

**Urban Planning Division
Broward Municipal Services District - Hillsboro Ranches
Future Land Use Map Amendment 22-M1 Staff Report**

I. Amendment Description.

A. Amendment Details.

The Urban Planning Division received an application to amend the Broward Municipal Services Future Land Use Map (BMSD FLUM) from Estate (1) Residential to Low (3) Residential for an approximately 5.1 gross acre site. The subject site is located on the north side of NW 74 Street, between NW 44 Terrace and NW 39 Avenue within the Hillsboro Ranches Area. (See Attachments A and B)

The future land use change would allow the development of nine (9) additional single-family dwelling units. Details are provided below in Figure 1.

Figure 1: Proposed Amendment Details	
General Location	Hillsboro Ranches in the Hillsboro-Pines Area North Side of Northwest 74 Street, between Northwest 44 Terrace and Northwest 39 Avenue
Size	5.21 gross acres, 5.02 net acres
Effect of Proposed Change	Allow additional nine (9) Single-Family Residences
Existing Land Use	One (1) Single-Family Residence
Current Future Land Use Designation	Estate (1) Residential
Current Dwelling Units Allowed	Five (5)
Proposed Future Land Use Designation	Low (3) Residential
Existing Dwelling Units	One (1)
Proposed Dwelling Units	Fifteen (15)
Current Zoning District	Agricultural A-1
Commission District	2 – Broward County Commissioner Mark D. Bogen
Applicant/Agent	Leigh Kerr, Leigh Robinson Kerr & Associates, Inc. Dennis Mele, Esq., Greenspoon Marder, LLP
Property Owner	4421 SP, LLC
Folio Number	474232010150

B. Background

The proposed amendment site is an unincorporated enclave located within the City of Coconut Creek.

II. Staff Recommendation

The proposed amendment was reviewed for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP) and Broward County Land Use Plan (BCLUP). (See Attachment C) Staff finds the proposed amendment consistent with the GOPs of both the BCCP and the BCLUP. The Urban Planning Division recommends the Resilient

Environment Department Local Planning Agency find the proposed amendment consistent with the BCCP and BCLUP and forward the recommendation to the Broward County Board of County Commissioners (Board).

III. Local Planning Agency Recommendation

On March 16, 2022, the Resilient Environment Department Local Planning Agency found the proposed amendment consistent with the BCCP and BCLUP and forwarded the recommendation to the Board.

IV. Population Data

Figure 2 shows the proposed amendment is expected to the increases in housing/population within the neighborhood.

Figure 2: Population Impacts	
Average Household Size - North County	Projected Additional Population
3.0	45
Source: 2020 Census, U.S. Census Bureau, Table P1 Race and H1 Occupancy Status	

V. Comprehensive Plan Consistency

A. Broward Municipal Services District Element.

1. Applicable Goals, Objectives and Policies.

Figure 3: Broward Municipal Services District Goals, Objective, and Policies
BMSD Land Use and Community Planning Element
POLICY BMSD 1.1.3 Future land uses shall be designated with consideration of appropriate topography, soil conditions, and floodplain elevation to avoid flooding, erosion, and repetitive property loss.
POLICY BMSD 1.1.5: Future land uses shall be coordinated with the availability of public facilities and services.
POLICY BMSD 1.1.7: Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.
OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.
POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: <ol style="list-style-type: none"> 1. Adequate facilities and services are available to support the uses 2. The site is suitable for the proposed use 3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element 4. Urban Sprawl is discouraged 5. Sufficient affordable housing is provided to meet the needs of the area

6. The proposed use is compatible with surrounding uses.
POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: 1. Potable water 2. Sanitary sewer 3. Solid waste 4. Roads, sidewalks, and bicycle facilities 5. Public transit 6. Drainage 7. Parks and recreation facilities 8. Hurricane shelters and evacuation routes 9. Public Schools
POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use: 1. Soils 2. Topography and floodplain elevations 3. Natural resources 4. Presence of historic and archaeological resources
POLICY BCLUP 2.10.2: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

2. Data and Analysis.

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

Figure 4: Site and Surrounding Land Uses				
Location	Existing Land Use (Attachment D)	Current Zoning (Attachment E)	Current BMSD Future Land Use (Attachment F)	Current Future Land Use-BCLUP (Attachment G)
Subject Site	Single-Family Residence	A-1: Agricultural Estate District	Estate (1) Residential	Estate (1) Residential
North (City)	North Broward Preparatory School (K-12)	CF: Community Facility District	Residential Estate 1 DU/a	Estate (1) Residential

Figure 4: Site and Surrounding Land Uses				
Location	Existing Land Use (Attachment D)	Current Zoning (Attachment E)	Current BMSD Future Land Use (Attachment F)	Current Future Land Use-BCLUP (Attachment G)
East (City)	Single-Family Residences	RS-1: Residential Single-Family Detached District	Residential Estate 1 DU/a	Estate (1) Residential
South (City)	Single-Family Residence	A-1: Agricultural District	Residential Estate 1 DU/a	Estate (1) Residential
West (City)	North Broward Preparatory School (PK-12)	CF: Community Facility District	Residential Estate 1 DU/a	Estate (1) Residential

3. Findings and Conclusions.

The area is predominantly planned for and developed with low density single-family dwellings. The proposed Low (3) Residential future land use designation allows for low density single-family residential uses and is consistent with Policy BMSD 1.1.7 and BCLUP Policy 2.10.2.

B. Capital Improvements Element.

Not applicable.

C. Climate Change Element.

Not applicable.

D. Coastal Management Element.

Not applicable.

E. Conservation Element.

1. Applicable Goals, Objectives and Policies.

Figure 5: Conservation Goals, Objective, and Policies
Conservation Element
<i>POLICY C6.4 Broward County shall pursue opportunities for the conservation and/or preservation of native vegetative communities, including fee simple acquisition, dedication in lieu of park impact fees, and provision of greenspace at the time of site plan review.</i>
<i>POLICY C6.7 Broward County shall continue to maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation.</i>

POLICY C6.8 Broward County shall continue to implement land clearance regulations within the BMSD Area and jurisdictional municipalities consistent with the NatureScape Broward Program requiring the removal of invasive exotic plants and the preservation and re-establishment of native vegetative communities, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.

2. Data and Analysis.

Attachment H includes environmental resource comments.

- a. Air Quality. The Natural Resources Division will provide comments on air quality when the Broward County Planning Council conducts its review of the proposed amendment.
- b. Wellfield Protection. The proposed amendment is not located within a wellfield zone of influence. Broward County’s Wellfield Protection regulations do not require any special restrictions.
- c. Protected Natural Land. The proposed amendment site is not included in, nor is it directly adjacent to, any site in the Protected Natural Lands Inventory.
- d. Specially Designated Areas. None.
- e. Wetlands. Aerial photographs and light detection and ranging data (“LIDAR”) indicate that this property may contain County jurisdictional wetlands. **The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling.**
- f. Marine and Riverine Resources. The proposed amendment is not expected to negatively impact marine or riverine resources.
- g. Proximity to Solid Waste Facilities, Contaminated Sites, SARA Title III (Community Right to Know) Facilities, Hazardous Materials Facilities
 1. Solid Waste Facilities: There are no active or inactive solid waste facilities located within one mile of the proposed amendment location.
 2. SARA Title III Facilities: No known facilities are located on or within one-quarter mile of the proposed amendment site.
 3. Hazardous Materials Facilities: One (1) known licensed hazardous material facility is located on, adjacent to, or within one-quarter mile of the amendment site.
 4. Contaminated Sites: The Database of Contaminated Locations in Broward County was reviewed. Contaminated sites are not present within one mile of the proposed amendment site. Attachment H includes a map and table with further information.
- h. NatureScape Program: Development of the proposed amendment site should be coordinated with NatureScape Broward Program. The program focuses on creating

Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat.

- i. Priority Planning Areas for Sea Level Rise. The proposed amendment site does not contain, fall within, or overlap an area designated for planning consideration, as indicated on the Priority Planning Area for Sea Level Rise Map.
- j. Upland Resources (Tree Preservation and Greenways).
A Broward County Tree Removal License will be required for any tree removal

3. Findings and Conclusions.

The proposed amendment is consistent with those portions of policies C6.4, C6.7, and C6.8 related to natural resource protection. However, the applicant is advised that:

- A Broward County Tree Removal License will be required.
- Due to the potential of the site to contain jurisdictional wetlands, the applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling.

F. Deepwater Port Component.

Not applicable.

G. Historic Preservation Component.

1. Applicable Goals, Objectives, and Policies.

Figure 6: Historic Preservation Goals, Objective, and Policies
<i>Policy HP1.1 Broward County shall locate, identify and evaluate those sites, buildings, structures, objects, landscapes, neighborhoods and districts are associated with the archeological, historical, architectural and cultural development of the BMSD areas of the County.</i>
<i>Policy HP3.2 Broward County shall review all applications for public and private development and redevelopment within its jurisdiction and evaluate impacts to potential and recorded historic and cultural resources in a timely manner through the development review processes.</i>
<i>Policy HP4.1 Broward County shall review development applications to determine the effect of proposed development upon cultural resources (archaeological sites, historical structures and sites, cemeteries, bridges, and districts) located within Broward County and monitor archaeological work of others within areas of County jurisdiction.</i>

2. Data and Analysis.

Broward County’s archaeological consultant reviewed the proposed amendment (see Attachment I) based on the available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The archaeological consultant determined that:

- a. The proposed project will not adversely effect any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- b. The subject property is located within the BMSD and located within the jurisdictional boundaries of Broward County’s historic preservation ordinance (BC. Ord. 2014-32).
- c. In the event that unmarked burials are discovered, Florida State Statutes, Chapter 872.05, requires “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.”

3. Finding and Conclusions.

The proposed amendment is consistent with Historic Preservation Component Policies HP1.1, HP3.2 and HP4.1.

H. Housing Element.

(See Attachment J)

1. Applicable Goals, Objectives, and Policies.

Figure 7: Housing Goals, Objective, and Policies	
BMSD Land Use and Community Planning Element	
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.	

2. Data and Analysis.

Figure 4 shows the existing housing stock with North County is all single-family.

Figure 8: Housing Stock		
Structure Type	Broward County	North County
Single Family	49.2%	100.0%
Multi-Family	47.8%	0.0%
Mobile Home	2.9%	0.0%
Boat, RC Van, etc.	0.07%	0.0%
Source: United States Census Bureau, 2015-2019 American Community Survey 5-Year Estimates		

3. Findings and Conclusions.

The area is predominantly planned for and developed with low density single-family dwellings. The proposed Low (3) Residential future land use designation allows for low density single-family residential uses and is consistent with Policy BMSD 1.1.7.

I. Intergovernmental Coordination Element.

1. Applicable Goals, Objectives, and Policies

Figure 9: Intergovernmental Coordination Goals, Objective, and Policies
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GOAL INTERGOVERNMENTAL COORDINATION Coordinate and consider the effect of the comprehensive plan with the plans of governmental agencies that provide services, but do not have regulatory authority over the use of land and with plans of adjacent municipalities, counties, the region, and the state.
OBJECTIVE IC8 – Coordinate the Establishment, Maintenance, and Implementation of Capacity and Quality Level of Service Standards Broward County shall continue to coordinate the establishment, maintenance, and implementation of capacity and quality level of service standards

2. Data and Analysis.

The site is adjacent to the City of Coconut Creek on all sides. Staff notified the City Planning and Zoning Director of the proposed amendment.

3. Findings and Conclusions.

The City of Coconut commented that it is following the application closely due to its proximity to the City and reserves the right to comment as the application proceeds through the review process. (see Attachment K).

J. Natural Disaster Component.

The site is not located within a hurricane evacuation zone.

K. Property Rights Element.

1. Applicable Goals, Objectives, and Policies

Figure 10: Property Rights Goals, Objective, and Policies
GOAL PROPERTY RIGHTS Broward County shall recognize, and respect judicially acknowledged or constitutionally protected private property rights.
OBJECTIVE PPR 1.1 - Property Rights and Local Decision-making. A property owner has various rights to property that shall be considered by Broward County when making decisions.
Policy 1.1.1. A person who owns property within Broward County has rights to: <ul style="list-style-type: none"> a. Physically possess and control his or her interests in the property, including easements, leases, or mineral rights; b. Use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; c. Privacy and to exclude others from the property to protect the owner's possessions and property; d. Dispose of his or her property through sale or gift.

2. Data and Analysis.

The property owner requested the Future Unincorporated Area Land Use Element Map amendment.

3. Findings and Conclusions.

If approved, the proposed amendment would increase the development potential of the site.

L. Public Schools Facilities Element

1. Applicable Goals, Objectives, and Policies.

Figure 11: Public Schools Goals, Objective, and Policies	
BMSD Land Use and Community Planning Element	
POLICY BMSD 1.1.5:	Future land uses shall be coordinated with the availability of public facilities and services.
POLICY BMSD 1.2.1:	Future land use amendments shall include the minimum amount of land needed to ensure: <ol style="list-style-type: none"> 1. Adequate facilities and services are available to support the uses ...
POLICY BMSD 1.2.2	Availability and capacity of the following public facilities and services shall be considered: ... 9. Public Schools
OBJECTIVE PSF2 – Concurrency Management System	Broward County shall adopt a Countywide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted LOS standard concurrent with the impact of proposed residential development.
POLICY PSF2.1	Broward County and the municipalities, in collaboration with the School Board, shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures, and requirements included within the ILA, School Board Policy, and Broward County and municipal Land Development Code.
POLICY PSF4.6	Consistent with provisions and procedures in the ILA, the School Board will advise Broward County and the municipalities of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.

2. Data and Analysis.

The proposed amendment application was submitted to the School Board of Broward County for review. The School Board advised that the applicant needs to submit a completed Public School Facilities Impact Application form, along with the required fee, in order for the School Board to issue a Public School Consistency Review Report. (See Attachment L)

Pursuant to the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida, public school concurrency review is conducted at the time of plat or site plan application submittal. At that time, if permanent student capacity is not available at public schools to serve the proposed amendment site, the developer may be required by the School Board to mitigate impacts related to deficient capacity.

Figure 5 shows the proposed amendment site is served by the Tradewinds Elementary, Lyons Creek Middle, and Monarch High schools. It shows that Monarch High School is expected to be below the level-of-service standards for the 2025/26 school year.

Figure 12: Public Schools Level of Service			
Type	School¹	Location	Meets Gross LOS 25/26²
Elementary	Tradewinds Elementary	5400 Johnson Road Coconut Creek	Yes
Middle	Lyons Creek Middle	4333 Sol Press Boulevard Coconut Creek	Yes
High	Monarch High	5050 Wiles Road Coconut Creek	No
<i>Source:</i> ¹ Maps and Data / By School Level (browardschools.com) ² Planning Tool for School Enrollment and Capacity (browardschools.com)			

3. Finding and Conclusions.

The proposed amendment is consistent with those portions of BMSD Land Use and Community Planning Element Policies BMSD 1.1.5, 1.2.1 and 1.2.2 and Public School Facilities Element Objective PSF2 and Policies 2.1 and 4.6 related to public schools because:

- *Any public school facilities impacts are mitigated during platting and site planning processes; and,*
- *The applicant will need to amend the Broward County Land Use Plan and a Public School Consistency Review Report will be provided at that time.*

M. Recreation and Open Space Element.

1. Applicable Goals, Objectives, and Policies.

Figure 13: Recreation and Open Space Goals, Objective, and Policies
Recreation and Open Space Element
OBJECTIVE R3 – Level of Service Requirements Ensure that parks meet the local and regional parks level-of-service standards of three acres per thousand population.
Policy R3.2 Broward County shall continue to utilize the level of service (LOS) standards in Table R-1, which as adopted by the Board of County Commissioners to assess the

adequacy of service and concurrency, for the County's local and regional parks and recreation facilities.

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

Facility Type	Level of Service Standard
Local Parks in BMSD Only	Three (3) acres per 1,000 persons (minimum)
Regional Parks	Three (3) acres per 1,000 persons (minimum)

POLICY BMSD 1.1.5: Future land uses shall be coordinated with the availability of public facilities and services.

POLICY BMSD 1.2.1: Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses
- ...

POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:

- ...
7. Parks and recreation facilities
- ...

2. Data and Analysis.

a. Local Parks.

The LOS standard for local parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 0.14 acres of local parks. The supply of local parks is expected to be sufficient to meet the demand through at least 2045 (see Figure 8).

Figure 14: Local Parks Adequacy (Acres)				
Current Parks	Current Demand	Amendment Demand	Demand with Amendment	Surplus/Deficit
77.47	44.88	0.14	45.02	+32.45

Source: Broward County Comprehensive Plan Recreation and Open Space Element

b. Regional Parks.

The LOS standard for regional parks is three (3) acres per thousand population. The proposed amendment will generate the need for approximately 0.14 acres of regional parks. The supply of regional parks is expected to be sufficient to meet the demand through at least 2045 (see Figure 9).

Figure 15: Regional Parks Adequacy (Acres)				
Current	Current	Amendment	Demand with	Surplus/Deficit

Parks	Demand	Demand	Amendment	
7,478.65	5,481.02	0.14	5,486.36	+1992.29
Source: Broward County Comprehensive Plan Recreation and Open Space Element				

At the time of platting, the Parks and Recreation Division will require regional park impact fees based on the number of units permitted on the site by the County Commission.

3. Findings and Conclusions.

The proposed amendment is consistent with:

- *Recreation and Open Space Element Objective R3 and Policy R3.2.*
- *BMSD Land Use and Community Planning Policies 1.1.5, 1.2.1, and 1.2.2, related to local and regional parks.*

N. Solid Waste Element.

1. Applicable Goals, Objectives, and Policies.

Figure 16: Solid Waste Goals, Objective, and Policies							
Solid Waste Element							
Objective 6.3. Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.							
Policy 6.3.1. Broward County shall use the waste generation rates identified in Table 6-A to assess the Adequacy of Solid Waste Disposal Facilities for proposed new development.							
<p>Table 6-A Solid Waste Generation Rates for Development Review</p> <table border="1" style="margin: auto;"> <thead> <tr> <th style="background-color: #e0e0e0;">Facility Type</th> <th style="background-color: #e0e0e0;">Generation Per Day</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Residential</td> <td style="text-align: center;">8.9 lbs. per unit</td> </tr> <tr> <td style="text-align: center;">...</td> <td></td> </tr> </tbody> </table>		Facility Type	Generation Per Day	Residential	8.9 lbs. per unit	...	
Facility Type	Generation Per Day						
Residential	8.9 lbs. per unit						
...							
Policy 6.3.2. Broward County shall continue to use the development review process of the Broward County Land Development Code to require applicants for development permits to demonstrate adequacy of solid waste disposal facilities prior to occupancy.							
Broward Municipal Services District Element							
POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: 1. Adequate facilities and services are available to support the uses ...							
POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: ... 2. Solid Waste ...							

2. Data and Analysis.

Figure 17: Projected Solid Waste Generation	
Demand per Residential Unit per Day	8.9 lbs.
Additional Units	9
Additional Demand	80.1 lbs.

The Broward County Comprehensive Plan Solid Waste Element provides for a planning LOS standard of 8.9 pounds per dwelling unit per day. It is estimated the demand for solid waste disposal facilities will increase by 89 pounds per day.

The Broward County Solid Waste and Recycling Services Division confirmed adequate solid waste capacities are available at the designated disposal facility. Republic Services and the City of Coconut Creek will be notified of any increased demand of solid waste collection and disposal services (see Attachment M).

3. Findings and Conclusions.

The proposed amendment is consistent with:

- *Those portions of BMSD Land Use and Community Planning Element Policies 1.1.5, 1.2.1, and 1.2.2 related to availability of public services and solid waste facilities.*

O. Transportation Element.

1. Applicable Goals, Objectives, and Policies.

Figure 18: Transportation Goals, Objective, and Policies									
Transportation Element									
<p>POLICY T2.3.3 The concurrency management system shall establish the following transportation level of service (LOS) standards:</p> <ol style="list-style-type: none"> 1. Within Transportation Concurrency Management Areas, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2023: <table border="1"> <thead> <tr> <th>TCMA</th> <th>Concurrency LOS Standard</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> </tr> <tr> <td>North Central</td> <td>30-minute peak hour headways on 70% of buses</td> </tr> <tr> <td>...</td> <td></td> </tr> </tbody> </table> <p>...</p>		TCMA	Concurrency LOS Standard	...		North Central	30-minute peak hour headways on 70% of buses	...	
TCMA	Concurrency LOS Standard								
...									
North Central	30-minute peak hour headways on 70% of buses								
...									
<p>POLICY T2.2.4 Broward County shall coordinate land uses with the transportation system through implementation of the following programs and activities:</p> <ol style="list-style-type: none"> 1. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets; <p>...</p>									

Broward Municipal Services District Element
<p>POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:</p> <ol style="list-style-type: none">1. Adequate facilities and services are available to support the uses...3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element...
<p>POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:</p> <ol style="list-style-type: none">...4. Roads, sidewalks, and bicycle facilities5. Public transit...

2. Data and Analysis.

a. Bicycle, Pedestrian, Greenway: Broward County strongly supports context appropriate Complete Streets and the expansion of bicycle, pedestrian, and greenway networks. The BCLUP Natural Resource Map Series - Eastern Broward County Potential Greenways System displays two proposed greenways in close proximity to the proposed amendment site. The proposed Hillsboro Canal Greenway is located approximately 950 feet north of the proposed amendment site. The proposed Turnpike Greenway is located approximately 3,000 east of the proposed amendment site

b. Public Transit: Transportation Element Map T-10, Transportation Concurrency Districts indicates the proposed amendment site is located within the North Central Transportation Concurrency Management Area. The LOS standard for the purpose of issuing development permits is:

- Thirty (30) minute peak hour headways on seventy percent (70%) of bus routes.

Broward County Transportation Department’s Service and Strategic Planning Division reviewed the proposed amendment. Public transit is currently not available within one quarter mile of the proposed amendment site and is not planned as a part of the 30-year, one-cent surtax for transportation projects (See Attachment N).

c. Roads. The primary east-west roadway that serves the proposed amendment site is Hillsboro Boulevard, a six-lane, state minor arterial road (Transportation Element maps T-1: Existing Roads and Parking Facilities and T-2: Future Roads Parking Facilities). This road segment includes sidewalks and wide shoulder bike lanes on both the westbound and eastbound rights-of-way. Hillsboro Boulevard provides access to State Road 7 to the west and Interstate 95 to the east. The primary north-

south road that serves the proposed amendment site is Lyons Road, a six-lane, county minor arterial roadway.

The proposed amendment site is located in the North Central Transportation Concurrency Management Area. Weekday p.m. peak hour trip rates are the methodology used by Broward County to assess transportation concurrency fees for development location within Transportation Concurrency Management Areas. The Urban Planning Division conducted a trip generation analysis based upon trip generation rates for the weekday p.m. peak hour rates, as well as for the weekday daily rates. (see Figure 7).

The proposed amendment is expected to generate an additional 10 weekday p.m. peak hour trips which does not negatively impact the 2020 and 2045 roadway capacities and LOS for Hillsboro Boulevard. Figure 7 provides an analysis of the 2020 LOS.

Figure 19: Trip Generation and Level of Service	
Trip Generation	
Current Use: Single-Family Dwelling Units – ITE Code 210	
Dwelling Units	5
Daily Trip Rate	9.43
Current Daily Trips	47.15
PM Peak Hour Rate	0.94
Current Peak Hour Trips	4.7
Proposed Use: Single-Family Dwelling Units – ITE Code 210	
Dwelling Units	15
Weekday Average Rate	9.43
Additional Daily Trips	94.3
PM Peak Hour Rate	0.94
Additional Peak Hour Trips	9.4
Daily Level of Service	
Hillsboro Boulevard (E/W Roadway) East of Lyons Road	
Design Code	622
AADT	36,000
Daily Capacity	59,990
V/C	0.6
LOS ¹	C-Stable Flow
Additional Trips	94.3
Adjusted AADT	36,094
Adjusted V/C	0.60
Adjusted LOS ¹	C-Stable Flow
PM Peak Hour Level of Service	
Hillsboro Boulevard (E/W Roadway) East of Lyons Road	
Design Code	622
AADT	3420
Daily Capacity	5390

V/C	0.63
LOS¹	C-Stable Flow
Additional Trips	9.4
Adjusted AADT	3429
Adjusted V/C	0.64
Adjusted LOS¹	C-Stable Flow
Source: Institute of Traffic Engineering Trip Generation Manual 11 th Edition (ITE).	
¹ Transportation Element Map T-8, Existing Roadway Level of Service.	

The proposed amendment would increase total daily trips by 94.3 and increase the weekday p.m. peak hour trips by 9.4. The subject road segment maintains the LOS of C for a Major Rural/Urban Collector Road. LOS C satisfies Policy T2.3.3, Broward County Comprehensive Plan, Transportation Element.

3. Findings and Conclusions.

The proposed amendment is consistent with:

- *Those portions of BMSD Land Use and Community Planning Element Policies BMSD 1.2.1 and 1.2.2 concerning adequacy of roadways.*
- *Transportation Element Policy T2.2.4 as it relates to density and access to minor arterial and collector street.*
- *Transportation Element Policy T2.3.3 regarding roadway level-of-service standards.*

P. Water Management Element.

1. Potable Water

a. Applicable Goals, Objectives, and Policies.

Figure 20: Potable Water Goals, Objective, and Policies
Broward Municipal Services District Element
POLICY BMSD 1.1.5: Future land uses shall be coordinated with the availability of public facilities and services.
POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure: <ol style="list-style-type: none"> 1. Adequate facilities and services are available to support the uses ...
POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: <ol style="list-style-type: none"> 1. Potable water ...
Water Management Element
POLICY WM3.1 LOS standards for potable water and sanitary sewer facilities will be

the FDEP permitted capacity of the facilities. The LOS standard for water treatment plants will be expressed as maximum monthly flow and the LOS standard for wastewater treatment plants will be expressed as average daily flow. Facility per person levels of service standards (LOSS) may vary due to water treatment type, demographics, irrigation acreage, and age and condition of the system. For planning purposes, the maximum LOSS for any County facility shall be 150 gallons/person/day.

POLICY WM3.9 Broward County will protect the water storage and water quality enhancement functions of wetlands, floodplains, and aquifer recharge area through acquisition, enforcement of rules, and the application of best land and water management practices.

POLICY WM4.21 Broward County shall continue to apply regulations that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rain water, water in accordance with the Broward County Code of Ordinances, Land Development Code, Chapter 5, Article IX.

b. Data and Analysis.

It is estimated that the maximum demand for potable water facilities will increase by 6,750 gallons per day as a result of the proposed amendment.

The Broward County Water and Wastewater Services Division stated it has no comments (see Attachment O).

c. Findings and Conclusions.

The proposed amendment is consistent with:

- *Those portions of BMSD Land Use and Community Planning Element Policies 1.1.5, 1.2.1, and 1.2.2 and Water Management Element Policy WM3.1 related to availability of public services and potable water facilities.*
- *Water Management Element Policy WM3.1 related to potable water facilities.*

2. Sanitary Sewer.

a. Applicable Goals, Objectives, and Policies.

Figure 21: Sanitary Sewer Goals, Objective, and Policies	
Broward Municipal Services District Element	
POLICY BMSD 1.1.5:	Future land uses shall be coordinated with the availability of public facilities and services.
POLICY BMSD 1.2.1	Future land use amendments shall include the minimum amount of land needed to ensure: <ol style="list-style-type: none"> 1. Adequate facilities and services are available to support the uses ...

POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:

- ...
- 2. Sanitary sewer
- ...

Water Management Element

POLICY WM3.1 LOS standards for potable water and sanitary sewer facilities will be the FDEP permitted capacity of the facilities. The LOS standard for water treatment plants will be expressed as maximum monthly flow and the LOS standard for wastewater treatment plants will be expressed as average daily flow. Facility per person levels of service standards (LOSS) may vary due to water treatment type, demographics, irrigation acreage, and age and condition of the system. For planning purposes, the maximum LOSS for any County facility shall be 150 gallons/person/day.

b. Data and Analysis.

It is estimated that the maximum demand for sanitary sewer facilities will increase by 6,750 gallons per day as a result of the proposed amendment.

The Broward County Water and Wastewater Services Division stated it has no comments (see Attachment O).

c. Finding and Conclusions.

The proposed amendment is consistent with:

- *Those portions of BMSD Land Use and Community Planning Element Policies 1.1.5, 1.2.1, and 1.2.2 related to availability of public services and potable water facilities.*
- *Water Management Element Policy WM3.1 related to availability of public services and potable water facilities.*

3. Drainage/ Surface Water Management.

a. Applicable Goals, Objectives, and Policies.

Figure 22: Drainage/Surface Water Management Goals, Objective, and Policies

Broward Municipal Services District Element

POLICY BMSD 1.1.3 Future land uses shall be designated with consideration of appropriate topography, soil conditions, and floodplain elevation to avoid flooding, erosion, and repetitive property loss.

POLICY BMSD 1.1.5: Future land uses shall be coordinated with the availability of public facilities and services.

POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:

<p>1. Adequate facilities and services are available to support the uses ...</p>
<p>POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered: ... 6. Drainage ...</p>

b. Data and Analysis.

The Broward County Environmental Engineering and Permitting Division offered comments on drainage and surface water management requirements (See Attachment P). The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County. Development is required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

The Surface Water Management Program has jurisdiction on this site. The current 2014 FIRM shows the following FEMA flood zones:

- Zone AH 16 feet NAVD (most of Property)
- Zone X shaded (500-year) (portions of the south and west of Property)

The Broward County Future Conditions 100-year Flood Elevation Map for this area shows an elevation of 17.5 feet NAVD. The preliminary FEMA maps do not show any proposed revision to this area.

c. Finding and Conclusions

The proposed amendment is consistent with:

- *Those portions of BMSD Land Use and Community Planning Element Policies 1.1.3, 1.1.5, 1.2.1, and 1.2.2 related to flooding and the availability of drainage facilities.*

4. Aquifer Recharge.

a. Applicable Goals, Objectives, and Policies.

<p>Figure 23: Aquifer Recharge Goals, Objective, and Policies</p>
<p>POLICY WM3.9 Broward County will protect the water storage and water quality enhancement functions of wetlands, floodplains, and aquifer recharge areas through acquisition, enforcement of rules, and the application of best land and water management practices.</p>
<p>POLICY WM4.21 Broward County shall continue to apply regulations that require</p>

new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rain water, water in accordance with the Broward County Code of Ordinances, Land Development Code, Chapter 5, Article IX.

b. Data and Analysis.

The Natural Resources Division offered comments regarding impacts to aquifer recharge (Attachment H).

The proposed land use designation allows a minor percentage of impervious area on the property (up to 30%). Based on current and proposed land use designations, development resulting from the proposed future land use designation could potentially result in an increase of 10% impervious surface on the property. The change in recharge capacity is expected to be minor. The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of the new residential project seek to maximize open space or provide alternatives to offset negative impacts on recharge capacity on the property. Open space may include, but is not 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.

c. Findings and Conclusions.

The proposed amendment is consistent with:

- *Those portions of Water Management Element Policies and WM3.9 and WM4.21 related to protection of aquifer recharge and reduction of impervious surface area.*

VI. Attachments

Attachment A: Site Location Map

Attachment B: Proposed BMSD Future Land Use Map

Attachment C: Comprehensive Plan Consistency Review Table

Attachment D: Site Location Aerial Map

Attachment E: BMSD Zoning Map

Attachment F: Current BMSD Future Land Use Map

Attachment G: Current BCLUP Future Land Use

Attachment H: Environmental Resource Comments

Attachment I: Historic Resource Comments

Attachment J: Affordable Housing Comments

Attachment K: City of Coconut Creek Comments

Attachment L: School Board of Broward County Correspondence

Attachment M: Solid Waste and Recycling Services Division Comments

Attachment N: Broward County Transit Comments

Attachment O: Water Management Division-Water and Wastewater Services Comments

Attachment P: Water Management Division – Drainage Comments