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
7/23/2026

DATE: July 23, 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: 2026.07.24 08:53:34 -04'00'

SUBJECT: PC 26-9 Weston (Hayes Property)

The Broward County Housing and Urban Planning Division staff reviewed proposed amendment PC 26-9. The subject site is in the City of Weston involving approximately 16.0 acres. The amendment proposes:

Current Designation: Agricultural

Proposed Designation: Irregular (3.02) Residential

Estimated Net Effect: Addition of 42 dwelling units
[6 dwelling units currently permitted by the Broward County Land Use Plan (BCLUP)]
48 total dwelling units

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 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 subject property is in the City of Weston and 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

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

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

Affordable Housing

The Housing and Urban Planning Division (HUPD) staff has reviewed this application and has determined that it is not subject to the requirements of the Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will add less than 100 residential dwelling units to the existing densities of the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the 2022 Broward County Affordable Housing Needs Assessment, prepared by the Metropolitan Center at Florida International University, effective October 11, 2022. A total of six (6) residential units is currently permitted by the BCLUP, and this request represents an increase of 42 units for a total of 48 dwelling units.

Redevelopment Analysis

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

Intergovernmental Coordination

The site is located entirely within the City of Weston and is not located adjacent to or in close proximity to another municipality.

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 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

The applicant states that the proposed development will be integrated with the surrounding neighborhoods through sidewalks and buffers.

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

- A safe, continuous sidewalk or similar direct connection between the 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.

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

Hi Alicia,

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

Thanks,

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

RECEIVED
7/24/2026

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

For: Broward Planning Council

Applicant: H&M Development

Amendment No.: PC 26-9

Jurisdiction: Weston

Size: Approximately 16 acres

Existing Use: Vacant

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Irregular (3.02) Residential

Estimated Net Effect: Addition of 42 dwelling units
[6 dwelling units currently permitted by the Broward County Land Use Plan]
48 total dwelling units

Location: In Section 26, Township 50 South, Range 39 East; generally located south of Manatee Isles Drive/Southwest 36 Street, between Southwest 202 Avenue and Southwest 196 Avenue.

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]

Not a known contaminated site nor within one-quarter mile of a contaminated site.

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]

This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 1.13 acres of wetlands. An Environmental Resource License No. DF09-1036, was issued on April 5, 2012 and expired on April 5, 2017. The license expired prior to any work being completed on site.

Review of available information by staff determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will 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]

Surface Water Management Licensing does not have jurisdiction on this portion of the County. Please contact Indian Trace Water Control District.

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 Weston. 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 is one (1) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the one (1) facilities, zero (0) 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 44 peak hour trips** per day compared to trips associated with the current designation. Based upon the level of service for analyzed road segments, relatively minor increase in trips, and maximum number of dwelling units allowed regarding future development, 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 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 adjacent to the ERA County Mitigation Area Wetland and the Soka Gakkai Mitigation Area Wetland, 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]

(Provided in a separate 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 0.2 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 19.8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

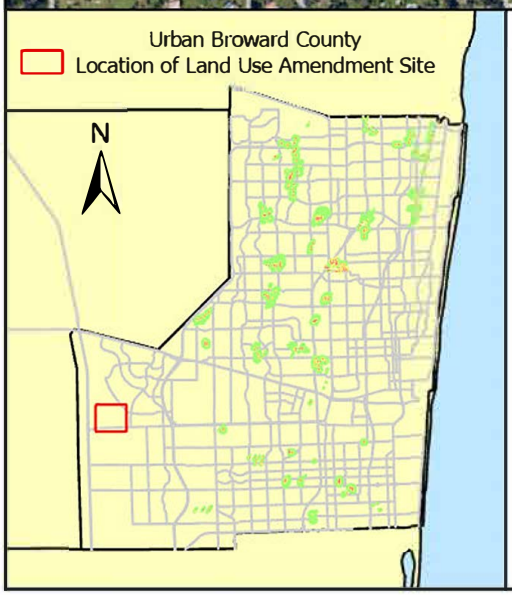
The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

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

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**
Florida Nature & Culture Center	20000 SW 36th Street, Weston, FL 33332	6512 - Operators of Nonresidential Buildings	Storage Tank License

PC 26-9 Hayes (Weston)





0 0.1 0.2 Miles

Land Use Amendment Legend

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

ZONE

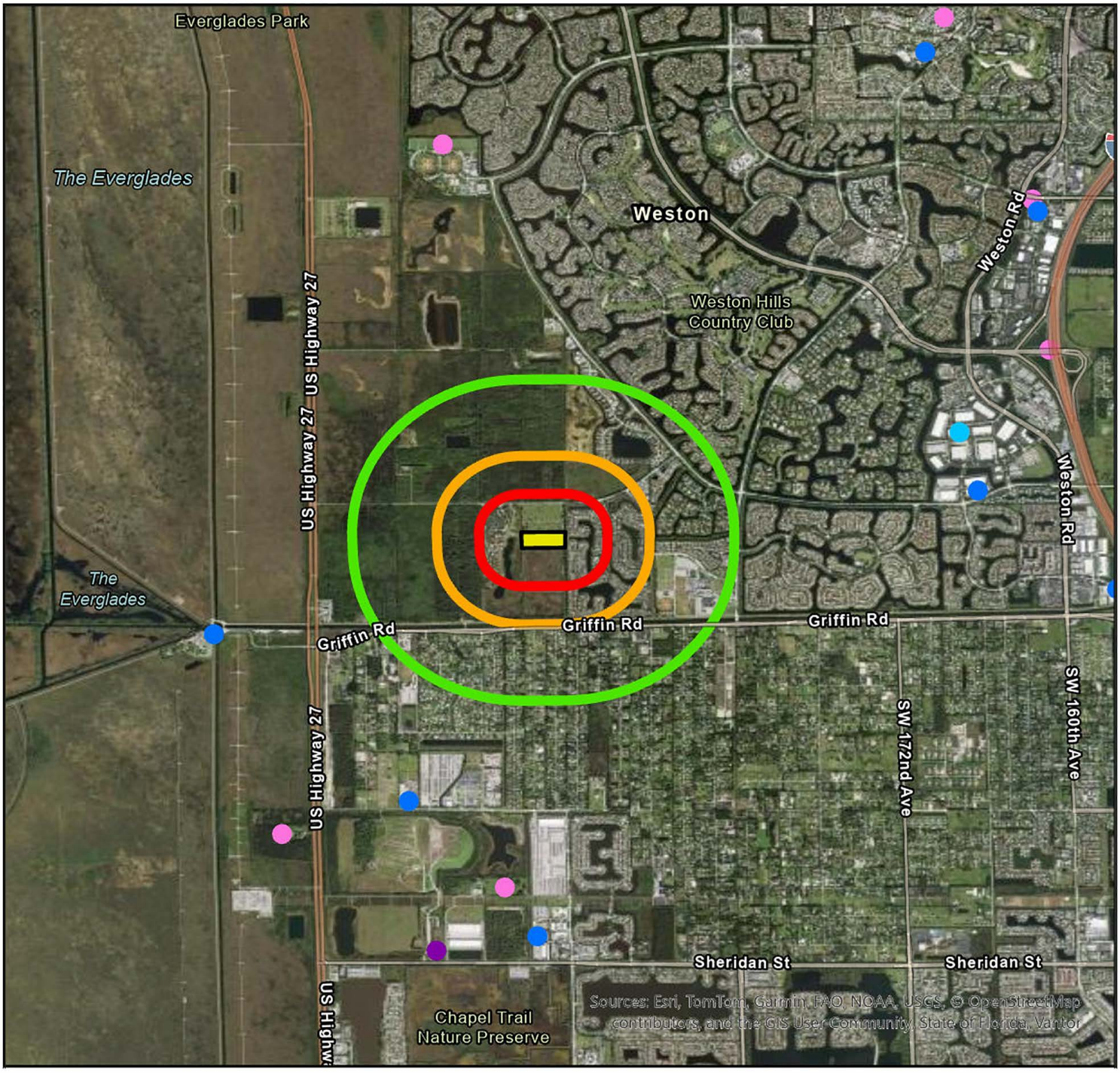
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Prepared on: 7/14/2026 1:21 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 26-9



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

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:	H&M Development
Amendment No.:	PC 26-9
Jurisdiction:	Weston
Size:	Approximately 16 acres
Existing Use:	Vacant
Current Land Use Designation:	Agricultural
Proposed Land Use Designation:	Irregular (3.02) Residential
Estimated Net Effect:	Addition of 42 dwelling units [6 dwelling units currently permitted by the Broward County Land Use Plan] 48 total dwelling units
Location:	In Section 26, Township 50 South, Range 39 East; generally located south of Manatee Isles Drive/Southwest 36 Street, between Southwest 202 Avenue and Southwest 196 Avenue.

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?* Yes

B. *Describe extent (i.e. percent) of wetlands present on subject property.* Unknown at this time.

C. *Describe the characteristics and quality of wetlands present on subject property.* Unknown at this time.

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?* No. A wetland determination and Environmental Resource License is required.

III. Comments:

This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 1.13 acres of wetlands. An Environmental Resource License No. DF09-1036, was issued on April 5, 2012 and expired on April 5, 2017. The license expired prior to any work being completed on site.

Review of available information by staff determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will 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.

Prior to ANY site work, including clearing and grubbing, an Environmental Resource License (ERL) is required. Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL. Any unavoidable wetland impacts must be mitigated.

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 Engineering and 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:	H&M Development
Amendment No.:	PC 26-9
Jurisdiction:	Weston
Size:	Approximately 16 acres
Existing Use:	Vacant
Current Land Use Designation:	Agricultural
Proposed Land Use Designation:	Irregular (3.02) Residential
Estimated Net Effect:	Addition of 42 dwelling units [6 dwelling units currently permitted by the Broward County Land Use Plan] 48 total dwelling units

Location: In Section 26, Township 50 South, Range 39 East; generally located south of Manatee Isles Drive/Southwest 36 Street, between Southwest 202 Avenue and Southwest 196 Avenue.

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

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 20 percent or equal to 3.2 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 0.2 percent or equal to 0.032 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 19.8 percent impervious surface on the property, which is the equivalent of a decrease of 3.2 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 0.2 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 19.8 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 residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: M. Pognon, Broward County Natural Resources Division (7/24/2026).

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

Date: 07/17/2026

Re: Initial Resilience Review of PC 26-9, Hayes

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

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

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

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

The Resilience Unit of the Public Works and Environmental Services Department asks that the Applicant strongly consider the following CCAP Actions Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), Energy Resources Actions #107

(Promote energy efficiency practices that reduce energy consumption in homes) and #108 (Utilize Green Infrastructure to reduce energy consumption).

Additionally, the applicants requested conversion of agricultural land to residential development will increase the impervious surface area of Broward County. Implementation of the following Water Resources CCAP Actions concerning potable and stormwater would reduce the applicants impact on water resources: #122 (Continue local water conservation programs), #133 (Promote green infrastructure), #134 (Increase pervious areas). RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), and PH-3.3 (Use of cool building materials) are recommended throughout the application, design, permitting and construction process.

Broward County Land Use Plan
Proposed Amendment PC 26-9
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 26-9 is located outside of a Priority Planning Area)

0 0.07 0.15 Miles

Transportation Department
Service and Strategic Planning Division
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
Alicia Joseph, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-9 (Hayes) in the City of Weston

Alicia Joseph,

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2026 regarding the proposed LUPA for Hayes, located west of Southwest 196th Avenue and south of Manatee Isles Drive in Weston FL, for current and planned transit service. There is no transit service provided within a quarter-mile walking distance of the amendment site and no planned expansion at this time.

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 residential density near Manatee Isles Drive in the City of Weston. 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.

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

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

REZONING/LAND USE
SBBC-4287-2026
County No: PC 26-9

RECEIVED
7/16/2026

Folio #: 503926030010
Cascade Terrace (Hayes Property)

July 16, 2026

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor

Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE /REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: July 16, 2026	Units Permitted: 0 — Units Proposed: 39	**Existing Land Use:** Agricultural
Name: Cascade Terrace (Hayes Property)	NET CHANGE (UNITS): 39	**Proposed Land Use:** Irregular Residential
SBBC Project Number: SBBC-4287-2026		**Current Zoning** Agricultural Estates
County Project Number: TBD		**Proposed Zoning:** Single Family
Municipality Project Number: PLN 26-00253		**Section:** 26
Owner/Developer: James & Pamela E. Hayes		**Township:** 50
Jurisdiction: Weston		**Range:** 39

Students	Permitted	Proposed	NET CHANGE
Elem	0	7	7
Mid	0	4	4
High	0	6	6
Total	0	17	17

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Manatee Bay Elementary	1,284	1,284	913	-371	-20	71.1%
Falcon Cove Middle	2,270	2,497	2,086	-411	-18	83.5%
Cypress Bay High	4,744	5,088	4,396	-692	-27	86.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment 26/27	27/28	28/29	29/30	30/31
Manatee Bay Elementary	913	-371	71.1%	885	852	819	785	746
Falcon Cove Middle	2,086	-411	83.5%	2,022	1,947	1,872	1,793	1,703
Cypress Bay High	4,396	-692	86.4%	4,601	4,543	4,551	4,559	4,567

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 6 - Elementary	18,751	14,495	-4,256	15,112	14,995	14,881	14,764	14,649
Area 6 - Middle	8,643	7,536	-1,107	7,746	7,690	7,636	7,580	7,525
Area 6 - High	13,838	12,382	-1,456	12,662	12,630	12,600	12,568	12,536

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2025-26 Contract Permanent Capacity	2025-26 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				27/28	28/29	29/30
Franklin Academy - Pp High School	1,340	1,192	-148	**1,192**	**1,192**	**1,192**

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

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

* See comments for additional Impacted Planning Area information

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

School(s)	Description of Capacity Additions
Manatee Bay Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Falcon Cove Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Cypress Bay High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area 6

School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

Comments

Information contained in the application indicates that the approximately 14.91-acre site is generally located South of Manatee Isles Drive, between the America Mentor and Disciple Hall property and NW 196th Avenue in the City of Weston. The current land use designation for the site is Agricultural and the current zoning designation is Agricultural Estates (AE). The applicant proposes to change the land use designation to Irregular Residential (3.02) and the zoning designation to Single Family Residential (R-3) to allow 39 (four bedroom or more) single-family residential units, which is anticipated to generate 17 additional (7 elementary, 4 middle, and 6 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2025/26 to 2029/30). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2025/26 school year are Manatee Bay Elementary, Falcon Cove Middle, and Cypress Bay High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2025/26 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2025/26- 2027/28), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2027/28 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2025/26 to 2029/30. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2025 -26 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2025/26 to 2029/30 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-4287-2026

Reviewed By:

7/16/2026

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

* See comments for additional Impacted Planning Area information