The proposed limits of 550,000 square feet of industrial uses and 10,000 square feet of commercial uses do not, by themselves, answer residents' questions about environmental exposure, drainage, flooding, dust and truck traffic.

I request that the Council:

1. Defer its approval recommendation and expressly require a second Planning Council public hearing.
2. Request independent review of current lake sediment, groundwater and surface-water conditions, with publicly accessible findings.
3. Obtain written EPA, FDEP and County clarification of applicable cleanup requirements, monitoring results, permit compliance and safeguards for nearby homes.
4. Require clear, enforceable protections addressing fill materials, dust, drainage, flooding and construction impacts, with public reporting and a resident complaint process.
5. Request coordination with public health agencies for voluntary screening, referrals and evaluation of residents' reported health concerns.

As a nearby resident and community advocate, I have raised concerns about water conditions, erosion and neighborhood safety. These concerns deserve documented answers before this land use change moves forward.

Please include my video, photographs and written comments in the amendment record and provide written responses identifying the agency responsible for each concern.

Respectfully,
April L. Young
Founder, Wingate Water Warriors
Vice-President, Lake Aire HOA

# FINAL AGENDA TO BE DISTRIBUTED AT THE MEETING

# BROWARD COUNTY PLANNING COUNCIL PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

 **COUNCIL MEETING: October 29, 2026**

| PLAT NUMBER | PLAT NAME | LOCATION | TRAFFICWAYS AFFECTED | RIGHT-OF-WAY PLAN REQUIREMENT | EXISTING RIGHT-OF-WAY | RIGHT-OF-WAY ADDITIONAL DEDICATION BY PLAT |
|---|---|---|---|---|---|---|
| 011-MP-26 | SND Properties<br>Pulice Land Surveyors, Inc. | Fort Lauderdale<br>**Commission District 8**<br>08-50-42<br>East side of Riverland Road/Southwest 27 Avenue, between Broward Boulevard and Southwest 6 Court | Southwest 27 Avenue | 80’ | 34’ Half | 6’ Dedication Required |
| 015-MP-26 | Rivertowne Square<br>Pulice Land Surveyors, Inc. | Deerfield Beach<br>**Commission District 2**<br>07-48-43<br>West side of Federal Highway/U.S. 1, between Southeast 10 Street and Southeast 13 Court | Federal Highway/U.S.1 | 120’ | 55.5’ Half | 4.5’ Dedication Required |
| 016-MP-26 | Faith Shopping Plaza<br>Pulice Land Surveyors, Inc. | Hallandale Beach<br>**Commission District 6**<br>28-51-42<br>Northeast corner of Hallandale Beach Boulevard and Northwest 7 Avenue | Hallandale Beach Boulevard | 120’ | 50’ Half | 10’ Dedication Required |
| 018-MP-25 | Cocogate<br>Greenspoon Marder, LLP | Margate<br>**Commission District 2**<br>30-48-42<br>North side of Coconut Creek Parkway, between State Road 7/U.S. 441 and Banks Road | Coconut Creek Parkway<br><br>State Road 7/U.S. 441 | 106’<br><br>164’ | 50’ Half<br><br>84’ Half | 3’ Dedication Required<br><br>No Dedication Required |
| 017-UP-25 | MOFO 007<br>Pulice Land Surveyors, Inc. | Broward Municipal Services District<br>**Commission District 8**<br>05-50-42<br>East side of Northwest 27 Avenue, between Northwest 8 Street and Northwest 6 Street/Sistrunk Boulevard | Northwest 27 Avenue | 80’ | 40’ Half | No Dedication Required |

# BROWARD COUNTY PLANNING COUNCIL PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

 **COUNCIL MEETING: October 29, 2026**

| PLAT NUMBER | PLAT NAME | LOCATION | TRAFFICWAYS AFFECTED | RIGHT-OF-WAY PLAN REQUIREMENT | EXISTING RIGHT-OF-WAY | RIGHT-OF-WAY ADDITIONAL DEDICATION BY PLAT |
|---|---|---|---|---|---|---|
| 013-MP-25 | Vera<br>Planw3st, LLC | Pompano Beach<br>**Commission District 4**<br>12-49-42<br>East side of Federal Highway/U.S. 1, between Port Royale Boulevard and McNab Road/Southeast 15 Street | Federal Highway/U.S.1 | 120’ | 60’ Half | No Dedication Required |
| 022-MP-25 | Village of Pompano Beach<br>Turner Planning Solutions, LLC | Pompano Beach<br>**Commission District 4**<br>35-48-42<br>West side of Northwest 8 Avenue, between Northwest 8 Street and Northwest 10 Street | None | None | None | None |
| 023-MP-25 | Twilight Sky<br>Control Point Associates FL, LLC | Davie<br>**Commission District 5**<br>12-50-40<br>Between Interstate 595 and Southwest 14 Street, and between Flamingo Road and Southwest 121 Avenue | None | None | None | None |
| 026-MP-25 | Alliance 3rd Street Deerfield<br>Bohler Engineering FL, LLC | Deerfield Beach<br>**Commission District 2**<br>35-47-42<br>South side of Northwest 3 Street, between Lock Road and the CSX Railroad | None | None | None | None |
| 027-MP-25 | Kaplun Estates<br>John Ibarra & Associates, Inc. | Hollywood<br>**Commission District 6**<br>16-51-42<br>South side of Monroe Street, between Dixie Highway and South 24 Avenue | None | None | None | None |

# SUMMARY MINUTES
# BROWARD COUNTY PLANNING COUNCIL
# AUGUST 27, 2026

| | |
|---|---|
| **Members Present:** | Thomas H. DiGiorgio, Jr., Chair<br>City of Pembroke Pines Mayor Angelo Castillo, Vice Chair<br>City of Tamarac Mayor Michelle J. Gomez, Secretary<br>Ms. Jessica Abramson<br>City of West Park Mayor Felicia Brunson<br>Broward County Commissioner Lamar P. Fisher (via CMT)<br>Mr. Adam M. Geller (via CMT)<br>Ms. Ryann Greenberg<br>City of Pompano Beach Mayor Rex Hardin (via CMT)<br>City of Plantation Councilmember Denise Appleby Horland<br>City of Hollywood Mayor Josh Levy<br>City of Oakland Park Commissioner Letitia Newbold (via CMT)<br>City of Coconut Creek Commissioner Jackie Railey (via CMT)<br>Mr. David Rosenof (via CMT)<br>City of Sunrise Mayor Michael J. Ryan (via CMT)<br>School Board Member Dr. Allen Zeman |
| **Members Absent:** | Dr. Mireidy Fernandez |
| **Also Present:** | Barbara Blake Boy, Executive Director<br>Andy Maurodis, Legal Counsel<br>Karen Pannell, Real Time Reporter |

A meeting of the Broward County Planning Council was held on Thursday, August 27, 2026, at 10:00 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

## CALL TO ORDER

Chair DiGiorgio called the meeting to order.

## PLEDGE OF ALLEGIANCE

Mayor Levy led the Pledge of Allegiance.

## ROLL CALL

Following the Roll Call by the Real Time Reporter, Chair DiGiorgio declared that a quorum was present.

Chair DiGiorgio congratulated School Board Member Zeman and Commissioner Fisher on their re-elections.

## CONSENT AGENDA

**C 1 APPROVAL OF FINAL AGENDA FOR AUGUST 27, 2026** – Including Additional Agenda Material.

**C 2 AUGUST 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**C 3 APPROVAL OF SUMMARY MINUTES OF JUNE 25, 2026**

**C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS –** Dr. Mireidy Fernandez.

**Mayor Castillo made a motion to approve the Consent Agenda. Mayor Gomez seconded the motion. Without objection, the motion passed unanimously.**

## REGULAR AGENDA

**R 1 LOCAL PLANNING AGENCY REVIEW: PROPOSED REVISIONS TO THE BROWARD COUNTY CODE OF ORDINANCES, CHAPTER 5 – BUILDING REGULATIONS AND LAND USE, ARTICLE IX – BROWARD COUNTY LAND DEVELOPMENT CODE, DIVISION 1. – GENERAL PROVISIONS**

Ms. Boy provided a brief overview of this item. She explained that it has been considered by the Executive Committee at the meeting immediately preceding today's Planning Council meeting. Ms. Boy stated that the revisions to the Broward County Code of Ordinances will address the deletion of concurrency and related fees in compliance with Florida statutes and the discontinuation of Broward County's Impact Fees related to transportation and parks. She stated that if it changes in the future, a new study will be done in order to implement transportation or park Impact Fees, and the County Plan would need to be amended at that time.

Ms. Boy explained that the Executive Committee found the code change to be in conformity with the Broward County Land Use Plan.

Mayor Castillo acknowledged the change to the Broward County Code of Ordinances is due to the change made to the State statute. He stated his concerns for transportation and safety with the reduction of the Impact Fees.

Darby DeSalle, Director of Housing and Urban Planning, stated that a majority of the Impact Fees were used toward bus shelters, noting that the reduction would not

impact safety. Mr. DeSalle explained that the ability for traffic engineering to work with applicants to address modification or accessibility to sites during development will be kept in the code. Much discussion ensued on the fiscal impact of the reduction of Impact Fees and the potential of additional funding streams.

**Mayor Gomez made a motion to approve Item R 1. Mayor Levy seconded the motion. Without objection, the motion passed unanimously.**

**R 2 ANNUAL EVALUATION: PLANNING COUNCIL ATTORNEY**

Chair DiGiorgio stated that the Annual Evaluation had been discussed and recommended for approval by the Executive Committee and then reviewed the same for Planning Council Attorney Andy Maurodis. He read a summary and the conclusion of the evaluation aloud showing much support of Mr. Maurodis. The Planning Council members thanked Mr. Maurodis and showed much appreciation of him and his hard work. Mr. Maurodis thanked the Planning Council and expressed his gratitude in working with this group.

**Mayor Castillo made a motion to approve the Annual Evaluation of the Planning Council Attorney. Councilmember Horland seconded the motion. Without objection, the motion passed unanimously.**

**R 3 ANNUAL EVALUATION: PLANNING COUNCIL EXECUTIVE DIRECTOR**

Chair DiGiorgio stated that the Annual Evaluation had been discussed and recommended for approval by the Executive Committee and then reviewed the same for Planning Council Executive Director, Barbara Blake Boy. He read a summary and the conclusion of the evaluation aloud showing much support of Ms. Boy. The Planning Council members acknowledged and thanked Ms. Boy for her hard work. Ms. Boy thanked the members of the Planning Council for their support and kind works and staff for their hard work.

**Mayor Castillo made a motion to approve the Annual Evaluation of the Planning Council Executive Director. Mayor Brunson seconded the motion. Without objection, the motion passed unanimously.**

**R 4 COUNSEL'S REPORT**

(None.)

**R 5 EXECUTIVE DIRECTOR'S REPORT**

- **BrowardNext Update-** Ms. Boy indicated that a letter from Florida Commerce was provided in the backup material. She explained that the Broward County Commission had transmitted the BrowardNext Amendment to the State in June and that a finding of null and void per SB180. Ms. Boy stated that the incentive-based amendments were found to be more restrictive or burdensome in two policies. She discussed the resolution and communication with Florida Commerce, which would allow it to proceed to adoption by the Commission.

- **October Meeting Date-** Without objection, the Planning Council kept the October 29th meeting date.
- **Combined November/December 2026 Meeting Date-** Without objection, the Planning Council decided the combined November/December meeting date would be held on December 3, 2026.

**R 6 CORRESPONDENCE**

(None.)

## PUBLIC HEARING AGENDA

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1 or PH 2 other than applicants, agents, and local governments. Ms. Boy provided a brief overview of the items, noting staff recommended approval of each item.

### *QUASI-JUDICIAL HEARING - Waived*

**PH 1 RECERTIFICATION PCR 26-6**

**Public Hearing on Recertification of the City of Tamarac Future Land Use Element – Map Amendments (two sites)**

**PH 2 RECERTIFICATION PCR 26-7**

**Public Hearing on Recertification of the City of Coral Springs Future Land Use Element – Map Amendment**

### *END OF QUASI-JUDICIAL HEARING*

**Mayor Castillo made a motion to move PH 1 and PH 2 per Planning Council staff recommendations. School Board Member Zeman seconded the motion. The motion passed unanimously.**

## OTHER BUSINESS

## PLANNING COUNCIL COMMENTS

- Mayor Gomez announced that October is Breast Cancer Awareness month. She invited the Planning Council to an event in support and awareness on October 10, 2026.
- School Board Member Zeman spoke on school closures and the potential to develop the sites into workforce housing or other beneficial spaces for the community. He explained that there will be community meetings in search of feedback from community members. Dr. Zeman requested feedback and ideas from the Planning Council members on what is needed in the way of parks, affordable housing, or redevelopment of commercial spaces. Much discussion

ensued on possible uses and benefits of the closing schools at the Broward County District sites. Dr. Zeman answered questions from the Planning Council members.

- Commissioner Railey congratulated Dr. Zeman and Commissioner Fisher on their re-elections. She acknowledged Mr. Maurodis, Ms. Boy, and staff on their great work with the Planning Council.

**NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

Without objection, the September Planning Council meeting was canceled. The next Planning Council meeting is scheduled for October 29, 2026, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

**ADJOURNMENT**

Without objection Chair DiGiorgio adjourned this day's meeting at 10:48 a.m.

# PLANNING COUNCIL MEMBER ATTENDANCE RECORD
## as of September 2026

| Member | (Re)Appointment Date | No Meeting 9/25 | 10/23/25 | 12/04/25 | 1/29/26 | 2/26/26 | No Meeting 3/26 | 4/23/26 | No Meeting 5/26 | 6/25/26 | No Meeting 7/26 | 8/27/26 | No Meeting 9/26 | Total Absences | Excused | Unexcused |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Abramson | 9/19/23 | | P | T | P | A* | | P | | P | | P | | 1 | 1 | |
| Brunson | 2/22/22 | | T | A* | T | P | | P | | P | | P | | 1 | 1 | |
| Castillo | 2/22/22 | | P | A* | A* | P | | P | | P | | P | | 2 | 2 | |
| DiGiorgio | 4/28/15 | | P | P | P | P | | P | | A* | | P | | 1 | 1 | |
| Fernandez | 8/21/25 | | A* | T | T | A* | | A* | | T | | A* | | 4 | 4 | |
| Fisher | 12/9/25 | | P | P | T | P | | P | | A* | | T | | 1 | 1 | |
| Geller | 12/10/24 | | T | T | A* | P | | T | | T | | T | | 1 | 1 | |
| Gomez | 12/2/14 | | T | A* | A* | P | | P | | P | | P | | 2 | 2 | |
| Greenberg | 2/7/23 | | P | P | A* | P | | P | | P | | P | | 1 | 1 | |
| Hardin | 9/25/18 | | P | P | P | P | | P | | P | | T | | | | |
| Horland | 12/7/21 | | P | A* | A* | P | | P | | T | | P | | 2 | 2 | |
| Levy | 12/14/21 | | P | P | P | P | | P | | P | | P | | | | |
| Newbold | 11/14/23 | | P | P | T | P | | A* | | T | | T | | 1 | 1 | |
| Railey | 5/23/23 | | A* | A* | A* | P | | P | | P | | T | | 3 | 3 | |
| Rosenof | 4/25/17 | | T | T | T | T | | T | | T | | T | | | | |
| Ryan | 2/22/22 | | A* | T | T | T | | A* | | T | | T | | 2 | 2 | |
| Zeman | 11/18/25 | | T | A* | P | P | | P | | A* | | P | | 2 | 2 | |

**P = Physically Present  T = CMT Present  A = Absent  * Excused  ❖ Resigned/Ineligible  ♦ Oath of Office**

**From:** Pryde, Mary <MPRYDE@broward.org>
**Sent:** Tuesday, 22 September 2026 16:35:04
**To:** Blake Boy, Barbara <BBLAKEBOY@broward.org>
**Cc:** Hurtado, Mabel <MHURTADO@broward.org>
**Subject:** Commissioner Fisher-absence for 10/29 meeting

Hello Barbara:

Commissioner Fisher will be unable to attend the October 29th Planning Council meeting due to other commitments he cannot change.

Kind regards,

***Mary Pryde***
Chief of Staff
**Office of Commissioner Lamar P. Fisher, District 4**
115 S. Andrews Avenue, Suite 437C
Fort Lauderdale, FL 33301
954-357-7004
mpryde@broward.org
www.broward.org

# NO BACKUP AVAILABLE FOR THIS ITEM

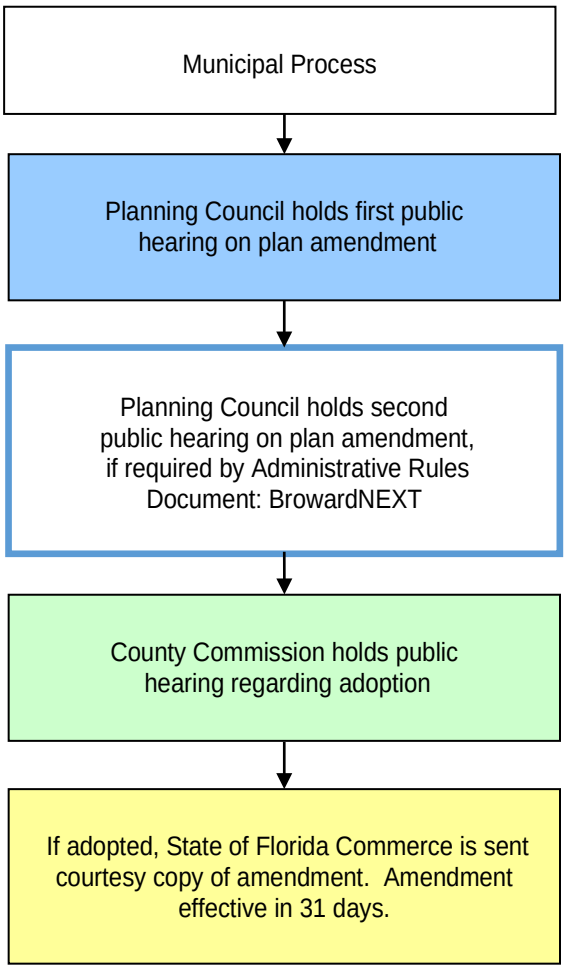
# NO BACKUP AVAILABLE FOR THIS ITEM

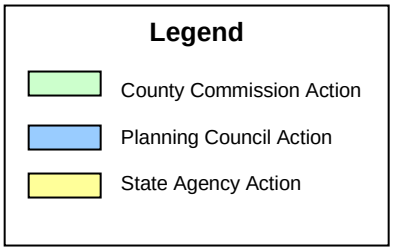
# NO BACKUP AVAILABLE FOR THIS ITEM

**EXPLANATION OF TRANSPORTATION TERMINOLOGY**

| | |
|---|---|
| Year 2050: | Long Range Planning Horizon |
| I.T.E.: | Institute of Transportation Engineers Trip Generation Manual – 12th Edition |
| Capacity: | The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions. |
| Volume: | The number of vehicles passing a given point on a roadway during a specified time period. |
| P.M. Peak Hour Trip: | The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m. |
| Significance Threshold: | Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9. |
| LOS: | Level of Service – a quantitative stratification of quality of service into six (6) letter grades: |
| A | LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal. |
| B | LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant. |
| C | LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class. |
| D | LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed. |
| E | LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing. |
| F | LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing. |

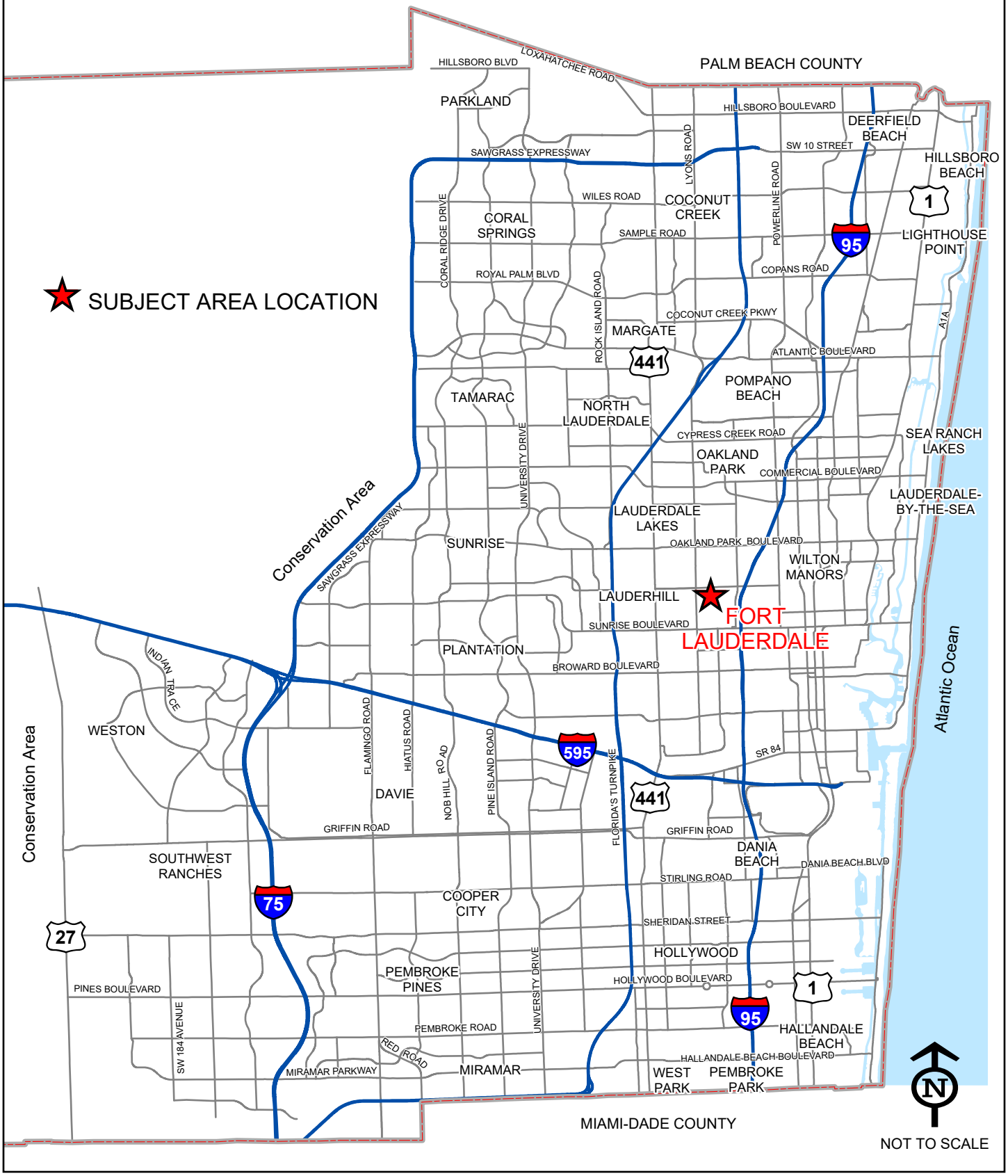
**Process for Adoption**
**"Small Scale" (50 acres or fewer) Broward County Land Use Plan Amendment**




Source: Broward County Planning Council

# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
## GENERALIZED LOCATION MAP
## AMENDMENT PC 26-8



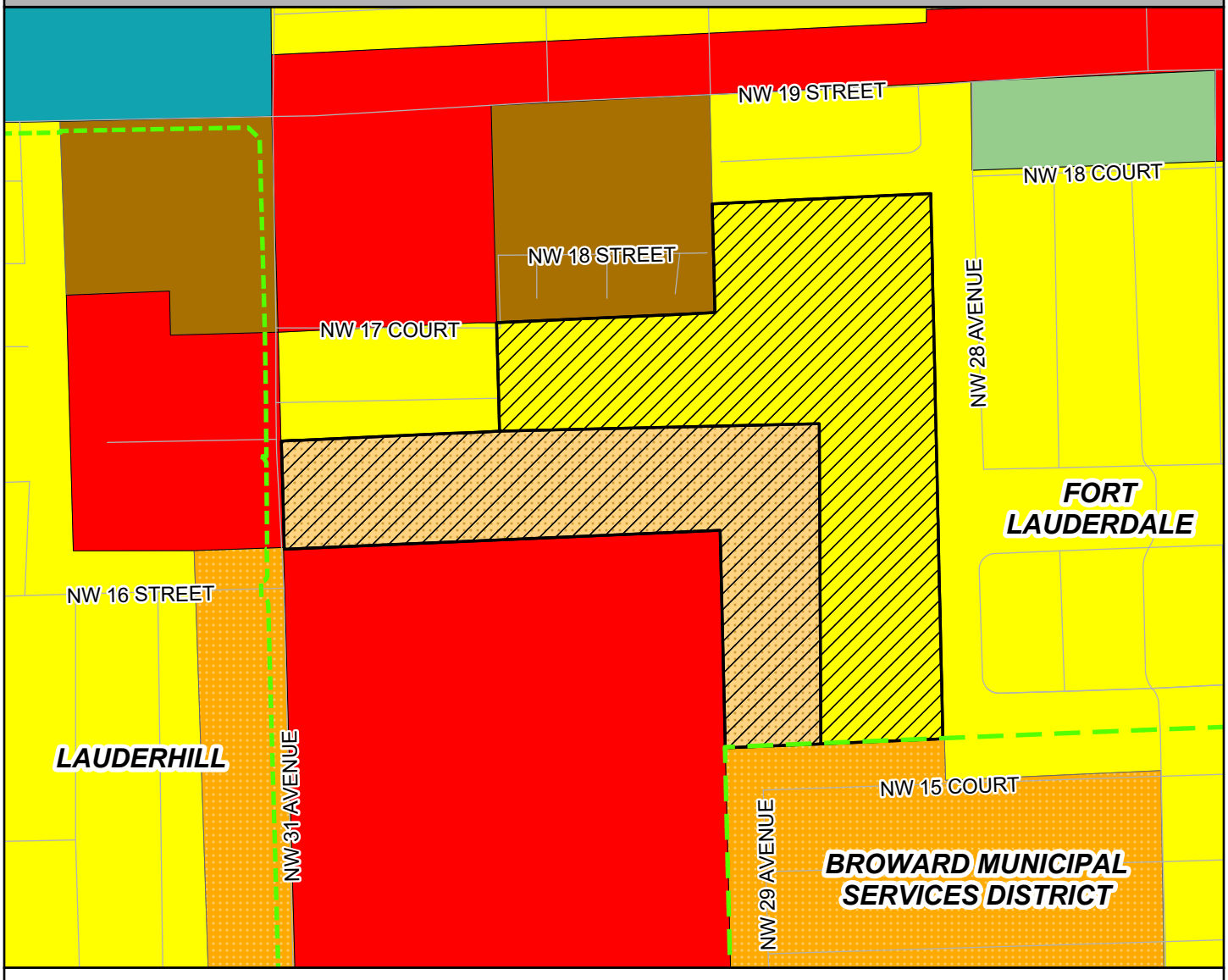
**MAP 1**
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**
**AERIAL PHOTOGRAPH**
**AMENDMENT PC 26-8**



# MAP 2
# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
# CURRENT FUTURE LAND USE DESIGNATIONS
# AMENDMENT PC 26-8

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

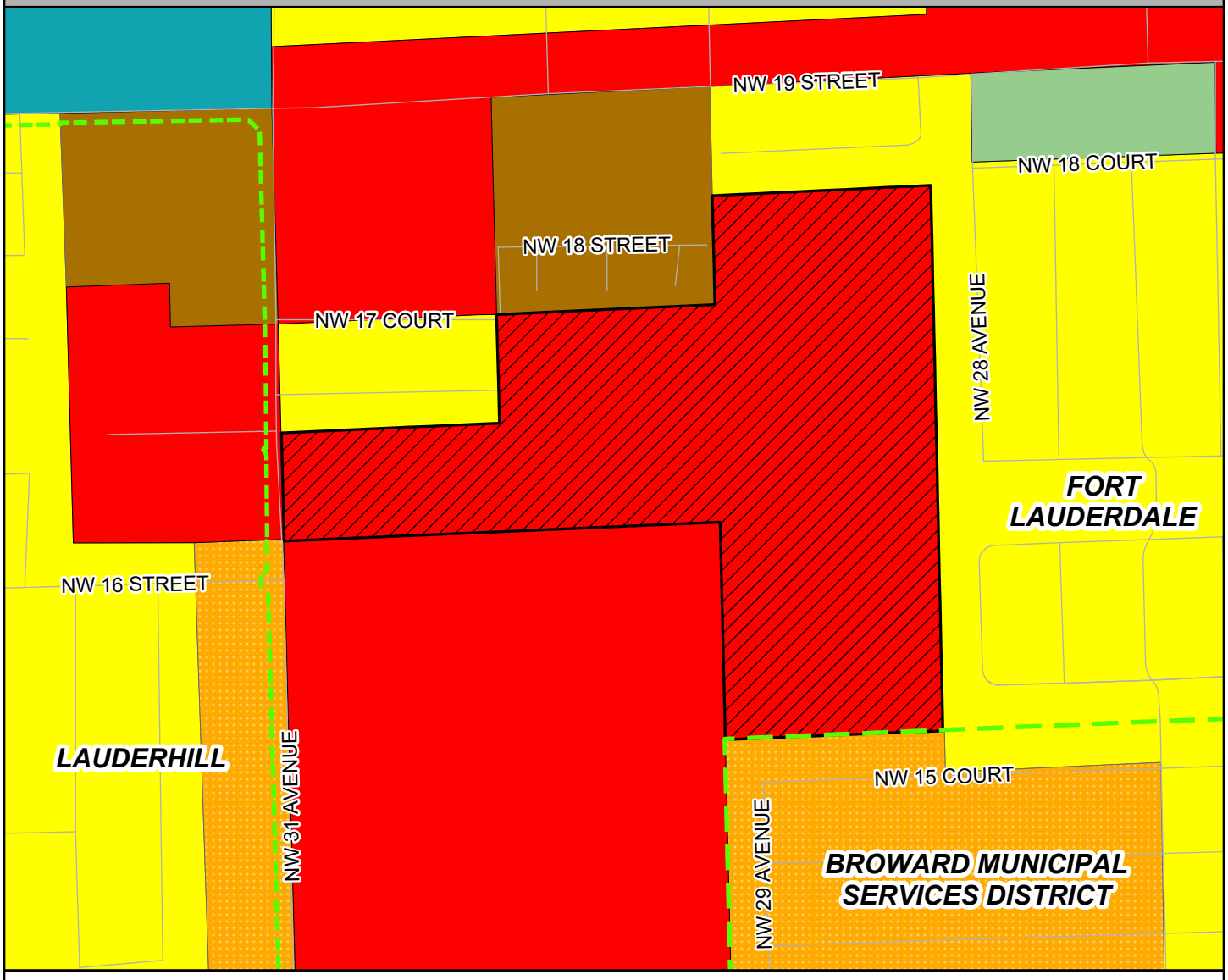
**Gross Acres:** Approximately 41.2 acres



# MAP 3
# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
# PROPOSED FUTURE LAND USE DESIGNATIONS
# AMENDMENT PC 26-8

**Proposed Land Use:** Commerce

**Gross Acres:** Approximately 41.2 acres




- Site
- Municipal Boundary
- Low (5) Residential
- Low-Medium (10) Residential
- Medium-High (25) Residential
- Commerce
- Recreation and Open Space
- Community

N

500 250 0 500

Feet

***SECTION I***
***AMENDMENT REPORT***
***BROWARD COUNTY LAND USE PLAN***
***PROPOSED AMENDMENT PC 26-8***
**(FORT LAUDERDALE)**

***RECOMMENDATIONS/ACTIONS*** ***DATE***

*I.* *Planning Council Staff Recommendation* *October 20, 2026*

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval** recognizing the applicant's voluntary commitment to limit development to 550,000 square feet of industrial uses and 10,000 square feet of commercial uses. See Attachment 3.

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

Further, the applicant's acknowledgement of environmental licensing and resiliency features is recognized. See Attachment 10.

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

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

*I.* *Planning Council Staff Recommendation (continued)* *October 20, 2026*

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

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

***SECTION II***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## ***INTRODUCTION AND APPLICANT'S RATIONALE***

*I.* *Municipality:* Fort Lauderdale

*II.* *County Commission District:* District 8

*III.* *Site Characteristics*

*A.* *Size:* Approximately 41.2 acres

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

*C.* *Existing Uses:* Vacant and water body

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

*A.* *Current Designations:* 24.1 acres of Low (5) Residential
17.1 acres of Medium (16) Residential

*B.* *Proposed Designation:* Commerce

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

*V.* *Existing Uses and BCLUP Designations Adjacent to the Amendment Site*

*A.* *Existing Uses (See Map 1):*

*North:* Single-family residential
*East:* Single-family residential
*South:* Single- and multi-family residential (Broward Municipal Services District) and vacant
*West:* Warehouse (City of Lauderhill) and single-family residential

***INTRODUCTION AND APPLICANT'S RATIONALE (continued)***

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

| | | | |
|---|---|---|---|
| *B.* | *Planned Uses (See Map 2):* | *North:* | Low (5) Residential and Medium-High (25) Residential |
| | | *East:* | Low (5) Residential |
| | | *South:* | Low-Medium (10) Residential and Commerce |
| | | *West:* | Commerce, Low (5) Residential, Medium-High (25) Residential |

*VI.* *Applicant/Petitioner*

| | | |
|---|---|---|
| *A.* | *Applicant:* | RPL Land, LLC |
| *B.* | *Agents:* | Nectaria M. Chakas, Esq. and Robert B. Lochrie III, Esq., Lochrie & Chakas, P.A. |
| *C.* | *Property Owner:* | RPL Land, LLC |

*VII.* *Recommendation of Local Governing Body:* The City of Fort Lauderdale recommends approval of the proposed amendment.

*VIII.* *Applicant's Rationale*

The applicant states: "The Applicant is proposing to amend the Broward County and City of Fort Lauderdale future land use map designations of the property generally located at 1680-1690 NW 31 Avenue, Fort Lauderdale, Florida 33311 (the "Property") from Residential to Commerce/Commercial. The Property is currently designated Low (5) Residential and Medium (16) Residential on the County Future Land Use Map, and Low Medium Residential and Medium Residential on the City Future Land Use Map. The proposed Commerce/Commercial designation would allow for warehouse distribution center use, which is not permitted under the existing residential future land use designations. The amendment will facilitate the productive reuse and reclamation of the Property, which was previously utilized for private metal recycling and junkyard operations and includes Rock Pit Lake which was previously utilized as a borrow pit. The proposed redevelopment also includes the filling of approximately 29 acres of Rock Pit Lake. The Applicant believes the proposed Commerce/Commercial designation is appropriate given the Property's location, surrounding development pattern, and proximity to major transportation corridors."

***SECTION III***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## ***REVIEW OF PUBLIC FACILITIES AND SERVICES***

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

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

*II.* *Transportation & Mobility*

The proposed amendment from the Low (5) Residential and Medium (16) Residential land use categories to the Commerce land use category is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 1,485 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **significantly and adversely** impact the following roadway segments (greater than 3% impact to capacity, and reduces acceptable level of service (LOS) to unacceptable LOS or exacerbates unacceptable LOS):

- **An additional 81 p.m. peak hour trips (3.1% capacity) on Northwest 6 Street,** between Northwest 27 Avenue and Interstate 95, which is projected to denigrate from an unacceptable LOS "E" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment;
- **An additional 145 p.m. peak hour trips (5.5% capacity) on Northwest 19 Street,** between State Road 7/U.S. 441 and Northwest 31 Avenue, which is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment;
- **An additional 169 p.m. peak hour trips (6.4% capacity) on Northwest 19 Street,** between Northwest 31 Avenue and Interstate 95, which is projected to denigrate from an acceptable LOS "D" to an unacceptable LOS "E" with the addition of the trips generated by the proposed amendment;
- **An additional 436 p.m. peak hour trips (9.0% capacity) on Northwest 31 Avenue,** between Northwest 19 Street and Sunrise Boulevard, which is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment;

***REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)***

*II.* *Transportation & Mobility (continued)*

- **An additional 384 p.m. peak hour trips (7.9% capacity) on Northwest 31 Avenue,** between Sunrise Boulevard and Northwest 6 Street, which is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment; and
- **An additional 249 p.m. peak hour trips (9.5% capacity) on Northwest 31 Avenue,** between Northwest 6 Street and Broward Boulevard, which is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.

Further, the MPO Year 2050 Transportation Plan model analysis distribution indicates a significant impact to Northwest 31 Avenue, between Oakland Park Boulevard and Northwest 19 Street, which is projected to operate at an acceptable LOS "C" with or without the addition of the trips generated by the proposed amendment.

See Attachment 2.

Per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, Planning Council staff utilizes a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. The threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation.

The applicant has submitted a draft Declaration of Restrictive Covenants limiting development of the amendment area to a maximum of 550,000 square feet of industrial uses consisting of warehouse distribution facilities and accessory office/retail uses and 10,000 square feet of commercial uses. See Attachment 3. Based on the voluntary restriction and alternative traffic analysis, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network by approximately 325 p.m. peak hour trips. The MPO Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, ***as voluntarily restricted***, is not anticipated to negatively impact the operating conditions of the regional transportation network. See Attachment 4.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is provided within a quarter (0.25) mile of the proposed amendment site. In addition, the BCT is in the process of finalizing its TransitFORWARD 2040 Vision Plan that includes several fixed-route bus improvements, such as shorter headways, increased span of service and new service types. The development of the subject property will be considered for its support in the utilization of public transit

***REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)***

*II.* *Transportation & Mobility (continued)*

services by increasing employment opportunities along Northwest 31 Avenue, including possible service expansion and/or new service. Further, the BCT report identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity between the existing sidewalk/bicycle network and bus stops. The BCT notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 5.

The Broward County Housing and Urban Planning Division (BCHUPD) report identifies that development should support Complete Streets principles and recommends redevelopment of the amendment site incorporate pedestrian and bicycle connections within the site to existing adjacent facilities. The BCHUPD also recommends incorporating bicycle end of trips facilities. See Attachment 6. The applicant has indicated the project design incorporates multi-modal, bicycle and pedestrian amenities and connectivity. See Attachment 10.

*III.* *Public Schools*

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 7.

***SECTION IV***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## ***REVIEW OF NATURAL RESOURCES***

### *I. Designated Protected/Regulated Areas*

The Broward County Public Works and Environmental Services Department (BCPWESD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 8.

### *II. Wetlands*

The BCPWESD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCPWESD report also identifies the Broward County Environmental Permitting Division (BCEPD) issued Environmental Resource License (ERL) No. DF22-1342 on April 27, 2023, which is anticipated to expire April 27, 2028. The license authorizes the filling of the lake for development and associated surface water management, including the creation of an approximately 26.9-acre voluntary wetland for water storage. See Attachment 8.

### *III. Climate Resiliency & Sea Level Rise*

The BCPWESD Resilience report indicates that a portion of the proposed amendment site contains areas designated on the Priority Planning Areas (PPA) for Sea Level Rise Map and thus is subject to several Broward County Land Use Plan policies regarding climate change, sea level rise and flood protection.

The BCPWESD Resilience report also identifies redevelopment of the site must be consistent with Broward County code requirements and the future conditions map series, including the Broward County 100-Year Flood Elevations Map and Average Wet Season Groundwater Elevation Map. Further, the BCPWESD Resilience staff recommends the applicant consider incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans regarding Healthy Community, Water Resources and Public Health, including stormwater management, tree canopy expansion, increasing pervious areas and use of green infrastructure and cool building materials. See Attachment 9.

The applicant indicated the proposed development is based on existing Broward County permits and the applicable future conditions map series. The applicant identified the project will include a stormwater management system that will treat runoff in accordance with all applicable regulations and will not adversely impact groundwater quality.

***REVIEW OF NATURAL RESOURCES (continued)***

*III. Climate Resiliency & Sea Level Rise (continued)*

In addition, the applicant has incorporated site, building and landscaping design features that address the resiliency suggestions and clarifications. See Attachment 10. BCPWESD Resilience staff received and reviewed the applicant's response and has indicated that it has no further comment. See Attachment 11.

*IV. Other Natural Resources*

**Contaminated Sites:** The BCPWESD report identifies the amendment site is a known contaminated site related to the Wingate Superfund Site, and the remaining cleanup is administered by the Florida Department of Environmental Protection (FDEP) through an agreement with the U.S. Environmental Protection Agency (EPA). On July 12, 2021, FDEP approved a Remedial Action Plan authorizing the filling of the lake with clean debris, subject to conditions, including a water monitoring program. The applicant must ensure that any future development conforms to the EPA and FDEP approvals. Further, as indicated in the Wetlands section above, the BCEPD issued ERL No. DF22-1342 that authorizes the filling of the lake for development and associated surface water management, including the creation of an approximately 26.9-acre voluntary wetland for water storage. Further, dewatering at or within a quarter (0.25) mile of contaminated sites requires approval from the BCEPD. See Attachment 8. The applicant has indicated that the proposed development is consistent with approved permits. See Attachment 10.

**Tree Canopy:** The BCPWESD report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Fort Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 8. The applicant has indicated the development will meet the City of Fort Lauderdale landscaping and tree requirements. See Attachment 10.

**Vegetation:** The BCPWESD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 8. The applicant has indicated the development will meet the landscaping requirements of the City of Fort Lauderdale. See Attachment 10.

***REVIEW OF NATURAL RESOURCES (continued)***

*IV.* *Other Natural Resources (continued)*

**Lighting:** Although the amendment site is not located along the coast, BCPWESD staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 8. The applicant has reviewed the ordinance, noting lighting review will be consistent with the City of Fort Lauderdale requirements. See Attachment 10.

**Air Quality:** The BCPWESD report states that the proposed amendment will have a major impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 8. The applicant has indicated the proposed development incorporates measures that support alternative methods of transportation, including pedestrian and bicycle amenities, as well as access to nearby transit stops. The voluntary restriction limiting development has also reduced the anticipated number of p.m. peak hour vehicle trips on the regional transportation network to approximately 325 p.m. peak hour trips. See Attachments 4 and 10.

**Water Recharge:** The BCPWESD report indicates that the proposed amendment would involve an increase in impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCPWESD staff recommends that the design of the development maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas. See Attachment 8. The applicant has indicated the development incorporates significant open space and pervious areas including, landscaping and drainage and stormwater management with a retention lake and catch basins. See Attachment 10.

*V.* *Historical/Cultural Resources*

The BCHUPD report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 6.

***SECTION V***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## ***OTHER PLANNING CONSIDERATIONS/INFORMATION***

### *I. Affordable Housing*

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

### *II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, including the following policy regarding compatibility:

> **Policy 2.3.1** Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated "Commercial," "Industrial" or similar designations by the local land use plan.

### *III. Other Pertinent Information*

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

It is noted that the vacant Commerce use directly south of the amendment site is the former Wingate Road Municipal Incinerator Dump (1954 to 1978), which is a Superfund site and allows for the cleanup of contaminated sites. As it is adjacent to the Superfund site, Rock Pit Lake (a/k/a amendment site) is subject to fish monitoring.

The proposed amendment site is located adjacent to the Broward Municipal Services District (BMSD) and the municipalities of Lauderhill and Lauderdale Lakes. Planning Council staff solicited comments from each of the adjacent local governments.

*III.* *Other Pertinent Information (continued)*

The Broward County Housing and Urban Planning Division (BCHUPD) report identifies the existing adjacent development in the BMSD consists of low density residential, with single and multi-family residential uses. The BCHUPD staff indicates that with the appropriate site layout and buffering elements the proposed amendment could be compatible with said adjacent development. See Attachment 6. The applicant has submitted additional information regarding compatibility. See Attachment 10.

The City of Lauderhill has no objections; however, it notes access to the amendment site is along Northwest 31 Avenue and suggests that access be coordinated with the Broward Safety Action Plan since said roadway is on the high injury network. The City also requests coordination with the City of Fort Lauderdale during the development review process to ensure compatible development between the jurisdictions along the shared 31 Avenue corridor. See Attachment 12.

The City of Lauderdale Lakes has no comments or objections. See Attachment 13.

The applicant conducted two (2) in-person public participation meetings to present the proposed development plan to interested parties. See Attachment 14.

Planning Council staff has received correspondence from an interested party regarding the proposed amendment. See Attachment 15.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 183 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

***SECTION VI***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## *PLANNING ANALYSIS*

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Low (5) Residential and Medium (16) Residential to Commerce would be generally compatible with the surrounding single-family and multi-family residential and vacant Commerce uses.

To further address compatibility, the applicant has confirmed that compliance with the City's code will include enhanced landscape buffers, building setbacks, buffer walls and/or lake views, as well as the orientation of loading or service activities toward the interior of the property. See Attachment 10. It is felt that the interface between the proposed industrial use and the adjacent residential development can be adequately addressed, on reliance that the City of Fort Lauderdale's code requirements regarding buffering and setbacks will be implemented, as required by BCLUP Policy 2.3.1.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. Further, no adverse impacts to **public schools or historical or cultural resources** were identified.

Regarding impacts to the **regional transportation network**, distribution of the projected additional net 325 p.m. peak hour trips as voluntarily restricted is **not projected to significantly or adversely impact** the operating conditions of said network. See Attachment 4.

Concerning impacts to **natural resources**, the Broward County Public Works and Environmental Services Department (BCPWESD) analyses find the following:

- The amendment site is a known **contaminated site** related to the Wingate Superfund Site, and the remaining cleanup is administered by the Florida Department of Environmental Protection (FDEP) through an agreement with the U.S. Environmental Protection Agency (EPA). The applicant must ensure that any future development conforms to the EPA and FDEP approvals, including the approved Remedial Action Plan that authorizes the filling of the lake with clean debris, subject to conditions. See Attachment 8.

- Although, the proposed amendment site does not contain jurisdictional **wetlands** within its boundaries, the Broward County Environmental Permitting Division (BCEPD) issued Environmental Resource License No. DF22-1342 to authorize the filling of the lake for development and associated surface water management, including the creation of an approximately 26.9-acre voluntary wetland for water storage. See Attachment 8.

***PLANNING ANALYSIS (continued)***

- A portion of the amendment site contains areas designated on the **Priority Planning Areas for Sea Level Rise Map** and redevelopment of the site must be consistent with Broward County code requirements and the Broward County 100-Year Flood Elevations Map and Average Wet Season Groundwater Elevation Map. In this regard, the applicant has indicated the proposed development is based on existing Broward County permits and the applicable future conditions map series and notes the project has incorporated site, building and landscaping design features that address the resiliency suggestions and clarifications, as well as stormwater management system that will not negatively impact groundwater quality, of which satisfied Resilience staff. See Attachments 9, 10 and 11.

**Recommendation**

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and recommends approval, recognizing the applicant's voluntary commitment to limit development to 550,000 square feet of warehouse distribution facilities and accessory office/retail uses and 10,000 square feet of commercial uses. See Attachment 4.

Further, the applicant's acknowledgement of environmental licensing and resiliency features is recognized. See Attachment 10.

***SECTION VII***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-8***

## ***ATTACHMENTS***

*1.* Broward County Planning Council Supplemental Report of July 2026

*2.* Broward County Planning Council Traffic Analysis of August 13, 2026

*3.* Draft Declaration of Restrictive Covenants regarding Limiting Development

*4.* Broward County Planning Council Alternate Traffic Analysis of September 29, 2026

*5.* Broward County Transit Division Report of July 24, 2026

*6.* Broward County Housing and Urban Planning Division Report of August 11, 2026

*7.* School Board of Broward County Consistency Review Report of July 23, 2026

*8.* Broward County Public Works and Environmental Services Department Report of July 24, 2026

*9.* Broward County Public Works and Environmental Services Department Resilience Report of July 16, 2026

*10.* Applicant Response to Review Agency Comments dated September 28, 2026

*11.* Email Correspondence from the Broward County Public Works and Environmental Services Department Resilience staff regarding Additional Information submitted by the Applicant, dated October 9, 2026

*12.* Correspondence from the City of Lauderhill dated July 21, 2026

*13.* Email Correspondence from the City of Lauderdale Lakes dated July 1, 2026

*14.* Public Outreach Summary provided by the Applicant

*15.* Correspondence from Interested Party (Due to online accessibility concerns, Exhibits A to H (pages 6 to 210) are on file at the Planning Council office; for access contact the Planning Council office at 954.357.6695 or planningcouncil@broward.org.)

# ATTACHMENT 1

**BROWARD COUNTY PLANNING COUNCIL**
**SUPPLEMENTAL REPORT**
**PUBLIC SERVICES AND FACILITIES**

**BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 26-8**

Prepared: July 2026

***POTABLE WATER***

The proposed amendment site will be served by the Fiveash and Peele-Dixie Water Treatment Plants, which have a combined current capacity of 82 million gallons per day (mgd). The current and committed demand on the treatment plants is 43.23 mgd, with 38.77 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 66.82 mgd, with 23.59 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 170 gallons per day (gpd) per capita (2.28 persons per household (pph)) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease of 0.11 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. The City of Fort Lauderdale adopted its 10-Year Water Supply Facilities Work Plan (WSP) on February 17, 2026.

***SANITARY SEWER***

The proposed amendment site will be served by the G.T. Lohmeyer Treatment Plant, which has a current capacity of 61.58 mgd. The current and committed demand is 56.83 mgd, with 4.75 mgd available. Planning Council staff utilized a level of service of 170 gpd per capita (2.28 pph) for residential uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease of 0.11 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

***SOLID WASTE***

The proposed amendment site will be served by Win-Waste Innovation Technology South Broward Facility, which has a capacity of 821,250 tons per year (tpy) and a demand of 725,000 tpy, with 96,250 tpy available. Planning Council staff utilized a level of service of 7.2 pounds per day per capita (2.28 pph) for residential uses and 4.0 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase of 10,028 pounds per day or 5 tpd on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

***DRAINAGE***

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

***PARKS AND OPEN SPACE***

The City of Fort Lauderdale has 843.44 acres in its parks and open space inventory. The 2050 projected population (236,446) requires approximately 709.34 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net decrease of 2.69 acres on the projected demand for local parks. The City of Fort Lauderdale continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 2

***TRAFFIC ANALYSIS – Peak***
***PC 26-8***

*MPO Model Run Received: August 4, 2026*
Prepared: August 13, 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<br>17.1 acres of Medium (16) Residential |
| Potential Development: | 120 single-family dwelling units<br>273 mid-rise dwelling units |
| Trip Generation Rates: | ITE Equation (210) Single-Family Detached Housing*<br>ITE Equation (221) Multifamily Housing (Mid-Rise) |
| Total P.M. Peak Hour Trips: | 123 + 107 = 230 peak hour trips |

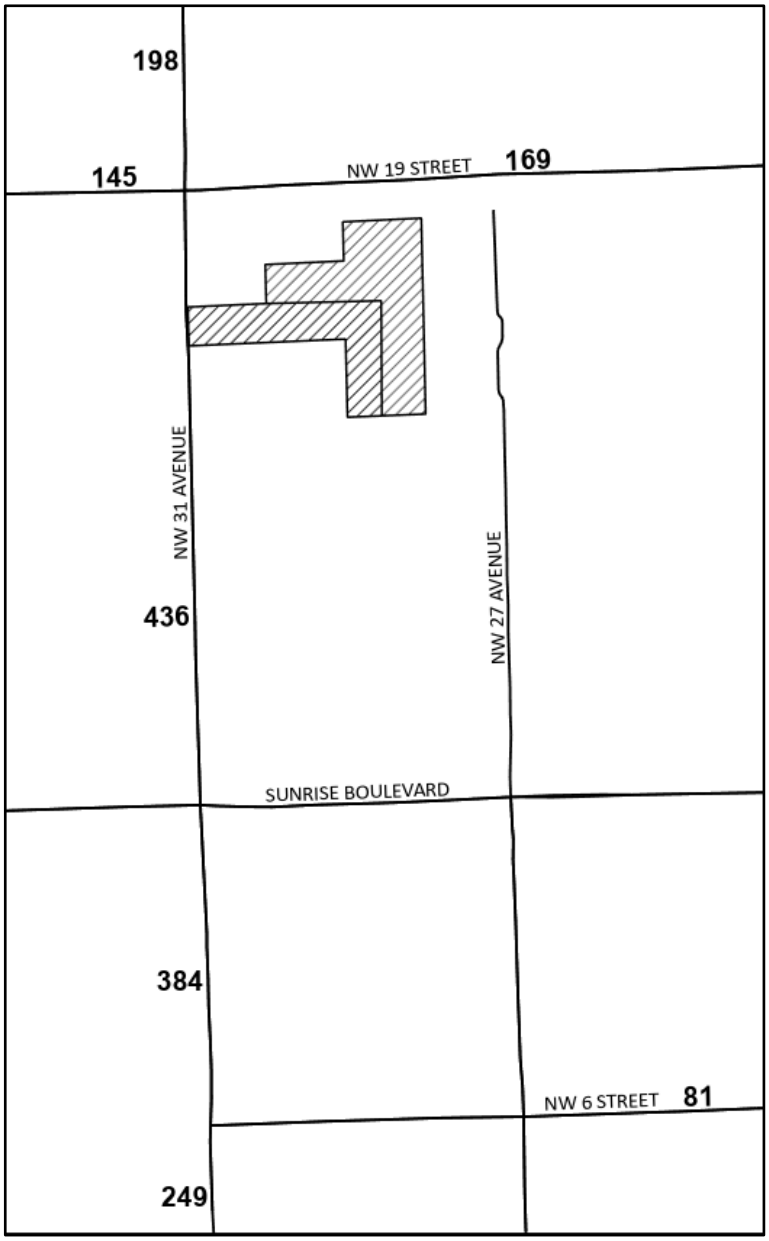
***Potential Trips – Proposed Land Use Designation***

| | |
|---|---|
| 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 |

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

***TRAFFIC ANALYSIS (continued)***

*Graphic of Impacted Roadway Segments of the Regional Transportation Network:*




*Impacted Regional Transportation Network Without the Proposed Amendment:*

| ***Roadway*** | ***Segment*** | ***Volume*** | ***Capacity*** | ***LOS*** |
|---|---|---|---|---|
| 1. Northwest 6 Street | Northwest 27 Avenue to Interstate 95 | 2,708 | 2,628 | E |
| 2. Northwest 19 Street | State Road 7/U.S. 441 to Northwest 31 Avenue | 2,841 | 2,628 | F |
| 3. Northwest 19 Street | Northwest 31 Avenue to Interstate 95 | 2,489 | 2,628 | D |
| 4. Northwest 31 Avenue | Oakland Park Boulevard to Northwest 19 Street | 3,572 | 4,851 | C |
| 5. Northwest 31 Avenue | Northwest 19 Street to Sunrise Boulevard | 4,579 | 4,851 | C |
| 6. Northwest 31 Avenue | Sunrise Boulevard to Northwest 6 Street | 4,484 | 4,851 | C |
| 7. Northwest 31 Avenue | Northwest 6 Street to Broward Boulevard | 3,743 | 2,628 | F |

***TRAFFIC ANALYSIS (continued)***

*Impacted Regional Transportation Network With the Proposed Amendment:*

| ***Roadway*** | ***Segment*** | ***Volume*** | ***Capacity*** | ***LOS*** |
|---|---|---|---|---|
| 1. Northwest 6 Street | Northwest 27 Avenue to Interstate 95 | 2,789 | 2,628 | F |
| 2. Northwest 19 Street | State Road 7/U.S. 441 to Northwest 31 Avenue | 2,986 | 2,628 | F |
| 3. Northwest 19 Street | Northwest 31 Avenue to Interstate 95 | 2,658 | 2,628 | E |
| 4. Northwest 31 Avenue | Oakland Park Boulevard to Northwest 19 Street | 3,770 | 4,851 | C |
| 5. Northwest 31 Avenue | Northwest 19 Street to Sunrise Boulevard | 5,015 | 4,851 | F |
| 6. Northwest 31 Avenue | Sunrise Boulevard to Northwest 6 Street | 4,868 | 4,851 | F |
| 7. Northwest 31 Avenue | Northwest 6 Street to Broward Boulevard | 3,992 | 2,628 | F |

***PLANNING COMMENTS***

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 1,485 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distributed the projected additional p.m. peak hour trips to the surrounding regional roadway network. Said MPO model analysis distribution indicates that the proposed amendment would significantly and adversely impact several roadway segments based on the available capacity table, as follows:

**Significant impact:** a negative effect on traffic conditions or safety due to a proposed development, even if it does not require formal mitigation:

- 4. Northwest 31 Avenue, between Oakland Park Boulevard and Northwest 19 Street, is currently operating at and projected to operate at level of service (LOS) "C."

**Adverse impact:** a substantial change in traffic conditions caused by a proposed development, typically resulting in increased congestion, delays or a reduced level of service that requires mitigation:

- 1. Northwest 6 Street, between Northwest 27 Avenue and Interstate 95, is projected to denigrate from an unacceptable LOS "E" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 2. Northwest 19 Street, between State Road 7/U.S. 441 and Northwest 31 Avenue, is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.
- 3. Northwest 19 Street, between Northwest 31 Avenue and Interstate 95, is projected to denigrate from an acceptable LOS "D" to an unacceptable LOS "E" with the addition of the trips generated by the proposed amendment.
- 5. Northwest 31 Avenue, between Northwest 19 Street and Sunrise Boulevard, is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 6. Northwest 31 Avenue, between Sunrise Boulevard and Northwest 6 Street, is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 7. Northwest 31 Avenue, between Northwest 6 Street and Broward Boulevard, is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.

# ATTACHMENT 3

RECEIVED
9/28/2026

This instrument prepared by and return to:

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33301

Folio Numbers:
494232000100
494232000070
494232000030
494232000040
494232000050

## DECLARATION OF RESTRICTIVE COVENANTS

**THIS DECLARATION OF RESTRICTIVE COVENANTS** ("Declaration") is made this _____ day of _____, 20___, by RPL Land LLC, a Florida limited liability company ("Declarant"), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, Declarant is the owner of the real property located in the County and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"); and

WHEREAS, Declarant made application (Application PC-26-8) to Broward County requesting to change the Future Land Use Map of the Broward County Comprehensive Plan for the Property from Low (5) Residential and Medium (16) Residential to Commerce (the "Application"); and

WHEREAS, as part of the Application in order satisfy traffic-related requirements, the Declarant agrees to place certain restrictions on the uses on the Property as set forth herein;

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

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

**2. Uses.** The Property is hereby restricted to the following uses:

- 550,000 square feet of industrial uses consisting of warehouse distribution facilities and accessory office/retail uses.
- 10,000 square feet of commercial uses.

*The intensity of uses may be increased or decreased without necessitating an amendment to this Declaration provided that the overall PM Peak Hour traffic trips resulting from the modification are less than or equal to the trips generated by the uses listed above. For instance, the commercial square footage may be increased provided that the industrial square

footage is proportionately decreased in a manner resulting in no net increase in PM Peak Hour trips (and vice versa).

**3. Recordation and Effective Date.** This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida. As used herein, "Final Approval" shall mean final approval and adoption of the Application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

**4. Severability.** If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

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

**6. Amendments, Termination or Release.** Except as otherwise provided in Section 2 of this Declaration, this Declaration may not be modified, amended or released as to the any portion of the Property except by written instrument, executed by the then owner of the or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by Broward County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida.

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

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

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

**WITNESSES:**

By: _____
Print Name: _____

By: _____
Print Name: _____

**DECLARANT:**

**RPL Land LLC, a Florida limited liability company**

By: _____
Print Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of (check one): ___ physical presence or ___ online notarization, this _____ day of _____, 20___, by _____, who is the _____ of RPL Land LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Typed, printed or stamped name of Notary Public

My Commission Expires:

# EXHIBIT A
# Property

**SEE ATTACHED SKETCH AND LEGAL DESCRIPTION**

# ATTACHMENT 4

***TRAFFIC ANALYSIS – Peak***
***(as voluntarily restricted by the applicant)***
***PC 26-8***

*MPO Model Run Received: August 4, 2026*
Prepared: September 29, 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<br>17.1 acres of Medium (16) Residential |
| Potential Development: | 120 single-family dwelling units<br>273 mid-rise dwelling units |
| Trip Generation Rates: | ITE Equation (210) Single-Family Detached Housing*<br>ITE Equation (221) Multifamily Housing (Mid-Rise) |
| Total P.M. Peak Hour Trips: | 120 + 108 = 228 peak hour trips |

***Potential Trips – Proposed Land Use Designation***

| | |
|---|---|
| Proposed Designation: | Commerce |
| Potential Development: | 550,000 square feet of industrial use<br>10,000 square feet of commercial use |
| Trip Generation Rates: | ITE Equation (155) High-Cube Fulfillment Center Warehouse Sort<br>ITE Equation (822) Strip Retail Plaza (<40k) |
| Total P.M. Peak Hour Trips: | 63 + 490 = 553 peak hour trips |

***Net P.M. Peak Hour Trips*** +325 peak hour trips

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

***TRAFFIC ANALYSIS (continued)***

***PLANNING COMMENTS***

The applicant has provided a draft Declaration of Restrictive Covenants limiting development of the amendment area to a maximum of 550,000 square feet of industrial uses consisting of warehouse distribution facilities and accessory office/retail uses and 10,000 square feet of commercial uses. The proposed amendment, as voluntarily restricted, is projected to increase traffic on the regional roadway network by approximately 325 p.m. peak hour trips at the long-term planning horizon.

The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, *as voluntarily restricted*, is not anticipated to negatively impact the operating conditions of the regional transportation network.

**ATTACHMENT 5**

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<br>Saturday<br>Sunday | 4:32 a.m. – 12:48 a.m.<br>4:50 a.m. – 12:09 a.m.<br>6:55 a.m. – 10:50 p.m. | 44 minutes<br>45 minutes<br>53 minutes |
| BCT Route 31 | Weekday<br>Saturday<br>Sunday | 5:22 a.m. – 12:21 a.m.<br>5:26 a.m. – 12:05 a.m.<br>6:30 a.m. – 11:01 p.m. | 34 minutes<br>30 minutes<br>40 minutes |
| BCT Route 40 | Weekday<br>Saturday<br>Sunday | 5:30 a.m. – 11:16 p.m.<br>5:30 a.m. – 11:10 p.m.<br>6:40 a.m. – 8:35 p.m. | 28 minutes<br>28 minutes<br>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

# ATTACHMENT 6

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

RECEIVED
8/11/2026

**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.

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


**ATTACHMENT 7**


RECEIVED
9/23/2026

# 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

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.

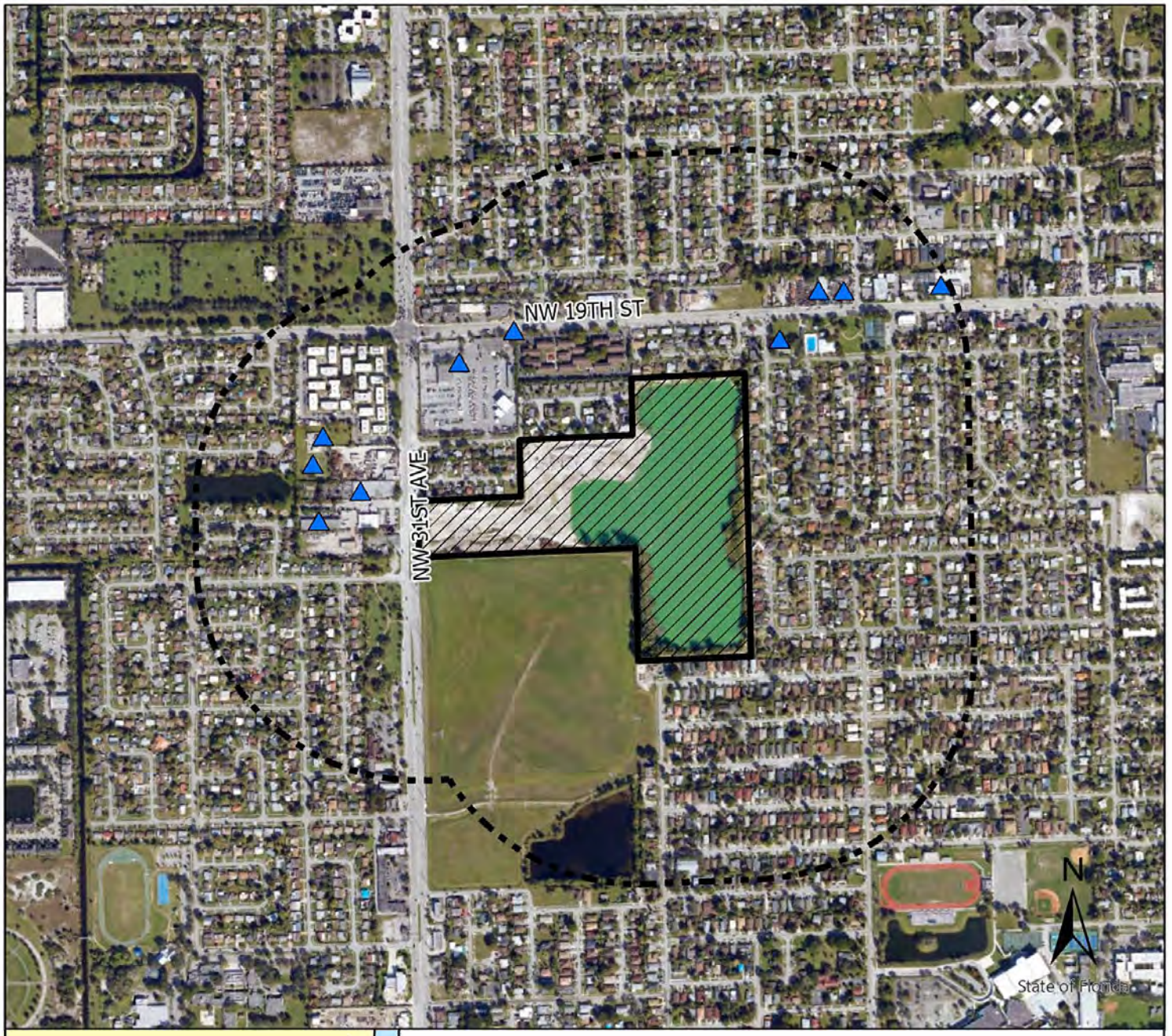
The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 18.8 percent of impervious surface on the property. The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

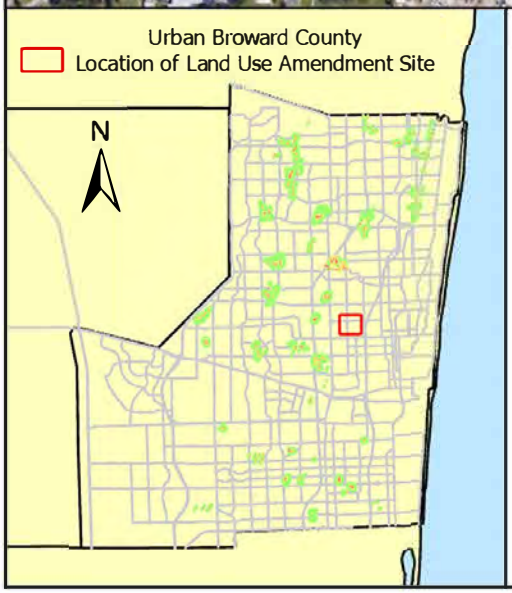
The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

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

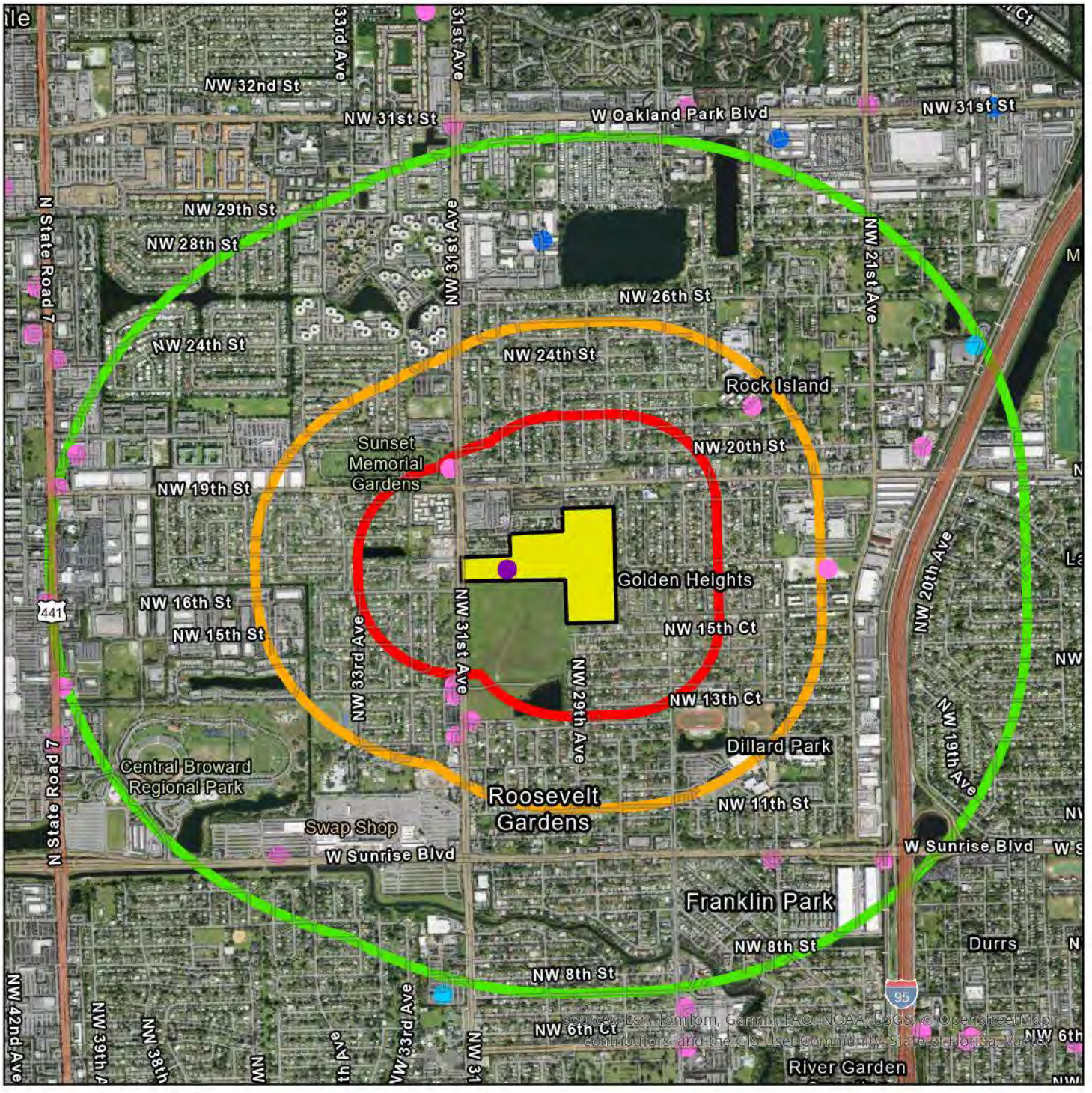
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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<br>17.1 acres of Medium (16) Residential |
| **Proposed Land Use Designation:** | Commerce |
| **Estimated Net Effect:** | Reduction of 393 dwelling units<br>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.

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.

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 |
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| **Proposed Land Use Designation:** | Commerce |
| **Estimated Net Effect:** | Reduction of 393 dwelling units<br>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).*

# ATTACHMENT 9

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.J.

**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

LOCHRIE & CHAKAS P.A.

**ATTACHMENT 10**

699 N. Federal highway, Suite 400
Fort Lauderdale, Florida 33304
Direct Dial: 954.779.1123
Email: NChakas@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117




September 28, 2026

**Via Email: bblakeboy@broward.org**
Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

**RE: Comprehensive Plan Amendment – Responses to Comments (PC 26-8) for RPL Land, LLC (the "Applicant") - 1680 NW 31 Avenue (the "Property")**

Dear Ms. Blake Boy,

On behalf of the Applicant, please consider this as our response to the review agency comments issued for PC 26-8. The responses address comments received from the following divisions:

I. Housing and Urban Planning Division
II. Parks and Recreation Division
III. Public Works & Environmental Services (PWES) Department –
  A. Environmental Permitting
  B. PWES-Water Recharge
  C. PWES-Resiliency Review
IV. Broward County Transit Division
V. Broward County Traffic Division

Should you, or any division, need additional information regarding the responses, please do not hesitate to contact me.

Sincerely,

Nectaria Chakas

Nectaria M. Chakas, Esq.

# I. HOUSING & URBAN PLANNING DIVISION

## A. Analysis of Natural and Historic Resources

COMMENT: 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.

**APPLICANT'S RESPONSE: The Applicant already coordinated a response to this item through the City of Fort Lauderdale's land use plan amendment procedure. The Applicant received correspondence from Ezekiel Greenwood, State Division of Historical Resources, confirming that no previously recorded cultural resources exist on the Property. A copy of this correspondence, dated July 30, 2024, was included as Exhibit N to the Applicant's Analysis Report.**

COMMENT: 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.

**APPLICANT'S RESPONSE: Acknowledged.**

## B. Affordable Housing

COMMENT: The application does not generate additional dwelling units.

**APPLICANT'S RESPONSE: None required.**

## C. Redevelopment Analysis

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

**APPLICANT'S RESPONSE: None required.**

## D. Intergovernmental Coordination

COMMENT: The Housing and Urban Planning Division staff finds that the amendment is not compatible with adjacent low density residential development in the Broward Municipal Services District (BMSD) but could be made compatible through appropriate site layout and buffering.

**APPLICANT'S RESPONSE: A concurrent site plan application was submitted to the City of Fort Lauderdale under Case No. UDP-S26018 and is currently under review. The site plan is subject to neighborhood compatibility review pursuant to City Unified Land Development Regulations ("ULDR") Section 47-25.3 due to the proximity to adjacent residential development. This review requires consideration of design and performance standards that protect adjacent residential properties, including standards related to setbacks, landscape buffering, walls, parking, architectural design, and mitigation of lighting spillover and glare. The City will also assess how the Project addresses potential adverse impacts, including traffic, noise, odor, shadows, scale, and visual nuisances.**

**To comply with the neighborhood compatibility requirements of the City's code, the proposed site layout includes enhanced landscape buffers, building setbacks, buffer walls and/or lake views adjacent to the residential uses. Moreover, the loading and service activities are oriented toward the interior of the Property and away from adjacent residential uses. Approximately, seven (7) acres of the lake area will be retained along the north and east side of the Property, providing a substantial physical and visual buffer between the Project and existing residential uses and preserving water views for many of the single family residential lots. Six (6) foot tall walls are proposed in areas adjacent to the Project's parking areas to shield these areas from view.**

### E. Complete Streets

COMMENT: 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.

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.

**APPLICANT'S RESPONSE: The Project has been designed to incorporate multimodal and pedestrian-oriented design features. The Project provides an interconnected sidewalk network with connections to the existing public sidewalk along NW 31st Avenue.**

**The Project also provides thirty-six (36) bicycle parking spaces and is served by existing public transit directly adjacent to the Property. Per Broward County Transit Division review of this application, BCT Transit Routes 11, 31, and 40 provide transit service within one-quarter mile walking distance of the Property. BCT determined that it can accommodate the additional transit demand.**

## II. PARKS & RECREATION DIVISION

**APPLICANT'S RESPONSE: None required. No comments issued.**

# III. PWES DIVISION

## A. Environmental Permitting Division

**APPLICANT'S RESPONSE:**
**Contaminated sites: Comment is informational. No response required.**
**Solid Waste: Comment is informational. No response is required.**
**Wetlands: Comment is informational. No response is required.**
**Surface Water Management: Comment is informational. No response is required.**
**Upland Resources: Applicant will address these at the time of site plan approval in accordance with the City of Fort Lauderdale Unified Land Development Regulations.**
**Hazardous Material Facilities: Comment is informational. No response is required.**
**Wellfield Protection: N/A. No response required.**
**SARA TITLE III: N/A. No response required.**

## B. Natural Resources Division

**Air Quality:** 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.

**APPLICANT'S RESPONSE: The Project incorporates several measures that support alternative methods of transportation to ensure consistency with the Air Program's recommendations. The Project provides thirty-six (36) bicycle parking spaces. It also includes an interconnected sidewalk network throughout the Property, facilitating a safe and comfortable pedestrian access throughout the Property that connects to a public sidewalk along NW 31st Avenue. The Project also provides extensive landscaping, which includes trees, shrubs and groundcover.**

**The Property is also served by BCT Routes 11, 31, and 40, which provide public transit service within one-quarter mile walking distance of the Property. Specifically, bus stops are located either directly adjacent to the site or across NW 31st Avenue. Broward County Transit has determined it can accommodate the additional demand associated with the proposed land use plan amendment and overall Project.**

**Specially Designated Areas**: County specially designated areas are not present within the boundaries of the proposed amendment site and no response is necessary.

**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.

**Marine And Riverine Resources:** Comment is for informational purposes. Applicant has reviewed the Broward county Outdoor Lighting Ordinance (Chapter 39, Article IX, Sec. 39-112). Site lighting will also be reviewed by the City of Fort Lauderdale as part of the concurrent site plan application review process (City Case No. UDP-S26018).

**Priority Planning For Sea Level Rise:** *See Section C below.*

**NatureScape Program:** Comment is for informational purposes. Landscaping will be reviewed by the City of Fort Lauderdale as part of the concurrent site plan application review process (City Case No. UDP-S26018).

**Water Recharge:** COMMENT: 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.

> **APPLICANT'S RESPONSE: The Project incorporates substantial open space, pervious area, landscaping, drainage easements, and stormwater management features to offset negative impacts on recharge capacity. It provides over thirteen (13) acres of open space, including approximately six (6) acres of pervious area, and retains over seven (7) acres of the existing borrow pit. The Project also meets City of Fort Lauderdale requirements for vehicular use area landscaping and street and shade trees. Stormwater management will consist of an interconnected system of catch basins, underground storage, and the retention lake.**

## C. RESILIENCY COMMENTS

COMMENT: The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk 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 considerations 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).

**APPLICANT'S RESPONSE: Based on the existing permits in place issued by Broward County, the stormwater management design is taking into consideration the future groundwater elevations per the Broward County 2060 Future Conditions Average Wet Season Ground Elevation Map. This map indicates the sites ground water is between 2.5' NAVD to 3.0' NAVD. The design considers a ground water elevation of 2.75' NAVD to account for future sea level rise.**

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 stormwater 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).

**APPLICANT'S RESPONSE: The existing site has no stormwater management system to provide water quality treatment standards. The proposed development will include a stormwater management system that will treat runoff in accordance with local/county and state requirements so that it does not adversely affect groundwater quality.**

**Based on the existing permits in place issued by Broward County, the stormwater management design is taking into consideration the future groundwater elevations per the Broward County 2060 Future Conditions Average Wet Season Ground Elevation Map. This map indicates the site's ground water is between 2.5' NAVD to 3.0' NAVD. The design considers a ground water elevation of 2.75' NAVD to account for future sea level rise.**

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.

**APPLICANT'S RESPONSE: Acknowledged.**

COMMENT: 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.

**APPLICANT'S RESPONSE: The application has been revised for the minimum finish floor elevation to meet the Broward County Future Conditions 100 – Year Flood Map/FEMA and**

**current Broward County 100 year flood map. The minimum finished floor elevation is 8.5' NAVD.**

COMMENT: 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.

**APPLICANT'S RESPONSE: Acknowledged. The Project will incorporate the following green building design features: 1) The building is equipped with a white TPO roofing membrane to reduce the heat island effect 2) The industrial park utilizes concrete truck aprons thereby reducing the amount of asphalt on the project. This will reduce the urban heat island effect. 3) Planting of shade trees will be installed in all parking islands. 4) Use of Florida friendly landscape (i.e. native plant material) will be installed thereby reducing irrigation needs. 4) The ability to increase pervious area is limited based on the existing site contaminants.**

# IV. TRANSIT DIVISON

COMMENT: 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.

**APPLICANT'S RESPONSE: Acknowledged. BCT will be reviewing transit needs during review of site plan.**

# V. TRAFFIC ANALYSIS

COMMENT: The application indicates no mitigation is anticipated for NW 31st Avenue, which is currently operating at a Level of Service (LOS) "F". However, even if a roadway segment is already operating at LOS "F" with or without the amendment, it can still be considered significantly/adversely impacted when the 3% capacity threshold is exceeded.

**APPLICANT'S RESPONSE: The applicant is proposing a restrictive covenant that limits development on the site to 550,000 square feet of industrial use (warehouse distribution facility) and 10,000 square feet of commercial use. Based on these restrictions, the proposed development is projected to generate 553 PM peak-hour trips, representing an increase of 325 PM peak-hour trips compared to the site's existing maximum development potential of 120 single-family dwelling units and 273 mid-rise dwelling units. It should be noted that the trip generation calculations are based on ITE 12th Edition.**

**As demonstrated in the analysis, this increase would represent no more than 3.42 percent of the capacity of NW 31st Avenue. Although two roadway segments exceed the County's 3% significance threshold, both are projected to continue operating at LOS D. Therefore, because the significantly impacted segments are expected to operate within the County's adopted LOS standard, the proposed restrictive covenant effectively limits the development's transportation impacts such that no additional roadway mitigation is warranted.**

COMMENT: The traffic analysis for the amendment site will be based on the ITE 820 trip generation rate, rather than the ITE 155 rate, given its commercial land use designation. If the ITE 155 is preferred, a Declaration of Restrictive Covenants limiting future development of the site will be required.

**APPLICANT'S RESPONSE: Acknowledged. The developer is proffering a restrictive covenant to limit the project to 550,000 SF of industrial uses and 10,000 SF of commercial uses.**

COMMENT: The proposed amendment is projected to increase traffic on the regional roadway network by approximately 1,485 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distributed the projected additional p.m. peak hour trips to the surrounding regional roadway network. Said MPO model analysis distribution indicates that the proposed amendment would significantly and adversely impact several roadway segments**, as follows:

**Significant impact**: a negative effect on traffic conditions or safety due to a proposed development, even if it does not require formal mitigation:

- 4. Northwest 31 Avenue, between Oakland Park Boulevard and Northwest 19 Street, is currently operating at and projected to operate at level of service (LOS) "C."

**Adverse impact**: a substantial change in traffic conditions caused by a proposed development, typically resulting in increased congestion, delays or a reduced level of service that requires mitigation:

- 1. Northwest 6 Street, between Northwest 27 Avenue and Interstate 95, is projected to denigrate from an unacceptable LOS "E" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 2. Northwest 19 Street, between State Road 7/U.S. 441 and Northwest 31 Avenue, is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.
- 3. Northwest 19 Street, between Northwest 31 Avenue and Northwest 27 Avenue, is projected to denigrate from an acceptable LOS "D" to an unacceptable LOS "E" with the addition of the trips generated by the proposed amendment.

- 5. Northwest 31 Avenue, between Northwest 19 Street and Sunrise Boulevard, is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 6. Northwest 31 Avenue, between Sunrise Boulevard and Northwest 6 Street, is projected to denigrate from an acceptable LOS "C" to an unacceptable LOS "F" with the addition of the trips generated by the proposed amendment.
- 7. Northwest 31 Avenue, between Northwest 6 Street and Broward Boulevard, is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.

**APPLICANT'S RESPONSE: The applicant is proposing a restrictive covenant that limits development on the site to 550,000 square feet of industrial use (warehouse distribution facility) and 10,000 square feet of commercial use. Based on these restrictions, the proposed development is projected to generate 553 PM peak-hour trips, representing an increase of 325 PM peak-hour trips compared to the site's existing maximum development potential of 120 single-family dwelling units and 273 mid-rise dwelling units. With the revised analysis, none of the segments are expected to significantly be impacted by the proposed development and all LOS are expected to remain the same with and without the proposed development.**

**Based on the revised analysis, the following results are expected for the impacted segments:**

**1. Without the proposed development, NW 6th Street is projected to operate at LOS F, with future volume of 2,708 vehicles per hour compared to a roadway capacity of 2,628 vehicles per hour. The revised analysis indicates that the proposed development would add 18 trips, resulting in continued LOS F operations and a significance impact of 0.68%.**

**2. Without the proposed development, NW 19 Street, between State Road 7/U.S. 441 and Northwest 31 Avenue, is expected to operate at LOS F. However, with the proposed covenant the proposed development is expected to impact this segment by 1.22% which is less than the 3% threshold.**

**3. With the revised analysis, NW 19th Street, between NW 31st Avenue and NW 27 Avenue, is expected to operate to continue to operate at LOS D with the proposed development.**

**4. With the revised analysis, NW31st Avenue, between NW 19 Street and Sunrise Boulevard, is projected to continue to operate at LOS C with the proposed development.**

**5. With the revised analysis, NW 31st Avenue, between Sunrise Boulevard and NW 6th Street, is projected to continue to operate at LOS C with the proposed development.**

**6. With the revised analysis, NW 31st Avenue, between NW6 Street and Broward Boulevard, is projected to continue to operate at LOS C with the proposed development.**

**Based on the MPO Roadway Capacity and LOS Analysis 2020 & 2045 Table. The MPO anticipates the updated table to be available in 2026.

# ATTACHMENT 11

**From:** Knowles, Marion
**To:** Blake Boy, Barbara; Jurado, Jennifer
**Cc:** Ashwas, Huda; Teetsel, Dawn
**Subject:** RE: PC 26-8: Rock Pit Lake Discussion
**Date:** Friday, October 9, 2026 2:46:59 PM
**Attachments:** image005.png

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Good afternoon,

The Broward County Resilience Unit has no additional comments.

Thank you

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**From:** Blake Boy, Barbara <BBLAKEBOY@broward.org>
**Sent:** Tuesday, September 29, 2026 3:28 PM
**To:** Knowles, Marion <MAKNOWLES@broward.org>; Jurado, Jennifer <JJURADO@broward.org>
**Cc:** Ashwas, Huda <HASHWAS@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>; nchakas@lochrielaw.com; Michael Carr <mcarr@langan.com>; smazo@prologis.com
**Subject:** RE: PC 26-8: Rock Pit Lake Discussion

Good afternoon—
The applicant has submitted the attached document entitled Responses to County LUPA Comments. I note that section III. C., which begins on page 5 of the PDF, is in response to the previously issued resilience comments dated July 16, 2026, as well as the September 16, 2026, meeting and discussion.

Please review the additional information provided regarding resiliency. Updated comments would be greatly appreciated by October 9th.

Thank you.
Barbara

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954-357-6982 (direct) www.broward.org/planningcouncil

Visit Us: BROWARDNEXT

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

**ATTACHMENT 12**

Denise D. Grant
**Mayor**

Richard Campbell
**Vice Mayor**

S. "Ray" Martin
Melissa P. Dunn
John T. Hodgson
**Commissioners**

**City of Lauderhill**

Kennie Hobbs, Jr.
**City Manager**

Sean Henderson
**Deputy City Manager**

Hans Ottinot, Esq.
**City Attorney**

Andrea M. Anderson
**City Clerk**

July 21, 2026

Broward County Planning Council
Attn: Barbara Blake Boy
115 S Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Email: BBLAKEBOY@broward.org

**RE: PC 26-8 (1680 NW 31 Avenue) Central Broward Logistics**

Barbara Blake Boy,

The City of Lauderhill is in receipt of the request to amend Broward County Land Use Plan from residential (Low (5) & Medium (16) Residential designations) to commercial (Commerce). We understand they are seeking approval to develop a 40-acre site in Fort Lauderdale with five warehouse buildings totaling ±570,000 square feet. While we do not object to the application, the City is requesting assurances to mitigate against the increased intensity along an already busy corridor:

- The current land use is "residential," but the actual use of the property has been vacant and a lake. Redesigning the property for a commercial/ industrial use will result in much larger and heavier vehicles than would have been generated for a residential area. Additionally, NW 31st Avenue is on the high injury network. Staff requests that the Applicant coordinate with the City of Fort Lauderdale and the Broward MPO to ensure the proposed entrance(s) align with the recommendations from the approved Broward Safety Action Plan.
- The commercial land use in the City of Lauderhill across from this property is currently being developed. Please include the City's Administration and Development Services Department informed at the different stages to allow opportunities for input on the design and compatibility with the shared corridor.
- The City of Lauderhill has adopted and imposed use restrictions on the corridor to change the direction of the type of development and businesses permitted along NW 31st Avenue. Staff requests that the City of Fort Lauderdale/ Applicant consider these prohibitions for consistency along the corridor: Automotive Uses (Repair, Sales, and Car Washes), fortune telling and similar uses, Recycling, Scrap Yards (processing, sorting, storage, etc.) and Junkyards.

The city recognizes and appreciates the efforts that the development team (lead by Nectaria Chakas) has made to keep the city informed of the proposal, and respectfully requests to keep us informed in the development approvals and activity as they occur. Should you have any additional questions or require additional information, feel free to coordinate with our Development Services Director (Daniel Keester-O'Mills) by contacting him at 954-375-6974 or via email at planningandzoning@lauderhill-fl.gov.

Regards,
**The City of Lauderhill**

Kennie Hobbs, Jr.
City Manager

# ATTACHMENT 13

**From:** Tanja McCoy
**To:** Ashwas, Huda
**Cc:** Venice Howard
**Subject:** RE: PC 26-8 (1680 Northwest 31 Avenue) City of Fort Lauderdale
**Date:** Wednesday, July 1, 2026 3:43:38 PM
**Attachments:** image002.png
image004.png
image005.png

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Report Suspicious

Good afternoon Huda,

Thank you for providing the opportunity to review the proposed Broward County Land Use Plan Amendment PC 26-8 (1680 NW 31 Avenue).

The City of Lauderdale Lakes has reviewed the proposed amendment, which would redesignate approximately 41.2 acres from Low (5) Residential and Medium (16) Residential to Commerce. The site is located within the City of Fort Lauderdale and is adjacent to the City of Lauderdale Lakes.

At this time, the City of Lauderdale Lakes has no comments or objections to the proposed amendment.

Thank you for including the City in your review process. Please keep us informed as the amendment progresses, and do not hesitate to contact me if additional information is needed.

Kind Regards.

**Tanja McCoy, MUPDD, AICP, CGC, CFM**
Director | Development Services
City of Lauderdale Lakes
4300 NW 36th Street | Lauderdale Lakes, FL 33319
tanjam@lauderdalelakes.org
V: 954-535-2482
F: 954-731-5309

**ATTACHMENT 14**

LOCHRIE & CHAKAS P.A.

699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.779-1123
EMAIL: NCHAKAS@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

January 6, 2026

**Via Email (LTappen@fortlauderdale.gov)**
Lorraine Tappen, Planner
City of Fort Lauderdale - Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

**RE: Public Participation Meeting Summary for the land use plan amendment and rezoning for warehouse distribution logistics center known as Central Broward Logistics (DRC Case No. UDP-L24003 and UDP-Z24009)**

Dear Ms. Tappen:

Pursuant to City's Unified Land Development Regulations, the Applicant held a public participation meeting to present the plans for a proposed warehouse distribution logistics center. The public participation meeting was held in-person at the Rock Island Elementary School Cafeteria on Thursday, October 16, 2025 at 6:00 pm. This is in addition to a community meeting held on March 13, 2025 at Bass Park. The meeting on October 16, 2025 was noticed via mail to all property owners within 300' of the Project, notifying the property owner of the date, time, and location of the public participation meeting. Notice was also sent to Sharon Alexander, President of the Golden Heights Homeowners Association the only city-recognized civic association within 300' of the Project, and courtesy notice was sent via e-mail and mail to Linda Patrick, President of the Lake Aire Civic Association.

Approximately twenty-seven (27) people attended the public participation meeting. A copy of the sign in sheet is included with this letter. The presentation started at 6:12 pm and was conducted by Robert Lochrie, attorney for Prologis, who is under contract to purchase the subject property from the current owner. A PowerPoint presentation was presented to the attendees, which illustrated the proposed development plan. Mr. Lochrie introduced the representatives from Prologis, the developer and Langan Engineering, the firm handling the environmental and civil engineering for the site. Mr. Lochrie explained the proposed warehouse distribution logistics center and the change of the land use and zoning from residential to commercial. Following the presentation, time was allotted for questions and comments. After addressing all questions from attendees, the Applicant concluded the meeting around 7:15 pm.

Residents asked questions about the drainage from the neighborhood to the existing lake. The engineer for the project, Michael Carr explained that there are 3 outfalls from the neighborhood into the existing lake and those will be maintained in the proposed plan. The applicant agreed to look into additional areas within the area which neighbors indicate have drainage issues. One resident indicated that the area is a food desert and would like to have something that the neighborhood needs. Some residents discussed historical health issues of the neighborhood which they attribute to the environmental contamination caused by the Wingate site next to the subject property. The applicant's environmental engineer explained that the contamination is on the bottom of the lake (lake sediments). The current owner was issued permits to fill in the lake and this is a remediation plan that was approved by the environmental agencies. The applicant offered to share this information, if requested. Some residents asked how the project would benefit the community. The applicant explained that the plan includes remediating the environmental contamination in the lake by capping the sediments at the bottom of the lake. In addition, the applicant explained that the new development plan includes a large retention lake area which will enable most of the homes to continue to have lake views. The applicant concluded the

meeting by stating that it would make itself available for follow-up meetings with the community in larger or smaller groups if requested.

Should you require any additional information about the meeting, please let me know.

Sincerely,

Nectaria Chakas

Nectaria M. Chakas, Esq.

NMC/em
Enclosures:
-Exhibit A: Meeting Invitation/Notice to Residents
-Exhibit B: Sign-in Sheet
-Exhibit C: Presentation
-Exhibit D: Affidavit
-Exhibit E: 300' Radius Map and Mailing list

cc: Linda Patrick, Lake Aire Civic Association (via email: JRLPatrick@aol.com)
Sharon Alexander, President Golden Heights Homeowners Association
(via email: GHHomeowners1@gmail.com)

EXHIBIT A
NOTICE TO RESIDENTS

**COMMUNITY OUTREACH MEETING**

**October 3, 2025**

**Re: Community Outreach Meeting for Central Broward Logistics property (aka Rock Pit Lake development) located at 1680 and 1690 NW 31st Avenue located within the City of Fort Lauderdale, FL ("Property") in connection with applications filed with City of Fort Lauderdale under Case No. UDP-L24003 and UDP-Z24009**

Dear Neighbor:

This letter is to invite you to an informational community outreach meeting relating to a proposed development for the above referenced Property. You are receiving this invitation, because your Property is within the 300-foot notice area and required to receive notice under the City of Fort Lauderdale Code of Ordinances. The proposal involves a land use plan amendment, rezoning and site plan approval for the Property to accommodate a distribution logistics center. Meeting details are as follows:

| | |
|---|---|
| Date: | Thursday, October 16, 2025 |
| Time: | 6:00 PM |
| Place: | Rock Island Elementary – School Cafeteria<br>2350 NW 19th Street<br>Fort Lauderdale, FL 33311 |

If you wish to submit written comments, have any questions, or would like to set up a separate meeting, please contact:

Nectaria M. Chakas, Esq. (Attorney for Applicant)
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
(954) 779-1119

Thank you,
Nectaria M. Chakas, Esq.

EXHIBIT B
SIGN IN SHEET

# 10/16 Community Meeting

| Name | Address | E-mail |
|---|---|---|
| April Young | Lake Aire HOA Vice | MSJ444@gmail.com |
| Smith ROSA | " | " |
| Teresa Johnson | " | tfjohnson@gmail.com |
| Robbie Hicks | | robbieghicks@gmail.com |
| Shanice Levin | | levins@bellsouth.net |
| WINFRED GLOVER | | WINFREDE@BELLSOUTH.NET |
| Nathan Edwards | 1761 W 28th | abarnes328@gmail.com |
| Treasja Yon | 2851 NW 15 St | yon Treasa@g.com |
| Carolyn Hamilton | 3000 N.W. 17th Ct | 294-292-5407 |
| Josephine CLARK | 1731 N.W. 28 AVE | JCCLARK6454@G. MAIL. COM |
| Linda Patrick | 1841 NW 26 Ter | lrlpatrick@aol.com |
| Christine Jones | | Christinejones1600@Comcast.net |
| Sharon S Alexander | 1640 NW 29th Terr | |
| ROSE DARDEN | 2760 N.W. 16th Ct. | |
| Precia Glover | 1760 NW 28th Ave | |
| Valerie Jones | 3001 NW 17 St | ValerieJones969@gmail.com<br>Valeriejones969.gmail.com |
| Ralph Rachels | 1610 NW. 24 Terr. | rrflash@aol.com |
| Zuri Smith | 3071 NW. 17th St. | zsmith@aol.com |
| Derek Carter | 1832 N.W. 25 Ave | |
| Stephanie Smith | 3071 NW 17th st. | smithsd417@aol.com |

# 10/16 - Community Meeting

| Name | Address | e-mail |
|---|---|---|
| Alice Hughes | 1750 NW 27th Terrace | AlfredTaNoy@gmail.com |
| Patricia Stanley - General Stanley | 1710 N. W. 28th Ave | Stanley P, 36@aol. |
| Steven Jackson | 1821 NW 28th Ave | 075steviesj@gmail.com |
| Lynnwood Hayes | 1821 N.W. 26 terr | Gbiinc9973@gmail.com |
| Rita Saintilus | 1753 N W 29th ln | JacquelinS0218@gmail.com |
| VERA ARMBRISTER | 3010 N W 17th CT | JESUSSaves3010@gmail.com |

**ATTACHMENT 15**

Due to online accessibility concerns, Exhibits A to H (pages 6 to 210) are on file at the Planning Council office; for access contact the Planning Council office at 954-357-6695 or planningcouncil@broward.org.

# Wingate Land Use Amendment Public Record Submission

*Requested findings and protective conditions for the October 29 2026 Broward County public hearing*

**Submitted by April L. Young, Wingate Water Warriors and affected community residents**
Primary contact: aprilyoung1820@gmail.com | 786-252-5086

## Requested Action

Please incorporate the following findings, analysis, and protective conditions into the staff report and recommendation for the proposed land use planning amendment. The County should not treat the amendment as a routine land use change because the affected area is near the historic Wingate Incinerator Superfund site and Rock Pit Lake, where residents continue to raise environmental health, drainage, and property-safety concerns.

The requested action is a deferral or conditional approval: no amendment implementation, intensification of use, rezoning, site-plan approval, or issuance of development permits should proceed until the public-health and environmental conditions listed below are completed and publicly reported.

## Community Basis for the Request

- The Wingate Incinerator site was listed on the National Priorities List in 1990. The surrounding community includes long-established residential neighborhoods near Rock Pit Lake and the historically contaminated area.
- Residents have repeatedly raised concerns about possible exposure pathways, water and drainage conditions, soil disturbance, cracking and sinkhole conditions, serious illnesses and cancer, and the adequacy of public notice and follow-through.
- Residents further report concerns that the self-contained containment liner may be leaking. This is a community-reported concern requiring independent verification; it is not presented here as a confirmed finding. A physician has reportedly identified an environmental infection concern in connection with a resident health complaint. The primary speaker, April L. Young, has asthma and reports concern about inhaling airborne dust during current activity. Residents also report hospitalizations and deaths of unknown or unexplained cause within the community. These health reports require appropriate medical and public-health follow-up and surveillance; they do not by themselves establish site causation.
- Community members report that they have not received a current, neighborhood-accessible independent exposure assessment, voluntary screening and referral program, or a plain-language explanation of current site restrictions and protective controls.
- Proposed or pending development activity, including requests associated with the Wingate area, may increase soil disturbance, heavy-equipment use, drainage changes, and public-health concern unless reviewed with the existing contamination history in mind.
- Residents report visible neighborhood conditions that warrant an on-site review: dead animal remains left along roadsides, coyotes in the neighborhood, barricades and active drainage, pumping or sorting activity, and mature trees and vegetation that appear to be declining or dying. Residents are also submitting photographs near homes, the library, parks, cemetery, roadsides, drainage areas, and public spaces.

EX-H
1

## Findings Requested for the Amendment Report

| Topic | Requested report finding |
|---|---|
| **Environmental history** | Identify the Wingate Incinerator Superfund history, the proximity of the amendment area to Rock Pit Lake and affected neighborhoods, and all applicable institutional, engineering, access, excavation, groundwater, drainage, or soil-management restrictions. |
| **Health equity** | Recognize that residents have requested an environmental-health assessment and accessible health information. State that absence of a completed community assessment should be treated as an unresolved planning consideration. |
| **Health surveillance** | Request a public-health review of community-reported hospitalizations, deaths of unknown or unexplained cause, respiratory symptoms, asthma-related dust concerns, and physician-reported environmental-infection concerns, with privacy-protected aggregate reporting and appropriate referrals. |
| **Exposure pathways** | Independently evaluate the reported containment-liner leak and analyze whether construction, excavation, dewatering, stormwater changes, dust, truck traffic, utility work, or other site activity could create or worsen potential exposure pathways, including respiratory and physician-reported environmental-infection concerns. |
| **Infrastructure** | Evaluate drainage capacity, flood and runoff effects, water infrastructure, sinkhole or subsidence concerns, and whether proposed intensity is compatible with existing site conditions. |
| **Neighborhood safety** | Conduct an on-site inspection of reported wildlife activity, animal-remains disposal, barricades, drainage operations, pumping or sorting activity, tree and vegetation decline, and any conditions affecting nearby public spaces. |
| **Public participation** | Document community testimony and require advance notice, meaningful consultation, and a public response to resident questions before later approvals are considered. |
| **Cumulative impacts** | Evaluate the combined impact of the amendment with existing contamination history, nearby industrial or commercial activity, traffic, noise, heat, drainage, and the health vulnerability of nearby residents. |

## Protective Conditions Requested

- Obtain and publish an independent environmental review addressing soil, groundwater, surface water, stormwater, dust, vapor intrusion where applicable, and construction-related exposure pathways.
- Independently inspect and verify the condition and performance of any self-contained containment liner. If a breach, leak, or uncertainty is identified, require corrective action, public notice, and additional sampling before any further ground-disturbing activity.
- Request a coordinated community health assessment and voluntary screening/referral plan through the appropriate public-health authorities, with results and resources communicated in plain language.
- Request public-health surveillance and a privacy-protected review of reported unexplained hospitalizations and deaths, respiratory symptoms, and physician-reported environmental-infection concerns, including appropriate medical referrals and aggregate community reporting.
- Require dust monitoring and dust-control measures during all current and future disturbance activities, together with a respiratory-risk evaluation and public-health guidance for residents, workers, children, elders, and medically vulnerable people.
- Provide advance notice of dust-generating work and effective dust-control measures for nearby residents, including people with asthma and other respiratory conditions.



EXH 2

- Require a site-specific health and safety plan for every future construction or ground-disturbing activity, including dust control, soil handling, water management, worker and resident protections, and independent monitoring where warranted.
- Require a drainage and infrastructure analysis that addresses runoff, flooding, water-service capacity, subsidence or sinkhole concerns, and effects on nearby homes and Rock Pit Lake.
- Require prompt lawful removal of animal remains, humane wildlife-response measures for coyotes or other wildlife presenting a safety risk, and correction of conditions that attract wildlife, including unmanaged waste, debris, standing water, or drainage problems.
- Require safe barricading, documented oversight, and advance public notice for drainage, pumping, sorting, excavation, or other active operations that may affect nearby residents or public areas
- Require an independent review of reported tree and vegetation decline, including possible soil, water, drainage, dust, or other environmental stressors, and require restoration or protective measures where appropriate.
- Establish a community advisory process, public notice before significant approvals, and a written agency response to concerns raised in the public record.
- Evaluate protective housing measures, relocation assistance, voluntary buyout options, or other remedies for residents if a risk cannot be ruled out or safely mitigated.
- Make compliance with all environmental restrictions and mitigation measures a condition precedent to any implementing zoning, site plan, permit, or development order.

## Materials for the Record

The following materials should be logged as attachments or referenced in the amendment report Each attachment should be assigned an exhibit number and posted with the hearing record when permitted:

- Exhibit A: Wingate Formal Public Record Submission, including prior written requests and meeting materials.
- Exhibit B: Maps, photographs, and site-plan materials showing the amendment area, Wingate site, Rock Pit Lake, nearby homes, drainage features, and proposed activity.
- Exhibit C: EPA, ATSDR, Florida Department of Health, Broward County, and City records concerning site history, restrictions, sampling, health information, drainage, and redevelopment.
- Exhibit D: Community declarations, resident questionnaires, photographs, and a log of reported health, property, water, drainage, and safety concerns. Personal medical information should be redacted
- Exhibit E: Relevant planning and development records, including UDP-L24003, UDP-Z24009, UDP-S25030, and UDP-S26018 to the extent they are considered in the land-use analysis.
- Exhibit F: Dated photographs and a photo index identifying the location, direction of view, and observed condition at each location, including homes, library, parks, cemetery, roadsides, drainage areas, trees, wildlife, barricades, and active operations
- Exhibit G: A resident concern log with dates, locations, witnesses, photographs, agency-report numbers if any, and a short description of each observed condition. Do not include unredacted private medical records.
- Exhibit H: This requested findings and protective conditions document.

Ex H

**Wingate Toxic Remains**

# PRESS RELEASE INVITATION

Saturday, 12th 3pm August, 2023

## Entrusted Power Is Imbued Upon

surrounding communities suffer health issues, deaths, and poor quality of life at the hands of entrusted officials. Wingate and 31 Ave. believe it to be a political battle. Community suffers abuse, abandonment, and loss of life in the soil of Windgate and the water system. Cover up without cleaning up. Extensive contamination has led to high numbers of deaths. Cancer and other related diseases are listed in toxicology reports. Attempt to cover up the truth with the Superfund program to cap and monitor and check water pH balance.



## South Florida State of Emergency

Who is responsible? We drink, eat, and bathe in unknown disease-causing soil, air, and water. An Emergency State of Action is needed now. Everything living meets health issues or rapidly decaying wild life, plants, trees, surrounding areas with disease, and spots like leopards. With the air we breathe, can you imagine what our insides look like? Itching throughout the body Parents make more doctor visits. Being advised to check our water. Political? No, it's cold-hearted killing. Biden-Harris The administration announced an additional $1 billion in bipartisan Infrastructure Law Funds to Start New Cleanup projects and accelerate cleanup work across the Country. State-funded cleanups cost $20 million to clean up contamination. How long will it take to clean up Windgate properties? Over 72 years of broken hearts from broken promises The civil rights movement has broken out. Demonstration march, rally, calling media Investors work properties as they please, violating our rights. Activity with high-power tools: water disturbs surges on land and forms signs of trouble reactivating, causing even more damage. Come out! Our lives depend on each of us. call: 1800-424-8802

National Response. Reporters facts contaminated due to hazardous waste dumped improperly managed processing landfill. Constant abuse and disrespect for quality of life. Immediately call to STOP excessive exposure to health issues and deaths illness related. Lake Aire HOA Meet Thursday, August 10th, at 6 p.m. Town Hall meet
Aug 12th Saturday, at 3 p.m. at Bass Park, 2750 NW 19th Street, Ft. Lauderdale, FL 33311

*Exhibit F Image 1. Wingate community press release invitation, dated August 2023. Submitted to document earlier community notice and site imagery. The statements shown in the historical image are not offered as proof of medical causation and remain subject to independent review.*

EX-H 4

## Attachments to Send to Planning Amendment Staff

Send this report as the cover document and attach only materials that you can identify by date, location, or source. Use the exhibit letters below in the subject line or file names so staff can place each item in the hearing record.

- Photographs: Send the original or clearest copies. Name each file with the date and location if known, for example: 2026 09 24 Rock Pit Lake drainage photo. Include a one-page photo index stating what each image shows and where it was taken.
- Maps and site plans: Send any maps showing the Wingate site, Rock Pit Lake, the amendment area, homes, library, parks, cemetery, drainage features, and active work areas.
- Official records: Send agency letters, inspection reports, public-record responses, meeting agendas or minutes, environmental documents, and development applications you received. Keep the original source, date, and page number visible.
- Resident statements: Send short signed statements only from people willing to be identified. Each statement should give the person name, address or neighborhood, date, direct observations, and contact information if they agree to be contacted.
- Health information: Do not send private medical records or other residents medical information unless specifically requested and authorized. Instead, submit a redacted summary of concerns and request an agency-led public-health review.
- Do not alter photographs, add unsupported medical conclusions, or state that a particular condition was caused by the site unless supported by qualified evidence. Label reported concerns as resident reports requiring review.

## Requested Staff Report Language

The staff report should state: "Before implementing the proposed land use amendment or approving subsequent development activity in the affected area, Broward County shall ensure that applicable environmental restrictions are identified and enforceable; that potential exposure, drainage, and infrastructure impacts are independently evaluated; and that affected residents receive meaningful notice, access to findings, and an opportunity to comment. This condition is necessary to protect public health, safety, environmental justice, and the compatibility of future land uses."

## Conclusion

The community is requesting a responsible planning record, not a symbolic acknowledgment. The County should make its recommendation conditional on evidence-based environmental protection, public-health review, transparent reporting, and enforceable safeguards for the residents who live with the consequences of land-use decisions.

**Submitted by:** April L. Young
For Wingate Water Warriors and affected community residents
Date: 9/24/26

APPROVED
10/4/26

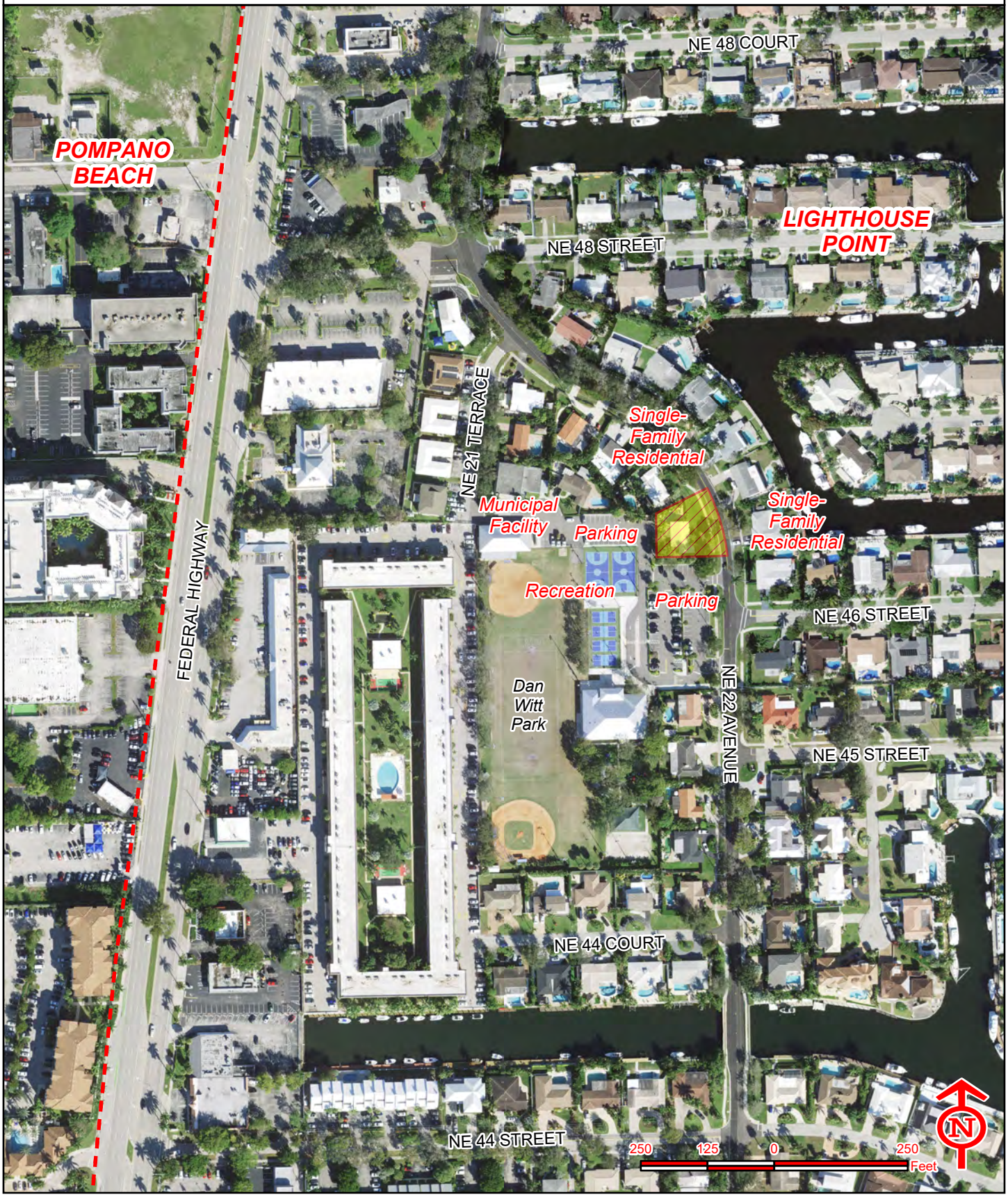
EXH 6

PH 2

# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
## GENERALIZED LOCATION MAP
## AMENDMENT PC 26-10



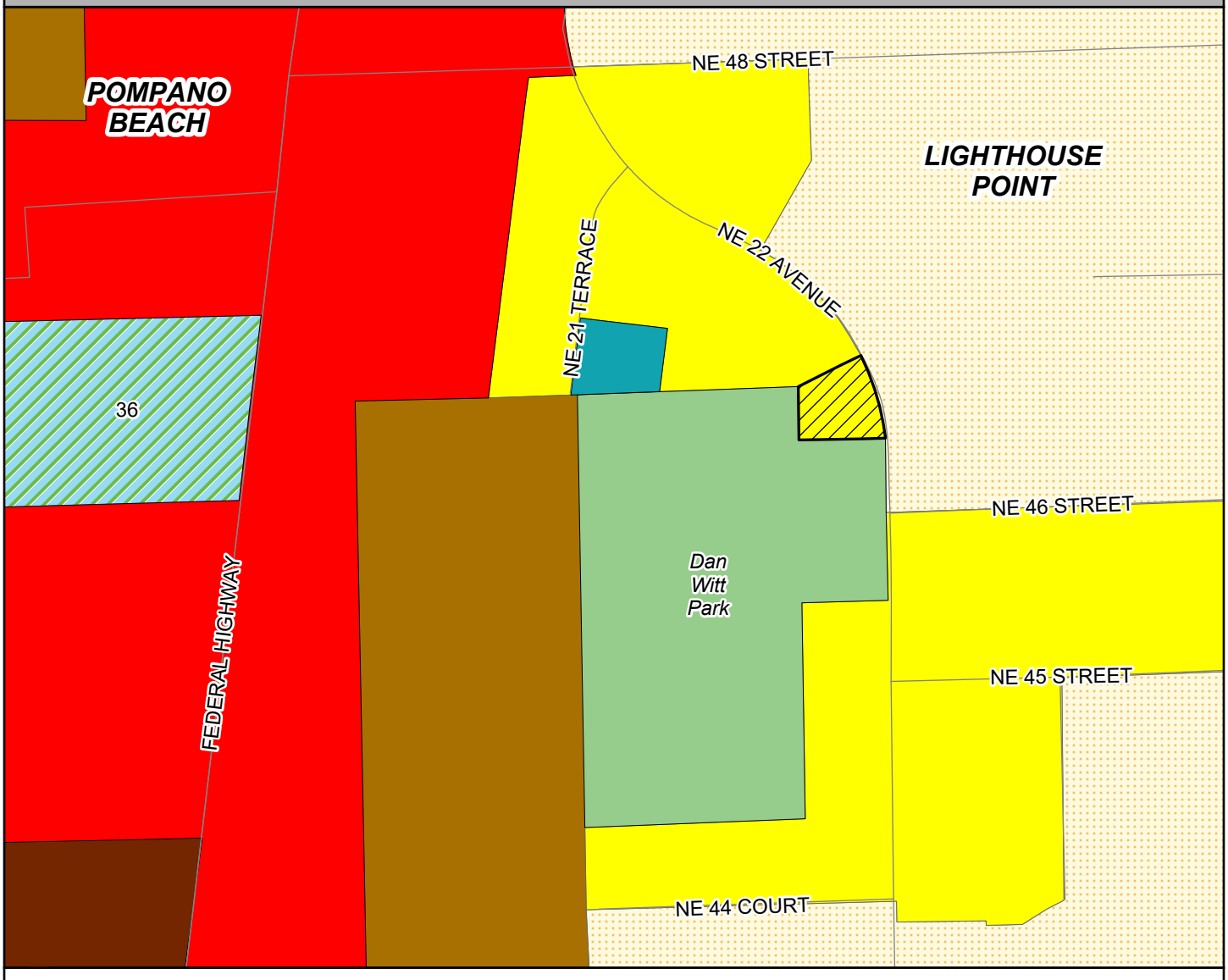
# MAP 1
# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
# AERIAL PHOTOGRAPH
# AMENDMENT PC 26-10



# MAP 2
# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
# CURRENT FUTURE LAND USE DESIGNATIONS
# AMENDMENT PC 26-10

**Current Land Use:** Low (5) Residential

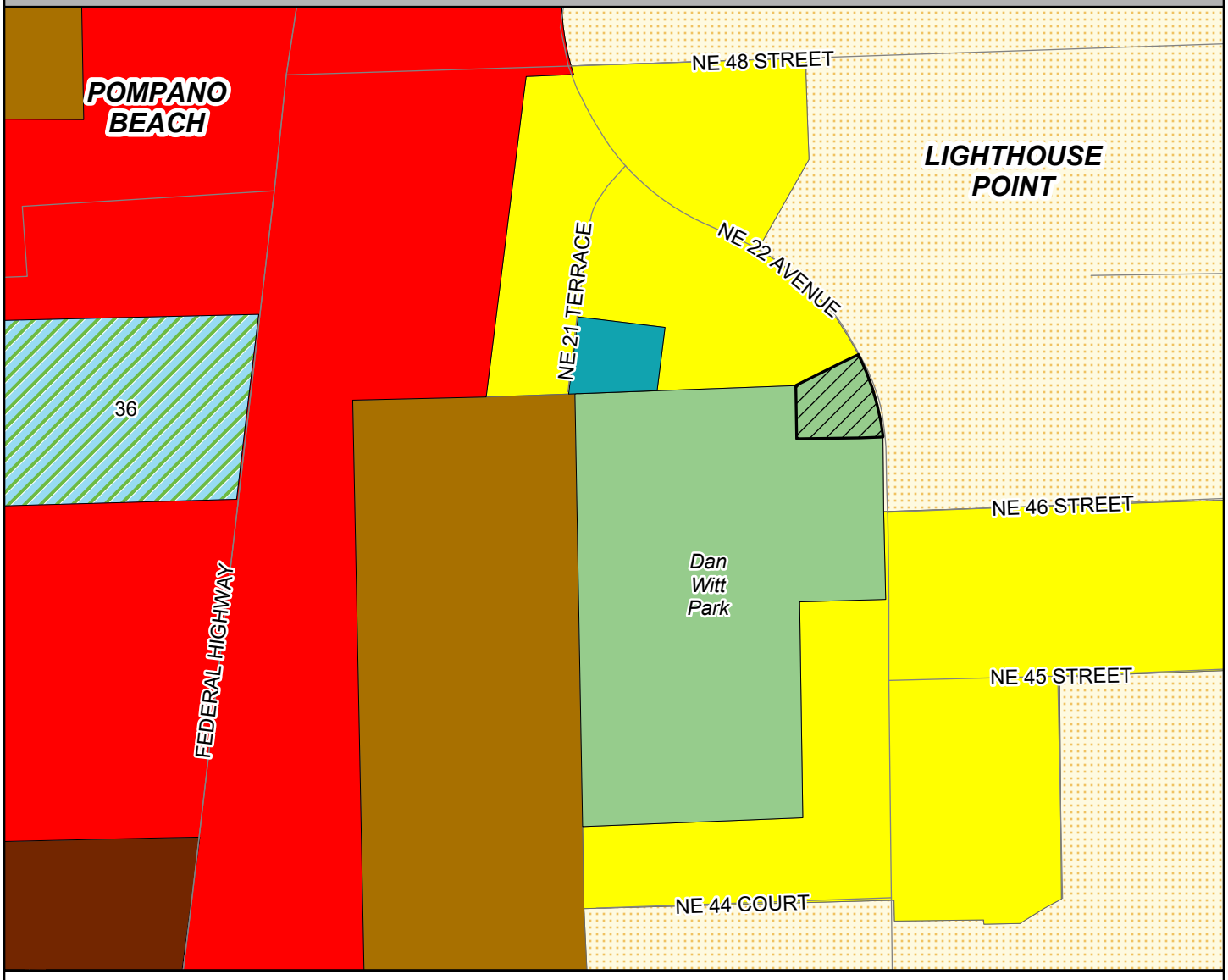
**Gross Acres:** Approximately 0.3 acres



# MAP 3
## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
## PROPOSED FUTURE LAND USE DESIGNATIONS
## AMENDMENT PC 26-10

**Proposed Land Use:** Recreation and Open Space

**Gross Acres:** Approximately 0.3 acres



***SECTION I***
***AMENDMENT REPORT***
***BROWARD COUNTY LAND USE PLAN***
***PROPOSED AMENDMENT PC 26-10***
**(LIGHTHOUSE POINT)**

***RECOMMENDATIONS/ACTIONS*** ***DATE***

*I.* *Planning Council Staff Recommendation* *October 20, 2026*

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval.

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

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

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

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment.

The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

***SECTION II***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

## ***INTRODUCTION AND APPLICANT'S RATIONALE***

*I.* *Municipality:* Lighthouse Point

*II.* *County Commission District:* District 4

*III.* *Site Characteristics*

*A.* *Size:* Approximately 0.3 acres

*B.* *Location:* In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, and between Northeast 46 and 48 Streets.

*C.* *Existing Use:* Single-Family Home

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

*A.* *Current Designation:* Low (5) Residential

*B.* *Proposed Designation:* Recreation and Open Space

*C.* *Estimated Net Effect:* **Addition** of 0.3 acres of recreation use
**Reduction** of one (1) single-family dwelling unit

*V.* *Existing Uses and BCLUP Designations Adjacent to the Amendment Site*

*A.* *Existing Uses (See Map 1):*
*North:* Single-family residential
*East:* Single-family residential
*South:* City Park
*West:* City Park

*B.* *Planned Uses (See Map 2):*
*North:* Low (5) Residential
*East:* Low (3) Residential
*South:* Recreation and Open Space
*West:* Recreation and Open Space

***INTRODUCTION AND APPLICANT'S RATIONALE (continued)***

*VI.* *Applicant/Petitioner*

| | | |
|---|---|---|
| *A.* | *Applicant:* | City of Lighthouse Point |
| *B.* | *Agent:* | David Dixon, AICP, Planning Administrator, City of Lighthouse Point |
| *C.* | *Property Owner:* | City of Lighthouse Point |

*VII.* *Recommendation of Local Governing Body:* The City of Lighthouse Point recommends approval of the proposed amendment.

*VIII.* *Applicant's Rationale*

The applicant states: "The Property is approximately 8,605 square feet (0.198 net acres) and contains an existing single-family residence and swimming pool. The parcel is contiguous to Dan Witt Park, making it well suited for incorporation into the existing park. The City intends to demolish the existing structures and integrate the Property into Dan Witt Park to support future park-related uses and improvements.

The Property has a Future Land Use designation of Low Residential (up to five dwelling units per acre). To facilitate the assemblage of the Property with Dan Witt Park, the Future Land Use Map must be amended to Parks and Recreation for the parcel and the adjacent right-of-way to the centerline, totaling approximately 0.299 gross acres."

***SECTION III***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

## ***REVIEW OF PUBLIC FACILITIES AND SERVICES***

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

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

The proposed amendment may add 0.3 of an acre to the City of Lighthouse Point recreation and open space inventory as an addition to the existing Dan Witt Park. The Broward County Parks and Recreation Department supports the proposed amendment. See Attachment 2.

### *II. Transportation & Mobility*

The proposed amendment from Low (5) Residential to Recreation and Open Space land use category is not projected to impact the regional transportation network at the long-term planning horizon. See Attachment 3. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

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

- **Federal Highway/U.S. 1**, between Sample Road and Copans Road, is currently operating at level of service (LOS) "F" and projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, exists within a quarter (0.25) mile of the proposed amendment site. See Attachment 4.

The Broward County Housing and Urban Planning Division (BCHUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. See Attachment 5.

### *III. Public Schools*

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

***SECTION IV***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

## ***REVIEW OF NATURAL RESOURCES***

*I.* *Environmental Resources*

The Broward County Public Works and Environmental Services Department (BCPWESD) report indicates that the proposed amendment site does not contain any wetlands, wellfields, specially designated areas, protected natural lands, marine or riverine resources or fall within a priority planning area; however, appropriate licenses and/or permits will be required for surface water and tree preservation. See Attachments 6 and 7. The City has acknowledged the comments and stated that it will comply with licensing and permitting requirements, as required. See Attachment 8.

*II.* *Historical/Cultural Resources*

While the Broward County Housing and Urban Planning Division (BCHUPD) report suggests that the residential structure should be recorded with the Florida Master Site File, prior to removal, the City has confirmed that demolition has occurred. See Attachment 5.

***SECTION V***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

## ***OTHER PLANNING CONSIDERATIONS/INFORMATION***

*I.* *Affordable Housing*

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

*II.* *BrowardNext - Broward County Land Use Plan Policies*

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

*III.* *Other Pertinent Information*

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

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 25 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

***SECTION VI***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

***PLANNING ANALYSIS***

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Low (5) Residential to Recreation and Open Space will result in a 0.3 acre expansion of the adjacent, existing 6.0 acre city park.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. Further, no adverse impacts to the **regional transportation network**, **public schools or environmental, historical or cultural resources** were identified. See Attachments 3, 5, 6 and 7.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and recommends approval.

***SECTION VII***
***AMENDMENT REPORT***
***PROPOSED AMENDMENT PC 26-10***

## ***ATTACHMENTS***

*1.* Broward County Planning Council Supplemental Report of September 2026

*2.* Broward County Parks and Recreation Division Report of September 2, 2026

*3.* Broward County Planning Council Traffic Analysis of August 4, 2026

*4.* Broward County Transportation Service and Strategic Planning Division Report of September 3, 2026

*5.* Broward County Housing and Urban Planning Division Report of September 2, 2026

*6.* Broward County Public Works and Environmental Services Department Report of August 26, 2026

*7.* Broward County Public Works and Environmental Services Department Resilience Report of August 5, 2026

*8.* City of Lighthouse Point Response to Review Agency Comments, dated October 8, 2026

# ATTACHMENT 1

**BROWARD COUNTY PLANNING COUNCIL**
**SUPPLEMENTAL REPORT**
**PUBLIC SERVICES AND FACILITIES**

**BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 26-10**

Prepared: September 2026

***POTABLE WATER***

The proposed amendment site will be served by the Pompano Beach Lime Softening and Membrane Plants, which have a current combined capacity of 50 million gallons per day (mgd). The amendment will result in no net impact on demand; therefore, sufficient potable water capacity will continue to be available to serve the proposed amendment site.

***SANITARY SEWER***

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95.0 mgd. The amendment will result in no net impact on demand; therefore, sufficient sanitary sewer capacity will continue to be available to serve the proposed amendment site.

***SOLID WASTE***

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. The amendment will result in no net impact on demand; therefore, sufficient solid waste capacity will continue to be available to serve the proposed amendment site.

***DRAINAGE***

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

***PARKS AND OPEN SPACE***

The proposed amendment will have no net impact on the projected demand for local parks. For informational purposes, the City of Lighthouse Point has 47.2 acres in its parks and open space inventory; the proposed amendment could add 0.3 acres to the inventory as an addition to Dan Witt Park. The projected 2050 population (10,392) requires approximately 31.18 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The City of Lighthouse Point continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 2

**From:** West, Dan
**To:** Blake Boy, Barbara
**Cc:** Briggs, Linda
**Subject:** RE: Proposed Broward County Land Use Plan Amendment Application: PC 26-10 - Lighthouse Point
**Date:** Wednesday, September 2, 2026 3:10:48 PM

---

Linda and I support it. As we understand. they are taking a small home adjacent to a park and removing the home to add the land to the park.

Sincerely,

Dan West, Director
Parks and Recreation Division
950 N.W. 38th Street, Oakland Park, FL 33309
954-357-8106 • Fax 954-357-5991
Broward.org/Parks
***How Are We Doing?***

Member, American Academy for Park and Recreation Administration
Leadership of and for public parks and recreation www.aapra.org

# ATTACHMENT 3

***TRAFFIC ANALYSIS - Peak***
***PC 26-10***

Prepared: August 4, 2026

***INTRODUCTORY INFORMATION***

Jurisdiction: City of Lighthouse Point

Size: Approximately 0.3 acres

***TRIPS ANALYSIS***

***Potential Trips - Current Land Use Designation***

| | |
|---|---|
| Current Designation: | Low (5) Residential |
| Potential Development: | 1 dwelling unit |
| Trip Generation Rate: | ITE Equation (210) Single-Family Detached Housing* |
| Total P.M. Peak Hour Trips: | 1 peak hour trip |

***Potential Trips - Proposed Land Use Designation***

| | |
|---|---|
| Proposed Designation: | Recreation and Open Space |
| Potential Development: | Expansion of City Park |
| Trip Generation Rate: | ITE Equation () Shopping Center |
| Total P.M. Peak Hour Trips: | 1 peak hour trip |

***Net P.M. Peak Hour Trips*** 0 peak hour trips

***PLANNING COMMENTS***

The proposed amendment is not projected to impact the regional transportation network at the long-range planning horizon.

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

# ATTACHMENT 4

**TRANSPORTATION DEPARTMENT - Service and Strategic Planning Division**
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8305

**VIA EMAIL**

RECEIVED
9/3/2026

September 3, 2026

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

RE: Land Use Plan Amendment (LUPA) – PC 26-10 (4711 NE 22nd Avenue) in the City of Lighthouse Point – Transit Verification Letter

Barbara Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated July 22, 2026, regarding the proposed Land Use Plan Amendment (LUPA) for 4711 NE 22nd Avenue, Lighthouse Point, 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 10, the Hillsboro Beach community shuttle, and the Lighthouse Point community shuttle. 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 10 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays BCT Route 10 runs from 5:05 a.m. to 12:18 a.m. with a frequency of 29 minutes.*

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M. | SERVICE FREQUENCY |
|---|---|---|---|
| BCT Route 10 | Weekday<br>Saturday<br>Sunday | 5:05 a.m. – 12:18 a.m.<br>5:09 a.m. – 12:10 a.m.<br>8:00 a.m. – 10:20 p.m. | 29 minutes<br>35 minutes<br>45 minutes |
| Hillsboro Beach – BCT 721 | Monday<br>Wednesday<br>Friday | 9:00 a.m. – 5:50 p.m. | 60 minutes |
| Lighthouse Point – BCT 745 | Weekday | 9:00 a.m. – 3:26 p.m. | 60 minutes |

**TRANSPORTATION DEPARTMENT - Service and Strategic Planning Division**
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8305

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 transit propensity along Northeast 22nd Avenue in the City of Lighthouse Point. 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

**ATTACHMENT 5**

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

RECEIVED
9/2/2026

**DATE:** September 2, 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
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**SUBJECT:** PC 26-10 Lighthouse Point (4711 NE 22 Avenue)

The Broward County Housing and Urban Planning Division (HUPD) staff reviewed proposed amendment PC 26-10. The subject site is in the City of Lighthouse Point involving approximately 0.3 acres. The amendment proposes:

*Current Designation:* Low (5) Residential

*Proposed Designation:* Recreation and Open Space Use

*Estimated Net Effect:* Reduction of One (1) Dwelling Unit
Addition of 0.3 acres of Recreation and Open Space 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 Historic Preservation Officer determined the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of sensitivity.

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

1. The property includes a single-family residence dating to 1970-71 (per County Property Appraiser information). Historic Preservation staff advises that structures 50 years of age or older that retain original characteristics are considered potential resources and recommends that the residential structure be recorded with the Florida Master Site File, prior to removal. Staff further notes that recording the site is for future study and research purposes; it does not subject the site to regulatory protections or controls. For information about recording with the Florida Master Site File: https://dos.fl.gov/historical/about/division-faqs/master-site-file/.

2. The subject is within the jurisdictional boundaries of Broward County's historic

preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County Public Works and Environmental Services Department
Housing and Urban Planning Division
Historic Preservation Program
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

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

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

Affordable Housing
The HUPD staff reviewed the application and determined it is not subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP.

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

Intergovernmental Coordination
The site is located entirely within the City of Lighthouse Point and is not located adjacent to another municipality; however, the City of Pompano Beach is located less than one-quarter mile to the west.

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 that ample and secure bicycle parking should be incorporated into non-residential developments consistent with the Broward County "End of Trips Facilities Guide."
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.
- **Policy 3.6.8** states that local government design guidelines should promote use of light only where needed for the purpose of creating appropriate outdoor lighting standards reducing energy use, increasing public safety and protecting human health and wildlife.

The applicant states that the amendment area is served by the City of Lighthouse Point Community Shuttle, providing local circulator service throughout the City and connecting riders with nearby Broward County Transit (BCT) service Routes 10, 11, 34, 83, and U.S. 1 Breeze.

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

- Transit amenities for the existing Community Shuttle such as benches, trash receptacles, and shading louvers.
- A safe, continuous sidewalk or similar direct connection between proposed buildings;
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.

RECEIVED
8/26/2026

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

| | |
|---|---|
| **For:** | Broward Planning Council |
| **Applicant:** | City of Lighthouse Point |
| **Amendment No.:** | PC 26-10 |
| **Jurisdiction:** | City of Lighthouse Point |
| **Size:** | Approximately 0.3 acres |
| **Existing Use:** | Single-Family Home |
| **Current Land Use Designation:** | Low (5) Residential |
| **Proposed Land Use Designation:** | Recreation and Open Space |
| **Estimated Net Effect:** | Reduction of one (1) dwelling unit<br>Addition of 0.3 acres of park use |
| **Location:** | In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets. |

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

## ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There is **one (1) listed contaminated site** that was found within one-quarter mile of the proposed amendment location. The interactive map of contaminated sites in Broward County can be found on the internet at https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx. Any questions can be directed can be directed to (954) 519-1483 or EAR@broward.org.

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.

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

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

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

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

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

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

1. Meet the permitted criteria or Pre-vs-Post analysis including:
    a. Broward County Parking Lot Protection - 5-yr, 1-day
    b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
    c. Attenuation Requirement - 25-yr, 3-day
    d. Flood Protection - 100-yr, 3-day (zero discharge)

2. Finished Floor Elevation requirements: The highest of the following:
    a. FEMA maps effective July 31, 2024
    b. Broward County 100-yr, 3-day flood map elevation
    c. Broward County Future Conditions 100 yr flood map 2060
    d. Site specific 100-yr, 3-day (zero discharge) peak stage.

3. Water table requirements: The highest of the following:
    a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
    b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
    c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation

4. Additional ERP requirements as of June 28, 2024:
    a. Performance criteria
    b. Operation and maintenance cost estimate and plan

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

This site is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation on this property. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or Tree@broward.org for specific code requirements.

**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 three (3) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the three (3) facilities, two (2) are hazardous material facilities, zero (0) are a

storage tank facility, and one (1) facility has both hazardous materials and storage tanks. *(TL 08/03/2026)*

**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 08/03/2026)

**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 08/03/2026)

## 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 zero peak hour trips** per day compared to trips associated with the current designation. Based upon the small acreage, proposed designation, and level of service for analyzed road segments, an amendment to the current land use designation can be assumed to have a **minimal 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 deterioration or 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 along with 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]

Separate attachment

**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]

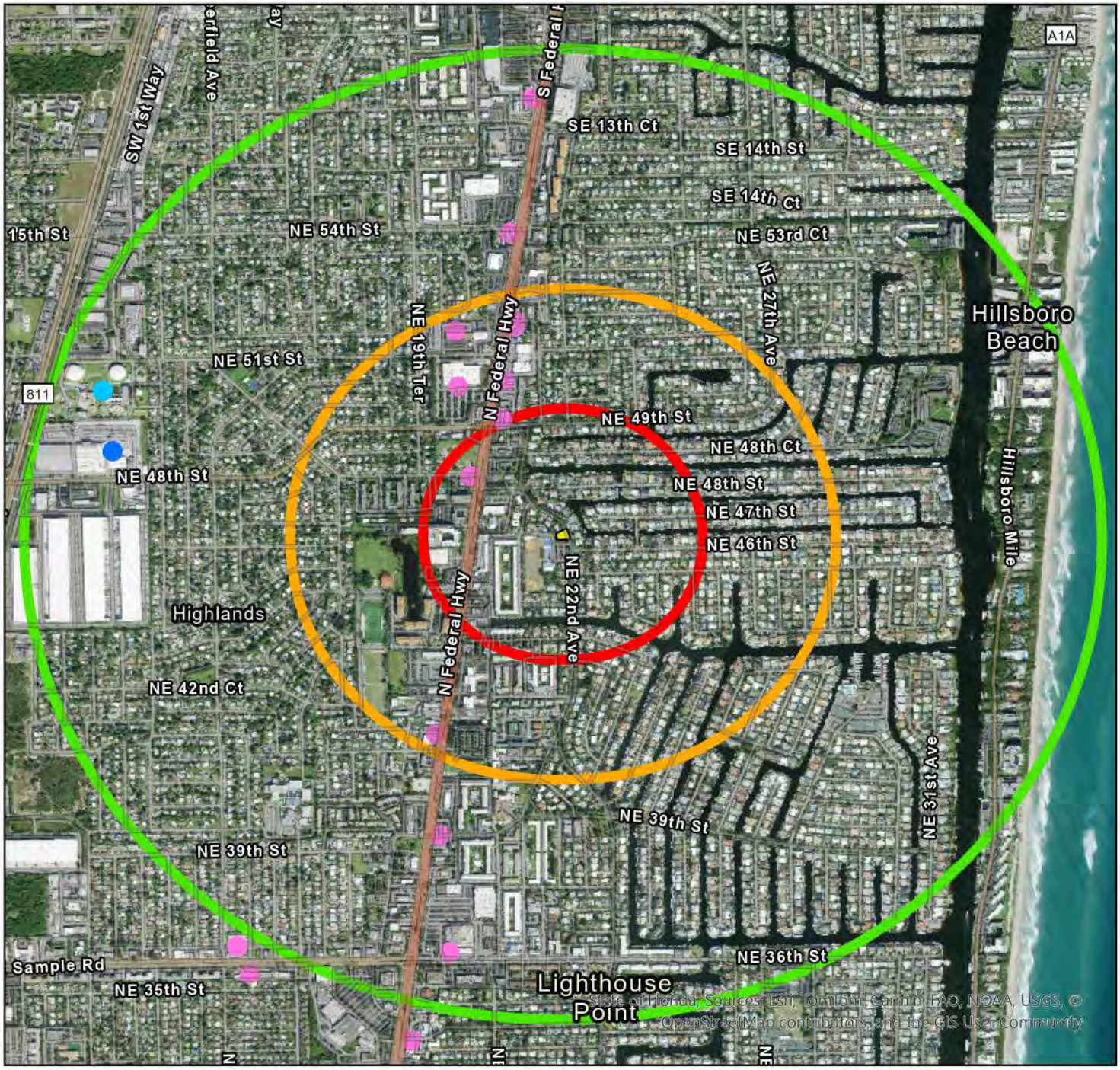
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 10 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 decrease of 50 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

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

# Broward County Land Use Plan
# Proposed Amendment 26-10




## Legend

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

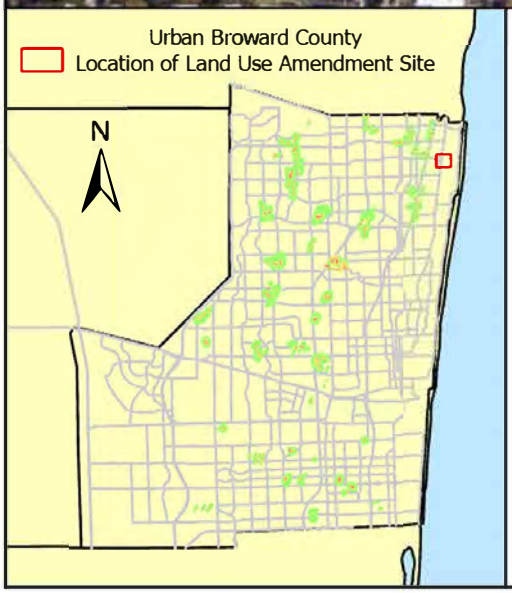
1 Miles

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Generated for location purposes only.
Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared on 7/30/2026 by the Natural Resources Division.

# PC 26-10 Lighthouse Point




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: 7/31/2026 2:50 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.

| 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** |
| City of Lighthouse Point - Public Works Garage | 4730 NE 21ST TER, Lighthouse Point, FL 33064 | 7538 - General Automotive Repair Shops | Hazardous Material and Storage Tank License |
| Pinch A Penny | 4758 N FEDERAL HWY, Lighthouse Point, FL 33064-6553 | 5999 - Miscellaneous Retail Stores, Not Elsewhere Classified | Hazardous Material License |
| Brascar Auto Sales | 4521 N FEDERAL HWY, Pompano Beach, FL 33064 | 7538 - General Automotive Repair Shops | Hazardous Material License |
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# 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:** City of Lighthouse Point

**Amendment No.:** PC 26-10

**Jurisdiction:** City of Lighthouse Point

**Size:** Approximately 0.3 acres

**Existing Use:** Single-Family Home

**Current Land Use Designation:** Low (5) Residential

**Proposed Land Use Designation:** Recreation and Open Space

**Estimated Net Effect:** Reduction of one (1) dwelling unit
Addition of 0.3 acres of park use

**Location:** In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

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.*

***D.*** *Is the property under review for an Environmental Resource License?* No

***E.*** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Yes. A license is not required.

## *III. Comments:*

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time,

there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling the land area will not require an Environmental Resource License.

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

Completed by: Linda Sunderland, Environmental Permitting 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:** City of Lighthouse Point

**Amendment No.:** PC 26-10

**Jurisdiction:** City of Lighthouse Point

**Size:** Approximately 0.3 acres

**Existing Use:** Single-Family Home

**Current Land Use Designation:** Low (5) Residential

**Proposed Land Use Designation:** Recreation and Open Space

**Estimated Net Effect:** Reduction of one (1) dwelling unit
Addition of 0.3 acres of park use

**Location:** In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

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 60 percent or equal to 0.18 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 10 percent or equal to 0.03 acres

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

The change in land use (current to proposed) could potentially result in a decrease of 50 percent impervious surface on the property, which is the equivalent of a decrease of .15 acres of impervious area and a gain of recharge capacity.

## *III. Analysis of Impact of Change in Land Use Designation*

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

The proposed land use designation allows 10 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 decrease of 50 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 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 (August 2026).*

# ATTACHMENT 7

BROWARD COUNTY FLORIDA

RECEIVED 8/5/2026

**PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT**
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

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

**From:** Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Public Works and Environmental Services Department 5.5.

**Date:** 08/05/2026

**Re:** Initial Resilience Review of PC 26-10, 4711 NE 22 Avenue

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**Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas**
[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]
The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

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

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

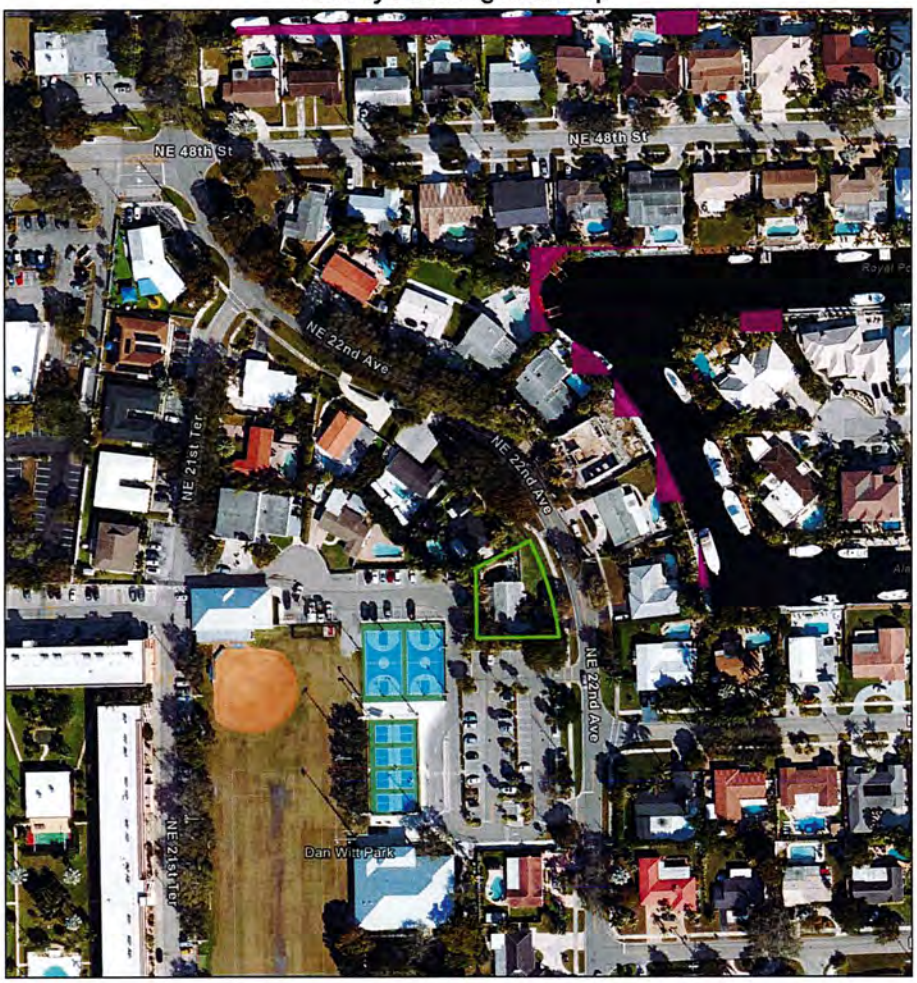
Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as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

The applicants requested conversion of Residential property into Recreation and Open Space may increase the open space available to the community. As such, the Resilience Unit recommends implementation of the following policies to maximize public benefit. The following CCAP Actions concerning heat such as #33 (Reduce the urban heat island effect) by maintaining,

protecting, and improving existing tree canopy, #134 (Increase pervious areas) if the existing structure is re-developed or parking facilities are constructed, and #133 (Promote green infrastructure) such as managing stormwater runoff onsite through constructed wetlands.

Additionally, the Applicant should strongly consider the RCAP policies NS 1.2 (create ecosystem education opportunities within urban parks) and NS-5.1 (Advance the use of green infrastructure, nature-based solutions, and hybrid infrastructure).

**Broward County Land Use Plan**
**Proposed Amendment PC 26-10**
**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 26-10 is located outside of a Priority Planning Area)

0 100 200 Feet

# ATTACHMENT 8

RECEIVED
10/8/2026

October 8, 2026

Barbara Blake Boy
Executive Director
Broward Planning Council

**RE: Acknowledgement of PWES Department Comments**
**Land Use Plan Amendment – 4711 NE 22 Ave**

Dear Barbara Blake Boy,

Please find the city's analysis and findings comment responses below, listed in the order of comments given in the September 22, 2026, agency comment letter:

Contaminated Sites
"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."

**Response:**
**Acknowledged, no dewatering is proposed at this time. If proposed the city will apply for and receive all needed approvals from EPD.**

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

**Response:**
**Acknowledged.**

Wetlands
"Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License."

**Response:**

**Acknowledged. Prior to undertaking surface disturbing activities, the city will contact the Environmental Permitting Division to apply for any licensing or permitting as needed.**

Surface Water Management

"The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit."

**Response:**
**Acknowledged. The city will file for all licenses and permits as necessary per the proposed scope of work.**

Upland Resources

"A Broward County Tree Removal License will be required for any tree removal or relocation on this property."

**Response:**
**Acknowledged. The city will file for all permits necessary per the proposed scope of work.**

Hazardous Material Facilities

"There are three (3) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the three (3) facilities, two (2) are hazardous material facilities, zero (0) are a storage tank facility, and one (1) facility has both hazardous materials and storage tanks."

**Response: Acknowledged.**

Wellfield Protection

"The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations."

**Response: Acknowledged.**

SARA TITLE III (Community Right to Know)

"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."

**Response: Acknowledged.**

Air Quality

"The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any deterioration or 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 along with 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.

**Response: Acknowledged. The city will ensure the prevention of any deterioration to air quality.**

Specially Designated Areas

"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."

**Response: Acknowledged.**

Protected Natural Lands

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

**Response: Acknowledged**

Marine and Riverine Resources

"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."

**Response: Acknowledged. The city will file any required licenses or permit applications.**

Priority Planning Areas for Sea Level Rise, (Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas)

"The Resilience Unit recommends implementation of the following policies to maximize public benefit. The following CCAP Actions concerning heat such as #33 (Reduce the urban heat island effect) by maintaining, protecting, and improving existing tree canopy, #134 (Increase pervious areas) if the existing structure is re-developed or parking facilities are constructed, and #133 (Promote green infrastructure) such as managing stormwater runoff onsite through constructed wetlands. Additionally, the Applicant should strongly consider the RCAP policies NS 1.2 (create ecosystem education opportunities within urban parks) and NS-5.1 (Advance the use of green infrastructure, nature-based solutions, and hybrid infrastructure)."

**Response: Acknowledged. Any future use of the subject property will incorporate CCAP Actions #33, #134, and #133. and RCAP policies NS 1.2 and NS-5.1 to the extent possible within the limited space on site.**

NatureScape Program

"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."

**Response: The city currently utilizes and references the NatureScape Broward Program and other County landscape guidelines in Ch. 29 Landscape of the City LDCs and will continue to coordinate with the program.**

Water Recharge

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

**Response: To the extent possible, the city will seek to maximize water recharge capacity and acknowledges the use of innovative stormwater facilities. We will work with Broward County to identify possible locations.**

Wetland Resource Questionnaire

"The Water and Environmental Licensing Section 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. Landscape material should not include any plants considered to be invasive of South Florida's native plant communities."

**Response: Acknowledged, the City Parks and Public Works Departments work to meet Broward County policies across all city parks and intends to utilize these resources on the subject property.**

Should you need further information or assistance, please feel free to contact me at ddixon@cgasolutions.com or (954) 766-2740.

Sincerely,

*Dave Dixon*

Dave Dixon, AICP
Consulting City Planner