



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 • Plantation, FL 33324 • 954-357-5657 • Broward.org/Planning

**Broward Municipal Services District (BMSD)  
Future Land Use Map (FLUM)  
Application for Small-Scale Amendment**



**I. Applicant Information**

Property Owner Information			
Last Name OJ Freedom Realty, LLC.	First Name	Middle Initial	Suffix
Address 9851 NW 39th Court	City Coral Springs	State FL	Zip 33065
Phone	Mobile Phone	FAX	
Email trorofrais@yahoo.com			

Authorized Agent Information			
Last Name Spear	First Name Daniel	Middle Initial	Suffix
Company Name Spear Acquisition, LLC	Title or Position Manager		
Address 3921 SW 47th Avenue, Suite 1013	City Ft. Lauderdale	State FL	Zip 33314
Phone (954) 581-9000	Mobile Phone	FAX	
Email Daniel@thespeargroup.com			

Petitioner Information <i>(if different from owner)</i>			
Last Name Spear Acquisition, LLC	First Name	Middle Initial	Suffix
Company Name	Title or Position		
Address 3921 SW 47th Avenue, Suite 1013	City Ft. Lauderdale	State FL	Zip 33314
Phone 954-581-9000	Mobile Phone	FAX	
Email partners@thespeargroup.com			

## II. Subject Property and Site Information

<b>A. Subject Property Information</b>			
Tax Folio Number(s) 474232010260, 474232010250, 474232010251		File Number(s)	
<b>B. Subject Property Address</b>			
Street Address 4425 NW 71st Street		City Unincorporated Broward County	State FL
		Zip 33065	
<b>C. Legal Description (or indicate per attached survey)</b>			
Please see legal attached to LUPA report			
Gross Acreage 5.0 Acres		General Property Location (specify location in relation to major road network) North side of NW 71st east of Lyons Road	
<b>D. Existing Future Land Use Designation</b>		<b>E. Proposed Future Land Use Designation</b>	
Describe gross acreage and allowable densities within each designation.  Estate		Describe gross acreage within each designation.  Low (3) Residential	
<b>F. Current Use of Amendment Site</b>		<b>G. Current Use of Adjacent Areas</b>	
Describe gross acreage within each designation.  One Single Family Home		Describe gross acreage and densities, and resulting number of residential units and/or non-residential square footage, within each designation.  N, W & E: Single Family; S: Commercial	
<b>H. Current Zoning District(s)</b>		<b>I. Proposed Zoning District(s)</b>	
Describe gross acreage within each designation.  A-1		Describe gross acreage within each designation.  PDD	
<b>J. Identify Proposed Use(s) of the Real Property</b>			
15 Single Family Homes			
If residential, identify the proposed number of dwelling units. If non-residential, identify the proposed square footage. 5.0 gross acres			
<b>K. Platting of Property</b>			
Has the property been platted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
		Name: _____	
		Plat Book: _____	Page: _____
Is the subject property in the process of being platted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
		Plat Application File Number: _____	
<b>L. Location and acreage of any other property contiguous to the subject property which is in the same ownership, in whole or part, that is not part of this application</b>			
N/A			

**M. Explain how the proposed amendment will be compatible with the surrounding existing land uses**

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is approximately 5.0 gross acres and is situated on the north side of NW 71 Street, east of Lyons Road. The site is located in Unincorporated Broward county, also know as the Broward Municipal Services District (BMST). The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

**N. Annexation, if applicable**

Is the property being annexed? Provide name of affected municipality.

No

**O. Explain why the amendment is needed or justified** *(to be included in staff report) (additional pages may be attached, as needed)*

The current land use permits a maximum of 5 dwelling units on the site. Fifteen single family units are proposed on the site. Therefore, the land use designation must be amended to permit the fifteen proposed units.



**Owner Certification**

This is to certify that I ("Affiant") am the owner of the property described on the attached survey and I have authorized the filing of this request. I understand that I or my representative must attend the hearing to present the case.

Owner's Signature

Print Name

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of  physical presence |  online notarization, this 23rd day of March, 2023, by Rosius Frais

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

SUSAN VICINANZA  
Name of Notary Public, Printed or Stamped  
State of Florida  
Commission# HH 81262  
My comm. expires Jan. 20, 2025  
SR. Relationship Banker  
Notary Seal (or Title or Rank)

[Signature]  
Signature of Notary Public - State of Florida  
HH 81262  
Serial Number (if applicable)

**Agent/Petitioner Authorization**

I ("Affiant"), Rosius Frais the legal owner of the real property described herein that is the subject of this proposed regular amendment to the BMSD Future Land Use Map (FLUM) do hereby authorize and designate

SPEAR DANIEL  
of SPEAR ACQUISITION, LLC  
to be my lawful representative in all matters pertaining to this proposed amendment.

Owner's Signature

Print Name

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of  physical presence |  online notarization, this 23rd day of March, 2023, by Rosius Frais of \_\_\_\_\_, on behalf of \_\_\_\_\_.

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

SUSAN VICINANZA  
Name of Notary Public, Printed or Stamped  
SUSAN A. VICINANZA  
Notary Public, State of Florida  
Commission# HH 81262  
My comm. expires Jan. 20, 2025  
SR. Relationship Banker  
Notary Seal (or Title or Rank)

[Signature]  
Signature of Notary Public - State of Florida  
HH 81262  
Serial Number (if applicable)

# 4425 NW 71<sup>st</sup> Street

Application for Amendment to the  
Unincorporated Broward County  
And Broward County Land Use Plans

Map Amendment

March 24, 2023

Prepared By:

**Spear Acquisition, LLC**

3921 SW 47th Ave Suite # 1013, Davie, FL 33314

Phone: (954) 581-9000

partners@thespeargroup.com

## TABLE OF CONTENTS

---

### **CONTENTS**

1. TRANSMITTAL INFORMATION .....	1
2. APPLICANT INFORMATION .....	2
3. AMENDMENT SITE DESCRIPTION.....	3
4. EXISTING AND PROPOSED USES.....	3
5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	5
6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES .....	16
7. AFFORDABLE HOUSING .....	18
8. LAND USE COMPATIBILITY .....	18
9. HURRICANE EVACUATION ANALYSIS .....	18
10. REDEVELOPMENT ANALYSIS .....	19
11. INTERGOVERNMENTAL COORDINATION .....	19
12. DESCRIBE CONSISTENCY HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN .....	19
13. ADDITIONAL SUPPORT DOCUMENTS.....	20
14. PLAN AMENDMENT COPIES.....	20

**TABLES**

TABLE 1 CURRENT & PROPOSED LAND USE ..... 4

TABLE 2 EXISTING USES..... 4

TABLE 3 CURRENT PLANT & CAPACITY DEMAND – POTABLE WATER ..... 6

TABLE 4 POTABLE WATER IMPACT..... 6

TABLE 5 SANITARY SEWER DEMAND AND CAPACITY ..... 7

TABLE 6 SANITARY SEWER IMPACT..... 8

TABLE 7 SOLID WASTE IMPACT ..... 9

TABLE 8 PARK IMPACT ..... 12

TABLE 9 EXISTING ROADWAY CONDITIONS (2017) ..... 13

TABLE 10 PROJECTED ROADWAY CONDITIONS (2040)..... 14

TABLE 11 TRAFFIC IMPACT ..... 14

**ATTACHMENTS**

Legal Description	I
Potable Water Correspondence	II
Sanitary Sewer Correspondence	II
Solid Waste Correspondence	III
Drainage Correspondence	IV
Mass Transit Correspondence	V
Parks & Recreation Inventory	VI

**EXHIBITS**

Location/Existing Uses Map	A
Current Future Land Use	B
Proposed Future Land Use	C



1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**To be provided.**

- B. Name, title, address, telephone, facsimile number and email of the local government contact person.

**Heather Cunniff, AICP  
Planning Section Supervisor  
Broward County Planning and Redevelopment Division  
Environmental Protection and Growth Management Department  
1 North University Drive  
Plantation, FL 33301  
Phone: 954-357-5657  
hcunniff@broward.org**

- C. Summary minutes from both the local planning agency and local and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment

**To be provided.**

- D. Whether the amendment is one of the following:  
\*Development of Regional Impact  
\*Small scale development activity (per Chapter 163.3187 Florida Statutes)  
\*Emergency (please describe on separate page)

**The amendment is small scale.**

---

2. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**Daniel Spear**  
**Spear Acquisition, LLC**  
**3921 NW 47th Avenue, Suite 1013**  
**Fort Lauderdale, FL 33314**  
**Ph: 954-581-9000**  
**E: [daniel@thespeargroup.com](mailto:daniel@thespeargroup.com)**

- B. Name, title, address, telephone, facsimile number and email of the agent.

**Dennis D. Mele, Esquire**  
**Greenspoon Marder**  
**Fort Lauderdale, Florida 33301**  
**phone: 954-527-2409**  
**Email: [dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)**

**Daniel Spear**  
**Spear Acquisition, LLC**  
**3921 NW 47th Avenue, Suite 1013**  
**Fort Lauderdale, FL 33314**  
**Ph: 954-581-9000**  
**E: [daniel@thespeargroup.com](mailto:daniel@thespeargroup.com)**

- C. Name, title, address, telephone, facsimile number and email of the property owner(s).

**Rosius Frais**  
**OJ FREEDOM REALTY, LLC**  
**9851 NW 39 COURT**  
**CORAL SPRINGS, FL 33065**  
**E: [rorofrais@yahoo.com](mailto:rorofrais@yahoo.com)**

**Folios: 474232010260, 474232010250, 474232010251**

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is approximately 5.0 gross acres and is situated on the north side of N.W. 71st Street and east of Lyons Road. The site is located in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes. The proposed single-family is compatible with the surrounding uses, is in character with the established development pattern of single-family and will help meet demand for residential units.

As depicted in Exhibit A, the subject site is adjacent to and immediately east of the Lyons Gate residential community, which is Low (3) Residential. Immediately to the north and east of the subject property are existing single-family residential; and commercial uses to the south fronting Hillsboro Blvd. The subject application is a request for Low (3) Residential which is compatible with the adjacent uses.

3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

**The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD).**

- B. Sealed survey, including legal description of the area proposed to be amended.

**Please see Attachment I.**

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

**Please see Exhibit A: Location/Existing Uses Map.**

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations,

describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

**TABLE 1  
CURRENT & PROPOSED LAND USE**

<b>Current</b>	<b>Proposed</b>
Estate Residential	Low (3) Residential

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Flexibility provisions have not been used for adjacent areas.**

- C. Existing use of amendment site and adjacent areas.

**TABLE 2  
EXISTING USES**

	<b>Existing Use</b>	<b>Jurisdiction</b>
<b>Subject Site</b>	Single Family	Unincorporated
<b>North</b>	Single Family	Unincorporated
<b>South</b>	Commercial	Coconut Creek
<b>East</b>	Single-Family	Unincorporated
<b>West</b>	Single-Family	Coconut Creek

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

**The applicant proposes to develop the site with fifteen (15) single-family homes. The proposed Low (3) Residential land use would permit a maximum 15 units (5.0 acres x 3 DUs/acre). Development on the site will comply with the Broward County Land Development Regulations.**

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

**The existing land use designation for the site is Estate Residential which permits one (1) unit per acre. The site is +/- 5.0 gross acres. Therefore, the current maximum allowable development on the site is 5 dwelling units.**

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

**The subject site will be served by the City of Coconut Creek served by BCWWS District 2 (Attachment II), the public facilities and services analysis that follows utilizes the City of Coconut Creek's standards and information, as applicable.**

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

**City of Coconut Creek last adopted its Water Supply Facilities Work Plan on May 26, 2016. An update to the Work Plan has been prepared and has been to the Planning & Zoning Board and 1<sup>st</sup> hearing at the City Commission. The information from the updated Work Plan is utilized below.**

Level of Service

**The level of service (LOS) for the City of Coconut Creek has been adopted from the BCWWS Water Supply Facility Work Plan which establishes 112 gpcd for District 2.**

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and finding sources.

Identify the wellfield serving the area in which the amendment is located including the SFWMD permitted withdrawal and expiration date of the SFWMD permit.



<b>TABLE 3 CURRENT PLANT CAPACITY &amp; DEMAND – POTABLE WATER Broward County District 2 Water Treatment Plant</b>	
Current Plant Capacity	30.00 MGD
Current + Committed Plant Demand	12.89 MGD <sup>1</sup>
SFWMD Permitted Withdrawal	17.5 MGD Biscayne 4.5 MGD Floridan
Expiration Date of SFWMD Permit	3/13/2028
Planned Expansions	None

<sup>1</sup>Source: Broward County Water Supply Facilities Work Plan

**Wellfields:** The District 2 WTP treats raw water supplied by the District 2 and the North Regional Wellfields under SFWMD CUP No. 06-01634-W issued in March 2008 for a 20-year permit duration to withdraw water from the Biscayne and Floridan Aquifers. The District 2 wellfield has a design capacity of 27.1 MGD and is comprised of seven production wells. The North Regional wellfield has a design capacity of 20.2 MGD and is comprised of 10 production wells. The permit allocates an annual withdrawal from the Biscayne Aquifer of 6,388 million gallons (MG) (17.5 mgd) with a maximum month of 585 MG and an annual withdrawal from the Floridan Aquifer of 1,664 MG (4.5 mgd) with a maximum month of 152 MG.

3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f. or d.u.

<b>TABLE 4 POTABLE WATER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	X 199 gpd/unit	= 995 GPD
<b>PROPOSED</b>	15 Single-Fam DUs	X 199 gpd/unit	=2,985 GPD
		<b>Net Change</b>	<b>+ 1,990 GPD</b>
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service			

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment II and below:**



**Alicia Dunne**  
**Public Works, Water And Wastewater Engineering Division**  
**Planning And Development Coordination**  
**2555 W. Copans Road, Pompano Beach, Fl 33069**  
**Phone: 954-831-0793 E-Mail: ADunne@broward.org**

**B. Sanitary Sewer Analysis**

1. Provide the sanitary sewer adopted level of service per the adopted and certified local land use plan

**Per Policy V-b-1.2, the level of service (LOS) standard to assess adequacy of service and concurrency for Broward County sanitary sewer facilities serving the City shall be that adopted by the Broward County Commission for large users of the North Regional Wastewater Treatment Plant: the flow information contained in the Florida Department of Environmental Protection permit application, 84 MGD. The flow estimate information contained in the FDEP permit application shall be used by Broward County to assess adequacy of wastewater treatment plant capacity for large users of the North Regional Wastewater Treatment Plant.**

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant , and planned plant capacity expansions, including year and funding sources.

**TABLE 5**  
**SANITARY SEWER DEMAND AND CAPACITY**  
**Broward County North Regional Wastewater Treatment Plant**

Plant Capacity	95.00 MGD
Current + Committed Demand	73.29 +2.92 = 76.2 MGD
Planned Plant Capacity	95.00
Planned Expansions	None. Projections indicate sufficient capacity

Source: Broward County Wastewater Treatment Plant Calculations through March 2021

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

**TABLE 6  
SANITARY SEWER IMPACT**

	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	X 142 gpd/unit	= 710 GPD
<b>PROPOSED</b>	15 Single-Fam DUs	X 142 gpd/unit	=2,130GPD
		<b>Net Change</b>	<b>+1,420 GPD</b>

Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

4. Correspondence from sewer provider verifying information submitted as part of the application on items 1-3. Correspondence must contain name, position and contact information of party providing verification.

See **Attachment II** and below:

**Alicia Dunne**  
**Planning and Development Coordination Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road**  
**Pompano Beach, FL 33069**  
**Email: ADunne@broward.org    Ph: 954-831-0793**

C. Solid Waste

1. Provide the solid waste level of service per the adopted and certified local land use plan.

<b>Residential</b>	<b>8.9 lbs/unit/day</b>
<b>Industrial/Commercial</b>	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
<b>School</b>	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day

**Institution**

Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

- Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity, and planned landfill/plant capacity.

**The City has contracted with Wheelabrator Technologies for solid waste disposal. Wheelabrator operates the South Broward Waste-to-Energy plant in Broward County. Wheelabrator’s facilities can accommodate the additional municipal solid waste generated by the proposed project.**

**SOLID WASTE FACILITIES**

<b>Capacity</b>	821,250 tons per year
<b>Current + Committed Demand</b>	500,000 tons per year
<b>Planned Capacity</b>	No planned expansions.

- Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**TABLE 7  
SOLID WASTE IMPACT**

	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	X 8.9 lbs/unit/day	= 44.5 Lbs/day
<b>PROPOSED</b>	15 Single-Fam DUs	X 8.9 lbs/unit/day	=133.5lbs/day
		<b>Change</b>	<b>+ 89.0 Lbs/day</b>

- Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment III.**

**Name:** Robert Hely  
**Title:** Marketplace Manager  
**Agency:** Wheelabrator South Broward  
**Address:** 4400 S. SR 7, Ft. Laud, FL 33314  
**Ph:** 954-980-6998      **Email:** Rhely@wtienergy.com

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

**Standards for drainage facilities adopted by the City of Coconut Creek are provided below:**

- **Discharge – 25 year, 3-day storm.**
- **Public Road Elevation – 10 year, 1-day storm.**
- **Floor Elevation – 100 year, 3-day storm.**

2. Identify the drainage district and drainage systems serving the amendment area.

**The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. Under the master permit, all proposed development must have 15% of the project area set aside for lake or storage. Should existing site elevations determine the site is an exporter at the COCOMAR 100 year elevation, a pre vs post drainage analysis can be provided such that the post 100 year elevation not exceed the pre 100 year elevation.**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**The existing drainage system has sufficient capacity to provide stormwater management for the service area. There are no planned drainage improvements for this area. Also, the Cocomar drainage district requires that all development projects provide 15% of development area for stormwater management. All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any

independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**A Surface Water Management Permit has not been issued for the site but appropriate permits will be obtained.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Development within the site will be required to meet the drainage standards of the City, Broward County and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment IV: Drainage Correspondence and below:**

**Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road  
Pompano Beach, FL 33069  
Email: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)**

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the

adopted and certified local land use plan.

**The adopted level of service for recreation and open space is 3 acres per one thousand residents.**

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

**The subject site is located within the Broward Municipal Services District. However, it is surrounded by the City of Coconut Creek. Oak Trails Park, owned by the City of Coconut Creek, is located on NW 74<sup>th</sup> Street to the north-east of the subject site. Quiet Waters Park, a Broward County Regional Park is located not far from the subject site to the southeast. Attachment VI includes the Parks & Recreation Inventories for the City of Coconut Creek and BMSD.**

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

**TABLE 8  
PARK IMPACT**

	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	x 3.3 ppl per unit x .003	= 0.05 ac
<b>PROPOSED</b>	15 Single-Fam DUs	x 3.0 ppl per unit x .003	= 0.14 ac
		<b>Net Change</b>	<b>+ 0.09 ac</b>

**Estimated Number per Gross Acre of Persons per Residential Land Area Dwelling Unit**

From 0 up to 1	3.3
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

(Source: Broward County Land Development Code)

4. Identify the projected “community parks” acreage needs. Based on the local government’s projected build-out population.

**Please see Attachment VI – Parks & Recreation Inventory.**



5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

**Not applicable.**

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the BCPC for the preparation and review of the LUPA transportation analysis. Please contact the MPO for additional information regarding fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**TABLE 9  
EXISTING ROADWAY CONDITIONS (2019)**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<b>EAST-WEST</b>							
<b>HILLSBORO BLVD</b>							
E of SR7	6	27000	59900	C	2565	5390	C
E of Lyons Rd	6	38000	59900	C	3610	5390	C
<b>NORTH-SOUTH</b>							
<b>SR7</b>							
N. of Hillsboro Blvd.	6	51000	59900	C	4845	5390	C
<b>LYONS RD</b>							
N. of Hillsboro Blvd.	6	32500	53910	C	3088	4851	C

Source: MPO Roadway Level of Service Analysis '19/'40;

2. Identify the projected LOS for the roadways impacted by proposed amendment for the long range planning horizon. Utilize avg. daily and p.m. peak hour traffic volumes per MPO plans and projections.

**TABLE 10  
PROJECTED ROADWAY CONDITIONS, LONG -TERM (2040)**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<b>EAST-WEST</b>							
<b>HILLSBORO BLVD</b>							
E of SR7	6	19300	59900	C	1834	5390	C
E of Lyons Rd	6	45000	59900	C	4275	5390	C
<b>NORTH-SOUTH</b>							
<b>SR7</b>							
N. of Hillsboro Blvd.	6	71,500	59900	F	6,793	5390	F
<b>LYONS RD</b>							
N. of Hillsboro Blvd.	6	70000	53910	F	6,650	4851	F

Source: MPO Roadway Level of Service Analysis '19/'40

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizon.

**TABLE 11  
TRAFFIC IMPACT**

	USE	ITE CODE	TRIPS	
			Daily	PM Peak
<b>CURRENT</b>	5 Single-Fam DUs	210	48	5
<b>PROPOSED</b>	15 Single-Fam DUs	210	141	14
		<b>Change</b>	<b>+93 Trips</b>	<b>+9 trips</b>

4. Provide any relevant transportation studies relating to this amendment, as applicable.

**None provided at this time.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment

area within one-quarter of a mile.

**Broward County Transit routes 31 and 48 are just outside 1/4 mile from the subject site. Route 31 runs along Lyons Road and operates on +/- 30-minute headways Monday-Friday and +/- 50-minute headways Saturday-Sunday. Route 48 runs along Hillsboro Boulevard and operates on +/- 50 minute headways Monday-Saturday.**

**The City of Coconut Creek's Community Bus North Route is just outside ¼ mile along Hillsboro Boulevard and Lyons Road and operates on 60-minute headways Monday-Saturday.**

2. Describe how the amendment furthers or supports mass transit use.

**The subject site supports the utilization of mass transit by developing near roadways which are close to mass transit services.**

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment V: Mass Transit Correspondence and below:**

**Name:** Barney McCoy  
**Agency:** Broward County Transit Division  
**Position:** Service Planner  
**Ph:** 954-357-8387 BaMcCoy@broward.org

#### H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

1. Public School Impact Application

**To be provided with submittal to Broward County Planning Council.**

**Based upon the current/proposed use of the site and the SBBC’s generation rates, the below analysis depicts the impact of the proposed amendment on public schools.**

School	Benchmark Enrollment	Gross Capacity	Over + Under -
Tradewinds Elementary	974	1214	-240
Lyons Creek Middle	1751	1901	-150
Monarch High	2358	2122	+236
Source: SBBC Planning Tool for Enrollment accessed March 2023			

- 2. The associated fee in the form of a check made payable to the SBBC.

**To be provided with submittal to Broward County Planning Council.**

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment’s impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City’s Comprehensive Plan indicates that no known historical resources are located on or adjacent to the site.**

- B. Archaeological sites listed on the Florida Master Site File.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no known archeological sites are located on the site.**

C. Wetlands

**No known wetlands are located on the site.**

D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

**A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.**

E. Priority Planning Area map and Broward county Land Use Plan Policy 2.21.1 regarding sea level rise.

**A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area.**

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**There are no known endangered or threatened species or species of special concern known to inhabit the subject site.**

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**The applicant is not aware of any listed species on the site.**

H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

**The subject site is not located within a Wellfield Protection Zone.**

I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

**Any site alterations that may be necessary will meet applicable government regulations.**

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

**The subject site is not ocean-front.**

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

**Not applicable.**

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**The applicant is requesting a change in land use designation from Estate Residential to Low (3) Residential.**

**The proposed use is compatible with land uses both adjacent to the site and in the vicinity in general which consists largely of residential land uses. Refer to below table.**

**ADJACENT LAND USES**

<b>North</b>	Estate Residential & Low (3) Residential
<b>South</b>	Commerce
<b>West</b>	Low (3) Residential
<b>East</b>	Estate Residential

**The proposed single-family development is in character with the predominant development pattern in the area. The site will be developed in accordance with the County’s Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.**

9. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number



of permanent and seasonal residential d.u.'s (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

**The amendment site is not located in a hurricane evacuation zone.**

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**The subject site is not located within a CRA.**

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**The City of Coconut Creek is adjacent to the east, west, north, and south.**

12. DESCRIBE CONSISTENCY HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

**The proposed change is consistent with the Highlighted Regional Issues and Policies of the Broward County Land Use Plan and furthers the intent of the Plan through consistency with the below policies of Section 2 of the Broward County Land Use Plan and BMSD Comprehensive Plan.**

**Broward County Land Use Plan**

POLICY 2.20.11 Broward County shall promote and encourage and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select neighborhood and commercial revitalization and the public need to maximize its tax base of property.

**BMSD Comprehensive Plan**

POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

POLICY BMSD 5.1.3 Broward County will regulate development in Hillsboro Pines and Hillsboro Ranches through the administration of the Comprehensive Plan, Land Development Code, and Zoning Code.

POLICY BMSD 5.1.5 Broward County shall continue to work with the Hillsboro Pines and Hillsboro Ranches neighborhoods to seek public input on plans, projects, programs, and activities through the following: **1.** Outreach activities related to the development of plans, projects, and programs, including organizing workshops **2.** Staff participation at community meetings and improved communication with the community liaison **3.** Providing notice of public hearings related to proposed zoning code/map, future land use policies/map, and Land Development Code amendments **4.** Distributing information about BMSD programs and services.

13. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**None at this time.**

- B. Any proposed voluntary mitigation or draft agreements.

**Not applicable.**

14. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

**To be provided with transmittal.**

- B. If requesting concurrent transmittal to DEO, 1 hard and 10 digital (11 total) copies, as required by DEO, of corresponding local land use plan amendment application, include transmittal letter from municipality to DEO.

**To be provided with transmittal.**

# ATTACHMENTS

Legal Description	I
Potable Water Correspondence	II
Sanitary Sewer Correspondence	II
Solid Waste Correspondence	III
Drainage Correspondence	IV
Parks & Recreation Inventory	V
Mass Transit Correspondence	VI

**ATTACHMENT I**  
Legal Description



**ATTACHMENT II**

Potable Water Correspondence

&

Sanitary Sewer Correspondence



March 21, 2023

Via E-mail: [ADunne@broward.org](mailto:ADunne@broward.org)

Alicia Dunne  
Public Works, Water and Wastewater Engineering Division  
Planning And Development Coordination  
2555 W. Copans Road, Pompano Beach, FL 33069

**Re: "4425 NW 71st street" Land Use Plan Amendment – Potable Water & Sanitary Sewer Analysis**

Mr. Gan:

My office is preparing an application for a land use plan amendment (LUPA) in Unincorporated Broward County. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on potable water and sanitary sewer.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. If you could provide that information, it would be greatly appreciated. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

Spear Acquisition, LLC  
Daniel Spear  
3921 S.W. 47th Ave., Suite 1013  
Fort Lauderdale, FL 33314  
Tel: (954) 581-9000  
Email: [Daniel@thespeargroup.com](mailto:Daniel@thespeargroup.com)

---

## Project Information

The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

### A. Potable Water Analysis

1. Provide the potable water level of service per the adopted certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

**City of Coconut Creek last adopted its Water Supply Facilities Work Plan on May 26, 2016. An update to the Work Plan has been prepared and has been to the Planning & Zoning Board and 1<sup>st</sup> hearing at the City Commission. The information from the updated Work Plan is utilized below.**

### Level of Service

**The level of service (LOS) for the City of Coconut Creek has been adopted from the BCWWS Water Supply Facility Work Plan which establishes 112 gpcd for District 2.**

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and finding sources.

Identify the wellfield serving the area in which the amendment is located including the SFWMD permitted withdrawal and expiration date of the SFWMD permit.

---



**TABLE 12  
CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER  
Broward County District 2 Water Treatment Plant**

Current Plant Capacity	30.00 MGD
Current + Committed Plant Demand	12.89 MGD <sup>1</sup>
SFWMD Permitted Withdrawal	17.5 MGD Biscayne 4.5 MGD Floridan
Expiration Date of SFWMD Permit	3/13/2028
Planned Expansions	None

<sup>1</sup>Source: Broward County Water Supply Facilities Work Plan

**Wellfields:** The District 2 WTP treats raw water supplied by the District 2 and the North Regional Wellfields under SFWMD CUP No. 06-01634-W issued in March 2008 for a 20-year permit duration to withdraw water from the Biscayne and Floridan Aquifers. The District 2 wellfield has a design capacity of 27.1 MGD and is comprised of seven production wells. The North Regional wellfield has a design capacity of 20.2 MGD and is comprised of 10 production wells. The permit allocates an annual withdrawal from the Biscayne Aquifer of 6,388 million gallons (MG) (17.5 mgd) with a maximum month of 585 MG and an annual withdrawal from the Floridan Aquifer of 1,664 MG (4.5 mgd) with a maximum month of 152 MG.

- Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f. or d.u.

**TABLE 13  
POTABLE WATER IMPACT**

	USE	RATE/CALCULATION	TOTAL
<b>CURRENT</b>	5 Single-Fam DUs	X 199 gpd/unit	= 995 GPD
<b>PROPOSED</b>	15 Single-Fam DUs	X 199 gpd/unit	=2,985 GPD
		<b>Net Change</b>	<b>+ 1,990 GPD</b>

Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

- Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Alicia Dunne**  
Public Works, Water And Wastewater Engineering Division  
Planning And Development Coordination  
2555 W. Copans Road, Pompano Beach, Fl 33069  
Phone: 954-831-0916 E-Mail: ADunne@broward.org

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer adopted level of service per the adopted and certified local land use plan

**Per Policy V-b-1.2, the level of service (LOS) standard to assess adequacy of service and concurrency for Broward County sanitary sewer facilities serving the City shall be that adopted by the Broward County Commission for large users of the North Regional Wastewater Treatment Plant: the flow information contained in the Florida Department of Environmental Protection permit application, 84 MGD. The flow estimate information contained in the FDEP permit application shall be used by Broward County to assess adequacy of wastewater treatment plant capacity for large users of the North Regional Wastewater Treatment Plant.**

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant, and planned plant capacity expansions, including year and funding sources.

<b>TABLE 14 SANITARY SEWER DEMAND AND CAPACITY Broward County North Regional Wastewater Treatment Plant</b>	
Plant Capacity	95.00 MGD
Current + Committed Demand	73.29 + 2.92 = 76.2 MGD
Planned Plant Capacity	95.00
Planned Expansions	None. Projections indicate sufficient capacity
Source: Broward County Wastewater Treatment Plant Flow Calculations through March 2021	

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

<b>TABLE 15 SANITARY SEWER IMPACT</b>			
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	X 142 gpd/unit	= 710 GPD
<b>PROPOSED</b>	15 Single-Fam DUs	X 142 gpd/unit	= 2,130 GPD
		<b>Net Change</b>	<b>+1,420 GPD</b>
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.			

4. Correspondence from sewer provider verifying information submitted as part of the application on items 1-3. Correspondence must contain name, position and contact information of party providing verification.

**Alicia Dunne**  
**Planning and Development Coordination Section**  
**Water and Wastewater Engineering Division**  
**2555 W. Copans Road**  
**Pompano Beach, FL 33069**  
**Email: [ADunne@broward.org](mailto:ADunne@broward.org)    Ph: 954-831-0793**

---



4425 NW 71 Street Land Use Plan Amendment

EXHIBIT A: LOCATION / EXISTING USES



Subject Site

**ATTACHMENT III**

Solid Waste Correspondence



March 21, 2023

Via E-mail: [rhely@wtienergy.com](mailto:rhely@wtienergy.com)

Robert Hely  
Marketplace Manager  
Wheelabrator South Broward  
4400 S. SR7  
Fort Lauderdale, FL 33314

**Re: "4425 NW 71st street" Land Use Plan Amendment – Solid Waste Analysis**

Mr. Hely:

My office is preparing an application for a land use plan amendment (LUPA) in Unincorporated Broward County. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on solid waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

Spear Acquisition, LLC  
Daniel Spear  
3921 S.W. 47th Ave., Suite 1013  
Fort Lauderdale, FL 33314  
Tel: (954) 581-9000  
Email: [Daniel@thespeargroup.com](mailto:Daniel@thespeargroup.com)

---

## Project Information

The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

## Solid Waste

1. Provide the solid waste level of service per the adopted and certified local land use plan.

<b>Residential</b>	<b>8.9 lbs/unit/day</b>
<b>Industrial/Commercial</b>	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
<b>School</b>	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
<b>Institution</b>	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

---



- Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity, and planned landfill/plant capacity.

The City has contracted with Wheelabrator Technologies for solid waste disposal. Wheelabrator operates the South Broward Waste-to-Energy plant in Broward County. Wheelabrator's facilities can accommodate the additional municipal solid waste generated by the proposed project.

**SOLID WASTE FACILITIES**

<b>Capacity</b>	821,250 tons per year
<b>Current + Committed Demand</b>	500,000 tons per year
<b>Planned Capacity</b>	No planned expansions.

- Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**TABLE 16  
SOLID WASTE IMPACT**

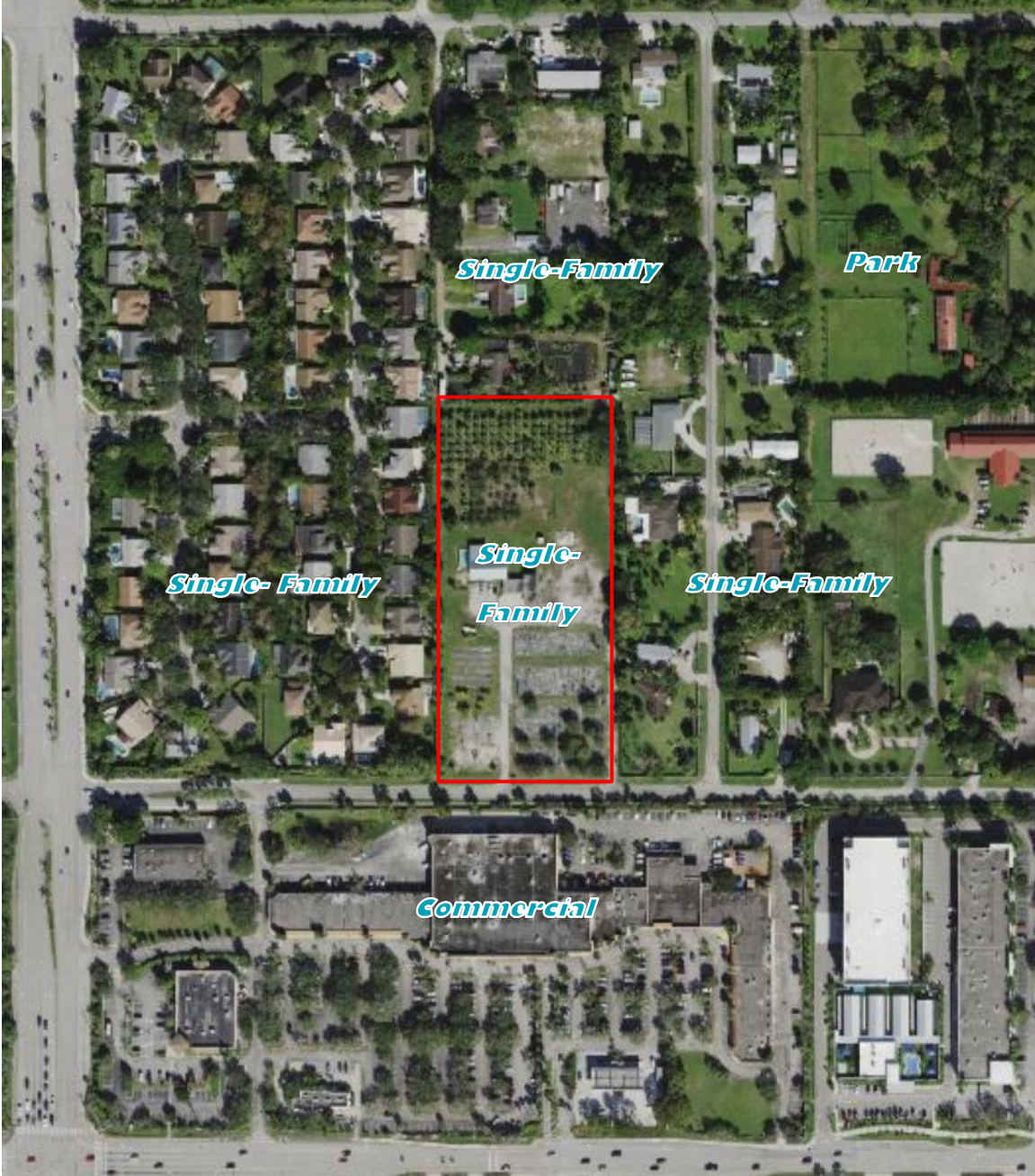
	<b>USE</b>	<b>RATE/CALCULATION</b>	<b>TOTAL</b>
<b>CURRENT</b>	5 Single-Fam DUs	X 8.9 lbs/unit/day	= 44.5 Lbs/day
<b>PROPOSED</b>	15 Single-Fam DUs	X 8.9 lbs/unit/day	=133.5lbs/day
		<b>Change</b>	<b>+ 89.0 Lbs/day</b>

- Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Name:** Robert Hely  
**Title:** Marketplace Manager  
**Agency:** Wheelabrator South Broward  
**Address:** 4400 S. SR 7, Ft. Laud, FL 33314  
**Ph:** 954-980-6998      **Email:** Rhely@wtienergy.com

4425 NW 71 Street Land Use Plan Amendment

EXHIBIT A: LOCATION / EXISTING USES



Subject Site

**From:** Robert Hely <rhely@win-waste.com>  
**Sent:** Tuesday, March 21, 2023 3:40 PM  
**To:** Daniel Spear <Daniel@TheSpearGroup.com>  
**Cc:** Partners <Partners@TheSpearGroup.com>  
**Subject:** Re: "4425 NW 71st street" Land Use Plan Amendment – Solid Waste Analysis

On behalf of Win-Waste innovations, formerly Wheelabrator, we concur with your solid waste analysis for your project.. As the county's solid waste processor we have ample capacity to process this additional solid waste anticipated to be produced by your proposed development project and it will have no adverse impacts on our facility.

**Bob Hely, Market Manager**

Tel (954) 581-6606 | Cell 954 980-6998  
4400 South State Road 7 Fort Lauderdale, Florida 33314  
Email : [RHely@Win-Waste.com](mailto:RHely@Win-Waste.com)

CONFIDENTIALITY NOTICE: This message originates from WIN Waste Innovations. This message and any attachments are solely for the use of the intended recipient(s) and may contain privileged and/or confidential information or other information protected from disclosure. If you are not the intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachments from your system.

---

**ATTACHMENT IV**

Drainage Correspondence





March 21, 2023

Via E-mail: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)

Susan Juncosa  
Broward County Water and Wastewater Services  
Water Management Division  
2555 W. Copans Road  
Pompano Beach, FL 33069

**Re: "4425 NW 71st street" Land Use Plan Amendment – Drainage Analysis**

Ms. Juncosa:

My office is preparing an application for a land use plan amendment (LUPA) in Unincorporated Broward County. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. If you could provide that information, it would be greatly appreciated. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

Spear Acquisition, LLC  
Daniel Spear  
3921 S.W. 47th Ave., Suite 1013  
Fort Lauderdale, FL 33314  
Tel: (954) 581-9000  
Email: [Daniel@thespeargroup.com](mailto:Daniel@thespeargroup.com)

---

## Project Information

The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

## Drainage Analysis

3. Provide the drainage level of service per the adopted and certified local land use plan.

**Standards for drainage facilities adopted by the City of Coconut Creek are provided below:**

- Discharge – 25 year, 3-day storm.
- Public Road Elevation – 10 year, 1-day storm.
- Floor Elevation – 100 year, 3-day storm.

4. Identify the drainage district and drainage systems serving the amendment area.

**The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. Under the master permit, all proposed development must have 15% of the project area set aside for lake or storage. Should existing site elevations determine the site is an exporter at the COCOMAR 100 year elevation, a pre vs post drainage analysis can be provided such that the post 100 year elevation not exceed the pre 100 year elevation.**

5. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**The existing drainage system has sufficient capacity to provide stormwater**

---

**management for the service area. There are no planned drainage improvements for this area. Also, the Cocomar drainage district requires that all development projects provide 15% of development area for stormwater management. All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

6. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**A Surface Water Management Permit has not been issued for the site but appropriate permits will be obtained.**

7. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Development within the site will be required to meet the drainage standards of the City, Broward County and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

8. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road  
Pompano Beach, FL 33069  
Email: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)**

---



4425 NW 71 Street Land Use Plan Amendment

EXHIBIT A: LOCATION / EXISTING USES



Subject Site

**ATTACHMENT V**

Mass Transit Letter



March 21, 2023

Via E-mail: [BaMcCoy@broward.org](mailto:BaMcCoy@broward.org)

Barney McCoy  
Broward County Transit Division  
Service Planner  
1 N. University Drive  
Plantation FL 33324

**Re: "4425 NW 71st street" Land Use Plan Amendment – Mass Transit Analysis**

Mr. Munoz:

My office is preparing an application for a land use plan amendment (LUPA) in Unincorporated Broward County. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on mass transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. If you could provide that information, it would be greatly appreciated. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

Spear Acquisition, LLC  
Daniel Spear  
3921 S.W. 47th Ave., Suite 1013  
Fort Lauderdale, FL 33314  
Tel: (954) 581-9000  
Email: [Daniel@thespeargroup.com](mailto:Daniel@thespeargroup.com)

---

## **Project Information**

The proposed amendment site contains approximately 5.0 gross acres. The amendment site is generally situated on the north side of N.W. 71st Street and east of Lyons Road in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD). The address is 4425 NW 71st Street and the folio numbers are 474232010260, 474232010250, 474232010251.

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is currently a single family home site and has historically operated as a landscaping nursery.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential, commercial and open space uses.

## **Mass Transit Analysis**

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**Broward County Transit routes 31 and 48 are just outside 1/4 mile from the subject site. Route 31 runs along Lyons Road and operates on +/- 30-minute headways Monday-Friday and +/- 50-minute headways Saturday-Sunday. Route 48 runs along Hillsboro Boulevard and operates on +/- 50 minute headways Monday-Saturday.**

**The City of Coconut Creek's Community Bus North Route is just outside ¼ mile along Hillsboro Boulevard and Lyons Road and operates on 60-minute headways Monday-Saturday.**

2. Describe how the amendment furthers or supports mass transit use.

**The subject site supports the utilization of mass transit by developing near roadways which are close to mass transit services.**

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name,
-

position and contact information of party providing verification.

**Name:** Barney McCoy  
**Agency:** Broward County Transit Division  
**Position:** Service Planner  
**Ph:** 954-357-8387 BaMcCoy@broward.org

---



4425 NW 71 Street Land Use Plan Amendment

EXHIBIT A: LOCATION / EXISTING USES



Subject Site

**ATTACHMENT VI**

Parks & Recreation Inventory





**1. Existing and Projected Build-Out Populations**

Appendix BMSD-B

Population Forecasts by Traffic Analysis Zone 2015-2040

BMSD Neighborhood	Traffic Analysis Zone (TAZ) Allocation					
	2015*	2020	2025	2030	2035	2040
Boulevard Gardens	1,870	1,928	2,133	2,242	2,317	2,376
Broadview Park	7,593	7,828	8,662	9,105	9,409	9,648
Franklin Park	958	988	1,093	1,149	1,187	1,217
Hillsboro Pines	401	413	457	481	497	510
Hillsboro Ranches	53	55	60	64	66	67
Roosevelt Gardens	2,760	2,846	3,149	3,309	3,420	3,507
Washington Park	1,310	1,351	1,494	1,571	1,623	1,665
Other Unincorporated Areas, Including Tribal Lands	2,546	2,625	2,904	3,053	3,155	3,235
<b>Total All Unincorporated</b>	<b>17,491</b>	<b>18,033</b>	<b>19,954</b>	<b>20,973</b>	<b>21,674</b>	<b>22,225</b>

\*2015 populations reflect ACS 5-Year Estimates, 2011-2015.

Source: Planning and Development Management Division, Population Forecast Allocation Model (PFAM) 2017; BEBR Broward County Forecasts 2015, 2020-2045; American Community Survey 5-Year Estimates, 2011-2015, Table B01003; and US Census 2000, 2010.

**Methodology:** The figures provided are the result of the Broward County Population Forecast and Allocation Model (PFAM) 2017 model run. The model allocates Countywide forecasts from the University of Florida Bureau of Business Research (BEBR) in 5-year increments for 2020-2045 to Traffic Analysis Zones (TAZs). These are also combined to define total population for municipalities and the Broward Municipal Service District (BMSD) (unincorporated areas). The model inputs include the BEBR forecasts, as well as household size and distribution from the 2000 and 2010 US Census. It also uses vacancy and seasonal rates from the American Community Survey 5-Year Estimates, 2011-2015. For more information, please visit the [Broward County Demographics website](#) and see the [PFAM model](#) site and report.

**2. Current and Projected Community Parks**

Unless there is an annexation of Unincorporated Area into a municipality, the current park inventory is expected to be maintained through at least 2040.

**3. Existing Community Parks Acreage Used to Satisfy Community Parks Requirement**

- a. Existing Community Parks (Recreation and Open Space Element Table R-1)

RECERTIFIED: 01/27/19

EFFECTIVE: 01/27/19

Table R-1: Local Parks in the BMSD

Name	Acres	Address
Boulevard Gardens Community Center	1.31	313 NW 28th Terrace
Delevoe Park	28.14	2520 NW 6th Street
Dillard Park Green Space	3.93	N W 27th Ave
Franklin Park	3.07	2501 Franklin Park Drive
Lafayette Hart Park	2.66	2851 NW 8th Rd
Lewis-Chisholm Park	.44	2620 NW 8th St
Roosevelt Gardens Park	5.43	2841 NW 11th St
Sewell Lock	4.03	Davie Rd
South Fork Canoe Launch	.47	SR 7 and Dania Cutoff Canal
Sunview Park	21.27	1500 SW 42nd Street
Washburn Park	.64	1955 SW 50 <sup>th</sup> Ave
<b>Total</b>	<b>71.39</b>	

Source: Planning and Development Management Division, 2018.

- b. Current Level-of-Service: 4.8 acres per thousand
- 4. Projected Community Parks Inventory Used to Satisfy Build-out Population**
  - a. Projected Community Parks: See above Table R-1.
  - b. Projected Level-of-Service: 3.2 acres per thousand

RECERTIFIED: 06/27/19

EFFECTIVE: 06/27/19

# EXHIBITS

Location/Existing Uses Map	A
Current Future Land Use	B
Proposed Future Land Use	C

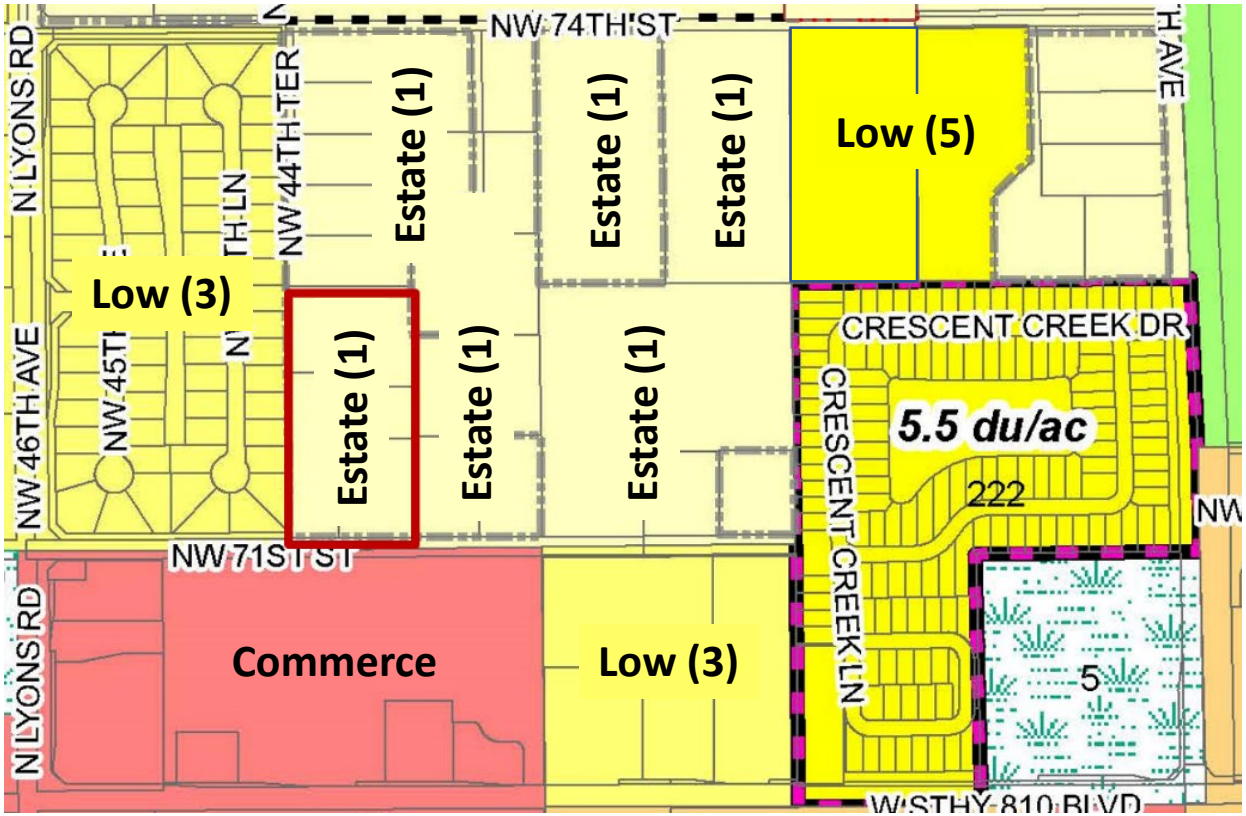


4425 NW 71 Street Land Use Plan Amendment  
EXHIBIT A: LOCATION/ EXISTING USES



 Subject Site

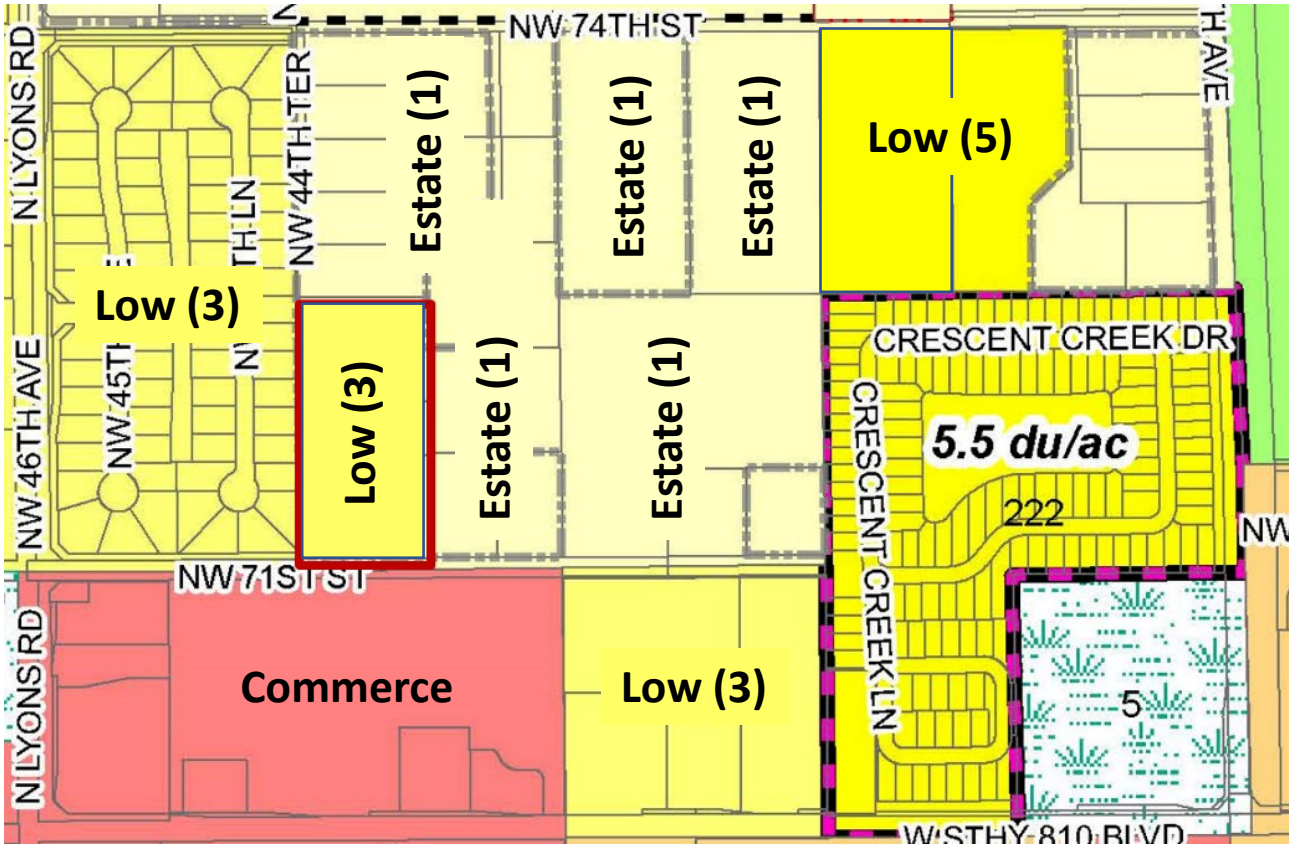
4425 NW 71 Street Land Use Plan Amendment  
EXHIBIT B: CURRENT FUTURE LAND USE



Subject Site



4425 NW 71 Street Land Use Plan Amendment  
EXHIBIT C: PROPOSED FUTURE LAND USE



Subject Site



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**VIA EMAIL**

March 27, 2023

Daniel Spear  
Spear Acquisition LLC  
3921 S.W. 47th Ave., Suite 1013  
Fort Lauderdale, FL 33314

RE: Land Use Plan Amendment (LUPA)- 425 NW 71 St Unincorporated FL 33073 – Transit Verification Letter

Dear Mr. Spear:

Broward County Transit (BCT) has reviewed your correspondence dated March 21, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for 425 NW 71 St Unincorporated FL 33073 (Folio ID 474232010260,), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 48 and Community Bus Route 734 Coconut Creek North. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
48	WEEKDAY SATURDAY SUNDAY	5:40 AM – 9:13 PM 6:15 AM – 9:01 PM N/A	35/40 Minutes 35/40 Minutes N/A
734	WEEKDAY SATURDAY SUNDAY	7:00 AM – 7:00 PM 7:00 AM – 6:00 PM N/A	60 Minutes 60 Minutes N/A

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for





Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

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 954-357-8554 or email me at [rjustafort@broward.org](mailto:rjustafort@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Romary S. Justafort*

Romary Justafort  
Service Planner  
Service and Strategic Planning – Broward County Transit