

BROWARD COUNTY ARENA **REDEVELOPMENT**

(Facility Currently Known As "Amerant Bank Arena")

Restated and Amended
Application for Amendment to the
City of Sunrise and
Broward County Land Use Plans

in response to comments
from

City of Sunrise Community Development
Department's February 9, 2026,
Development Review Committee Comments

City of Sunrise Land Use Project Number: LUPA-00037-2021

Prepared by:

Broward County Housing and Urban Planning Division
1 North University Drive
Plantation, Florida 33324

City of Sunrise
Community Development Department

APR 09 2026

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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 Plans. 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.
- B. Name, title, address, telephone number and e-mail address of the local government contact person.
- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.
- D. Public notification shall be required in accordance with the provisions of the City of Sunrise's Land Development Code, Section 16-51. In addition to the requirements above, the applicant shall place signage on the property in accordance with the provisions of section 16-51.
- E. Whether the amendment is one of the following:
- F. Development of Regional Impact
- G. Small-scale development (Per Chapter 163.3187 Florida Statutes)
- H. Emergency (Please describe on separate page)

2. APPLICANT INFORMATION

- A. Name, title, address of the property owner and applicant.
Name: Broward County
Address: 1 North University Drive, Plantation, Florida 33324
- B. Name, title, address, telephone number and e-mail address of the agent.
Name: Darby P. Delsalle, AICP
Title: Director of Housing and Urban Planning Division
Address: 1 North University Drive, Plantation, Florida 33324
Telephone Number: 954-357-9792
E-Mail: ddelsalle@broward.org

- C. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The applicant is requesting to revise the land use designations of approximately 154 gross acres of land by:

- (1.) changing the land use designation from Commerce, Irregular [2.5] Residential, and Low [5] Residential, to Activity Center on Broward County's Land Use Map and,
- (2.) changing the land use designation from Industrial, Commercial, Low [5] Residential, and Low Medium [10] Residential to Transit Oriented Development on the City of Sunrise's Land Use Map, to permit the following on the Amendment Site:

- An Arena: the existing arena consisting of 867,000 square feet.
- Commercial Use: 300,000 square feet.
- Office Use (including Educational): 1,620,000 square feet
- Residential Use: 1,400 multi-family dwelling units (including townhouses), of which a minimum of 15% will be deed-restricted, affordable housing.
- Hotel: 600 rooms, including up to 60,000 square feet of meeting/function space which may include: meeting rooms; board rooms; a junior ballroom; and function support space.
- Community – Cultural Use: 250,000 square feet which, if built, would replace Office Use (including Educational) on a basis of every square foot of Community – Cultural Use built would reduce the allowed amount of Office Use (including Educational) by the same amount of square footage. Community – Cultural Use might include built space for exhibitions, learning/education, and research for topics that may include, but not limited to: the Everglades; the environment; climate change; the history of Florida's Native Americans; and the history of South Florida and Florida.
- Preserve, Wetland and Mitigation Area (which includes the Goodman Archaeological site): a minimum of 18.8 acres.
- Open Space/Public Plazas: a minimum of 1 acre.
- Additional Green Open Space (some of which may be used for drainage): a minimum of 8 acres.

The 154.03 gross acre Amendment Site is located to the northwest of NW Panther Parkway (NW 136th Ave.), to the south of Pat Salerno Drive, to the southeast of the Sawgrass Expressway and to the east of the Sawgrass Preserve residential neighborhood. (See APPENDIX I)

Presently the 154.03 gross acre Amendment Site does not maximize its full potential and currently contains a 21,127-seat arena with 7,513 parking spaces, of which 7,283 parking spaces are surface parking.

Broward County is following the 2016 recommendations of a ULI Study (see Appendix IV), which was done in conjunction with the County, City and private businesses and developers. The ULI Study recommended Broward County seek a comprehensive mixed-use development that would transform the Amendment Site into a dynamic destination that is complementary to the existing sports and entertainment facility, surrounding neighborhoods, businesses, and developments that are both planned and underway. The uses that are being proposed in this Land Use Amendment request falls within the recommendations of the final ULI study.

It is the County's intent the redevelopment of the Amendment Site be a district of a community, consistent with and furthering the City's established vision that will anchor western Broward County as Fort Lauderdale anchors eastern Broward County. The development is planned to be a mixed-use live, work play community that is pedestrian oriented where the design of the spaces between building are paramount in creating a living working community.

3. AMENDMENT SITE DESCRIPTION

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

The 154.03 gross acre Amendment Site is located to the northwest of NW Panther Parkway (NW 136th Ave.), to the south of Pat Salerno Drive, to the southeast of the Sawgrass Expressway and to the east of the Sawgrass Preserve residential neighborhood.

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

Sealed survey, including legal description of the area proposed to be amended is attached separately. (See APPENDIX I)

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

(See APPENDIX XI)

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.

The Amendment Site property is 6,089,583 square feet in size (actual area) and as designated by Broward County's Land Use Plan has 5,882,788 square feet (actual area) designated as Commerce; and has an additional 206,795 square feet (actual area) designated as Irregular Residential, adjacent to the Sawgrass Preserve neighborhood. The Amended Site's gross square footage for planning purposes is 6,709,465 gross square feet and as designated by Broward County's Land Use Plan has 6,229,484 gross square feet designated as Commerce; has an additional 206,795 gross square feet designated as Irregular Residential; and 273,186 gross square feet designated as Low [5] Residential.

The Amendment Site property is 6,089,583 square feet in size (actual area) and as designated by the City of Sunrise Land Use Plan has 5,396,622 square feet (actual area) designated as Industrial; has an additional 486,166 square feet (actual area) designated as Commercial; and has an additional 206,795 square feet (actual area) designated as Low [5] Residential. The Amended Site's gross square footage for planning purposes is 6,709,465 gross square feet and as designated by the City of Sunrise Land Use Plan has 5,714,854 gross square feet designated as Industrial; has an additional 514,630 gross square feet designated as Commercial; has an additional 453,982 gross square feet designated as Low [5] Residential; and has an additional 25,999 gross square feet designated as Low Medium [10] Residential.

The applicant is requesting: (1.) a change in the land use designation from Commerce, Irregular Residential, and Low [5] Residential to Activity Center on Broward County's Land Use Plan and (2.) a change in the land use designation from Industrial, Commercial Low [5] Residential, and Low Medium [10] Residential to Transit Oriented Development on the City of Sunrise's Land Use Plan, to permit the following on the Amendment Site:

- An Arena: the existing arena consisting of 867,000 square feet.
- Commercial Use: 300,000 square feet.
- Office Use (including Educational): 1,620,000 square feet.
- Residential Use: 1,400 multi-family dwelling units (including townhouses), of which a minimum of 15% will be deed-restricted, affordable housing.
- Hotel: 600 rooms, including up to 60,000 square feet of meeting/function space which may include: meeting rooms; board rooms; a junior ballroom; and function support space.

- **Community – Cultural Use:** 250,000 square feet which, if built, would replace Office Use (including Educational) on a basis of every square foot of Community – Cultural Use built would reduce the allowed amount of Office Use (including Educational) by the same amount of square footage. Community – Cultural Use might include built space for exhibitions, learning/education and research for topics that may include, but not limited to: the Everglades; the environment; climate change; the history of Florida’s Native Americans; and the history of South Florida and Florida.
- **Preserve, Wetland and Mitigation Area** (which includes the Goodman Archaeological site): a minimum of 18.8 acres.
- **Open Space/Public Plazas:** a minimum of 1 acre.
- **Additional Green Open Space** (some of which may be used for drainage): a minimum of 8 acres.

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

They have not been used within the Amendment Site.

The following adjacent properties have the following flexible provisions:

116 reserve units allocated by Ordinance No. 808-X-A on January 25, 1994 (Sawgrass Preserve);

357 Residential flexibility units and 6 reserve units were allocated by Resolution No. 02-164-02-A on November 12, 2002 (Metropica).

C. Existing use of amendment site and adjacent areas.

The existing 154.03 gross acre site is currently used for an 867,000 square foot 21,127 seat arena with 7,513 parking spaces (230 parking spaces in a garage and 7,283 on grade surface parking spaces).

Currently, Broward County has a License Agreement with the Arena Operating Company (see Appendix “VI”) for the County to use 342 parking spaces in the southeast corner of the Broward Arena’s parking lot for the County’s Miami Express Bus Park and Ride parking. The current lease amendment with renewal options runs out on January 31, 2032.

Broward County has purchased a 10.7 acre parcel at the intersection of the north side of Red Snapper Road and east side of 136th Avenue (Panther Parkway) to construct a Transit Hub Station, which would include moving the Miami Express Bus stop and parking to this property.

The new proposed Transit Hub Station will be directly across NW 136th Avenue at the intersection with Red Snapper Road with a traffic light that will provide easy pedestrian access to the Amendment Site.

Broward County currently envisions the bus station and parking will be the first phase of the development with the light rail system to be completed in a second phase. For the first phase of the project, the approximate schedule for the development is as follows:

- Planning for the project development is planned to start in early 2026.
- Start of the final design is planned to begin in the Spring or Summer of 2027.
- Construction is planned to start in 2028 or 2029.

Transit Hub Station property is NOT part of this Land Use Plan Amendment.

The current land use designations for the properties surrounding the Amendment Site are provided below (See APPENDIX X):

Per the current Broward County Land Use Plan:

- To the southeast of the Amendment Site - Commerce within a Dashed Line Area.
- To the south Activity Center.
- To the north of the Amendment Site – Low (5) Residential and Low-Medium (10) Residential.
- To the west of the Amendment Site – Irregular Residential, Transportation, and the Sawgrass Expressway.

Per the City of Sunrise Land Use Plan:

- To the southeast of the Amendment Site - Commercial within a Dashed Line Area and Transit Oriented Development.
- To the north of the Amendment Site - Low (5) Residential and Low-Medium (10) Residential.
- To the west of the Amendment Site – Low (5) Residential and the Sawgrass Expressway.

The adjacent uses to the property:

- To the Northwest is the Sawgrass Expressway.
- To the North is Pat Salerno Drive with wetlands, apartments, and townhomes on the north side of Pat Salerno Drive.
- To the South east is NW 136th Ave (Panther Parkway) with the Sawgrass Mills Mall southeast side of NW 136th Avenue.
- To the West there are single family one- and two-story homes.

- 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 the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

An Activity Center (for Broward County's Land Use Amendment) and a Transit Oriented Development (for the City of Sunrise's Land Use Plan) is the proposed use for the Amendment Site.

The area that is being proposed includes the existing arena's 867,000 built-out square footage. The following uses are proposed for the Amendment Site:

- **An Arena: the existing arena consisting of 867,000 square feet.**
- **Commercial Use: 300,000 square feet.**
- **Office Use (including Educational): 1,620,000 square feet.**
- **Residential Use: 1,400 multi-family dwelling units (including townhouses), of which a minimum of 15% will be deed-restricted, affordable housing.**
- **Hotel: 600 rooms, including up to 60,000 square feet of meeting/function space which may include: meeting rooms; board rooms; a junior ballroom; and function support space.**
- **Community – Cultural Use: 250,000 square feet, which if built would replace Office Use (including Educational) on a basis of every square foot of Community - Cultural Use built would reduce the allowed amount of Office Use (including Educational) by the same amount of square footage. Community – Cultural Use might include built space for exhibitions, learning/education and research for topics that may include, but not limited to: the Everglades; the environment; climate change; the history of Florida's Native Americans; and the history of South Florida and Florida.**
- **Preserve, Wetland and Mitigation Area (which includes the Goodman Archaeological site): minimum of 18.8 acres, which is envisioned to have public raised walkways, with environment informational signage through this area that would be open to the public.**
- **Open public Space/Plazas with benches, planters, possible fountains: minimum of one (1) acre.**
- **Additional Public Green Open Space of a minimum of eight (8) acres. This space will be open to the public and be used as park space where people may picnic, play, exercise, and meet friends. This space is envisioned to have a small water feature running through it and at times when there might be a hurricane or large storm can act as a retention pond until the storm passes and the storm water may drain**
- **There will be public sidewalks throughout the property and public bike lanes and trails on the property.**

The existing square footage on the Amendment Site is:

- Arena (including bowl, Panthers' offices, parking garage and tunnel): 867,000 gross square feet.
- The Property is 6,089,583 square feet in size (actual area) and as designated by Broward County's Land Use Plan has 5,882,788 square feet (actual area) designated as Commerce; and has an additional 206,795 square feet (actual area) designated as Irregular Residential, adjacent to the Sawgrass Preserve neighborhood. The Amended Site's gross square footage for planning purposes is 6,709,465 gross square feet and as designated by Broward County's Land Use Plan has 6,229,484 gross square feet designated as Commerce; has an additional 206,795 gross square feet designated as Irregular Residential; and 273,186 gross square feet designated as Low (5) Residential.

Broward County has purchased a 10.7 acre parcel on the north side of Red Snapper Road to construct a Transit Hub Station, which would include moving the Miami Express Bus stop and parking to this property. This Transit Hub Station property is not part of this Land Use Plan Amendment.

The new, proposed Transit Hub Station will be directly across NW 13 Avenue at the intersection with Red Snapper Road with a traffic light that will provide easy pedestrian access to the Amendment Site.

Easy pedestrian circulation and access from within the property will be provided for pedestrians to walk to the Transit Hub Station across 136th Avenue. With the addition of the Transit Hub Station, the County will enhance the traffic signalization at 136th Ave and Red Snapper Road so pedestrians crossing of 136th Ave from the Transit Hub to the Broward Arena property may have appropriate time for safe crossing. This will include on-going monitoring to re-adjust the crossing times to reflect the length of time for pedestrian crossing and for peak demands at the arena. This on-going monitoring will evaluate the feasibility of options for pedestrian crossing of 136th Ave, such as but not limited to, increasing crossing times, wider cross walks, frequency of crossing times, and an elevated pedestrian cross walk over 136th Ave.

The First Amendment To License Agreement Between Broward County and Arena Operating Company, LTD allows for the County to use 342 parking spaces in the southeast corner of the Broward Arena parking lot for the County's Miami Express Bus Park and Ride parking, and extends through January 31, 2032. (See APPENDIX VI)

- 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 Amendment Site is 6,709,465 square feet in size (gross area) and under the City of Sunrise's Future Land Use Map is comprised of: 453,982 square feet (gross area) of property which has a Future Land Use of Low [5] Residential; 25,999 gross square feet has a Future Land Use of Low Medium [10] Residential; 514,630 square feet (gross area) has a Future Land Use of Commercial; and the balance of the property is comprised of 5,714,854 square feet (gross area) with a Future Land Use of Industrial.

Under the City of Sunrise Comprehensive Plan, Industrial and Commercial portions of the property are in the Western Sunrise Area and are allowed a maximum FAR of 2.00, when a mixed used development such as is being proposed for the Amendment Site, and a maximum FAR of 3.00 with a Special Exception by the City Commission. The Amendment Site is located in the Western Sunrise Area.

The 453,982 gross square feet (10.42 acres) of Low [5] Residential would allow for up to 52 residential units. The 25,999 gross square feet Low Medium [10] Residential would allow for up to 5 residential units. The Industrial and Commercial portions of the property combined will consist of 6,229,484 square feet (gross area) and therefore would allow up to a total of 12,458,968 of buildable square feet (with a 2.00 FAR). If the existing arena, which contains 867,000 square feet, remains, then under the City of Sunrise Comprehensive Plan the Amendment Site (with a FAR of 2.00) would be allowed to build 11,591,968 buildable square feet of new buildings on the property.

Per the City of Sunrise Comprehensive Plan, the height limit would be 20 stories. See Appendix II for copy of City of Sunrise Comprehensive Plan for Commercial and Industrial uses, floor area ratios and height restrictions.

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.

General Notes:

- Arena sanitary sewer use of 4 GPD per seat comes from the Florida Administrative Code, Section 64E-6.008 (under Florida Department of Health section), under the heading of Stadiums. The 4 GPD per seat is used for the overall area and takes in consideration all uses that would

normally be in an area, including normal office space, food service and other uses associated in operating an arena. In the March 2009, Florida Panthers Entertainment District Local Activity Center application to the City of Sunrise for the Sanitary Sewer Demand for the existing arena, used 4 GPD per seat.

- Hotel sanitary sewer use of 100 GPD per room comes from the Florida Administrative Code, Section 64E-6.008 (under Florida Department of Health section). The 100 GPD per room is used for the overall area and takes in consideration all uses that would normally be in a hotel, including restaurants, management offices, housekeeping and other uses associated in operating a hotel. Since, at this time, the type of hotel is unknown, the County is using 100 GPD per room.
- Commercial sanitary sewer use comes from the Florida Administrative Code, Section 64E-6.008 (under Florida Department of Health section). For sanitary sewer use calculations, it is assumed that out of the 300,000 square feet of Commercial Use that 200,000 square feet would be a restaurant use and 100,000 square feet would be used for Shopping Center Use without Food or Laundry. The tables in Section 64E-6.008 state: Restaurant use will be calculated on 40 GPD per seat (for the calculations 15 square feet per seat was used, which is a very conservative and small number); Shopping Center Use without Food or Laundry will be calculated at 0.1 GPD for every square foot of use. Since the City of Sunrise Code of Ordinances, Section 16-61, Table 1, gives a greater breakdown of facility types, the Solid Waste Impact Table can break down the Commercial – “Shopping without food” into two sub-facility types; Supermarket and Department Store. Without knowing the type or size of the end user who may occupy this space, the Florida Administrative Code is being used for the Potable Water Impact and Sanitary Sewer Impact, and the City of Sunrise Code of Ordinances is being used for the Solid Waste Impact.
- It has been noted that Cultural – Community Uses will create less of a demand for potable water, on a square foot basis, than Office which it may replace. This was based on a study done by Yale University, titled “Analysis of Potable Water Used at Yale University” dated 5/18/2010, in which one of the components studied was Yale University’s libraries and museums and special collection buildings. In this analysis it was determined the average potable water used from 2003 through 2009 for libraries/museums was 19.1 gallons per square foot per year. If this ratio is applied to the 250,000 square feet of Cultural – Community Uses then a 250,000 square foot Cultural – Community Use building would use 13,082 GPD of potable water. Under the Broward County Comprehensive Code, potable water use for Office Use is 0.2 GPD per square foot. Accordingly, a 250,000 square foot Office Use building

would use 50,000 GPD. Therefore, the use of potable water for a Cultural – Community Use would be greatly less than the Office Use.

Since the amount of sanitary sewer use has a direct relationship to the amount of potable water use for a building, it can be clearly interpreted to show that the demand for sanitary sewer use for a Cultural - Community Use would be greatly less than an Office Use.

In comparing solid waste generated by Office Use compared to Cultural – Community Use, it would seem logical to extrapolate that a Community – Cultural Use built for museum exhibitions, learning/education and research, where typically visitor stay only for an hour or two, would generate less solid waste than an Office Use with workers there all day.

A. Potable Water Analysis

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

The potable water level of service per the 10-Year Water Supply Facilities Work Plan – 2020 Updated for the City of Sunrise (May 04, 2020 – SFWMD comments Incorporated) : Potable Water Annual average daily flow shall not exceed ninety percent (90%) of design capacity of the combined treatment plants. The system shall maintain the capacity to produce and deliver 102 gallons per person per day.

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 funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 31.675 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 11.168 MGD, the Sawgrass WTP of 18.756 MGD, and the Southwest WTP of 1.751 MGD.

As of July 29, 2025, the total outstanding committed capacity for water within the City of Sunrise service area is 0.37 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.09 MGD, at the Sawgrass WTP is 0.27 MGD, and at the Southwest WTP it is 0.01 MGD.

The projected demand for the year 2030 is 33.41 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

The Water Treatment plant servicing the parcel is Sawgrass Water Treatment Plant located at 14140 NW 8th Street.

There are no planned water treatment plant flow capacity increases or wellfield expansion at this time, however there are planned wellfield improvements.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum day withdrawal allocation of 37.82 MGD.

2. Identify the net impact on potable water 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 1

POTABLE WATER IMPACT				
	<u>Use</u>	<u>Calculation</u>	<u>Total (GPD)</u>	
Current	Arena – Existing	4 GPD x 21,127 seats	84,508	GPD
Proposed	Arena Existing	4 GPD x 21,127 seats	84,508	GPD
	Office – 1,620,000 sf	1,620,000/100 x 15 GPD	243,000	GPD
	Hotel – 600 rooms	600 rooms x 100 GPD	60,000	GPD
	Meeting/Function Space – 60,000 sf	(60,000 sf /20 sf per seat) x 4 GPD per seat	12,000	GPD
	Community – Cultural Use	is less demand on a /sf basis than Office which it replaces		
	Multi Family Residential – 1400 -3 BR Units	1,400 units x 2.58 persons per unit x 102 GPD	368,424	GPD
	Commercial Restaurant – 200,000 sf	(200,000 sf/15 sf per seat) x 40 GPD	533,333	GPD
	Commercial – Shopping w/o food – 100,000 sf	100,000 sf x 0.1 GPD	10,000	GPD
			1,311,265	GPD
		Increase in Demand	1,226,757	GPD

Sources: F.A.C 64E-6.008, City of Sunrise 10 Year Water Supply Facilities Work Plan – 2020 Update

3. Correspondence from potable water provider verifying the information submitted in items above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit "A" for attached correspondence.

B. Sanitary Sewer Analysis

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

The sanitary sewer level of service per the 10-Year Water Supply Facilities Work Plan – 2020 Updated for the City of Sunrise (May 04, 2020 – SFWMD comments Incorporated): Wastewater Annual average daily flow shall not exceed ninety percent (90%) of design capacity of the combined treatment plants. The system shall maintain the capacity to collect, treat and dispose of 93 gallons per person per day.

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.

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass WWTF with a capacity of 20 MGD, and Southwest WWTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 GPD.

As of July 29, 2025, the total current wastewater demand within the City of Sunrise service area is 21.817 MGD (based upon the maximum three-month average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 7.905 MGD, the Sawgrass WWTF 13.557 MGD, and Southwest WWTF of 0.355 MGD.

As of July 29, 2025, the total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.37 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.09 MGD, at the Sawgrass WWTF is 0.27 MGD, and at the Southwest WWTF is 0.01 MGD.

The projected demand for the year 2030 is 25.22 MGD which is based on the projected population increase rate referenced in the 2015 Water and Wastewater Supply Plan.

The Wastewater Treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant located at 14140 NW 8th Street.

There are no planned wastewater treatment plant capacity increases at this time.

- 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 2

SANITARY SEWER IMPACT				
	<u>Use</u>	<u>Calculation</u>	<u>Total (GPD)</u>	
Current	Arena – Existing	4 GPD x 21,127 seats	84,508	GPD
Proposed	Arena Existing	4 GPD x 21,127 seats	84,508	GPD
	Office – 1,620,000 sf	1,620,000/100 x 15 GPD	243,000	GPD
	Hotel – 600 rooms	600 rooms x 100 GPD	60,000	GPD
	Meeting/Function Space – 60,000 sf	(60,000 sf /20 sf per seat) x 4 GPD per seat	12,000	GPD
	Community – Cultural Use	less demand /sf than Office which it replaces		
	Multi Family Residential – 1400 - 3 BR Units	1,400 units x 2.58 persons per unit x 102 GPD	368,424	GPD
	Commercial Restaurant – 200,000 sf	(200,000 sf/15 sf per seat) x 40 GPD	533,333	GPD
	Commercial – Shopping w/o food –100,000 sf	100,000 sf x 0.1 GPD	10,000	GPD
			1,311,265	GPD
		Increase in Demand	1,226,757	GPD

Sources: F.A.C 64E-6.008, City of Sunrise 10 Year Water Supply Facilities Work Plan – 2020 Update

- Correspondence from sanitary sewer provider verifying the information submitted in items above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit “A” for attached correspondence.

C. Solid Waste Analysis

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

Solid Waste - The collection and disposal system shall be able to accommodate at least 5.0 pounds per capita per calendar day. (City of Sunrise Comprehensive Plan, D. Infrastructure Element, POLICY 1.1.1).

The City of Sunrise shall continue to promote a recycling program for recovery materials throughout the City of Sunrise. (City of Sunrise Comprehensive Plan, D. Infrastructure Element, Objective 5.1).

2. 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 the landfill/plant capacity and planned landfill/plant capacity.

The "Wheelabrator" facility has the capacity to handle the additional waste anticipated to be generated by this proposed development. The County's facility is capable of processing 832,000 tons of MSW on an annual basis and we are currently contracted for 725,000 tons from Broward County and municipalities located within Broward County.

The material will not go to a landfill. The "Wheelabrator" is a waste to energy facility.

3. 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 2

SOLID WASTE IMPACT				
	<u>Use</u>	<u>Calculation</u>	<u>Total (GPD)</u>	
Current	Arena – Existing	21,127 seats x 0.17 lbs./day/seat	3,592	Lbs./day
Proposed	Arena Existing	21,127 seats x 0.17 lbs./day/seat	3,592	Lbs./day
	Office – 1,620,000 sf	1,620,000/100 sf	16,200	Lbs./day
	Hotel – 600 rooms	600 rooms x 8.9 lbs. per room	5,340	Lbs./day
	Meeting/Function Space – 60,000 sf	(60,000 sf /20 sf per seat) x 0.17 lbs/day/sf	510	Lbs./day
	Community – Cultural Use – 250,000 sf	If Community – Cultural Use replaces office use, the impact above Office would add 1 lbs/100 sf plus 5 lbs for every meal per day	5,000	Lbs./day
	Multi Family Residential – 1400 units	1,400 units x 5 lbs per unit	7,000	Lbs./day
	Commercial - Supermarket – 40,000 sf	40,000 sf x 9.0 lbs /100 sf per day	3,600	Lbs./day
	Commercial – Restaurant 200,000 sf	2 lbs. per day per meal (20 sf/seat @ 80% occ.)	16,000	Lbs./day
	Commercial – Department stores 60,000 sf	60,000 x4.0 lbs. per 100 sf per day	2,400	Lbs./day
		Total Solid Waste	59,642	Lbs./day
		Increase in Demand	56,050	Lbs./day

Sources: (1) City of Sunrise Code of Ordinances, Sec. 16-81, Table 1 "SOLID WASTE GENERATION RATES; (2) Solid Waste Calculations from March 2009 City of Sunrise Land Use Amendment Submittal for the Broward County Arena; (3) Broward County's Planning Council's Recommendation for Solid Waste Generation for Hotels

4. Correspondence from the solid waste provider verifying the information submitted in items above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit "B" for attached correspondence from Solid Waste Provider:

**Robert Hely
Market Manager For Fuel Sourcing
Wheelabrator South Broward
4400 South State Road 7
Fort Lauderdale, FL 33314
(954) 980-6998
rhely@wtienergy.com**

D. Drainage Analysis

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

The Broward Arena property is within the "Arena" sub-basins of the City of Sunrise's Basin 8. A new drainage Master Permit/License was approved on August 5, 2016, for the entire Basin 8 (attached). Exhibit 4 on Page 20 of the attached drainage Master permit ERP 06-00345-S-159/license SWM2016-058-0 shows the location of the "Arena" sub-basin. It should be noted that "Arena" sub-basin has a total acreage of 144.5 acres, and it includes the 139.8-acre Broward Arena property as well as 4.7 acres of the adjacent road Right-of-Way (ROW) along the Panther Parkway. As shown in Exhibit 3 on Page 19 of the attached drainage Master permit ERP 06-00345-S-159/license SWM2016-058-0, the Arena Expansion project is allowed for an additional 20 acres of buildings/structures over the already existing permitted 14.5 acres of buildings/structures (for a total of 34.5 acres of buildings/structures) within the 144.5-acre "Arena" sub-basin. The August 5, 2016, Master Permit/License provides conceptual approval for future development (i.e., projects listed in Exhibit 3 of the Master Permit/License), including the referenced 20-acre Arena Expansion project. Further, the Master Permit/License provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings (that is, existing and proposed finished floor elevations are/will be above the 100-year, 3-day storm elevation). In the particular case of the Area Expansion project, the Master Permit/License requires no additional drainage improvements for the proposed 20 acres of buildings/structures. However, a modification of the August 5, 2016, Master Permit/License will be necessary just before construction of the expansion project to ensure the proposed paving and

grading plans are consistent with the stage-storage assumptions of the August 5, 2016, Master Permit/License.

The master plan design guidelines for the property will establish that all habitable building space will have a minimum of 10 feet above sea level. This elevation will keep all habitable space well out of all flood zones (Based on Broward County's most recent study which goes out through 2060).

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

The Broward County Surface Water Management Program is the agency that permitted the Master Permit/License for the City of Sunrise's Basin 8 Drainage System, and the City of Sunrise operates said drainage system.

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

No drainage improvements are necessary. Existing Basin 8's surface water management system provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings.

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.

Please see answers to Items 1, 2, and 3 above. SFWMD's Permit is the ERP 06-00345-S-159 referenced in Item 1 above.

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 demonstrates 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 of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

N/A (Existing and proposed development meet adopted level of service without the need for additional drainage improvements).

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

See Exhibit "C" for attached correspondence.

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.

City of Sunrise POLICY 6.1.1: Provide at a minimum three (3) acres of park for every 1,000 people. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the BCLUP.

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 proposed amendment will not result in an increase due to the requirements outlined in the Broward County Land Use Plan. The City's Park Inventory, certified at 335+ acres, effective through 2023, is eligible now for updated certification in 2025, which would show a total of 403+ acres (or more) being eligible as shown below in Table 4:

Table 4

PARK INVENTORY			
Name	Existing Park and OpenSpace Acreage Certified ⁽¹⁾	Type	Existing Park and OpenSpace Acreage TO BE CERTIFIED ⁽²⁾
SUNRISE ATHLETIC COMPLEX	26.60	COMMUNITY	26.60
SUNRISE TENNIS CLUB PARK	9.70	COMMUNITY	9.70
SUNRISE CIVIC CENTER AQUATICS COMPLEX	14.0	COMMUNITY	14.0
WELLEBY PARK	28.8	COMMUNITY	28.8
PIPER FIELD	8.8	NEIGHBORHOOD	8.8
THE BRIDGES AT SPRINGTREE GOLF CLUB ⁽³⁾	37.5 ⁽³⁾	COMMUNITY	37.5 ⁽³⁾
VILLAGE PARK	0.30	NEIGHBORHOOD	0.30
VILLAGE BEACH CLUB PARK	1.31	NEIGHBORHOOD	1.31
ROARKE POOL	0.70	NEIGHBORHOOD	0.70
NOB HILL SOCCER CLUB	14.3	COMMUNITY	14.3
NOB HILL ELEMENTARY PARK	2.0	NEIGHBORHOOD	2.0
BAIR MIDDLE & HORIZON ELEMENTARY	2.3	NEIGHBORHOOD	2.3
SUNRISE GOLF VILLAGE PARK	1.3	NEIGHBORHOOD	1.3
VILLAGE SQUARE PARK	0.20	NEIGHBORHOOD	0.20
12 TH STREET PARK	0.80	NEIGHBORHOOD	0.80
CITY PARK	7.2	COMMUNITY	7.2
OSCAR WIND PARK	7.2	COMMUNITY	7.2
SHOTGUN ROAD LINEAR PARK	6.4	URBAN OPEN SPACE	6.4

SAWGRASS SANCTUARY	21.2	URBAN OPEN SPACE	21.2
FLAMINGO ROAD LINEAR PARK	13.2	URBAN OPEN SPACE	13.2
OAK HAMMOCK PARK	14.1	COMMUNITY	14.1
CYPRESS PRESERVE PARK	7.9	NEIGHBORHOOD	7.9
VETERANS PARK	4.7	NEIGHBORHOOD	4.7
FLAMINGO PARK	22.1	COMMUNITY	22.1
ROWAN/CLAIR PARK	46.7	URBAN OPEN SPACE	46.7
SAWGRASS PRESERVE PARK	6.4	URBAN OPEN SPACE	6.4
PINE ISLAND ATHLETIC COMPLEX	16.5	COMMUNITY	16.5
SUNRISE LAKES PHASE 1 PARK	1.26	NEIGHBORHOOD	1.26
MARKHAM COUNTY PARK ⁽⁴⁾	10 ⁽⁴⁾	REGIONAL	80.4 ⁽⁴⁾
TOTAL	333.5		403.5

Source: City of Sunrise Community Development Department

(1) Private, municipal and County Land meeting 3 acres per 1,000 population LOS BCLUP Policy 2.5.1 requirement. **RECERTIFIED: 8/26/21 EFFECTIVE: 5/23/23**

(2) Private, municipal and County Land meeting 3 acres per 1,000 population LOS BCLUP requirement. **Available to be certified 2025**

(3) 50% Golf course acreage eligibility initially limited to 15% of total requirement, currently 25%. The Bridges course eligibility held "flat", but likely to increase.

(4) Regional parks acreage eligibility initially limited to 10 acres, currently limited to 25% of municipality's total acreage requirement

The City's certified Park Inventory effective 5/23/23 showed a 36.9 acre surplus over the prior, 2017 PFAM based BCLUP requirement. A current 2025 certification should provide an 83+ acre (or more) surplus over the 2024 PFAM based BCLUP requirement, which would remain through 2050, as illustrated in Table 5 below:

Table 5

PARK ACREAGE NEEDS								
Planning Horizon	Broward County Planning and Development Management Division, Population Forecast & Allocation Model (PFAM 2017) Required Acreage ⁽⁵⁾				Broward County Planning and Development Management Division, Population Forecast & Allocation Model (PFAM 2024) Required Acreage ⁽⁶⁾			
	Population	Acres Required Based on Population ⁽⁵⁾	Park Acres Certified	Surplus (Deficit)	Population	Acres Required Based on Population ⁽⁶⁾	Park Acres to be Certified	Surplus (Deficit)
2020	97,242	291.7	333.5	41.8	96,986	290.0		
2025	98,868	296.6	333.5	36.9	106,717	320.2	403.6	83.4
2030	99,342	298.0	333.5	35.5	109,890	329.7	403.6	73.9
2035	101,745	305.2	333.5	28.3	111,801	335.4	405.9	68.2
2040	103,725	311.2	333.5	22.3	112,579	337.7	407.7	65.9
2045	105,224	315.7	333.5	17.8	114,748	344.2	407.9	59.4
2050	-	-	-	-	117,020	351.1	411.3	52.5

Source: Broward County Housing and Urban Planning Division

(5) Private, municipal and County Land required at 3 acres per 1,000 population LOS BCLUP requirement using 2017 Population Forecast & Allocation Model

(6) Private, municipal and County Land required at 3 acres per 1,000 population LOS BCLUP requirement using 2024 Population Forecast & Allocation Model

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

The proposed amendment will not directly result in any net impact on demand due to the requirements outlined in the Broward County Land Use Plan.

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

City of Sunrise POLICY 6.1.1: Provide at a minimum three (3) acres of park for every 1,000 people. While not directly tied to development density, based on the proposed dwelling units, the assumed City required acres are shown below in Table 6:

Table 6

POTENTIAL CITY FUTURE RECREATION AND OPEN SPACE REQUIREMENT				
NUMBER OF NEW UNITS	PERSONS PER UNIT	BUILD-OUT POPULATION	ACRES VIA LUP	REQUIRED ACRES
1,400	2.58	3,612	3 PER 1,000	10.84

All future Development within the Amendment Site will need to meet or exceed the City’s then-current Land Development Code requirements, ensuring this policy will be satisfied.

The Amendment Site has sufficient capacity to accommodate this anticipated, future requirement within an approximately 18.8 acre preserve, wetland and mitigation area (which includes the Goodman Archaeological site), within which will be a publicly accessible, raised walkway system, together with informational signage about that surrounding environment and its history.

Additionally, however, the proposed Amendment collectively includes a minimum of one (1) acre’s worth of Public Open Space/Plazas, including landscaping and seating areas, which may be used as small and large gathering spaces, and eight (8) acres minimum of public, Green Open Space where people may picnic, play, exercise, and meet friends. This Green Open Space is envisioned to contain a water feature running through it which, at times when there might be a hurricane or large storm, may act as a retention pond until the event passes and the storm water drains.

Combined, this minimum, 27.8 acre allocation represents ample capacity within the proposed Amendment Site to accommodate a projected, 10.84 acre Public Open Space requirement. When added together with public

sidewalks, bicycle, walking and riding trails also planned throughout the property, the Amendment Site would contribute significant acreage to the City's projected overall continued surplus.

Further, while not currently planned as dedicated park area, this will be made integral to the overall development and accessible to the public.

The above-referenced open space meets the requirements of BrowardNext policies, such that it can be counted toward the City of Sunrise park acreage requirements.

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 impact 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 Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this 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.
2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.
3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the 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.
4. Provide any relevant transportation studies relating to this amendment, as applicable.

See Exhibit "D" for **ATKINS' NOVEMBER 18, 2025 – (AMERANT BANK ARENA) TRAFFIC ANALYSIS MEMORANDUM**. The following tables of information are included, along with narratives:

- Table 1. Proposed Land Uses
- Table 2a. Daily Trip Generation
- Table 2b. PM Peak Hour Trip Generation
- Table 2c. Current Land Uses and Potential Trip Generation
- Table 3a. Existing Daily Traffic Conditions
- Table 3b. Existing PM Peak Hour Traffic Conditions
- Table 4a. Future Daily Traffic Conditions (w/o project)
- Table 4b. Future Peak PM Peak Hour Traffic Conditions (w/o project)
- Table 5a. Future Daily Traffic Conditions (w/ Project Traffic)
- Table 5b. Future PM Peak Hour Traffic conditions (w/ Project Traffic)
- Appendix A. Internal Capture Calculations
- Appendix B. Model Results

Atkins Contact Information:

Wiatt Bowers
Transportation Planning Director
Atkins
7406 Fullerton Street
Suite 350
Jacksonville, Florida 32256
(904) 363-8488
Wiatt.bowers@atkinsglobal.com

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.

Table 7

CURRENT TRANSIT SERVICE			
BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. P.M.	SERVICE FREQUENCY
BCT 22	WEEKDAY SATURDAY SUNDAY	4:50 A.M. – 12:05 A.M.	22/44 MINUTES
		5:05 A.M. – 12:02 A.M.	31 MINUTES
		7:30 A.M. – 9:59 P.M.	30 MINUTES
BCT 23	WEEKDAY	6:10 A.M. – 10:20 A.M.	44 MINUTES
		3:10 P.M. – 7:40 P.M.	
BCT 36	WEEKDAY SATURDAY SUNDAY	5:01 A.M. – 12:24 A.M.	23 MINUTES
		5:27 A.M. – 12:19 A.M.	29 MINUTES
		6:48 A.M. – 10:13 P.M.	27 MINUTES

BCT 72	WEEKDAY	4:45 A.M. – 1:29 A.M.	21 MINUTES
	SATURDAY	5:00 A.M. – 1:08 A.M.	20 MINUTES
	SUNDAY	7:14 A.M. – 10:20 P.M.	21 MINUTES
595 EXPRESS 110	WEEKDAY	5:10 A.M. – 9:51 P.M.	30 MINUTES
		3:00 P.M. – 8:01 P.M.	
595 EXPRESS 114	WEEKDAY	5:00 A.M. – 9:22 A.M.	25 MINUTE
		3:15 P.M. – 9:15 P.M.	

Source: Broward County Transit Division

Table 8

PLANNED TRANSIT SERVICE		
BUS ROUTE	YEAR	PLANNED SERVICE IMPROVEMENT
OAKLAND PARK BRT	2030	WILL RUN FROM SAWGRASS MILLS MALL TO GALT MILE BEGINNING IN 2030 WITH A PEAK FREQUENCY OF 10-15 MINUTES.

Source: Broward County Transit Division

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

The County has acquired approximately ten (10) acres of land directly across 136th Avenue from Broward Arena to construct a planned, transit hub station. The Project will consist of a station for Broward County Transit's current and future fixed bus routes, parking garage, and future, light rail station. The station amenities will include a covered outdoor platform to shield customers from the elements, customer service and a ticket sales area, public restrooms, a break room for bus drivers, and a security center. A vehicular court at grade level will accommodate public drop-off and pickup and private carriers, and taxis. The structured parking garage will accommodate approximately eight hundred (800) vehicles.

Broward County currently envisions the bus station and parking will be the first phase of the development with the light rail system to be completed in a second phase. For the first phase of the project, the approximate schedule for the development is as follows:

- **Planning for the project development is planned to start in early 2026.**
- **Start of the final design is planned to begin in the Spring or Summer of 2027.**
- **Construction is planned to start in 2028 or 2029.**

The future light rail station is planned to connect the Broward Arena property to eastern Broward County including Fort Lauderdale and the Fort Lauderdale Brightline station, the Convention Center and Convention Center Hotel, Port Everglades, and the Airport.

As the Broward Arena property is planned and developed, new transit stops with shelters will be incorporated within the master plan to serve the resident, employee and visitor's needs.

The proposed Amendment supports mass transit use by providing additional residential, office, hotel and commercial density in the service area of existing and planned transit routes.

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

Daniel Cohen
Service Planner
Service and Strategic Planning Division
Broward County Transportation Department
1 North University Drive, Suite 3100A
Plantation, Florida 33324

See Exhibit "E" for attached correspondence.

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per POLICY 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC POLICY 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.
2. The associated fee in the form of a check made payable to the SBBC

See Exhibit "F" for Broward County School Board Analysis.

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.

The Amendment Site contains no historic sites or districts on the National Register of Historic Places or locally designated historic sites. (See Exhibit "G")

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

The Goodman Site / #8BD188 is located on the Amendment Site. This archeological site will not be disturbed in the redevelopment of the Amendment Site and will remain protected from all development on the Amendment Site. (See Exhibit "H")

- C. Wetlands.

The Amendment Site includes an 18.8-acre Conservation Easement that was part of the wetlands' mitigation. The Goodman archeological site is included within the 18.8 acres. These wetlands will not be disturbed in the redevelopment of the Amendment Site and will remain protected from all development on the Amendment Site.

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

The Amendment Site does not contain, nor is it adjacent to any Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

- E. Priority Planning Area map and Broward County Land Use Plan POLICY 2.21.1 regarding sea level rise.

The Amendment Site is not in Broward County's "Priority Planning Areas For Sea Level Rise" and therefore is not applicable. (See Exhibit "I")

- 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.

The applicant is not aware of any presence of species considered endangered, threatened, of special concern, or commercially exploited within the Amendment Site.

Linda Sunderland, PWS, Environmental Program Supervisor for Broward County's Environmental Engineering and Permitting Division has stated "In response to your questions regarding endangered or threatened species at the Broward Arena site, a review of our files indicates threatened or endangered species have not been documented on the site. Furthermore,

specifically regarding the bonneted bats; according to the FWC Species Action Plan for the Florida Bonneted Bats (page 4, figure 4) (<https://wildlife.florida.org/wp-content/uploads/2018/05/Florida-Bonneted-Bat-Species-Action-Plan-Final-Draft.pdf>), the habitat range does not include Broward County.” (See EXHIBIT J - Communication from Linda Sunderland)

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

The area planned for redevelopment is currently paved parking and the applicant is not aware of any plants on the Amendment site listed in the regulated plant index for protection by the Florida Department of Agriculture and Consumer Service.

- 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 affected zone and any provisions which will be made to protect the wellfield.

There are six (6) active and one (1) inactive water wells located within the Amendment Site. These wells are part of Sunrise’s “Arena Wells”. All these water wells fall under Broward County Florida - Code of Ordinances,

Chapter 27, Pollution Control, Article VIII. - Wellfield Protection. The Amendment Site has portions of zones 1, 2, and 3 of the zones of influence as described under Article XIII, for the six (6) active and the one (1) inactive water wells located on the Amendment Site. (See APPENDIX VIII)

The applicant will comply with Broward County’s Code of Ordinances as stated in Article VIII - Wellfield Protection, Section 27-381. – Prohibitions, restrictions, and licensing within the wellfield protection area - regarding storing, handling, producing, using, or manufacturing regulated substances.

- 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 protect or mitigate the area’s natural features.

It is not anticipated that the Amendment Site will require the alteration of soil conditions. The topography of the Amendment Site’s existing surface parking areas may be altered in the redevelopment of the property; however, the site’s drainage and storm water management shall not have any greater impact on adjacent properties than what exist in the site’s existing development/build-out.

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Amendment Site is located west of I-95 – not applicable.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan POLICY 2.16.2.

The City of Sunrise has created an Affordable Housing Advisory Board. This board reviews established policies and procedures, ordinances, Land Development Code and the City's Comprehensive Plan and recommends specific actions or initiatives to encourage or facilitate affordable housing including:

- Expedited processing of approvals of development orders for affordable housing projects
- Modification of impact fee requirements, including reduction of waiver of fees and alternate methods of fee payment
- Allowance of flexibility in densities for affordable housing
- Reservation of infrastructure capacity for housing for extremely low, very low and moderate-income persons
- Reduction of parking spaces and setback requirements
- Allowance of flexible lot configurations including zero-lot line configurations
- Modification of sidewalk and street requirements
- Preparation of printed inventory of locally owned land suitable for affordable housing
- Support of development near transportation hubs, major employment centers and mixed-use developments
- Other affordable housing incentives

Broward County is committed to provide that a minimum of 15% of the housing units will be Affordable Housing, with the majority being Work Force Housing.

An Affordable Housing Study have been submitted as Appendix III.

An example of a draft agreement for a Broward County Declaration of Covenants and Restrictions that may be used in addressing Affordable Housing have been submitted as Appendix V.

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 proposed Amendment Site will be governed by City of Sunrise's Transit Oriented Development (TOD) land use and Broward County Activity Center land use requirements which is compatible with adjacent properties. The Amendment Site is surrounded by retail/commercial development (Sawgrass Mills) and an Activity Center (Metropica) to the southeast, multifamily/apartment and low/medium density single family (Amli and Nexus apartment complexes, and Artesia - a townhome and single- family neighborhood) to the north, single family (The Sawgrass Preserve) to

the west, and the Sawgrass Expressway to the northwest. This proposed mixed-use development is compatible with the surrounding as it will afford pedestrian movement through the proposed mixed-use development to neighboring residential neighborhoods, commercial establishments and mass transit facilities and easy access to roadways.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (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 Division.

The Amendment Site is not located within a hurricane evacuation zone as identified by the Broward County Emergency Management Division.

10. REDEVELOPMENT ANALYSIS

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

The Amendment Site is not located within an identified redevelopment area.

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 Amendment Site is not located adjacent to any other municipality or incorporated land.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

In 2018 Broward County set up an Ad Hoc Advisory Council to get input and concerns from the neighboring property owners, residents and representative from the City of Sunrise and Broward County regarding the redevelopment of the BB&T Center Property.

The mission of the ad hoc Advisory Council was/is to assist the County in better understanding the interests, thoughts and concerns of the surrounding neighborhoods, community, and businesses, including the Florida Panthers and

the Arena Operating Company as it embarks upon the planning process to redevelop the Arena property, promoting transparency as it proceeds with creating an exciting project that augments the activities and investments currently underway in the western portion of the County.

The first meeting of the Ad Hoc Advisory Council took place on July 24, 2018, at the then BB&T Center Arena, and continued to meet in person at the BB&T Center Arena on October 30, 2018, and on July 11, 2019. Due to the Ad Hoc Advisory Council member's schedules, we were not able to meet in December 2019 or January 2020. On January 13, 2020, a letter was sent to all the members giving them an update on the redevelopment planning that has taken place. On March 17, 2020, an in-person meeting was scheduled, but due to the Covid-19 pandemic the meeting was canceled. (See APPENDIX XIII)

There are no sign in sheets or documentation to confirm who actually attended such meetings.

Meetings included sessions to hear the neighbors' concerns and desires on the redevelopment of the BB&T Center property members' ongoing input and comments on the architects/planners master plan as it involved to completion, and presentations from FDOT and the Florida Turnpike enterprise regarding traffic concerns and issues.

Individuals, Organizations and Companies that were invited to be members of the Ad Hoc Advisory Council members included:

- Broward County Commissioner from District 1
- City of Sunrise Mayor
- Director of Planning, Zoning and Economic Development, City of Plantation
- President & CEO of the Florida Panthers
- COO, Florida Panthers
- VP Operations & General Manager for the BB&T Center
- The Sawgrass Preserve Single-Family Residential Neighborhood Representative
- Artesia Neighborhood Representative
- General Manager of Sawgrass Mills, The Oasis & The Colonnade Outlets
- Senior VP Development, Amli (apartment developer)
- American Express' Director, Design, Construction & FM/ Global Real Estate & Workplace Experience
- CEO of Metropica
- Greater Ft. Lauderdale Alliance
- Sunrise Chamber of Commerce
- President Development, Stiles
- President, GL Commercial

On March 25, 2020, the City of Sunrise's Commissioners and the Broward County's Commissioners participated in a public workshop, at the Broward County Governmental Center in Fort Lauderdale in Room 430, where RTKL/Callison, the architects and planners for the BB&T Center's, master plan presented the master plans to the Commissioners, followed by a question-and-answer session. At this meeting all the Ad Hoc Advisory Council members were invited to attend or watch the presentation on the County's website. This meeting was open to the public.

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN AND THE CITY OF SUNRISE LAND USE PLAN

- A. List of goals, objectives and policies of Broward County Land Use Plan which the proposed Amendment furthers:

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

POLICY 2.2.2 Establish flexibility within Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

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

POLICY 2.3.2 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk and/or within approximately quarter mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses

and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

POLICY 2.4.5 Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. A minimum non-residential FAR (Gross) of 2 is encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial).

POLICY 2.4.6 For proposed new or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support

all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

POLICY 2.4.13 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stops with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).

- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

POLICY 2.5.7 Natural reservations identified in the Conservation Permitted Uses of the Broward County Land Use Plan shall be designated for conservation use on the Broward County Land Use Plan Map for the purpose of protecting publicly owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

POLICY 2.16.1 Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include

consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing.
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing.
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any.
- d. property tax abatement programs aimed at preserving or creating affordable housing.
- e. streamlined and reduced cost permitting procedures for affordable housing.
- f. specific minimum set-aside requirements for new affordable housing construction.
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply.
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions.
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Housing Broward: 10-Year Affordable Housing Master Plan: March 2024", prepared by Florida International University, Jorge M. Perez Metropolitan Center, and accepted by the Broward County Board of County Commissioners on March 7, 2024. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the Broward County Land Use Plan. The median annual income estimate should be updated at least yearly.

POLICY 2.19.2 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY 2.20.4 Broward County shall promote and encourage and shall implement to the maximum extent feasible where appropriate for those (re)development projects and lands owned by the County or within unincorporated areas, the preservation and creation of open space, areas of natural beauty, community gardens and similar uses, designed on an urban scale and suitable for an urban mixed use neighborhood, for perpetual public use.

POLICY 2.20.5 Broward County shall promote, encourage and implement to the maximum extent feasible for those (re)development

projects and lands owned by the County or within unincorporated areas, the creation of distinctive buildings and neighborhoods with a strong sense of place that will give residents the satisfaction of living in a unique and desirable neighborhood.

POLICY 2.20.7 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 creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.20.14 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 use of the "NatureScape Broward" program, and "Florida Friendly" landscaping, to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect Broward's natural resources.

- B. List of goals, objectives and policies of the City of Sunrise Land Use Plan which the proposed Amendment furthers:

POLICY 1.2.4 Support increases in residential densities where appropriate to ensure adequate supply of affordable housing.

POLICY 2.1.3 The City of Sunrise shall continue to encourage integration of mixed land uses by utilizing innovative environmental protection regulations and zoning techniques such as planned Commercial/Office development with Residential, public schools and environmental areas where suitable.

OBJECTIVE 4.1 Commercial Recreation: Maintain a commercial recreation category on the Sunrise Future Land Use Map to accommodate major public and private resort type activities.

OBJECTIVE 10.3 Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

POLICY 13.2.7 The City of Sunrise shall ensure the protection of the Goodman Archaeological Site/Florida Master Site File No. 8BD188, as approved by Broward County Resolution No. 2017-239.

OBJECTIVE 14.2 Wetlands: Protect the wetlands, hydric soils and the vegetative communities historic to the areas within Broward County. for their natural functions, such as storing fresh water, filtering stormwater runoff and preventing erosion.

OBJECTIVE 16.1 Innovative Land Development Techniques: Encourage the use of the land development regulation provisions that authorize innovative techniques for both residential and non-residential development) in order to promote planned communities and activity centers designed for efficiency.

OBJECTIVE 16.4 Transit Oriented Development: Encourage mixed-use development in areas served by regional transit stations, such as major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Metropolitan Transportation Plan (formerly known as the Long Range Transportation Plan), Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan, through the Transit Oriented Development (TOD) land use category.

POLICY 16.4.1 Residential land use is required as a principal component within a Transit Oriented Development (TOD).

POLICY 16.4.2 Maximum Residential Density in the Transit Oriented Development (TOD), is described in the permitted uses section of the City Comprehensive Plan. (Note: Residential densities may be specified, at the option of the City, either as units per gross acre in geographically designated areas and/or, as a maximum number of permitted units (e.g. pool of units). When the density of the TOD is specified as units per gross acre, the percentage distribution among the mix of uses must also be identified.)

POLICY 16.4.3 At least two (2) non-residential land uses must be permitted/proposed in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic or institutional.

POLICY 16.4.4 Additional or expanded, standalone automobile oriented uses such as: large surface parking lots, gas stations/auto, repair/car, washes; auto dealers; self-equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and are prohibited by the City, or limited, unless designed in a manner to encourage pedestrian and transit usage in an effort to discourage urban sprawl.

POLICY 16.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within a Transit Oriented Development must be specified by the City in the permitted uses section of the City Comprehensive Plan. A minimum, non-residential FAR (Gross square footage) of 2 is encouraged. Non-residential intensities may vary in the TOD and may be specified at the option of the City, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR, the percentage distribution among the mix of uses must also be identified.

POLICY 16.4.6 The Transit Oriented Development (TOD) land use category must be supported by policies in the local land use element that incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed-use with a "sense of place" and is transit supportive.

POLICY 16.4.7 The City will ensure that Transit Oriented Development (TOD) includes design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Transit stops integrated with a shelter or station (within the TOD area).
- Public plazas, urban open space or greenspace/pocket park uses that are accessible to the public, must be provided as an integrated component within a Transit Oriented Development.
- Wide (five (5) feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero (0) or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Street (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in a grid pattern).

POLICY 16.4.8 The City shall require internal pedestrian and transit amenities to serve the residents and employees within the Transit Oriented Development (TOD) (such as seating, benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into

adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, flags and food/refreshment vendor areas).

POLICY 16.4.9 The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Development (TOD) land use category. The City will encourage the use of some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking TOD land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the TOD land use designation sought.

POLICY 16.4.10 The transportation impact analysis for a proposed Transit Oriented Development (TOD) designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed-use projects.

POLICY 16.4.11 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development, the impact analysis for the designation in the BCLUP may be based in the amount of non-residential development, which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

POLICY 16.4.12 An interlocal agreement between the City and Broward County must be executed no later than six (6) months from the effective date of the adoption of a Transit Oriented Development (TOD), which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

14. ADDITIONAL SUPPORT DOCUMENTS

As part of the future BB&T Center's redevelopment design guidelines the County shall require internal pedestrian and future bus stops, as needed, to serve the residents and employees within the Transit Oriented Development, such as seating, benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking or other amenities that could

be incorporated into adjacent public accessible areas and plazas, such as clocks, water features, public art, flags and gathering areas.

The County has attached a draft, provided by the County Attorney's Office of an Interlocal Agreement For The Monitoring Of Development Activity And Enforcement Of Permitted Land Use In Transit Oriented Development" (See APPENDIX XII). A final Agreement shall be approved within six months after this LUPA has been fully approved.

It is acknowledged that this project will require an application for plat note amendment, pursuant to Article III of the City of Sunrise's Land Development Code, after the LUPA is approved.

See APPENDIX for additional supporting documentation.

- APPENDIX I** **AMENDMENT SITE INCLUDING SEALED SURVEY WITH WRITTEN LEGAL DESCRIPTION, SCALED BOUNDARY SURVEY, GROSS ACREAGE AND SITE'S LOCATION**
- APPENDIX II** **CITY OF SUNRISE COMPREHENSIVE PLAN – COMMERCE & INDUSTRIAL USES, FLOOR RATIOS & HEIGHT RESTRICTIONS**
- APPENDIX III** **"HOUSING BROWARD: 10-YEAR AFFORDABLE HOUSING MASTER PLAN: MARCH 2024", PREPARED BY FLORIDA INTERNATIONAL UNIVERSITY, JORGE M. PEREZ METROPOLITAN CENTER, and ACCEPTED BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS ON MARCH 7, 2024 (INCLUDING THE CITY OF SUNRISE, FLORIDA)**
- APPENDIX IV** **URBAN LAND INSTITUTE ADVISORY PANEL REPORT "BB&T CENTER - BROWARD COUNTY, FLORIDA - JUNE 5 – 10, 2016"**
- APPENDIX V** **EXAMPLE OF A BROWARD COUNTY DECLARATION OF COVENANTS AND RESTRICTIONS THAT MAY BE USED IN ADDRESSING AFFORDABLE HOUSING**
- APPENDIX VI** **FIRST AMENDMENT LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND ARENA OPERATING COMPANY, LTD., dated April 26, 2022 (Park & Ride Bus Lot) and LICENSE AGREEMENT, dated January 31, 2012 (Park & Ride Bus Lot)**
- APPENDIX VII** **AGREEMENT FOR LOCAL FUNDING OF THE SAWGRASS EXPRESSWAY PAT SALERNO DRIVE INTERLOCAL AGREEMENT, DATED December 14, 2021, and DRAFT – FIRST AMENDMENT TO THE AGREEMENT BETWEEN**

**BROWARD COUNTY AND THE CITY OF SUNRISE FOR
LOCAL FUNDING OF THE SAWGRASS EXPRESSWAY
PAT SALERNO DRIVE INTERCHANGE**

- APPENDIX VIII ACTIVE and INACTIVE WELLFIELD LOCATIONS**
- APPENDIX IX ADDITIONAL INFORMATION STATING HOW THE
PROPOSED PROJECT WILL ADDRESS THE CITY OF
SUNRISE COMPREHENSIVE PLAN POLICIES 16.4.6
THROUGH 16.4.8 AND THE URBAN LAND INSTITUTES
(ULI) STUDY**
- APPENDIX X MAPS ILLUSTRATING BOTH EXISTING AND PROPOSED
BROWARD COUNTY AND CITY OF SUNRISE FUTURE
LAND USE**
- APPENDIX XI BROWARD COUNTY ATTORNEY OFFICE DRAFTED –
“INTERLOCAL AGREEMENT FOR THE MONITORING OF
DEVELOPMENT ACTIVITY AND ENFORCEMENT OF
PERMITTED LAND USE IN TRANSIT ORIENTED
DEVELOPMENT”**
- APPENDIX XII JANUARY 13, 2020, FEBRUARY 28, 2020, and MARCH 13,
2020, EMAILS TO ALL MEMBERS OF THE BB&T CENTER
AD HOC ADVISORY COUNCIL**

15. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 copies 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.

Per instructions from the City of Sunrise’s Planning & Zoning Manager:

- **The City of Sunrise will require and are attached as part of this submittal:**
- **8 hard copies**
- **1 digital copy of submittal & survey**
- **6 signed & sealed surveys of the Amendment Site**

- **Copies to the BCPC shall be directly submitted by applicant to BCPC.**

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

Not Applicable

EXHIBIT "A"

CORRESPONDENCE FROM POTABLE WATER & SANITARY SEWER
PROVIDER



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

July 29, 2025

Lary Mahoney
Broward County Administration
Real Estate Development
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301
(Sent via email to lmahoney@broward.org)

Re: Amerant Arena (FKA BB&T Center)
1 Panther Parkway Sunrise, FL 33323
Land Use Plan Amendment – Water and Sewer Capacity Availability Letter

Dear Mr. Mahoney:

This letter is being written in response to your request for a Water and Sewer Analysis letter regarding the above referenced project. The Water Treatment plant servicing this parcel is the Sawgrass Water Treatment Plant located at 14140 NW 8th St. The Wastewater Treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant located at 14140 NW 8th St.

1. Wastewater

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass WWTF with a capacity of 20 MGD, and Southwest WWTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 MGD.

As of the date of this letter, the total current wastewater demand within the City of Sunrise service area is 21.817 MGD (based upon the maximum three-month average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 7.905 MGD, the Sawgrass WWTF of 13.557 MGD, and the Southwest WWTF of 0.355 MGD.

As of the date of this letter, the total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.37 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.09 MGD, at the Sawgrass WWTF is 0.27 MGD, and at the Southwest WWTF is 0.01 MGD.

The projected demand for the year 2030 is 25.22 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned wastewater treatment plant capacity increases at this time.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

2. Water

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 31.675 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 11.168 MGD, the Sawgrass WTP of 18.756 MGD, and the Southwest WTP of 1.751 MGD.

As of the date of this letter, the total outstanding committed capacity for water within the City of Sunrise service area is 0.37 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.09 MGD, at the Sawgrass WTP is 0.27 MGD, and at the Southwest WTP is 0.01 MGD.

The projected demand for the year 2030 is 33.41 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned water treatment plant flow increases at this time. However, there are planned wellfield improvements.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum day withdrawal allocation of 37.82 MGD.

The City of Sunrise makes no representation to any party that water and wastewater treatment capacity is available for that party until a party has executed a Utility Service Permit with the City. Availability of water and wastewater plant capacity or reservation will only be determined at such time as a signed Utility Service Permit is submitted to the City for approval. The information set forth above is as of the date of this letter, and may change at any time due to changed circumstances, including, without limitation, changes in regulatory standards, permit conditions, environmental conditions, customer growth, facility retirements and financial conditions. The City of Sunrise further makes no representations to any party as to the availability of water and wastewater transmission, distribution and collection facilities until a party has executed a Utility Service Permit. The provision of water and wastewater utility service to a development is subject to the provisions of Chapter 15 of the City of Sunrise Code.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

In addition to execution of a Utility Service Permit, the ability to serve the property is subject to engineering plan approval and associated Engineering permits from the Community Development Department and applicable approvals, as well as permits from all local, county, state and other regulatory agencies having jurisdiction over the associated work.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3285.

Sincerely,

CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "R. Ramgulam", is written over the typed name.

Ravindra Ramgulam, P.E., C.F.M.
City Engineer

Attachment

cc: Shannon Ley, P.E., Director, Community Development
Tom Moss, Esq., City Attorney
Ted Petrides, Director of Plant Operations, Utilities Department
Rodrigo de Castro, P.E., Director of Utilities, Utilities Department
Sangeeta Dhulashia, P.E., Assistant Director of Utilities, Utilities Department



Community Development - Engineering Division

1401 NW 134 Ave., Bldg. A, Sunrise, FL 33323 T: 954.746.9270 F: 954.746.9287

October 16, 2019

Lary Mahoney
Broward County Administration
Real Estate Development
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301
(Sent via email to lmahoney@broward.org)

Re: BB&T Center
1 Panther Parkway Sunrise, FL 33323
Land Use Plan Amendment – Water and Sewer Analysis

Dear Mr. Mahoney:

This letter is being written in response to your request for a Water and Sewer Analysis letter regarding the above referenced project. The Water Treatment plant servicing this parcel is the Sawgrass Water Treatment Plant located at 14140 NW 8th St. The Wastewater Treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant located at 14140 NW 8th St.

1. Wastewater

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass WWTF with a capacity of 20 MGD, and Southwest WWTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 MGD.

As of the date of this letter, the total current wastewater demand within the City of Sunrise service area is 21.792 MGD (based upon the maximum three-month average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 8.298 MGD, the Sawgrass WWTF of 13.145 MGD, and the Southwest WWTF of 0.349 MGD.

As of the date of this letter, the total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.45 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.04 MGD, at the Sawgrass WWTF is 0.40 MGD, and at the Southwest WWTF is 0.01 MGD.

The projected wastewater demand for the Springtree, Sawgrass, and Southwest facilities for the year 2016 is 23.793 MGD. The projected demand for the year 2030 is 25.22 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned wastewater treatment plant capacity increases at this time.



Community Development - Engineering Division
1601 NW 136 Ave., Bldg. A, Sunrise, FL 33323 P: 954-746-3270 F: 954-746-3287

2. *Water*

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 33.454 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 16.878 MGD, the Sawgrass WTP of 16.576 MGD, and the Southwest WTP of 0 MGD (currently offline under construction).

As of the date of this letter, the total outstanding committed capacity for water within the City of Sunrise service area is 0.45 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.04 MGD, at the Sawgrass WTP is 0.40 MGD, and at the Southwest WTP is 0.01 MGD.

The projected water demand for the Springtree, Sawgrass, and Southwest facilities for the year 2016 is 31.52 MGD. The projected demand for the year 2030 is 33.41 MGD which is based on the projected population increase rate referenced in the 2015 City Water and Wastewater Supply Plan.

There are no planned water treatment plant flow capacity increases or wellfield expansions at this time.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum day withdrawal allocation of 37.82 MGD.

The City of Sunrise makes no representation to any party that water and wastewater treatment capacity is available for that party until a party has executed a Utility Service Permit with the City. Availability of water and wastewater plant capacity or reservation will only be determined at such time as a signed Utility Service Permit is submitted to the City for approval. The information set forth above is as of the date of this letter, and may change at any time due to changed circumstances, including, without limitation, changes in regulatory standards, permit conditions, environmental conditions, customer growth, facility retirements and financial conditions. The City of Sunrise further makes no representations to any party as to the availability of water and wastewater transmission, distribution and collection facilities until a party has executed a Utility Service Permit. The provision of water and wastewater utility service to a development is subject to the provisions of Chapter 15 of the City of Sunrise Code.



Community Development - Engineering Division

1600 NW 136 Ave., Bldg. A, Sunrise, FL 33323 F: 954-746-3270 F: 954-746-3287

In addition to execution of a Utility Service Permit, the ability to serve the property is subject to engineering plan approval and associated Engineering permits from the Community Development Department and applicable approvals, as well as permits from all local, county, state and other regulatory agencies having jurisdiction over the associated work.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3285.

Sincerely,

CITY OF SUNRISE

Ashley Resta, P.E.
City Engineer

Attachment

cc: Shannon Ley P.E., Director, Community Development
Ed Dion, Esquire, Utilities Attorney
Ted Petrides, Director of Plant Operations, Utilities Department
Tim Welch, Director of Utilities, Utilities Department
Giovanni Batista, Assistant Director of Utilities, Utilities Department

EXHIBIT “B”

CORRESPONDENCE FROM SOLID WASTE PROVIDER

From: [Robert Hely](#)
To: [Verruto, Michael](#)
Subject: Re: Solid Waste Analysis for City of Sunrise Land Use Plan Amendment
Date: Tuesday, June 17, 2025 2:44:41 PM
Attachments: [image001.png](#)

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Please accept this email as confirmation of our previous response as still being valid
Sent from my iPhone

On Jun 17, 2025, at 9:04 AM, Verruto, Michael <MVERRUTO@broward.org> wrote:

You don't often get email from mverruto@broward.org. [Learn why this is important](#)

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Mr. Hely,

We are preparing an updated Land Use Plan Amendment submission package for the City of Sunrise for our Arena property that you had provided the attached information for previously.

As such need to ensure this information remains current.

If you would please either confirm or update the attached information for inclusion in the current submission, we would greatly appreciate it!

Thanks so much,

Michael

[<image001.png>](#)

Michael S. Verruto

Assistant Director

Real Property and Real Estate Development

[115 South Andrews Avenue, Room 501](#)

[Fort Lauderdale, FL 33301](#)

(954) 357-6828 Direct

Email: mverruto@broward.org

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<RobertHelyCorrespondence.SolidWaste.pdf>

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Mahoney, Lary

From: Robert Hely <rhely@wtienergy.com>
Sent: Tuesday, September 24, 2019 11:22 AM
To: Mahoney, Lary
Subject: RE: Revised Solid Waste Analysis for City of Sunrise Land Use Plan Amendment

External Email

Please accept this email as confirmation of the requested information on behalf of Wheelabrator as it pertains to your proposed Land Use Amendment in the City of Sunrise and the redevelopment of the BB&T Center property

Wheelabrator South Broward has sufficient capacity to handle the increased volume of solid waste anticipated to be generated by the proposed project. Our facility is located at 4400 South STATE road 7 in Fort Lauderdale. We have an annual capacity of 830,000 tons and the current committed capacity for Broward county is 725,000 annual tons.

Bob Hely
Wheelabrator South Broward
rhely@wtienergy.com
(954)980-6998

From: Mahoney, Lary [mailto:LMAHONEY@broward.org]
Sent: Tuesday, September 24, 2019 10:24 AM
To: Robert Hely <rhely@wtienergy.com>
Subject: RE: Revised Solid Waste Analysis for City of Sunrise Land Use Plan Amendment

*** EXTERNAL email. Please be cautious and evaluate before you click on links, open attachments, or provide credentials. ***

Hi Bob,

Upon the completion of our master planning effort for the redevelopment of the BB&T Center property, we have revised our proposed Land Use Amendment that will now be submitted to the City of Sunrise. The proposed development will now have an impact of up to a projected increase of solid waste of 63,850 pounds per day. Due to this change, Broward County will need to again request the following from Wheelabrator:

- Would you please confirm that your facility has the capacity to handle the proposed increase of solid waste of 63,850 pounds per day. The BB&T Center address is 1 Panthers Parkway, Sunrise Florida 33323 and is located: to the south of Pat Salerno Drive; to southeast of the Sawgrass Expressway; and to the northwest of NW 136th Avenue (Panther Parkway).
- 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 the landfill/plant capacity and planned landfill/plant capacity.
- Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

If you should have any questions with our request feel free to call me at the number below.

Thanks,
Lary Mahoney



Lary S. Mahoney
County Administration
Director of Real Estate Development
115 S. Andrews Avenue, Room 409C, Fort Lauderdale, Florida 33301
Office: 954-357-7357
Cell: 954-268-8223

From: Robert Hely <rhely@wtienergy.com>
Sent: Tuesday, September 11, 2018 5:45 PM
To: Mahoney, Lary <LMAHONEY@broward.org>
Subject: Re: Solid Waste Analysis for City of Sunrise Land Use Plan Amendment

The material will not go to a landfill. We are a waste to energy facility and the 832,000 is correct

Sent from my iPhone

On Sep 11, 2018, at 5:41 PM, Mahoney, Lary <LMAHONEY@broward.org> wrote:

Hi Bob,
Thanks for the quick response!
Would you please clarify the facility(s) that Wheelabrator will be processing the solid waste and if the facility(s) capacity is the 832,00 tons of MSW annually as state in your previous email. Also, what is the name of the landfill that this solid waste will go to after Wheelabrator process it and what is the landfill's current and committed demand and what is the landfill's capacity and planned capacity?
Thanks for your help!
Lary Mahoney

From: Robert Hely <rhely@wtienergy.com>
Sent: Tuesday, September 11, 2018 5:07 PM
To: Mahoney, Lary <LMAHONEY@broward.org>
Subject: Re: Solid Waste Analysis for City of Sunrise Land Use Plan Amendment

Wheelabrator has the capacity to handle the additional waste anticipated to be generated by this proposed development. Our facility is capable of processing 832,000 tons of MSW on an annual basis and we are currently contracted for 725,000 tons from Broward County and municipalities located within Broward County,

Bob Hely
Marketplace Manager
Wheelabrator Technologies

Sent from my iPhone

On Sep 11, 2018, at 4:58 PM, Mahoney, Lary <LMAHONEY@broward.org> wrote:

Hi Bob,

Broward County is planning to redevelop the BB&T Center property which it owns. To do this the County will be submitting a Land Use Plan Amendment to the City of Sunrise, which will include the following table:

<image003.png>

As you can see the impact of the proposed Land Use Plan Amendment will be a 55,155 pounds per day increase of solid waste. Would you please confirm that your facility has the capacity to handle the proposed increase of solid waste of 55,155 pounds per day. The BB&T Center address is 1 Panthers Parkway, Sunrise Florida 33323 and is located: to the south of Pat Salerno Drive; to southeast of the Sawgrass Expressway; and to the northwest of NW 136th Avenue (Panther Parkway).

To complete the application Broward County is requesting the following information from Wheelabrator:

- 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 the landfill/plant capacity and planned landfill/plant capacity.
- Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

If you should have any questions with our request feel free to call me at the number below.

Thanks,
Lary Mahoney

<image001.jpg>

Lary S. Mahoney
County Administration
Director of Real Estate Development
115 S. Andrews Avenue Room 409C Fort Lauderdale Florida 33301
Office: 954-357-7357
Cell. 954-268-8223

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EXHIBIT "C"

CORRESPONDENCE FROM LOCAL DRAINAGE DISTRICT

Verruto, Michael

From: Narvaez, Johana
Sent: Monday, August 11, 2025 4:17 PM
To: Verruto, Michael
Cc: Adoriso, Carlos
Subject: RE: Broward Arena (was BB&T and now AMERANT) property Land Use Plan Amendment
Attachments: SWM2016-058-0 Master Permit License 8-5-2016.pdf

Michael,

The suggested responses (in red) to each of the 6 questions under Drainage Analysis is shown below. Please note that for question #6, just attached this email as an exhibit.

1. Provide the drainage level of service per the adopted and certified local land use plan.
The BB&T Arena property is one of the sub-basins of the City of Sunrise's Basin 8. A new drainage Master Permit/License was approved on August 5, 2016, for the entire Basin 8 (attached). The attached permit ERP 06-00345-S-159/license SWM2016-058-0 allows for an additional 20 acres of buildings/structures over the already existing 14.5 acres of buildings/structures within the 144.5-acre BB&T Arena property (see Exhibits 3 and 4 of the attached Master Permit/License). The Master Permit/License provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings (i.e., existing and proposed finished floor elevations are/will be above the 100-year, 3-day storm elevation).
2. Identify the drainage district and drainage systems serving the amendment area.
The Broward County Surface Water Management Program is the agency that permitted the Master Permit/License for the City of Sunrise's Basin 8 Drainage System, and the City of Sunrise operates said drainage system.
3. Identify any planned drainage improvements, including year, funding sources and other relevant information.
As soon as the property complies with the requirements under ERP 06-00345-S-159 and license SWM2016-058-0, no drainage improvements are necessary. Existing Basin 8's surface water management system provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings.
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.
See answers to Items 1, 2, and 3 above. SFWMD's Permit is the ERP 06-00345-S-159 referenced in Item 1 above. Since the BB&T Arena property is owned by Broward County Board of County Commissioners, any modifications to ERP 06-00345-S-159 will have to apply directly to SFWMD.
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 demonstrates 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 of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

N/A (Existing and proposed development meet adopted level of service without the need for additional drainage improvements).

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

See Exhibit attached.

Please do not hesitate to contact me if you have any questions.

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

jnarvaez@broward.org

Broward.org/Environment | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Adorisio, Carlos <CADORISIO@broward.org>

Sent: Monday, August 11, 2025 10:32 AM

To: Narvaez, Johana <JNARVAEZ@broward.org>

Subject: FW: Broward Arena (was BB&T and now AMERANT) property Land Use Plan Amendment

From: Verruto, Michael <MVERRUTO@broward.org>

Sent: Monday, August 11, 2025 7:26 AM

To: Adorisio, Carlos <CADORISIO@broward.org>

Cc: Mahoney, Lary <LMAHONEY@broward.org>; Banks, Lisa <LBanks@broward.org>

Subject: Broward Arena (was BB&T and now AMERANT) property Land Use Plan Amendment

Good morning sir!

We need your assistance related to the "Drainage District" information provided for the County's arena property LUPA package to City of Sunrise.

Attached is the information provided in the LAST submission that occurred in September 2024. The City has required all support materials be either simply re-affirmed in writing as remaining accurate (email stating same is fine), or be updated and re-submitted reflecting current conditions.

If you would let us know which approach you will be making and how long that will take, it would be greatly appreciated, as we would like to make our final resubmission as soon as practicable!

Please feel free to reach out if you have any questions.

Thanks,

Michael



Michael S. Verruto

Assistant Director

Real Property and Real Estate Development

15 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

(954) 357-6828 Direct

Email: mverruto@broward.org

Mahoney, Lary

From: Resta, Ashley <AResta@sunrisefl.gov>
Sent: Wednesday, November 27, 2019 2:44 PM
To: Mahoney, Lary
Cc: Ley, Shannon
Subject: RE: BB&T Center property Land Use Amendment

External Email

Good afternoon Lary,

I understand that you have had recent meetings with Shannon Ley P.E., but I want to formally respond to your email below, as well.

The City of Sunrise is the Utility provider for potable water and waste water for this site, so we prepared the letter related to those services with the necessary capacity information. We had previously provided the water and sewer letter, and then more recently provided the letter again updated with more current information, as requested.

Regarding drainage, the local drainage district for this site is the Broward County Surface Water Licensing section. They are the drainage permitting agency, and Broward County typically verifies the responses to those questions as they relate to the SFMWD/Broward County master permit requirements. During the LUPA process, the engineering consultant typically prepares the responses and the drainage agency confirms them. The City would verify the information in the drainage section during the review process once the LUPA application package is submitted to the City.

Let me know if you have any further questions. And hope you have a wonderful Thanksgiving!!

Sincerely,



Ashley Resta, P.E.
City Engineer
Community Development Department
1601 NW 136th Avenue Building A
Sunrise, FL 33323
Phone: 954-746-3285
Fax: 954-746-3287
aresta@sunrisefl.gov
www.sunrisefl.gov

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From: Mahoney, Lary [<mailto:LMAHONEY@broward.org>]
Sent: Monday, October 21, 2019 10:52 AM
To: Resta, Ashley <AResta@sunrisefl.gov>
Cc: Ley, Shannon <SLey@sunrisefl.gov>
Subject: BB&T Center property Land Use Amendment

Hi Ashley,

Form my discussions with Shannon Ley, I understand that for our Land Use Plan Amendment that the City would like for all our letters regarding utilities to be dated within one year of our application. Therefore, regarding the Drainage Analysis section of the County's proposed Land Use Plan Amendment we will need a letter from your office acknowledging and agreeing to the five questions and answers below.

I have included the correspondence from Carlos Adorisio, where he referenced conversations with you, regarding the five questions which he discussed with you last year. Hopefully this will give you the information and background that you may need to issues the letter that I am requesting of the City.

Thank you for you help and assistance with this matter.

Lary Mahoney



Lary S Mahoney
County Administration
Director of Real Estate Development
115 S Andrews Avenue Room 409C Fort Lauderdale, Florida 33301
Office: 954-357-7357
Cell: 954-268-8223

1. **Provide the drainage level of service per the adopted and certified local land use plan.** The BB&T Arena property is one of the sub-basins of the City of Sunrise's Basin 8. A new drainage Master Permit/License was approved on August 5, 2016, for the entire Basin 8 (attached). The attached permit ERP 06-00345-S-159/license SWM2016-058-0 allows for an additional 20 acres of buildings/structures over the already existing 14.5 acres of buildings/structures within the 144.5-acre BB&T Arena property (see Exhibits 3 and 4 of the attached Master Permit/License). The Master Permit/License provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings (i.e., existing and proposed finished floor elevations are/will be above the 100-year, 3-day storm elevation).
2. **Identify the drainage district and drainage systems serving the amendment area.** The Broward County Surface Water Management Program is the agency that permitted the Master Permit/License for the City of Sunrise's Basin 8 Drainage System, and the City of Sunrise operates said drainage system.
3. **Identify any planned drainage improvements, including year, funding sources and other relevant information.** No drainage improvement are necessary. Existing Basin 8's surface water management system provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings.

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. See answers to Items 1, 2, and 3 above. SFWMD's Permit is the ERP 06-00345-S-159 referenced in Item 1 above.

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 demonstrates 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 of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation. N/A (Existing and proposed development meet adopted level of service without the need for additional drainage improvements).

Previous Communication in 2018 regarding this issue:

From: Adoriso, Carlos <CADORISIO@broward.org>
Sent: Friday, September 14, 2018 5:00 PM
To: Mahoney, Lary <LMAHONEY@broward.org>
Cc: Vialpando, Lenny <LVIALPANDO@broward.org>; Turegun, Sermin <STuregun@broward.org>
Subject: RE: BB&T LUPA - Drainage Analysis - 9-14-2018 Update

Larry,

Today, I was able to get discuss with Ashley Resta again her comments and we agreed on the following:

- County will revise response to Item 2 as follows: "The Broward County Surface Water Management Program is the agency that permitted the Master Permit/License for the City of Sunrise's Basin 8 Drainage System, and the City of Sunrise operates said drainage system."
- County will submit a formal request to Ashley Resta asking to A) review responses to Items 1 thru 5, and B) provide a letter verifying the information submitted in Items 1-5.
- Ashley Resta will write verification letter on behalf of the City of Sunrise

If you have any questions, please advise

Thanks,



CARLOS P. ADORISIO PE, CF

Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1206

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We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Mahoney, Lary
Sent: Wednesday, September 05, 2018 10:50 AM
To: Adoriso, Carlos <CADORISO@broward.org>
Cc: Vialpando, Lenny <LVIALPANDO@broward.org>
Subject: RE: BB&T LUPA - Drainage Analysis - 7-31-2018

Hi Carlos,

You provided the below information with respect to the required information for the County's Land Use Amendment for the redevelopment of the BB&T Center property that will be submitted to the City of Sunrise.

I have gotten the following comments back from the Ashley Resta, City of Sunrise, City Engineer, Community Development Department:

Drainage:

At our meeting, you provided me a copy of an email between County staff members and asked that I look over their responses to various drainage analysis questions. This information is typically a part of my evaluation during the formal LUPA application process, however, I went ahead and reviewed it for you and have some feedback. Please note that the second question in the analysis asks for the "Drainage District and the Drainage system serving the amendment area." The response provided by County Staff indicated "Drainage District: City of Sunrise" which is not accurate. The Drainage District that oversees that area of the City of Sunrise is actually the Broward County Surface Water Management section, as the City of Sunrise is not an Independent Drainage District. The drainage system serving the site is the City of Sunrise's Basin 8 drainage system. Therefore, my feedback to you is to update that response as such, which in turn also requires a revision to the response for question 6 which relates to the Drainage District.

Would you please address this issue and, if necessary, then make the changes to your email and resent it to me.
Thanks for your assistance with this matter.

Thanks,
Lary Mahoney

From: Adoriso, Carlos
Sent: Tuesday, July 31, 2018 11:34 AM
To: Mahoney, Lary <LMAHONEY@broward.org>
Cc: Vialpando, Lenny <LVIALPANDO@broward.org>; Portillo, Jose <JPORILL@broward.org>
Subject: BB&T LUPA - Drainage Analysis - 7-31-2018

Larry,

As per your request, see answers (in red) to Drainage Analysis items 1 thru 5 below.

1. Provide the drainage level of service per the adopted and certified local land use plan. **The BB&T Arena property is one of the sub-basins of the City of Sunrise's Basin 8. A new drainage Master Permit/License was approved on August 5, 2016, for the entire Basin 8 (attached). The attached permit ERP 06-00345-S-159/license SWM2016-058-0 allows for an additional 20 acres of buildings/structures over the already existing 14.5 acres of buildings/structures within the 144.5-acre BB&T Arena property (see Exhibits 3 and 4 of the attached Master Permit/License. The Master Permit/License provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings (i.e., existing and proposed finished floor elevations are/will be above the 100-year, 3-day storm elevation).**
2. Identify the drainage district and drainage systems serving the amendment area. **Drainage District: City of Sunrise; Drainage System: Basin 8**
3. Identify any planned drainage improvements, including year, funding sources and other elevation information. **No drainage improvement are necessary. Existing Basin 8's surface water management system provides for flood protection during a 100-year, 3-day storm for existing and proposed buildings.**

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. **See answers to Items 1, 2, and 3 above. SFWMD's Permit is the ERP 06-00345-S-159 referenced in Item 1 above.**
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 demonstrates 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 of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation. **N/A (Existing and proposed development meet adopted level of service without the need for additional drainage improvements).**
6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification. **Larry, it seems the approved August 5, 2016, Master Permit/License ERP 06-00345-S-159/SWM2016-058-0 (attached) should be enough verification. However, you may want to contact Mr. Rodrigo De Castro, P.E., Deputy Director of the Sunrise Community Development Department (1601 NW 136th Avenue, Building A, Sunrise, FL 33323) and ask for a letter verifying the information provided in Items 1-5 above. Mr. De Castro is listed in Exhibit 5 of the permit/license as the City of Sunrise contact person.**

If you have any questions, please advise

Thanks,



CARLOS R. ADORISIO, P.E., CFM, LEED AP
Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1206

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We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!



Larry S. Mahoney
County Administration
Director of Real Estate Development
115 S. Andrews Avenue, Room 409C, Fort Lauderdale, Florida 33301
Office: 954-357-7357
Cell: 954-268-8223



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION
1 North University Drive, Suite 201-A • Plantation, FL 33324
PHONE • 954-519-1483 Fax • 954-519-1412

August 05, 2016

City of Sunrise
Attention: Mr. Rodrigo De Castro, P.E., Deputy Director, Community Development Department
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

RE: Sunrise Basin 8
City of Sunrise, S/T/R (34-49-40)

This is to notify you of the Environmental Protection and Growth Management Department's (EPGMD) action concerning your application received 11/19/2015. The application has been reviewed for compliance with the following requirements:

MSSW Review - GRANTED

EPGMD has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between EPGMD, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Environmental Resource Permit No. 06-00345-S-159 was issued on 08/05/2016.

Should you object to the conditions of the Environmental Resource Permit, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by EPGMD.

Broward County Surface Water Management Review - GRANTED

EPGMD has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2016-058-0 was issued on 08/05/2016. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by licensee, and made a part hereof.

Please be advised that no Certificate of Occupancy can be issued on this project until released, in writing, by all EPGMD divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD Standard Limiting Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached 5 exhibits.

Issuance of the above referenced Broward County license(s) constitutes a final agency determination. A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinance.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been sent to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on 08/05/2016, in accordance with Section 120.60 (3), Florida Statutes.

By: _____


Ashley Resta, P.E.
Surface Water Management Program

Enclosed are the following:

- ☒ executed staff report;
- ☒ set(s) of stamped and approved plans;
- ☒ "Notice of Rights"; and
- ☐ Inspection Guidelines Brochure.

Surface Water Management Program

"What to Expect When We Are Inspecting Surface Water Management Systems"

A guideline for **engineers, contractors, and licensees** of surface water management systems when applying for the release of Certificate(s) of Occupancy.

The intent of this document is to establish some guidelines to achieve compliance with the Code while maximizing customer service needs to licensees and their agents and the local building departments by facilitating the Certificate(s) of Occupancy (CO) release procedure for building projects. It is also the intent of this document to encourage licensees and their agents and the local building departments to not put our inspection staff on the "critical path". ***We recognize that the local building departments must adhere to the requirements of the Florida Building Code and the requirements of Article I of the Broward County Natural Resource Protection Code.***

The Environmental Licensing and Building Permitting Division (ELBPD) - Surface Water Management Licensing program has the responsibility of reviewing designs, licensing, and inspecting surface water management systems within portions of Broward County under the provisions of the Broward County Natural Resource Protection Code, Chapter 27, Section 27-191 through Section 27-201. This includes enforcement for the purpose of protecting our natural resources. This document contains specific information about the ELBPD's surface water management inspection procedures, review of record/as-built drawings, and time required to complete the procedure successfully. Please be advised this document may be included with the approved license and may be modified on an as-needed basis.

The following certification package must be submitted at least two (2) weeks prior to the anticipated date of occupancy; exceptions may be made on a case by case basis.

Note: Item 1 is not applicable to plans stamped as General Licenses (GL##-###). Items 2 & 3 may apply to GL if plans are stamped for construction certification.

1. Final Record/As-built Drawings (hard copy and electronic) of the site, lake/canal slopes, control structure(s) or overflow structure(s) (where applicable), and Finished Floor Elevation(s); etc.
2. Signed and sealed letter from a Florida-Registered Professional Engineer certifying all components of the surface water management system were constructed in substantial conformance with the approved plans; and
3. When requesting a partial certification include a \$100 partial certification fee (fees are subject to change). The certifying engineer must indicate that a substantial amount of the water management system has been constructed to serve the partial phase to satisfy the water quality and water quantity requirements of the Code and exactly which lots/buildings are requested for release.

Staff will perform an inspection on a first-come first-served basis of the above items. A successful submittal of the required items will prevent unwanted delays in the inspection and CO release processes.

What we look for During the Record/As-Built Drawing Review and During the Inspection

1. The engineer's letter must contain the appropriate certification language. The suggested wording is located in the Code and in the specific conditions of the license. The letter must be signed and sealed. It is imperative that the engineer of record describe any minor modifications to the system that were made during the construction of the project. However, substantial modifications must have received prior approval by the Surface Water Licensing Program.
2. The as-built/record drawing must document the Finished Floor Elevation(s) showing substantial conformance with approved plans.
3. In addition to rim, manhole, and pipe invert elevations, the plans should contain a sufficient amount of survey information to show that the site grades and perimeter grades were constructed in substantial conformance with the approved plans.
4. If part of the approved system, lake and canal slope as-built plans should contain a substantial number of cross sections (a minimum of 1 section per 50 linear feet is preferred) to show compliance with the Department's slope criteria. The staff reserves the right to require additional slope cross sections as necessary as well as slope regrading. Surface area calculations at the control elevation should be submitted for lakes.
5. Control structure or overflow structure information must show all (as-built) dimensions and elevations.
6. All catch basin and manhole structures must have appropriate mudwork to prevent seepage that could lead to structure/asphalt failures and subsequent turbidity violations.
7. All catch basins, manholes, and pipes must be relatively free of sediment and debris and must be accessible to staff. Arrangements should be made with staff for inspecting basins that are covered with fabric materials for sediment control purposes. Fabric must be removed by the licensee or other appropriate personnel prior to the inspection.
8. Lake, canal, swale, dry detention/retention area slopes must be stabilized through appropriate measures, i.e, no evidence of erosion or sedimentation should be encountered during the inspection. Arrangements should be made with staff with regards to timeliness of sodding or seeding slopes and bottoms of dry detention/retention areas.
9. All baffle mechanisms must be made water tight at all contact surfaces of basin walls by a durable gasket device.

Successful compliance with the above items will insure a timely release of the Certificate(s) of Occupancy from division staff.

Upon completion of the field inspection, arrangements with inspection staff will be made to correct all observed field deficiencies. With your cooperation, the Operation Letter will be released upon correction of all field deficiencies.

Environmental Licensing and Building Permitting Division

Surface Water Management Program

1 North University Drive, Suite 201-A • Plantation, Florida 33324

Phone 954-519-1483 FAX 954-519-1412

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the Broward County Environmental Protection and Growth Management Department's (EPGMD, formerly known as Department of Planning and Environmental Protection or DPEP) action under the "Delegation Agreement Among the Florida Department of Environmental Protection, the South Florida Water Management District and Broward County" has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on an EPGMD decision which does or may affect their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, electronic mail, or posting that the EPGMD has or intends to take final agency action, or publication of notice that the EPGMD has or intends to take final agency action. Any person who receives written notice of an EPGMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the EPGMD Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or e-mail. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Environmental Compliance Administrator, at the Broward County government offices in Plantation, Florida. Any document received by the EPGMD Enforcement Administration after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Environmental Compliance Administrator, Enforcement Administration Section, 1 N University Drive, Mailbox 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the EPGMD Enforcement Administration Section. **Delivery of a petition to the Broward County security desk does not constitute filing. To ensure proper filing, it will be necessary to request the Broward County security officer to contact the Environmental Compliance Administrator's office.** An employee of the Environmental Compliance Administrator's office will receive and file the petition.
- Filings by e-mail must be transmitted to the EPGMD Enforcement Administration Section at epdhotline@broward.org. The filing date for a document transmitted by electronic mail shall be the date the EPGMD Enforcement Administration Section receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the EPGMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, EPGMD file number or any other EPGMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency decision.
4. A statement of when and how the petitioner received notice of the EPGMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the EPGMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the EPGMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the EPGMD to take with respect to the EPGMD's proposed action.

A person may file a request for an extension of time for filing a petition. The EPGMD may, for good cause, grant the request. Requests for extension of time must be filed with the EPGMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the EPGMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the EPGMD takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The EPGMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final EPGMD action may seek judicial review of the EPGMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the District Clerk within 30 days of rendering of the final EPGMD action.

SFWMD General Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SFWMD Special Conditions

1. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
2. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.
3. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
4. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
5. The conditions outlined in the Broward County Specific Conditions section, except where language specifically relates to Broward County Code, are incorporated into these SFWMD Special Conditions.
6. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
7. Operation of the surface water management system shall be the responsibility of permittee.
8. All terms, conditions, and exhibits previously stipulated by SFWMD Permit # 06-00345-S and subsequent modifications will apply to this license unless specifically modified.

Broward County General Conditions

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and must be completed by the licensee and are enforceable by the Environmental Protection and Growth Management Department (EPGMD) pursuant to Chapter 27 of the Broward County Code of Ordinances. The EPGMD will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives.
2. This license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension, and/or enforcement action by the EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license or with this chapter, the licensee shall notify the EPGMD within eight (8) hours or as stated in the specific section of this chapter. Within three (3) working days of the event, the licensee shall submit a written report to the EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operation with the license condition.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the EPGMD, may be used by the EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, Florida Statutes.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, and shall comply with all provisions of the most current version of this chapter, as amended.
8. Any new owner or operator of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for and is granted a transfer of license. The transferee shall be liable for any violation of Chapter 27 that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.
9. The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.
11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

Broward County Specific Conditions

1. The licensee shall allow authorized personnel of the Environmental Licensing and Building Permitting Division (ELBPD), municipality or local water control district to conduct such inspections at reasonable hours, as are necessary to determine compliance with the requirements of the license and the approved plans and specifications.
2. The responsible entity shall agree to maintain the operating efficiency of the water management works. Except in cases where the responsible entity is a governmental agency, the agreement shall further require that if the water management works is not adequately maintained, the County may undertake the required work and bill all associated costs to the responsible entity. If the payment for such obligations is not satisfied within 30 days, said obligation shall become a lien against the property associated with the water management works. Where ownership of the water management works is separate from property ownership, the ELBPD shall require these agreements to be recorded.
3. The licensee shall prosecute the work authorized in a manner so as to minimize any adverse impact of the works on fish, wildlife, natural environmental values, and water quality. The licensee shall institute necessary measures during the construction period, including fill compaction of any fill material placed around newly installed structures, to reduce erosion, turbidity, nutrient loading and sedimentation in the receiving waters. Any erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the County.
4. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
5. Offsite discharges during construction and development shall be made only through the facilities authorized by this license. Water discharged from the project shall be through structures having a mechanism for regulating upstream water stages. Stages may be subject to operating schedules satisfactory to the appropriate regulatory agency.
6. The licensee shall hold and save the County harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of any facility authorized by the license.
7. The license does not convey property rights nor any rights or privileges other than those specified therein.
8. No construction authorized by the license shall commence until a responsible entity acceptable to the ELBPD has been established and has agreed to operate and maintain the efficiency of the system. The entity must be provided with sufficient ownership so that it has control over all water management facilities authorized therein. Upon receipt of written evidence of the satisfaction of this condition, the ELBPD will issue authorization to commence the construction.
9. No beautification, or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed.
10. Any license which grants any entity the permission to place a structure on property which is owned by Broward County or upon which Broward County has an easement shall be construed to create a revocable license for that structure to remain on the property. Broward County may require removal of such a structure at no cost to the County.
11. The area under license will be maintained in a safe and operating condition at all times. Equipment will be promptly removed from the right-of-way or easement and the right-of-way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.

12. The ELBPD will be notified, as required in the license or as indicated on the approved plans, to coordinate and schedule inspections.

13. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the ELBPD in writing and receive prior approval.

14. Monitoring may be required for sites with high pollutant generating potential, such as industrial sites, Class I and II solid waste disposal sites, and projects discharging to areas identified in Section 27-200 (b) (1) (o). Such monitoring will be under the cognizance of the ELBPD.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the ELBPD, it is a requirement of the issuance of the license, and hence transfer of operation and maintenance responsibility, that a Florida Registered Professional Engineer certify that the surface water management system was indeed constructed as licensed. Certified record drawings shall accompany the certification. Suggested wording for this is as follows:

I HEREBY CERTIFY TO THE CONSTRUCTION COMPLETION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCES PROJECT AND THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BROWARD COUNTY ELBPD, AND HEREBY AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

(SEAL)

16. Water management areas shall be legally reserved to the operation entity and for that purpose by dedication on the plat, deed restrictions, easements, etc., so that subsequent owners or others may not remove such areas from their intended use. Management areas, including maintenance easements, shall be connected to a public road or other location from which operation and maintenance access is legally and physically available.

17. The licensee shall notify the ELBPD in writing within twenty-four (24) hours of the start, finish, suspension, and/or abandonment of any construction or alteration of works authorized by this license.

18. A prorated share of surface water management retention/detention areas, sufficient to provide the required flood protection and water quality treatment, must be provided prior to occupancy of any building or residence.

19. The operation license shall be valid for a specific period of time not to exceed five (5) years from the date the license is transferred to the operation phase. The operation license shall be renewed in accordance with Section 27 - 198 (d) (2) of the Article.

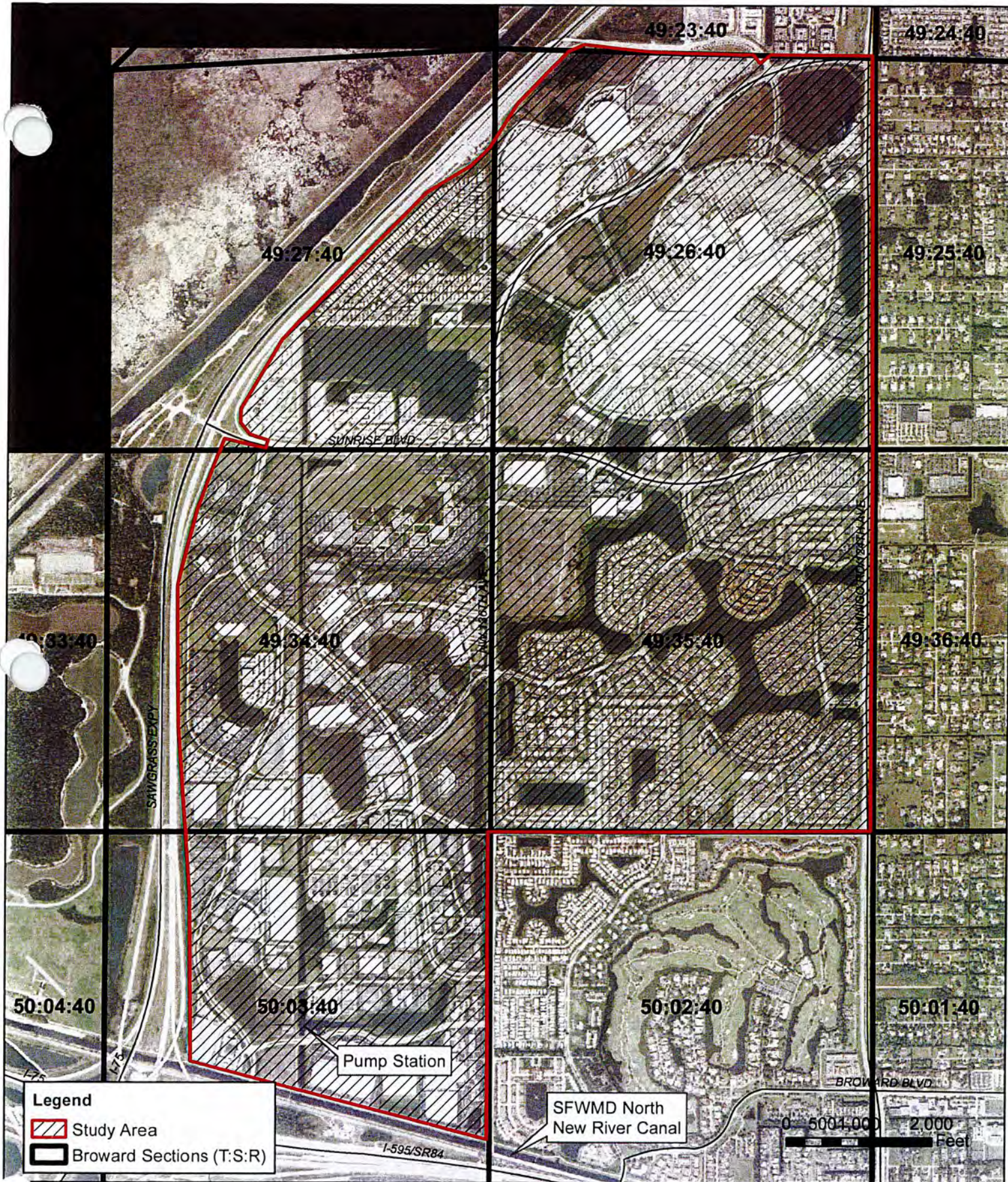
20. The ELBPD reserves the right to require additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

21. This permit does not constitute the approval required by Section 27-353(i), Broward County Code, to conduct dewatering operations at or within one-quarter mile radius of a contaminated site. Please contact the Pollution Prevention Division at (954) 519-1260 for further information.

22. Prior to the commencement of construction of a future phase(s), a license modification will be required.

23. All commercial parcel(s) must provide one half (1/2) inch of dry pre-treatment prior to discharging into the wet detention areas of the master drainage system where applicable.

24. All special conditions, exhibits and other materials previously stipulated by permit number 06-00345-S and subsequent modifications remain in effect unless otherwise revised and shall apply to this modification.



STAFF REPORT

Project Name: Sunrise Basin 8
Permit Number: 06-00345-S-159 **License Number:** SWM2016-058-0
Application Number: 151119-17 **Concurrent Application:** L2015-301
Application Type: Surface Water Management Modification (MSSW)
Location: Broward County **Section-Township-Range:** 34-49-40
Permittee's Name: City of Sunrise

Project Area: 2365 acres **Drainage Area:** 2365 acres
Project Land Use: Commercial
Drainage Basin: North New River Canal
Receiving Body: North New River Canal

Purpose:

The conceptual approval of a drainage model that analyzes a master surface water management system serving the overall area known as Basin 8, which was originally permitted under Environmental Resource Permit # 06-00345-S as Sunrise Industrial Park - Phase 1.

Project Evaluation:

Project Site Description:

The overall basin is located within the southwestern portion of the City of Sunrise. The area is bounded mainly on the south by I-595, on the west by the Sawgrass Expressway and Markham Park, on the east by Flamingo Road and NW 136th Ave, and on the north by Pat Salerno Drive. The basin crosses through Township 49 and 50 South, Range 40 East, and various Sections including 3, 26, 27, 34, 35.

Proposed Project Design:

Approval is granted for a drainage model analyzing the surface water management system serving the area known as Basin 8 within the City of Sunrise. Basin 8 is controlled by a system of canals and lakes which directs runoff within the basin southerly to an existing pump station which discharges into the North New River Canal. The drainage model analyzed the capacity within the existing system with the addition of conveyance culverts in anticipation for future development of five major developments known as Metropica, Westerra, Sawgrass Mills Mall, American Express, and the Arena. The approved assumptions for development are displayed in the attached exhibits Figure 5-2 "Future Development Coverage" and Figure 6-2 "Future Allocations Map." The results of the model are consistent with the permitted requirements of the existing master permits.

There is no construction authorized within this license approval. Full modifications to this license will be required for future development located within Basin 8. Future modifications shall demonstrate compliance with the approved drainage model and meet the assumptions of Figure 5-2 "Future Development Coverage" and Figure 6-2 "Future Allocations Map." Commercial and Industrial parcels will be required to provide one half inch dry pre-treatment prior to discharging into the master system.

The applicant's consultant has demonstrated through calculations that the conceptual assumptions for future development will not cause adverse water quality or quantity impacts and are consistent with the permitted conditions of the existing Environmental Resource Permit No. 06-00345-S.

Control Elevation:

Control Elevation = 2.95 ft, NAVD WSWT Elevation = 2.95 ft, NAVD
Method of Determination = Master System

Water Quality Design:

Water quality treatment is provided within the existing master City system. All commercial/industrial parcels must provide one half inch of dry pre-treatment prior to discharging into the master drainage system.

Environmental Summary:

No wetland areas were identified within the project area and no wetland impacts are anticipated from the development of this parcel. Therefore, no wetland mitigation requirements have been included in the permit for this project. The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, EPGMD has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Special Concerns:

Operating Entity: City of Sunrise
Attention: Mr. Rodrigo De Castro, P.E., Deputy Director, Community Development Department
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

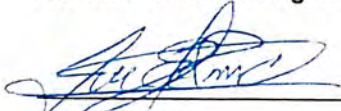
Waste Water System/Supplier: Sunrise

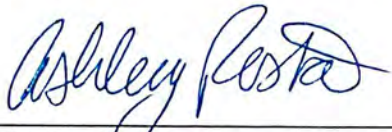
STAFF RECOMMENDATION:

South Florida Water Management District and Broward County rules have been adhered to and an Individual Permit should be granted.

06-00345-S-159; SWM2016-058-0; STAFF REVIEW:

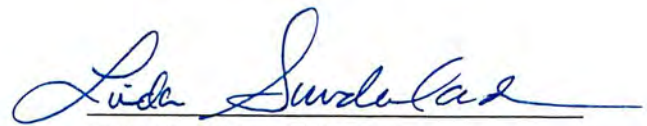
Surface Water Management Program:



Jose Portillo

Ashley Resta, P.E.

Aquatic and Wetland Resources Program:



Linda Sunderland, Manager

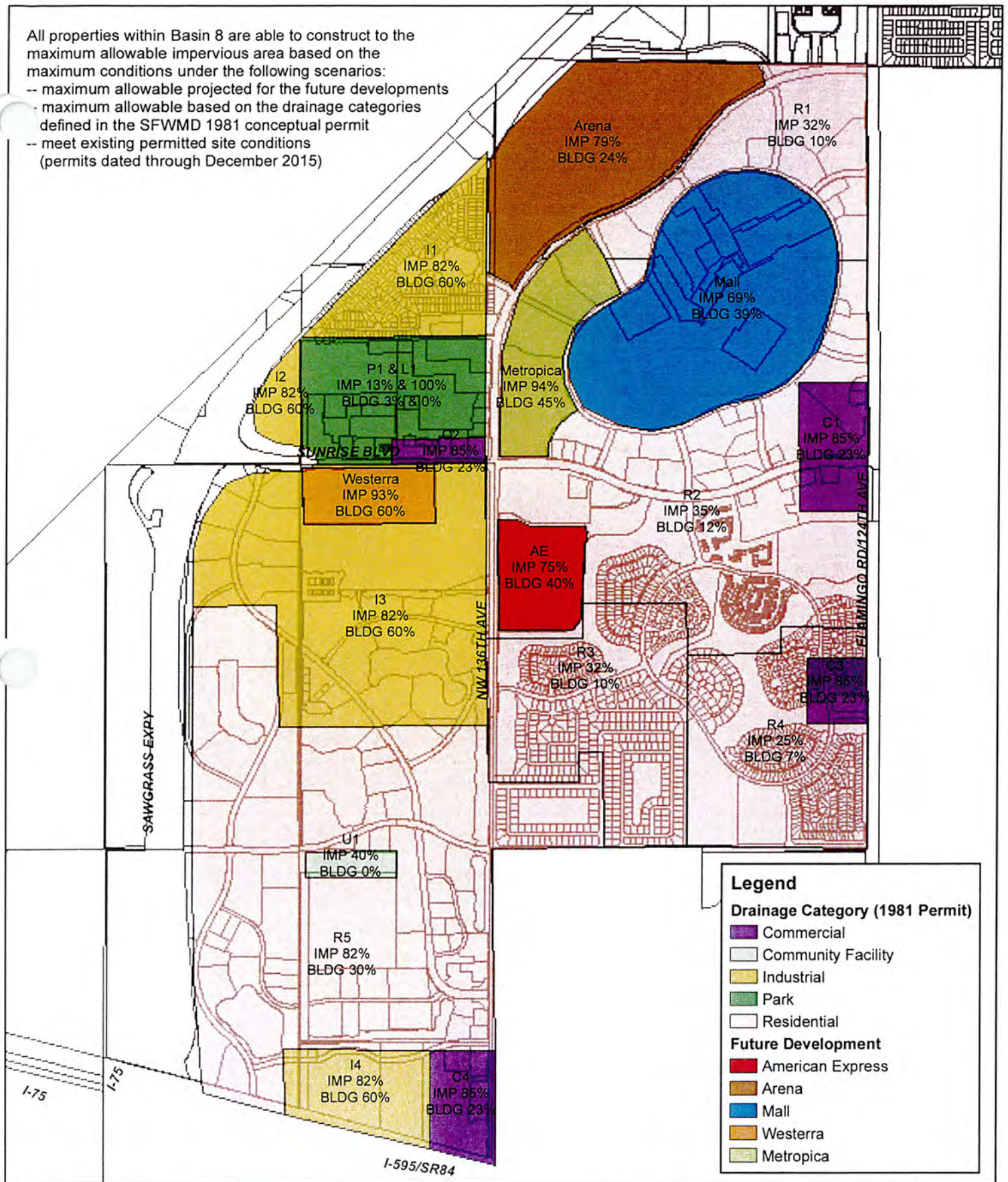
City of Sunrise
Basin 8 Stormwater Study

Table S-2 Future Development Coverage
(Existing Permitting Allowable Compared to Future)

		Existing Permitted Allowable					Future Development Coverage					Difference	
		% Impervious Coverage	% Building Coverage	Pervious Area (ac)	Impervious Area (ac) *including	Building Area (ac)	% Impervious Coverage	% Building Coverage	Pervious Area (ac)	Impervious Area (ac) *including bldg	Building Area (ac)	Additional Impervious Area (ac)	Additional Building Area (ac)
Project	Site Area (ac)												
Metropica	62.1	35%	12%	40.4	21.7	7.5	94%	45%	3.7	58.4	27.9	36.6	20.5
American Express	20	35%	12%	13.0	7.0	2.4	75%	40%	5.0	15.0	8.0	8.0	5.6
Westerra	32.25	82%	60%	5.8	26.4	19.4	93%	60%	2.3	30.0	19.4	3.5	0.0
Sawgrass Mills Expansion	202.4	69%	32%	62.7	139.7	65.6	69%	39%	62.7	139.7	79.4	0.0	13.8
Arena Expansion	144.5	79%	10%	30.3	114.2	14.5	79%	24%	30.3	114.2	34.5	0.0	20.0

All properties within Basin 8 are able to construct to the maximum allowable impervious area based on the maximum conditions under the following scenarios:

- maximum allowable projected for the future developments
- maximum allowable based on the drainage categories defined in the SFWMD 1981 conceptual permit
- meet existing permitted site conditions (permits dated through December 2015)



STAFF REPORT DISTRIBUTION LIST
ADDRESSES

Owner:

City of Sunrise
Attention: Mr. Rodrigo De Castro, P.E., Deputy
Director, Community Development Department
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

Applicant:

City of Sunrise
Attention: Mr. Rodrigo De Castro, P.E., Deputy
Director, Community Development Department
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

**Engineering
Consultant:**

Chen Moore and Associates
Attention: Jason J. McClair, P.E.
500 W Cypress Creek Rd, Suite 630
Fort Lauderdale, FL 33309

Other:

City of Sunrise Building Official
Army Corps of Engineers

EXHIBIT “D”

ATKINS – NOVEMBER 18th, 2025
BROWARD COUNTY ARENA REDEVELOPMENT TRAFFIC ANALYSIS

BB&T Center (Amerant Bank Arena) Traffic Analysis Memorandum

To:	Lary Mahoney, Michael Verruto – Broward County		
From:	Wiatt Bowers, AICP	Email:	Wiatt.bowers@atkinsrealis.com
Phone:	904.363.8488	Date:	November 18, 2025
Ref:	cc:		
Subject:	BB&T Center Redevelopment Updated Traffic Analysis		

Introduction

AtkinsRéalis was tasked by Broward County to complete a traffic analysis for the proposed redevelopment of the BB&T Center arena site. The BB&T Center arena is a multi-purpose arena with a capacity of 21,127 seats. It is located on Panther Way with current access points onto NW 136th Avenue and Pat Salerno Drive. Additional planned development would add residential, office, shopping, and hospitality land uses. A summary of the proposed redevelopment is summarized in Table 1. It is important to note that the development composition has changed since the 2020 submittal. This memo summarizes the evaluation of this proposed development.

Table 1. Proposed BB&T Center Land Uses	
Multi-Family Residential	1,400 units
Office	1,620,000 square feet
Shopping Center	300,000 square feet
Hotel (Including 60,000 sq. ft. ancillary meeting space)	600 rooms
Arena	21,127 seats

Trip Generation for Proposed Land Uses

Trip generation was calculated using data from the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. Trip generation estimates were developed based on the proposed land uses of Multi-family Housing (Mid-Rise) (ITE Code 221), General Office Building (ITE Code 710), Shopping Center (ITE Code 820), Hotel (ITE Code 310), Arena (ITE Code 462). Note that the trips associated with the arena were estimated, as no PM Peak equations are published by ITE. Based on discussion with the review agencies on February 28th, 2024, the revised analysis reflects a reduction in usage to an average of 11,000 attendees each weekday. This calculates to 13,640 gross daily trips.

Additional uses on the site have been contemplated but would not generate additional trips. One potential use is meeting space (60,000 sq. ft.) that would be ancillary to the hotel uses. The published ITE rates for hotels do include larger hotels with meeting facilities. Note that the trip rate for total hotel rooms was used, but occupancy will likely be less than 100% much of the time. There has also been discussion about potential cultural uses, such as a museum. If this were to come to fruition, it would replace an equal amount of office square footage and would generate fewer trips.

Both internal capture and pass-by capture were calculated using ITE methodologies. As discussed with the review agencies on February 28th, ITE internal capture estimates are only provided for three main land uses: residential, office, and commercial. Additional land uses are calculated using professional judgement. Per

discussions on February 28th, and previously, it was determined that approximately 17% internal capture in the PM peak hour would be reasonable given the balanced mix of uses, and the expected interaction between the arena, hotel, and commercial uses. The *ITE Trip Generational Handbook* does not prescribe an internal capture calculation methodology for daily trip generation. That said, daily internal capture rates are usually lower, and were calculated to be approximately 10%.

An additional pass-by credit of 34% was applied to PM peak hour external trips generated by the retail uses only. Further, based on discussion with the review agencies on February 28th, 2024, the revised analysis reflects 17% pass-by rate for the daily trip generation.

Trip generation calculations are summarized in Tables 2a and 2b, with internal capture documentation in Appendix A.

Trip Generation for Existing Land Uses

Following the February 28th, 2024 meeting, a meeting with Barbara Blake with Broward Planning Council was held on May 7th, 2024. Direction from that meeting was to determine if the proposed land use amendment would yield more trips than the current land uses would allow. If the new land uses would generate fewer daily and PM peak hour trips, mitigation measures would not be needed for approval of the land use amendment. An estimation of potential trips that could be generated based on the existing approved land uses was conducted.

A review of the City of Sunrise land use map shows the area zoned as light industrial and commercial. Both uses allow for a maximum FAR of 1.0; not including density bonuses. The property proposed for rezoning is 143.0 acres (not including approximately 11 acres of residential land uses on the edges. This is generally represented by 131.2 acres of industrial and 11.8 acres of commercial.

Subsequent meetings were held with the review agencies on July 17th, 2025 and October 13th, 2025. Based on those discussions, the arena use (14.0 acres) was subtracted from the industrial area, and calculated separately, as it will remain under the proposed land use amendment. As such, the remaining industrial area comprises 117.2 acres and 5,104,568 square feet.

For trip generation estimating, ITE Code 110 was used for the industrial and ITE Code 820 for the commercial. The arena was calculated using methodologies previously agreed to for the traffic analysis. Daily and PM peak hour trip generation calculations for potential development under the existing land uses are:

Table 2c. Current Land Uses and Potential Trip Generation

Current Land Use	Acres	Total Area (Square Feet)	Maximum Intensity (1.0 FAR)	Daily Trip Rate	Gross Daily Trips	PM Peak Rate	Gross PM Peak Trips
110 – Light Industrial	117.2	5,104,568	5,104.6 ksf	4.87	24,859	0.65	3,318
820 – Shopping Center	11.8	514,630	514.6 ksf	37.01	19,045	3.40	1,750
Arena	14.0	610,286	11,000 attendees*		13,640		550
	143.0	6,229,484			57,544		5,618

*Arena trip generation based on half capacity, as agreed upon in previous meetings/discussions

Table 2a: Daily Trip Generation (based on ITE Trip Gen 11th Edition)

ITE Trip Generation Characteristics													
Land Use	ITE Code	Intensity	Directional		Daily Trip Rate	Total Daily Trips	Internal Capture		Pass-By		External Trips	Net Ext. Daily Trips	
			Entering	Exiting			Rate	Trips	Rate	Trips		Entering	Exiting
BB&T Center Arena	462*	11,000 attendees	50%	50%	1.24	13,640	6.5%	887		0	12,753	6,377	6,377
Shopping Center	820	300,000 sq. ft	50%	50%	37.01	11,103	14.8%	1,643	1,608	17.0%	7,852	3,926	3,926
Office	710	1,620,000 sq. ft	50%	50%	10.84**	13,088	6.4%	838		0	12,250	6,125	6,125
Multi-Family Residential	221	1,400 units	50%	50%	4.54	6,356	20.3%	1,290		0	5,066	2,533	2,533
Hotel	310	600 units	50%	50%	7.99	4,794	6.5%	312		0	4,482	2,241	2,241
Total						48,981	10.1%	4,969	1,608	0	44,012	21,202	21,202

*ITE Code 462-Professional Baseball Stadium was used to calculate trip generation for the BB&T Center Arena

**The average daily rate for Office uses is 10.84, but the fitted curve equation was used. The calculated trip rate for the proposed square footage is 8.08 / 1000 sf

Table 2b: PM Peak Hour Trip Generation (based on ITE Trip Gen 11th Edition)

ITE Trip Generation Characteristics				Directional		Total PM Peak Trips		Internal Capture			Gross External Trips			Pass-By Capture			Net New PM External Trips			
Land Use	ITE Code	Size	Units	Enter	Exit	Trips	Enter	Exit	Enter	Exit	Total	Percent	Enter	Exit	Total	Enter	Exit	Total		
Multi-family Housing (Mid-Rise)	221	1400 DU		61%	39%	546	333	213	121	75	196	35.9%	212	138	350	0	0	212	138	350
	710	1620 KSF		17%	83%	1675	285	1391	37	53	90	5.4%	248	1338	1585	0	0	248	1338	1585
Shopping Center	820	300 KSF		48%	52%	1245	597	647	110	159	269	21.6%	487	488	976	166	166	332	322	644
	310	600 Rooms		51%	49%	416	212	204	45	38	83	19.9%	167	166	333	0	0	167	166	333
Arena	462	11,000 Attendance		64%	36%	550	352	198	67	53	120	21.8%	285	145	430	0	0	285	145	430
						4433	1780	2653	380	378	758	17.1%	1400	2275	3675	166	166	1234	2109	3343

As shown on Tables 2a and 2b, the development proposed under the land use amendment is projected to generate 48,981 gross daily trips and 4,340 gross PM peak hour trips. This total is before accounting for internal capture and pass by. As such, the proposed development is projected to generate 15% fewer daily trips, and 23% fewer PM peak hour trips than what is allowed currently under the approved land uses. Furthermore, with a broader mix of uses, internal capture will be higher, resulting in even fewer external trips.

Existing and Future Traffic Conditions

For the purposes of this analysis, roadway segments were matched to the Broward County MPO tables. Existing traffic counts were obtained from the Broward County Metropolitan Planning Organization (MPO) and were from the year 2020 (<http://www.browardmpo.org/index.php/data>). The data represented the most recent data available from Broward County. Future traffic projections were obtained from the Broward County's LOS tables for year 2045.

The study area for existing and future traffic analysis was expanded to include all links receiving greater than 1% of project trips.

The roadway segments shown in Table 3a and 3b represent Existing daily and peak hour conditions.

Table 4a and 4b represent future year 2045 conditions without project trips applied.

Table 3a: Existing Daily Traffic Conditions

Roadway	Segment	2020 Number of Lanes	2020 Daily AADT	Adopted LOS Standard	2020 Daily Capacity	2020 Daily V/C	2020 Daily LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	23,000	D	37,810	0.61	C
Royal Palm Blvd	E of Weston Rd	6	54,500	D	56,905	0.96	C
Indian Trace	S of SR 84	4	18,400	D	37,810	0.49	C
SR 84	E of Indian Trace	4	16,700	D	47,760	0.35	C
SR 84	E of Bonaventure Blvd	4	16,300	D	47,760	0.34	C
SR 84	E of Weston Rd	4	18,500	D	47,760	0.39	C
SR 84	E of Sawgrass Xway	4	18,700	D	47,760	0.39	C
SR 84	E of SW 136 Ave	4	50,500	D	47,760	1.06	F
I-595	E of Sawgrass Xway	8	120,000	D	123,600	0.97	D
I-595	E of SW 136 Ave	8	120,000	D	123,600	0.97	D
I-595	E of Flamingo Rd	8	111,000	D	123,600	0.90	D
I-595	E of Hiatus Rd	8	111,000	D	123,600	0.90	D
I-595	E of SW 100 Ave	8	111,000	D	123,600	0.90	D
I-595	E of Pine Island Rd	8	123,600	D	123,600	1.00	D
I-595	E of University Dr	8	123,600	D	164,200	0.75	C
I-595	E of Davie Rd	8	194,500	D	164,200	1.18	F
I-595	E of Fla Turnpike	8	194,500	D	164,200	1.18	F
I-595	E of SR 7	8	194,500	D	164,200	1.18	F
I-595	E of I-95	8	50,500	D	164,200	0.31	B
Broward Blvd	E of SW 136 Ave	2	1,800	D	13,320	0.14	C
Broward Blvd	E of Commodore Dr	2	2,600	D	13,320	0.20	C
Broward Blvd	E of Flamingo Rd	4	16,300	D	37,810	0.43	C
Broward Blvd	E of Hiatus Rd	4	16,300	D	37,810	0.43	C
Broward Blvd	E of Nob Hill Rd	6	21,500	D	56,905	0.38	C
Broward Blvd	E of Pine Island Rd	6	36,000	D	56,905	0.63	C
Broward Blvd	E of University Dr	6	42,500	D	59,900	0.71	C
Sunrise Blvd	E of Sawgrass Xway	6	27,000	D	59,900	0.45	C
Sunrise Blvd	E of SW 136 Ave	6	33,000	D	59,900	0.55	C
Sunrise Blvd	E of Flamingo Rd	6	33,500	D	59,900	0.56	C
Sunrise Blvd	E of Hiatus Rd	6	30,000	D	59,900	0.50	C
Sunrise Blvd	E of Nob Hill Rd	6	26,000	D	59,900	0.43	C
Sunrise Blvd	E of Pine Island Rd	6	30,000	D	59,900	0.50	C
Sunrise Blvd	E of University Dr	6	33,000	D	59,900	0.55	C
Sunrise Blvd	E of NW 65 Ave	6	41,500	D	59,900	0.69	C
Sunrise Blvd	E of Fla Turnpike	6	53,500	D	59,900	0.89	C
Sunrise Blvd	E of SR 7	6	59,500	D	59,900	0.99	D
Sunrise Blvd	E of NW 31 Ave	6	48,500	D	59,900	0.81	C
Sunrise Blvd	E of I-95	6	70,000	D	59,900	1.17	F
Oakland Pk Blvd	E of Sawgrass Xway	6	13,100	D	59,900	0.22	C
Oakland Pk Blvd	E of NW 120 Way	6	31,000	D	59,900	0.52	C
Oakland Pk Blvd	E of Hiatus Rd	6	30,000	D	59,900	0.50	C
Oakland Pk Blvd	E of Nob Hill Rd	6	29,500	D	59,900	0.49	C
Oakland Pk Blvd	E of Pine Island Rd	6	31,500	D	59,900	0.53	C
Oakland Pk Blvd	E of University Dr	6	33,500	D	59,900	0.56	C
Oakland Pk Blvd	E of Inverrary Blvd	6	58,500	D	59,900	0.98	D
Oakland Pk Blvd	E of SR 7	6	56,000	D	59,900	0.93	C
Oakland Pk Blvd	E of SW 31 Ave	6	54,000	D	59,900	0.90	C
Oakland Pk Blvd	E of I-95	6	54,500	D	50,000	1.09	F
NW 44 St	E of Hiatus Rd	4	7,500	D	35,820	0.21	C
NW 44 St	E of Nob Hill Rd	4	7,800	D	35,820	0.22	C
Commercial Blvd	E of Sawgrass Xway	6	27,000	D	59,900	0.45	C
Commercial Blvd	E of Nob Hill Rd	6	31,000	D	59,900	0.52	C
Commercial Blvd	E of Pine Island Rd	6	32,000	D	59,900	0.53	C
Commercial Blvd	E of University Dr	6	52,000	D	59,900	0.87	C
Commercial Blvd	E of SW 81 Ave	6	55,600	D	59,900	0.93	C
Commercial Blvd	E of Rock Island Rd	6	70,500	D	59,900	1.18	F
McNab Rd	E of Pine Island Rd	6	26,000	D	56,905	0.46	C
McNab Rd	E of University Dr	6	30,800	D	59,900	0.51	C
McNab Rd	E of SW 81 Ave	6	34,000	D	59,900	0.57	C
McNab Rd	E of Rock Island Rd	6	37,500	D	59,900	0.63	C
Atlantic Blvd	E of Sawgrass Xway	4	19,700	D	39,800	0.49	C
Atlantic Blvd	E of Coral Ridge Dr	4	22,500	D	39,800	0.57	C
Atlantic Blvd	E of Coral Sprgs Dr	6	28,500	D	59,900	0.48	C
Atlantic Blvd	E of University Dr	6	26,000	D	59,900	0.43	C
Atlantic Blvd	E of Riverside Dr	6	30,500	D	59,900	0.51	C
Sample Rd	E of Sawgrass Xway	6	22,500	D	59,900	0.38	C

Table 3a: Existing Daily Traffic Conditions

Roadway	Segment	2020 Number of Lanes	2020 Daily AADT	Adopted LOS Standard	2020 Daily Capacity	2020 Daily V/C	2020 Daily LOS
Sample Rd	E of Coral Ridge Dr	6	26,000	D	59,900	0.43	C
Bonaventure Blvd	N of Saddle Club Rd	4	11,300	D	32,400	0.35	C
Weston Rd	N of Indian Trace	4	19,800	D	37,810	0.52	C
Weston Rd	N of Saddle Club Rd	4	17,100	D	37,810	0.45	C
I-75	N of Miramar Pkwy	8	150,000	D	164,200	0.91	D
I-75	N of Pines Blvd	8	138,000	D	164,200	0.84	D
I-75	N of Sheridan St	8	138,000	D	164,200	0.84	D
I-75	N of Griffin Rd	8	129,500	D	164,200	0.79	D
I-75	N of Royal Palm Blvd	10	129,500	D	203,600	0.64	C
I-75	W of Sawgrass Xway	6	52,500	D	123,600	0.42	B
I-75	W of Weston Rd	6	52,500	D	123,600	0.42	B
I-75	W of Bonaventure Blvd	6	52,500	D	123,600	0.42	B
Sawgrass Xway	N of SR 84	6	107,000	D	123,600	0.87	D
Sawgrass Xway	N of Sunrise Blvd	6	92,800	D	123,600	0.75	C
Sawgrass Xway	N of Oakland Pk Blvd	6	92,800	D	123,600	0.75	C
Sawgrass Xway	N of Commercial Blvd	6	91,600	D	123,600	0.74	C
Sawgrass Xway	N of Atlantic Blvd	6	83,700	D	123,600	0.68	C
Sawgrass Xway	N of Sample Rd	6	62,600	D	123,600	0.51	B
Sawgrass Xway	E of Coral Ridge Dr	6	67,500	D	123,600	0.55	B
Sawgrass Xway	E of University Dr	6	81,600	D	123,600	0.66	C
Sawgrass Xway	E of SR 7	6	79,200	D	123,600	0.64	C
Sawgrass Xway	E of Lyons Rd	6	81,600	D	123,600	0.66	C
SW 136 Ave	N of Wester High Dr	4	16,300	D	35,820	0.46	C
SW 136 Ave	N of SR 84	6	34,500	D	56,905	0.61	C
NW 136 Ave	N of NW 3 St	6	34,500	D	56,905	0.61	C
NW 136 Ave	N of Cleary Blvd	6	16,600	D	56,905	0.29	C
NW 136 Ave	N of Sunrise Blvd	6	15,000	D	56,905	0.26	C
Flamingo Rd	N of Pines Blvd	6	42,000	D	59,900	0.70	C
Flamingo Rd	N of Sheridan St	6	37,500	D	59,900	0.63	C
Flamingo Rd	N of Stirling Rd	6	32,500	D	59,900	0.54	C
Flamingo Rd	N of Griffin Rd	6	34,000	D	59,900	0.57	C
Flamingo Rd	N of SW 26 St	6	36,000	D	59,900	0.60	C
Flamingo Rd	N of SW 14 St	6	34,500	D	59,900	0.58	C
Flamingo Rd	N of SR 84	6	30,500	D	59,900	0.51	C
Flamingo Rd	N of Broward Blvd	6	25,500	D	59,900	0.43	C
Flamingo Rd	N of Cleary Blvd	6	24,000	D	59,900	0.40	C
Flamingo Rd	N of Sunrise Blvd	6	22,500	D	59,900	0.38	C
NW 120 Way	N of Oakland Pk Blvd	2	3,100	D	13,320	0.23	C
Hiatus Rd	N of Oakland Pk Blvd	4	18,900	D	37,810	0.50	C
Hiatus Rd	N of NW 44 St	4	14,500	D	37,810	0.38	C
Nob Hill Rd	N of Commercial Blvd	4	23,000	D	37,810	0.61	C
Pine Island Rd	N of SR 84	6	33,000	D	56,905	0.58	C
Pine Island Rd	N of NW 44 St	6	34,000	D	56,905	0.60	C
Pine Island Rd	N of Commercial Blvd	6	22,500	D	56,905	0.40	C
University Dr	N of Griffin Rd	6	47,500	D	59,900	0.79	C
University Dr	N of Nova Dr	6	57,500	D	59,900	0.96	C
University Dr	N of SR 84	6	69,000	D	59,900	1.15	F

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Table 3b: Existing PM Peak Hour Traffic Conditions

Roadway	Segment	2020 Number of Lanes	2020 Peak Hour AADT	Adopted LOS Standard	2020 Peak Hour Capacity	2020 Peak Hour V/C	2020 Peak Hour LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	2,185	D	3,401	0.64	C
Royal Palm Blvd	E of Weston Rd	6	5,178	D	5,121	1.01	F
Indian Trace	S of SR 84	4	1,748	D	3,401	0.51	C
SR 84	E of Indian Trace	4	1,587	D	4,296	0.37	C
SR 84	E of Bonaventure Blvd	4	1,549	D	4,296	0.36	C
SR 84	E of Weston Rd	4	1,758	D	4,296	0.41	C
SR 84	E of Sawgrass Xway	4	1,777	D	4,296	0.41	C
SR 84	E of SW 136 Ave	4	4,798	D	4,296	1.12	F
I-595	E of Sawgrass Xway	8	11,400	D	8,950	1.27	F
I-595	E of SW 136 Ave	8	11,400	D	8,950	1.27	F
I-595	E of Flamingo Rd	8	10,545	D	8,950	1.18	F
I-595	E of Hiatus Rd	8	10,545	D	8,950	1.18	F
I-595	E of SW 100 Ave	8	10,545	D	8,950	1.18	F
I-595	E of Pine Island Rd	8	11,742	D	8,950	1.31	F
I-595	E of University Dr	8	11,742	D	13,620	0.86	D
I-595	E of Davie Rd	8	18,478	D	13,620	1.36	F
I-595	E of Fla Turnpike	8	18,478	D	13,620	1.36	F
I-595	E of SR 7	8	18,478	D	13,620	1.36	F
I-595	E of I-95	8	4,798	D	13,620	0.35	B
Broward Blvd	E of SW 136 Ave	2	171	D	1,197	0.14	C
Broward Blvd	E of Commodore Dr	2	247	D	1,197	0.21	C
Broward Blvd	E of Flamingo Rd	4	1,549	D	3,401	0.46	C
Broward Blvd	E of Hiatus Rd	4	1,549	D	3,401	0.46	C
Broward Blvd	E of Nob Hill Rd	6	2,043	D	5,121	0.40	C
Broward Blvd	E of Pine Island Rd	6	3,420	D	5,121	0.67	C
Broward Blvd	E of University Dr	6	4,038	D	5,390	0.75	C
Sunrise Blvd	E of Sawgrass Xway	6	2,565	D	5,390	0.48	C
Sunrise Blvd	E of SW 136 Ave	6	3,135	D	5,390	0.58	C
Sunrise Blvd	E of Flamingo Rd	6	3,183	D	5,390	0.59	C
Sunrise Blvd	E of Hiatus Rd	6	2,850	D	5,390	0.53	C
Sunrise Blvd	E of Nob Hill Rd	6	2,470	D	5,390	0.46	C
Sunrise Blvd	E of Pine Island Rd	6	2,850	D	5,390	0.53	C
Sunrise Blvd	E of University Dr	6	3,135	D	5,390	0.58	C
Sunrise Blvd	E of NW 65 Ave	6	3,943	D	5,390	0.73	C
Sunrise Blvd	E of Fla Turnpike	6	5,083	D	5,390	0.94	C
Sunrise Blvd	E of SR 7	6	5,653	D	5,390	1.05	F
Sunrise Blvd	E of NW 31 Ave	6	4,608	D	5,390	0.85	C
Sunrise Blvd	E of I-95	6	6,650	D	5,390	1.23	F
Oakland Pk Blvd	E of Sawgrass Xway	6	1,245	D	5,390	0.23	C
Oakland Pk Blvd	E of NW 120 Way	6	2,945	D	5,390	0.55	C
Oakland Pk Blvd	E of Hiatus Rd	6	2,850	D	5,390	0.53	C
Oakland Pk Blvd	E of Nob Hill Rd	6	2,803	D	5,390	0.52	C
Oakland Pk Blvd	E of Pine Island Rd	6	2,993	D	5,390	0.56	C
Oakland Pk Blvd	E of University Dr	6	3,183	D	5,390	0.59	C
Oakland Pk Blvd	E of Inverrary Blvd	6	5,558	D	5,390	1.03	F
Oakland Pk Blvd	E of SR 7	6	5,320	D	5,390	0.99	D
Oakland Pk Blvd	E of SW 31 Ave	6	5,130	D	5,390	0.95	C
Oakland Pk Blvd	E of I-95	6	5,178	D	4,500	1.15	F
NW 44 St	E of Hiatus Rd	4	713	D	3,222	0.22	C
NW 44 St	E of Nob Hill Rd	4	741	D	3,222	0.23	C
Commercial Blvd	E of Sawgrass Xway	6	2,565	D	5,390	0.48	C
Commercial Blvd	E of Nob Hill Rd	6	2,945	D	5,390	0.55	C
Commercial Blvd	E of Pine Island Rd	6	3,040	D	5,390	0.56	C
Commercial Blvd	E of University Dr	6	4,940	D	5,390	0.92	C
Commercial Blvd	E of SW 81 Ave	6	5,282	D	5,390	0.98	D
Commercial Blvd	E of Rock Island Rd	6	6,698	D	5,390	1.24	F
McNab Rd	E of Pine Island Rd	6	2,470	D	5,121	0.48	C
McNab Rd	E of University Dr	6	2,926	D	5,390	0.54	C
McNab Rd	E of SW 81 Ave	6	3,230	D	5,390	0.60	C
McNab Rd	E of Rock Island Rd	6	3,563	D	5,390	0.66	C
Atlantic Blvd	E of Sawgrass Xway	4	1,872	D	3,580	0.52	C
Atlantic Blvd	E of Coral Ridge Dr	4	2,138	D	3,580	0.60	C
Atlantic Blvd	E of Coral Sprgs Dr	6	2,708	D	5,390	0.50	C
Atlantic Blvd	E of University Dr	6	2,470	D	5,390	0.46	C
Atlantic Blvd	E of Riverside Dr	6	2,898	D	5,390	0.54	C
Sample Rd	E of Sawgrass Xway	6	2,138	D	5,390	0.40	C

Table 3b: Existing PM Peak Hour Traffic Conditions

Roadway	Segment	2020 Number of Lanes	2020 Peak Hour AADT	Adopted LOS Standard	2020 Peak Hour Capacity	2020 Peak Hour V/C	2020 Peak Hour LOS
Sample Rd	E of Coral Ridge Dr	6	2,470	D	5,390	0.46	C
Bonaventure Blvd	N of Saddle Club Rd	4	1,074	D	2,920	0.37	C
Weston Rd	N of Indian Trace	4	1,881	D	3,401	0.55	C
Weston Rd	N of Saddle Club Rd	4	1,625	D	3,401	0.48	C
I-75	N of Miramar Pkwy	8	14,250	D	13,620	1.05	E
I-75	N of Pines Blvd	8	13,110	D	13,620	0.96	D
I-75	N of Sheridan St	8	13,110	D	13,620	0.96	D
I-75	N of Griffin Rd	8	12,303	D	13,620	0.90	D
I-75	N of Royal Palm Blvd	10	12,303	D	17,040	0.72	C
I-75	W of Sawgrass Xway	6	4,988	D	8,950	0.56	B
I-75	W of Weston Rd	6	4,988	D	8,950	0.56	B
I-75	W of Bonaventure Blvd	6	4,988	D	8,950	0.56	B
Sawgrass Xway	N of SR 84	6	10,165	D	8,950	1.14	F
Sawgrass Xway	N of Sunrise Blvd	6	8,816	D	8,950	0.98	D
Sawgrass Xway	N of Oakland Pk Blvd	6	8,816	D	8,950	0.98	D
Sawgrass Xway	N of Commercial Blvd	6	8,702	D	8,950	0.97	D
Sawgrass Xway	N of Atlantic Blvd	6	7,952	D	8,950	0.89	D
Sawgrass Xway	N of Sample Rd	6	5,947	D	8,950	0.66	C
Sawgrass Xway	E of Coral Ridge Dr	6	6,413	D	8,950	0.72	C
Sawgrass Xway	E of University Dr	6	7,752	D	8,950	0.87	D
Sawgrass Xway	E of SR 7	6	7,524	D	8,950	0.84	D
Sawgrass Xway	E of Lyons Rd	6	7,752	D	8,950	0.87	D
SW 136 Ave	N of Wester High Dr	4	1,549	D	3,222	0.48	C
SW 136 Ave	N of SR 84	6	3,278	D	5,121	0.64	C
NW 136 Ave	N of NW 3 St	6	3,278	D	5,121	0.64	C
NW 136 Ave	N of Cleary Blvd	6	1,577	D	5,121	0.31	C
NW 136 Ave	N of Sunrise Blvd	6	1,425	D	5,121	0.28	C
Flamingo Rd	N of Pines Blvd	6	3,990	D	5,390	0.74	C
Flamingo Rd	N of Sheridan St	6	3,563	D	5,390	0.66	C
Flamingo Rd	N of Stirling Rd	6	3,088	D	5,390	0.57	C
Flamingo Rd	N of Griffin Rd	6	3,230	D	5,390	0.60	C
Flamingo Rd	N of SW 26 St	6	3,420	D	5,390	0.63	C
Flamingo Rd	N of SW 14 St	6	3,278	D	5,390	0.61	C
Flamingo Rd	N of SR 84	6	2,898	D	5,390	0.54	C
Flamingo Rd	N of Broward Blvd	6	2,423	D	5,390	0.45	C
Flamingo Rd	N of Cleary Blvd	6	2,280	D	5,390	0.42	C
Flamingo Rd	N of Sunrise Blvd	6	2,138	D	5,390	0.40	C
NW 120 Way	N of Oakland Pk Blvd	2	295	D	1,197	0.25	C
Hiatus Rd	N of Oakland Pk Blvd	4	1,796	D	3,401	0.53	C
Hiatus Rd	N of NW 44 St	4	1,378	D	3,401	0.40	C
Nob Hill Rd	N of Commercial Blvd	4	2,185	D	3,401	0.64	C
Pine Island Rd	N of SR 84	6	3,135	D	5,121	0.61	C
Pine Island Rd	N of NW 44 St	6	3,230	D	5,121	0.63	C
Pine Island Rd	N of Commercial Blvd	6	2,138	D	5,121	0.42	C
University Dr	N of Griffin Rd	6	4,513	D	5,390	0.84	C
University Dr	N of Nova Dr	6	5,463	D	5,390	1.01	F
University Dr	N of SR 84	6	6,555	D	5,390	1.22	F

<http://www.browardmpo.org/index.php/data>

Table 4a: Future Daily Traffic Conditions (without project)

Roadway	Segment	2045 Number of Lanes	2045 Daily AADT	Adopted LOS Standard	2045 Daily Capacity	2045 Daily V/C	2045 Daily LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	39,700	D	37,810	1.05	F
Royal Palm Blvd	E of Weston Rd	6	46,000	D	56,905	0.81	C
Indian Trace	S of SR 84	4	27,800	D	37,810	0.74	C
SR 84	E of Indian Trace	4	13,400	D	47,760	0.28	C
SR 84	E of Bonaventure Blvd	4	24,200	D	47,760	0.51	C
SR 84	E of Weston Rd	4	33,300	D	47,760	0.70	C
SR 84	E of Sawgrass Xway	4	34,700	D	47,760	0.73	C
SR 84	E of SW 136 Ave	4	36,400	D	47,760	0.76	C
I-595	E of Sawgrass Xway	12	153,000	D	246,200	0.62	C
I-595	E of SW 136 Ave	12	168,000	D	246,200	0.68	C
I-595	E of Flamingo Rd	12	152,500	D	246,200	0.62	C
I-595	E of Hiatus Rd	12	152,200	D	246,200	0.62	C
I-595	E of SW 100 Ave	12	184,100	D	246,200	0.75	C
I-595	E of Pine Island Rd	12	170,100	D	246,200	0.69	C
I-595	E of University Dr	12	206,200	D	246,200	0.84	D
I-595	E of Davie Rd	12	201,800	D	246,200	0.82	D
I-595	E of Fla Turnpike	12	171,100	D	246,200	0.69	C
I-595	E of SR 7	10	205,400	D	203,600	1.01	E
I-595	E of I-95	8	126,900	D	164,200	0.77	C
Broward Blvd	E of SW 136 Ave	2	5,500	D	13,320	0.41	C
Broward Blvd	E of Commodore Dr	2	5,500	D	13,320	0.41	C
Broward Blvd	E of Flamingo Rd	4	31,100	D	37,810	0.82	C
Broward Blvd	E of Hiatus Rd	4	37,600	D	37,810	0.99	D
Broward Blvd	E of Nob Hill Rd	6	49,500	D	56,905	0.87	C
Broward Blvd	E of Pine Island Rd	6	49,600	D	56,905	0.87	C
Broward Blvd	E of University Dr	6	52,300	D	59,900	0.87	C
Sunrise Blvd	E of Sawgrass Xway	6	41,300	D	59,900	0.69	C
Sunrise Blvd	E of SW 136 Ave	6	48,300	D	59,900	0.81	C
Sunrise Blvd	E of Flamingo Rd	6	60,200	D	59,900	1.00	F
Sunrise Blvd	E of Hiatus Rd	6	52,300	D	59,900	0.87	C
Sunrise Blvd	E of Nob Hill Rd	6	46,200	D	59,900	0.77	C
Sunrise Blvd	E of Pine Island Rd	6	50,900	D	59,900	0.85	C
Sunrise Blvd	E of University Dr	6	42,900	D	59,900	0.72	C
Sunrise Blvd	E of NW 65 Ave	6	74,400	D	59,900	1.24	F
Sunrise Blvd	E of Fla Turnpike	6	77,700	D	59,900	1.30	F
Sunrise Blvd	E of SR 7	6	69,000	D	59,900	1.15	F
Sunrise Blvd	E of NW 31 Ave	6	71,600	D	59,900	1.20	F
Sunrise Blvd	E of I-95	6	70,437	D	59,900	1.18	F
Oakland Pk Blvd	E of Sawgrass Xway	6	39,700	D	59,900	0.66	C
Oakland Pk Blvd	E of NW 120 Way	6	52,700	D	59,900	0.88	C
Oakland Pk Blvd	E of Hiatus Rd	6	48,700	D	59,900	0.81	C
Oakland Pk Blvd	E of Nob Hill Rd	6	39,400	D	59,900	0.66	C
Oakland Pk Blvd	E of Pine Island Rd	6	55,500	D	59,900	0.93	C
Oakland Pk Blvd	E of University Dr	6	57,900	D	59,900	0.97	C
Oakland Pk Blvd	E of Inverrary Blvd	6	74,700	D	59,900	1.25	F
Oakland Pk Blvd	E of SR 7	6	69,400	D	59,900	1.16	F
Oakland Pk Blvd	E of SW 31 Ave	6	68,000	D	59,900	1.14	F
Oakland Pk Blvd	E of I-95	6	69,600	D	50,000	1.39	F
NW 44 St	E of Hiatus Rd	4	13,800	D	35,820	0.39	C
NW 44 St	E of Nob Hill Rd	4	39,600	D	35,820	1.11	F
Commercial Blvd	E of Sawgrass Xway	6	46,300	D	59,900	0.77	C
Commercial Blvd	E of Nob Hill Rd	6	52,200	D	59,900	0.87	C
Commercial Blvd	E of Pine Island Rd	6	57,500	D	59,900	0.96	C
Commercial Blvd	E of University Dr	6	68,000	D	59,900	1.14	F
Commercial Blvd	E of SW 81 Ave	6	60,900	D	59,900	1.02	F
Commercial Blvd	E of Rock Island Rd	6	75,000	D	59,900	1.25	F
McNab Rd	E of Pine Island Rd	6	34,900	D	56,905	0.61	C
McNab Rd	E of University Dr	6	51,600	D	59,900	0.86	C
McNab Rd	E of SW 81 Ave	6	55,700	D	59,900	0.93	C
McNab Rd	E of Rock Island Rd	6	64,200	D	59,900	1.07	F
Atlantic Blvd	E of Sawgrass Xway	4	27,000	D	39,800	0.68	C
Atlantic Blvd	E of Coral Ridge Dr	4	40,600	D	39,800	1.02	F
Atlantic Blvd	E of Coral Sprgs Dr	6	52,400	D	59,900	0.87	C
Atlantic Blvd	E of University Dr	6	34,600	D	59,900	0.58	C
Atlantic Blvd	E of Riverside Dr	6	53,400	D	59,900	0.89	C
Sample Rd	E of Sawgrass Xway	6	19,200	D	59,900	0.32	C

Table 4a: Future Daily Traffic Conditions (without project)

Roadway	Segment	2045 Number of Lanes	2045 Daily AADT	Adopted LOS Standard	2045 Daily Capacity	2045 Daily V/C	2045 Daily LOS
Sample Rd	E of Coral Ridge Dr	6	22,200	D	59,900	0.37	C
Bonaventure Blvd	N of Saddle Club Rd	4	9,500	D	32,400	0.29	C
Weston Rd	N of Indian Trace	4	27,800	D	37,810	0.74	C
Weston Rd	N of Saddle Club Rd	4	29,400	D	37,810	0.78	C
I-75	N of Miramar Pkwy	10	194,200	D	203,600	0.95	D
I-75	N of Pines Blvd	10	189,700	D	203,600	0.93	D
I-75	N of Sheridan St	10	210,400	D	203,600	1.03	E
I-75	N of Griffin Rd	10	206,000	D	203,600	1.01	E
I-75	N of Royal Palm Blvd	10	214,800	D	203,600	1.06	E
I-75	W of Sawgrass Xway	6	77,900	D	123,600	0.63	C
I-75	W of Weston Rd	6	77,900	D	123,600	0.63	C
I-75	W of Bonaventure Blvd	6	77,900	D	123,600	0.63	C
Sawgrass Xway	N of SR 84	6	152,000	D	123,600	1.23	F
Sawgrass Xway	N of Sunrise Blvd	6	123,300	D	123,600	1.00	D
Sawgrass Xway	N of Oakland Pk Blvd	6	121,600	D	123,600	0.98	D
Sawgrass Xway	N of Commercial Blvd	6	118,800	D	123,600	0.96	D
Sawgrass Xway	N of Atlantic Blvd	6	105,000	D	123,600	0.85	D
Sawgrass Xway	N of Sample Rd	6	88,900	D	123,600	0.72	C
Sawgrass Xway	E of Coral Ridge Dr	6	104,100	D	123,600	0.84	D
Sawgrass Xway	E of University Dr	6	124,500	D	123,600	1.01	E
Sawgrass Xway	E of SR 7	6	121,700	D	123,600	0.98	D
Sawgrass Xway	E of Lyons Rd	6	126,400	D	123,600	1.02	E
SW 136 Ave	N of Wester High Dr	4	34,600	D	35,820	0.97	D
SW 136 Ave	N of SR 84	6	50,600	D	56,905	0.89	C
NW 136 Ave	N of NW 3 St	6	48,100	D	56,905	0.85	C
NW 136 Ave	N of Cleary Blvd	6	46,500	D	56,905	0.82	C
NW 136 Ave	N of Sunrise Blvd	6	31,200	D	56,905	0.55	C
Flamingo Rd	N of Pines Blvd	6	59,100	D	59,900	0.99	D
Flamingo Rd	N of Sheridan St	6	56,200	D	59,900	0.94	C
Flamingo Rd	N of Stirling Rd	6	59,200	D	59,900	0.99	D
Flamingo Rd	N of Griffin Rd	6	58,000	D	59,900	0.97	C
Flamingo Rd	N of SW 26 St	6	56,700	D	59,900	0.95	C
Flamingo Rd	N of SW 14 St	6	58,800	D	59,900	0.98	D
Flamingo Rd	N of SR 84	6	67,400	D	59,900	1.13	F
Flamingo Rd	N of Broward Blvd	6	60,800	D	59,900	1.02	F
Flamingo Rd	N of Cleary Blvd	6	59,200	D	59,900	0.99	D
Flamingo Rd	N of Sunrise Blvd	6	26,600	D	59,900	0.44	C
NW 120 Way	N of Oakland Pk Blvd	2	8,500	D	13,320	0.64	D
Hiatus Rd	N of Oakland Pk Blvd	4	50,600	D	37,810	1.34	F
Hiatus Rd	N of NW 44 St	4	50,600	D	37,810	1.34	F
Nob Hill Rd	N of Commercial Blvd	4	49,300	D	37,810	1.30	F
Pine Island Rd	N of SR 84	6	82,000	D	56,905	1.44	F
Pine Island Rd	N of NW 44 St	6	63,800	D	56,905	1.12	F
Pine Island Rd	N of Commercial Blvd	6	49,100	D	56,905	0.86	C
University Dr	N of Griffin Rd	6	63,000	D	59,900	1.05	F
University Dr	N of Nova Dr	6	67,900	D	59,900	1.13	F
University Dr	N of SR 84	6	76,000	D	59,900	1.27	F

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Table 4b: Future PM Peak Hour Traffic Conditions (without project)

Roadway	Segment	2045 Number of Lanes	2045 Peak Hour AADT	Adopted LOS Standard	2045 Peak Hour Capacity	2045 Peak Hour V/C	2045 Peak Hour LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	3,772	D	3,401	1.11	F
Royal Palm Blvd	E of Weston Rd	6	4,370	D	5,121	0.85	C
Indian Trace	S of SR 84	4	2,641	D	3,401	0.78	C
SR 84	E of Indian Trace	4	1,273	D	4,296	0.30	C
SR 84	E of Bonaventure Blvd	4	2,299	D	4,296	0.53	C
SR 84	E of Weston Rd	4	3,164	D	4,296	0.74	C
SR 84	E of Sawgrass Xway	4	3,297	D	4,296	0.77	C
SR 84	E of SW 136 Ave	4	3,458	D	4,296	0.80	C
I-595	E of Sawgrass Xway	12	14,535	D	20,930	0.69	C
I-595	E of SW 136 Ave	12	15,960	D	20,930	0.76	C
I-595	E of Flamingo Rd	12	14,488	D	20,930	0.69	C
I-595	E of Hiatus Rd	12	14,459	D	20,930	0.69	C
I-595	E of SW 100 Ave	12	17,490	D	20,930	0.84	D
I-595	E of Pine Island Rd	12	16,160	D	20,930	0.77	C
I-595	E of University Dr	12	19,589	D	20,930	0.94	D
I-595	E of Davie Rd	12	19,171	D	20,930	0.92	D
I-595	E of Fla Turnpike	12	16,255	D	20,930	0.78	C
I-595	E of SR 7	10	19,513	D	17,040	1.15	F
I-595	E of I-95	8	12,056	D	13,620	0.89	D
Broward Blvd	E of SW 136 Ave	2	523	D	1,197	0.44	C
Broward Blvd	E of Commodore Dr	2	523	D	1,197	0.44	C
Broward Blvd	E of Flamingo Rd	4	2,955	D	3,401	0.87	C
Broward Blvd	E of Hiatus Rd	4	3,572	D	3,401	1.05	F
Broward Blvd	E of Nob Hill Rd	6	4,703	D	5,121	0.92	C
Broward Blvd	E of Pine Island Rd	6	4,712	D	5,121	0.92	C
Broward Blvd	E of University Dr	6	4,969	D	5,390	0.92	C
Sunrise Blvd	E of Sawgrass Xway	6	3,924	D	5,390	0.73	C
Sunrise Blvd	E of SW 136 Ave	6	4,589	D	5,390	0.85	C
Sunrise Blvd	E of Flamingo Rd	6	5,719	D	5,390	1.06	F
Sunrise Blvd	E of Hiatus Rd	6	4,969	D	5,390	0.92	C
Sunrise Blvd	E of Nob Hill Rd	6	4,389	D	5,390	0.81	C
Sunrise Blvd	E of Pine Island Rd	6	4,836	D	5,390	0.90	C
Sunrise Blvd	E of University Dr	6	4,076	D	5,390	0.76	C
Sunrise Blvd	E of NW 65 Ave	6	7,068	D	5,390	1.31	F
Sunrise Blvd	E of Fla Turnpike	6	7,382	D	5,390	1.37	F
Sunrise Blvd	E of SR 7	6	6,555	D	5,390	1.22	F
Sunrise Blvd	E of NW 31 Ave	6	6,802	D	5,390	1.26	F
Sunrise Blvd	E of I-95	6	6,692	D	5,390	1.24	F
Oakland Pk Blvd	E of Sawgrass Xway	6	3,772	D	5,390	0.70	C
Oakland Pk Blvd	E of NW 120 Way	6	5,007	D	5,390	0.93	C
Oakland Pk Blvd	E of Hiatus Rd	6	4,627	D	5,390	0.86	C
Oakland Pk Blvd	E of Nob Hill Rd	6	3,743	D	5,390	0.69	C
Oakland Pk Blvd	E of Pine Island Rd	6	5,273	D	5,390	0.98	D
Oakland Pk Blvd	E of University Dr	6	5,501	D	5,390	1.02	F
Oakland Pk Blvd	E of Inverrary Blvd	6	7,097	D	5,390	1.32	F
Oakland Pk Blvd	E of SR 7	6	6,593	D	5,390	1.22	F
Oakland Pk Blvd	E of SW 31 Ave	6	6,460	D	5,390	1.20	F
Oakland Pk Blvd	E of I-95	6	6,612	D	4,500	1.47	F
NW 44 St	E of Hiatus Rd	4	1,311	D	3,222	0.41	C
NW 44 St	E of Nob Hill Rd	4	3,762	D	3,222	1.17	F
Commercial Blvd	E of Sawgrass Xway	6	4,399	D	5,390	0.82	C
Commercial Blvd	E of Nob Hill Rd	6	4,959	D	5,390	0.92	C
Commercial Blvd	E of Pine Island Rd	6	5,463	D	5,390	1.01	F
Commercial Blvd	E of University Dr	6	6,460	D	5,390	1.20	F
Commercial Blvd	E of SW 81 Ave	6	5,786	D	5,390	1.07	F
Commercial Blvd	E of Rock Island Rd	6	7,125	D	5,390	1.32	F
McNab Rd	E of Pine Island Rd	6	3,316	D	5,121	0.65	C
McNab Rd	E of University Dr	6	4,902	D	5,390	0.91	C
McNab Rd	E of SW 81 Ave	6	5,292	D	5,390	0.98	D
McNab Rd	E of Rock Island Rd	6	6,099	D	5,390	1.13	F
Atlantic Blvd	E of Sawgrass Xway	4	2,565	D	3,580	0.72	C
Atlantic Blvd	E of Coral Ridge Dr	4	3,857	D	3,580	1.08	F
Atlantic Blvd	E of Coral Sprgs Dr	6	4,978	D	5,390	0.92	C
Atlantic Blvd	E of University Dr	6	3,287	D	5,390	0.61	C
Atlantic Blvd	E of Riverside Dr	6	5,073	D	5,390	0.94	C
Sample Rd	E of Sawgrass Xway	6	1,824	D	5,390	0.34	C

Table 4b: Future PM Peak Hour Traffic Conditions (without project)

Roadway	Segment	2045 Number of Lanes	2045 Peak Hour AADT	Adopted LOS Standard	2045 Peak Hour Capacity	2045 Peak Hour V/C	2045 Peak Hour LOS
Sample Rd	E of Coral Ridge Dr	6	2,109	D	5,390	0.39	C
Bonaventure Blvd	N of Saddle Club Rd	4	903	D	2,920	0.31	C
Weston Rd	N of Indian Trace	4	2,641	D	3,401	0.78	C
Weston Rd	N of Saddle Club Rd	4	2,793	D	3,401	0.82	C
I-75	N of Miramar Pkwy	10	18,449	D	17,040	1.08	E
I-75	N of Pines Blvd	10	18,022	D	17,040	1.06	E
I-75	N of Sheridan St	10	19,988	D	17,040	1.17	F
I-75	N of Griffin Rd	10	19,570	D	17,040	1.15	F
I-75	N of Royal Palm Blvd	10	20,406	D	17,040	1.20	F
I-75	W of Sawgrass Xway	6	7,401	D	8,950	0.83	D
I-75	W of Weston Rd	6	7,401	D	8,950	0.83	D
I-75	W of Bonaventure Blvd	6	7,401	D	8,950	0.83	D
Sawgrass Xway	N of SR 84	6	14,440	D	8,950	1.61	F
Sawgrass Xway	N of Sunrise Blvd	6	11,714	D	8,950	1.31	F
Sawgrass Xway	N of Oakland Pk Blvd	6	11,552	D	8,950	1.29	F
Sawgrass Xway	N of Commercial Blvd	6	11,286	D	8,950	1.26	F
Sawgrass Xway	N of Atlantic Blvd	6	9,975	D	8,950	1.11	F
Sawgrass Xway	N of Sample Rd	6	8,446	D	8,950	0.94	D
Sawgrass Xway	E of Coral Ridge Dr	6	9,890	D	8,950	1.10	F
Sawgrass Xway	E of University Dr	6	11,828	D	8,950	1.32	F
Sawgrass Xway	E of SR 7	6	11,562	D	8,950	1.29	F
Sawgrass Xway	E of Lyons Rd	6	12,008	D	8,950	1.34	F
SW 136 Ave	N of Wester High Dr	4	3,287	D	3,222	1.02	F
SW 136 Ave	N of SR 84	6	4,807	D	5,121	0.94	C
NW 136 Ave	N of NW 3 St	6	4,570	D	5,121	0.89	C
NW 136 Ave	N of Cleary Blvd	6	4,418	D	5,121	0.86	C
NW 136 Ave	N of Sunrise Blvd	6	2,964	D	5,121	0.58	C
Flamingo Rd	N of Pines Blvd	6	5,615	D	5,390	1.04	F
Flamingo Rd	N of Sheridan St	6	5,339	D	5,390	0.99	D
Flamingo Rd	N of Stirling Rd	6	5,624	D	5,390	1.04	F
Flamingo Rd	N of Griffin Rd	6	5,510	D	5,390	1.02	F
Flamingo Rd	N of SW 26 St	6	5,387	D	5,390	1.00	D
Flamingo Rd	N of SW 14 St	6	5,586	D	5,390	1.04	F
Flamingo Rd	N of SR 84	6	6,403	D	5,390	1.19	F
Flamingo Rd	N of Broward Blvd	6	5,776	D	5,390	1.07	F
Flamingo Rd	N of Cleary Blvd	6	5,624	D	5,390	1.04	F
Flamingo Rd	N of Sunrise Blvd	6	2,527	D	5,390	0.47	C
NW 120 Way	N of Oakland Pk Blvd	2	808	D	1,197	0.67	D
Hiatus Rd	N of Oakland Pk Blvd	4	4,807	D	3,401	1.41	F
Hiatus Rd	N of NW 44 St	4	4,807	D	3,401	1.41	F
Nob Hill Rd	N of Commercial Blvd	4	4,684	D	3,401	1.38	F
Pine Island Rd	N of SR 84	6	7,790	D	5,121	1.52	F
Pine Island Rd	N of NW 44 St	6	6,061	D	5,121	1.18	F
Pine Island Rd	N of Commercial Blvd	6	4,665	D	5,121	0.91	C
University Dr	N of Griffin Rd	6	5,985	D	5,390	1.11	F
University Dr	N of Nova Dr	6	6,451	D	5,390	1.20	F
University Dr	N of SR 84	6	7,220	D	5,390	1.34	F

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Trip Distribution

Revised development trips were generated using the 2045 SERPM model with the refined network developed for the Sawgrass Mills Area Traffic Study. The model and trip distribution percentages were provided to the analyst team by the Broward MPO. The trip distribution figures are provided in Appendix B.

Per discussions with the agencies on February 28th, 2024, the model had been calibrated to an earlier trip generation calculation of 3,309 net external PM peak hour trips. That said, the 3,344 net external PM peak hour trips (as shown on Table 2b) is only a 1% difference from the model output. Since the model is only utilized for obtaining distribution percentages by segment, the difference is inconsequential.

Future volumes with project trips assigned and corresponding resulting LOS impact are provided in revised Table 5a and Table 5b.

While the model was not run based on the existing approved land uses, it can be assumed that the general distribution patterns would have been similar. As such, potential trips on the roadway network would be slightly higher than those shown for the proposed land uses on Tables 5a and 5b.

Table 5a: Future Daily Traffic Conditions with Project Traffic

Roadway	Segment	2045 Number of Lanes	2045 Daily AADT	Adopted LOS Standard	2045 Daily Capacity	2045 Daily V/C (without project)	2045 Daily LOS	Project %	Project Traffic	% Capacity Consumed by Project Traffic	Significant Impact (>3%) Yes-No?	Future Total Traffic Volume (with project)	V/C with Project Traffic	2045 Daily with Project Trips LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	39,700	D	37,810	1.05	F	1.41%	598	1.58%	No	40,298	1.07	F
Royal Palm Blvd	E of Weston Rd	6	46,000	D	56,905	0.81	C	2.74%	1,162	2.04%	No	47,162	0.83	C
Indian Trace	S of SR 84	4	27,800	D	37,810	0.74	C	1.04%	441	1.17%	No	28,241	0.75	C
SR 84	E of Indian Trace	4	13,400	D	47,760	0.28	C	1.04%	441	0.92%	No	13,841	0.29	C
SR 84	E of Bonaventure Blvd	4	24,200	D	47,760	0.51	C	2.34%	992	2.08%	No	25,192	0.53	C
SR 84	E of Weston Rd	4	33,300	D	47,760	0.70	C	2.95%	1,251	2.62%	No	34,551	0.72	C
SR 84	E of Sawgrass Xway	4	34,700	D	47,760	0.73	C	1.78%	755	1.58%	No	35,455	0.74	C
SR 84	E of SW 136 Ave	4	36,400	D	47,760	0.76	C	1.78%	755	1.58%	No	37,155	0.78	C
I-95	E of Sawgrass Xway	12	153,000	D	246,200	0.62	C	14.45%	6,127	2.49%	No	159,127	0.65	C
I-95	E of SW 136 Ave	12	168,000	D	246,200	0.68	C	14.07%	5,966	2.42%	No	173,966	0.71	C
I-95	E of Flamingo Rd	12	152,500	D	246,200	0.62	C	12.71%	5,389	2.19%	No	157,889	0.64	C
I-95	E of Hiatus Rd	12	152,200	D	246,200	0.62	C	11.88%	5,037	2.05%	No	157,237	0.64	C
I-95	E of SW 100 Ave	12	184,100	D	246,200	0.75	C	11.88%	5,037	2.05%	No	189,137	0.77	C
I-95	E of Pine Island Rd	12	170,100	D	246,200	0.69	C	11.88%	5,037	2.05%	No	175,137	0.71	C
I-95	E of University Dr	12	206,200	D	246,200	0.84	D	7.85%	3,329	1.35%	No	209,529	0.85	D
I-95	E of Davis Rd	12	201,800	D	246,200	0.82	D	7.85%	3,329	1.35%	No	205,129	0.83	D
I-95	E of Fla Turnpike	12	171,100	D	246,200	0.69	C	4.32%	1,832	0.74%	No	172,932	0.70	C
I-95	E of SR 7	10	205,400	D	203,600	1.01	E	4.10%	1,739	0.85%	No	207,139	1.02	E
I-95	E of I-95	8	126,900	D	164,200	0.77	C	1.20%	509	0.31%	No	127,409	0.78	C
Broward Blvd	E of SW 136 Ave	2	5,500	D	13,320	0.41	C	1.44%	611	4.58%	Yes	6,111	0.46	C
Broward Blvd	E of Commodore Dr	2	5,500	D	13,320	0.41	C	2.00%	848	6.37%	Yes	6,348	0.48	C
Broward Blvd	E of Flamingo Rd	4	31,100	D	37,810	0.82	C	3.01%	1,276	3.38%	Yes	32,376	0.86	C
Broward Blvd	E of Hiatus Rd	4	37,600	D	37,810	0.99	D	2.98%	1,264	3.34%	Yes	38,864	1.03	F
Broward Blvd	E of Nob Hill Rd	6	49,500	D	56,905	0.87	C	2.43%	1,030	1.81%	No	50,530	0.89	C
Broward Blvd	E of Pine Island Rd	6	49,600	D	56,905	0.87	C	1.78%	755	1.33%	No	50,355	0.88	C
Broward Blvd	E of University Dr	6	52,900	D	59,900	0.87	C	1.20%	509	0.85%	No	52,809	0.88	C
Sunrise Blvd	E of Sawgrass Xway	6	41,300	D	59,900	0.69	C	17.83%	7,560	12.62%	Yes	48,860	0.82	C
Sunrise Blvd	E of SW 136 Ave	6	48,300	D	59,900	0.81	C	16.54%	7,013	11.71%	Yes	55,313	0.92	C
Sunrise Blvd	E of Flamingo Rd	6	60,200	D	59,900	1.00	F	9.23%	3,914	6.53%	Yes	64,114	1.07	F
Sunrise Blvd	E of Hiatus Rd	6	52,300	D	59,900	0.87	C	2.701	2,701	4.51%	Yes	55,001	0.92	C
Sunrise Blvd	E of Nob Hill Rd	6	46,200	D	59,900	0.77	C	5.09%	2,158	3.60%	Yes	48,358	0.81	C
Sunrise Blvd	E of Pine Island Rd	6	50,900	D	59,900	0.85	C	3.77%	1,599	2.67%	No	52,499	0.88	C
Sunrise Blvd	E of University Dr	6	42,900	D	59,900	0.72	C	2.62%	1,111	1.85%	No	44,011	0.73	C
Sunrise Blvd	E of NW 65 Ave	6	74,400	D	59,900	1.24	F	1.95%	827	1.38%	No	75,227	1.26	F
Sunrise Blvd	E of Fla Turnpike	6	77,700	D	59,900	1.30	F	1.78%	755	1.26%	No	78,455	1.31	F
Sunrise Blvd	E of SR 7	6	69,000	D	59,900	1.15	F	1.70%	721	1.20%	No	69,721	1.16	F
Sunrise Blvd	E of NW 31 Ave	6	71,600	D	59,900	1.20	F	1.50%	636	1.06%	No	72,236	1.21	F
Sunrise Blvd	E of I-95	6	70,437	D	59,900	1.18	F	1.00%	424	0.71%	No	70,861	1.18	F
Oakland PK Blvd	E of Sawgrass Xway	6	39,700	D	59,900	0.66	C	16.88%	7,158	11.95%	Yes	46,858	0.78	C
Oakland PK Blvd	E of NW 120 Way	6	52,700	D	59,900	0.88	C	15.21%	6,449	10.77%	Yes	59,149	0.99	D
Oakland PK Blvd	E of Hiatus Rd	6	48,700	D	59,900	0.81	C	9.27%	3,931	6.56%	Yes	52,631	0.88	C
Oakland PK Blvd	E of Nob Hill Rd	6	39,400	D	59,900	0.66	C	7.06%	2,994	5.00%	Yes	42,394	0.71	C
Oakland PK Blvd	E of Pine Island Rd	6	55,500	D	59,900	0.93	C	6.27%	2,659	4.44%	Yes	58,159	0.97	D
Oakland PK Blvd	E of University Dr	6	57,900	D	59,900	0.97	C	6.27%	2,659	4.44%	Yes	60,559	1.01	F
Oakland PK Blvd	E of University Blvd	6	74,700	D	59,900	1.25	F	5.57%	2,362	3.94%	Yes	77,062	1.29	F
Oakland PK Blvd	E of SR 7	6	69,400	D	59,900	1.16	F	3.58%	1,518	2.53%	No	70,918	1.18	F
Oakland PK Blvd	E of SW 31 Ave	6	68,000	D	59,900	1.14	F	2.50%	1,060	1.77%	No	69,060	1.15	F
Oakland PK Blvd	E of I-95	6	69,600	D	50,000	1.39	F	1.10%	466	0.93%	No	70,066	1.40	F
NW 44 St	E of Hiatus Rd	4	13,800	D	35,820	0.39	C	1.59%	674	1.88%	No	14,474	0.40	C
Commercial Blvd	E of Nob Hill Rd	6	39,600	D	35,820	1.11	F	2.20%	933	2.60%	No	40,533	1.13	F
Commercial Blvd	E of Sawgrass Xway	6	46,300	D	59,900	0.77	C	6.05%	2,565	4.28%	Yes	48,865	0.82	C
Commercial Blvd	E of Nob Hill Rd	6	52,200	D	59,900	0.87	C	4.63%	1,963	3.28%	Yes	54,163	0.90	C
Commercial Blvd	E of Pine Island Rd	6	57,500	D	59,900	0.96	C	2.50%	1,060	1.77%	No	58,560	0.98	D
Commercial Blvd	E of University Dr	6	68,000	D	59,900	1.14	F	2.13%	903	1.51%	No	68,903	1.15	F
Commercial Blvd	E of SW 81 Ave	6	60,900	D	59,900	1.02	F	1.36%	577	0.96%	No	61,477	1.03	F
Commercial Blvd	E of Rock Island Rd	6	75,000	D	59,900	1.25	F	1.15%	488	0.81%	No	75,488	1.26	F
McNab Rd	E of Pine Island Rd	6	34,900	D	56,905	0.61	C	1.50%	636	1.12%	No	35,536	0.62	C

Table 5a: Future Daily Traffic Conditions with Project Traffic

Roadway	Segment	2045 Number of Lanes	2045 Daily AADT	Adopted LOS Standard	2045 Daily Capacity	2045 Daily V/C (without project)	2045 Daily LOS	Project %	Project Traffic	% Capacity Consumed by Project Traffic	Significant Impact (>3%) Yes-No?	Future Total Traffic Volume (with project)	V/C with Project Traffic	2045 Daily with Project Trips LOS
McNab Rd	E of University Dr	6	51,600	D	59,900	0.86	C	1.26%	534	0.89%	No	52,134	0.87	C
McNab Rd	E of SW 81 Ave	6	55,700	D	59,900	0.93	C	1.17%	496	0.83%	No	56,196	0.94	C
McNab Rd	E of Rock Island Rd	6	64,200	D	59,900	1.07	F	1.03%	437	0.73%	No	64,637	1.08	F
Atlantic Blvd	E of Sawgrass Xway	4	27,000	D	39,800	0.68	C	3.99%	1,692	4.25%	Yes	28,692	0.72	C
Atlantic Blvd	E of Coral Ridge Dr	4	40,600	D	39,800	1.02	F	2.66%	1,128	2.83%	No	41,728	1.05	F
Atlantic Blvd	E of Coral Sprgs Dr	6	52,400	D	59,900	0.87	C	2.25%	954	1.59%	No	53,354	0.89	C
Atlantic Blvd	E of University Dr	6	34,600	D	59,900	0.58	C	1.40%	594	0.99%	No	35,194	0.59	C
Atlantic Blvd	E of Riverside Dr	6	53,400	D	59,900	0.89	C	1.15%	488	0.81%	No	53,888	0.90	C
Sample Rd	E of Sawgrass Xway	6	19,200	D	59,900	0.32	C	2.02%	857	1.43%	No	20,057	0.33	C
Sample Rd	E of Coral Ridge Dr	6	22,200	D	59,900	0.37	C	1.04%	441	0.74%	No	22,641	0.38	C
Bonaventure Blvd	N of Saddle Club Rd	4	9,500	D	32,400	0.29	C	1.15%	488	1.51%	No	9,988	0.31	C
Western Rd	N of Indian Trace	4	27,800	D	37,810	0.74	C	1.36%	577	1.53%	No	28,377	0.75	C
Western Rd	N of Saddle Club Rd	4	29,400	D	37,810	0.78	C	1.81%	767	2.03%	No	30,167	0.80	C
I-75	E	10	194,200	D	203,600	0.95	D	1.81%	767	0.38%	No	194,967	0.96	D
I-75	N of Pines Blvd	10	189,700	D	203,600	0.93	D	2.73%	1,158	0.57%	No	190,858	0.94	D
I-75	N of Sheridan St	10	210,400	D	203,600	1.03	E	3.10%	1,314	0.65%	No	211,714	1.04	E
I-75	N of Griffin Rd	10	206,000	D	203,600	1.01	E	3.60%	1,527	0.75%	No	207,527	1.02	E
I-75	N of Royal Palm Blvd	10	214,800	D	203,600	1.06	E	9.30%	3,943	1.94%	No	218,743	1.07	F
I-75	W of Sawgrass Xway	6	77,900	D	123,600	0.63	C	2.34%	992	0.80%	No	78,892	0.64	C
I-75	W of Western Rd	6	77,900	D	123,600	0.63	C	1.04%	441	0.36%	No	78,341	0.63	C
I-75	W of Bonaventure Blvd	6	77,900	D	123,600	0.63	C	1.04%	441	0.36%	No	78,341	0.63	C
Sawgrass Xway	N of SR 84	6	152,000	D	123,600	1.23	F	11.19%	4,745	3.84%	Yes	156,745	1.27	F
Sawgrass Xway	N of Sunrise Blvd	6	123,300	D	123,600	1.00	D	12.98%	5,504	4.45%	Yes	128,804	1.04	F
Sawgrass Xway	N of Oakland Pk Blvd	6	123,600	D	123,600	0.98	D	12.74%	5,402	4.37%	Yes	127,002	1.03	F
Sawgrass Xway	N of Commercial Blvd	6	118,800	D	123,600	0.96	D	11.19%	4,745	3.84%	Yes	123,545	1.00	D
Sawgrass Xway	N of Atlantic Blvd	6	105,000	D	123,600	0.85	D	5.88%	2,493	2.02%	No	107,493	0.87	D
Sawgrass Xway	N of Sample Rd	6	88,900	D	123,600	0.72	C	5.10%	2,163	1.75%	No	91,063	0.74	C
Sawgrass Xway	E of Coral Ridge Dr	6	104,100	D	123,600	0.84	D	4.10%	1,739	1.41%	No	105,839	0.86	D
Sawgrass Xway	E of University Dr	6	124,500	D	123,600	1.01	E	4.00%	1,696	1.37%	No	126,196	1.02	F
Sawgrass Xway	E of SR 7	6	121,700	D	123,600	0.98	D	2.90%	1,230	0.99%	No	122,930	0.99	D
Sawgrass Xway	E of Lyons Rd	6	126,400	D	123,600	1.02	E	2.90%	1,230	0.99%	No	127,630	1.03	F
SW 136 Ave	N of Wester High Dr	4	34,600	D	35,820	0.97	D	3.26%	1,382	3.86%	Yes	35,982	1.00	F
SW 136 Ave	N of SR 84	6	50,600	D	56,905	0.89	C	20.14%	8,540	15.01%	Yes	59,140	1.04	F
NW 136 Ave	N of NW 3 St	6	48,100	D	56,905	0.85	C	21.58%	9,151	16.08%	Yes	57,251	1.01	F
NW 136 Ave	N of Cleary Blvd	6	46,500	D	56,905	0.82	C	21.58%	9,151	16.08%	Yes	55,651	0.98	F
NW 136 Ave	N of Sunrise Blvd	6	31,200	D	56,905	0.55	C	55.96%	23,729	41.70%	Yes	54,929	0.97	C
Flamingo Rd	N of Pines Blvd	6	59,100	D	59,900	0.99	D	1.27%	539	0.90%	No	59,639	1.00	D
Flamingo Rd	N of Sheridan St	6	56,200	D	59,900	0.94	C	1.49%	632	1.05%	No	56,832	0.95	C
Flamingo Rd	N of Stirling Rd	6	59,200	D	59,900	0.99	D	2.23%	946	1.58%	No	60,146	1.00	F
Flamingo Rd	N of Griffin Rd	6	58,000	D	59,900	0.97	C	2.39%	1,013	1.69%	No	59,013	0.99	D
Flamingo Rd	N of SW 26 St	6	56,700	D	59,900	0.95	C	2.57%	1,090	1.82%	No	57,790	0.96	C
Flamingo Rd	N of SW 14 St	6	58,800	D	59,900	0.98	D	2.85%	1,208	2.02%	No	60,008	1.00	F
Flamingo Rd	N of SR 84	6	67,400	D	59,900	1.13	F	3.00%	1,272	2.12%	No	68,672	1.15	F
Flamingo Rd	N of Broward Blvd	6	60,800	D	59,900	1.02	F	3.01%	1,276	2.13%	No	62,076	1.04	F
Flamingo Rd	N of Cleary Blvd	6	59,200	D	59,900	0.99	C	3.80%	1,611	2.69%	No	60,811	1.02	F
Flamingo Rd	N of Sunrise Blvd	6	26,600	D	59,900	0.44	C	17.60%	7,463	12.46%	Yes	34,063	0.57	C
NW 120 Way	N of Oakland Pk Blvd	2	8,500	D	13,320	0.64	D	1.66%	704	5.28%	Yes	9,204	0.69	D
Hiatus Rd	N of Oakland Pk Blvd	4	50,600	D	37,810	1.34	F	5.75%	2,438	6.45%	Yes	53,038	1.40	F
Hiatus Rd	N of NW 44 St	4	50,600	D	37,810	1.34	F	5.14%	2,180	5.76%	Yes	52,780	1.40	F
Nob Hill Rd	N of Commercial Blvd	4	49,300	D	37,810	1.30	F	1.43%	606	1.60%	No	49,906	1.32	F
Pine Island Rd	N of SR 84	6	82,000	D	56,905	1.44	F	1.20%	509	0.89%	No	82,509	1.45	F
Pine Island Rd	N of NW 44 St	6	63,800	D	56,905	1.12	F	1.01%	428	0.75%	No	64,228	1.13	F
Pine Island Rd	N of Commercial Blvd	6	49,100	D	56,905	0.86	C	1.48%	840	1.48%	No	49,940	0.88	C
University Dr	N of Griffin Rd	6	63,000	D	59,900	1.05	F	1.04%	441	0.74%	No	63,441	1.06	F
University Dr	N of Nova Dr	6	67,900	D	59,900	1.13	F	1.22%	517	0.86%	No	68,417	1.14	F
University Dr	N of SR 84	6	76,000	D	59,900	1.27	F	0.00%	0	0.00%	No	76,000	1.27	F

Table 5b: Future PM Peak Hour Traffic Conditions with Project Traffic

Roadway	Segment	2045 Number of Lanes	2045 Peak Hour AADT	Adopted LOS Standard	2045 Peak Hour Capacity	2045 Peak Hour V/C (without project)	2045 Peak Hour LOS	Project %	Project Traffic	% Capacity Consumed by Project Traffic	Significant Impact (>3%) Yes-No?	Future Total Traffic Volume (with project)	V/C with Project Traffic	2045 Peak Hour with Project Trips LOS
Royal Palm Blvd	E of Bonaventure Blvd	4	3,772	D	3,401	1.11	F	1.41%	47	1.39%	No	3,819	1.12	F
Royal Palm Blvd	E of Weston Rd	6	4,370	D	5,121	0.85	C	2.74%	92	1.79%	No	4,462	0.87	C
Indian Trace	S of SR 84	4	2,641	D	3,401	0.78	C	1.04%	35	1.02%	No	2,676	0.79	C
SR 84	E of Indian Trace	4	1,273	D	4,296	0.30	C	1.04%	35	0.81%	No	1,308	0.30	C
SR 84	E of Bonaventure Blvd	4	2,299	D	4,296	0.53	C	2.34%	78	1.82%	No	2,377	0.55	C
SR 84	E of Weston Rd	4	3,164	D	4,296	0.74	C	2.95%	99	2.30%	No	3,263	0.76	C
SR 84	E of Sawgrass Xway	4	3,297	D	4,296	0.77	C	1.78%	60	1.39%	No	3,357	0.78	C
SR 84	E of SW 136 Ave	4	3,458	D	4,296	0.80	C	1.78%	60	1.39%	No	3,518	0.82	C
I-595	E of Sawgrass Xway	12	14,535	D	20,930	0.69	C	14.45%	483	2.31%	No	15,018	0.72	C
I-595	E of SW 136 Ave	12	15,960	D	20,930	0.76	C	14.07%	470	2.25%	No	16,430	0.79	C
I-595	E of Flamingo Rd	12	14,488	D	20,930	0.69	C	12.71%	425	2.03%	No	14,913	0.71	C
I-595	E of Hiatus Rd	12	14,459	D	20,930	0.69	C	11.88%	397	1.90%	No	14,856	0.71	C
I-595	E of SW 100 Ave	12	17,490	D	20,930	0.84	D	11.88%	397	1.90%	No	17,887	0.85	D
I-595	E of Pine Island Rd	12	16,160	D	20,930	0.77	C	11.88%	397	1.90%	No	16,557	0.79	C
I-595	E of University Dr	12	19,589	D	20,930	0.94	D	7.85%	262	1.25%	No	19,851	0.95	D
I-595	E of Davis Rd	12	19,171	D	20,930	0.92	D	4.32%	262	1.25%	No	19,433	0.93	D
I-595	E of Fla Turnpike	12	16,255	D	20,930	0.78	C	4.10%	144	0.69%	No	16,399	0.78	C
I-595	E of SR 7	10	19,513	D	17,040	1.15	F	1.20%	137	0.80%	No	19,650	1.15	F
I-595	E of I-95	8	12,056	D	13,620	0.89	D	1.44%	40	0.29%	No	12,096	0.89	D
Broward Blvd	E of SW 136 Ave	2	523	D	1,197	0.44	C	2.00%	67	5.59%	Yes	571	0.48	C
Broward Blvd	E of Commodore Dr	2	523	D	1,197	0.44	C	2.00%	67	5.59%	Yes	571	0.48	C
Broward Blvd	E of Flamingo Rd	4	2,955	D	3,401	0.87	C	3.01%	101	2.96%	No	3,056	0.90	C
Broward Blvd	E of Hiatus Rd	4	3,572	D	3,401	1.05	F	2.98%	100	2.93%	No	3,672	1.08	F
Broward Blvd	E of Nob Hill Rd	6	4,703	D	5,121	0.92	C	2.43%	81	1.59%	No	4,784	0.93	C
Broward Blvd	E of Pine Island Rd	6	4,712	D	5,121	0.92	C	1.78%	60	1.16%	No	4,772	0.93	C
Broward Blvd	E of University Dr	6	4,969	D	5,390	0.92	C	1.20%	40	0.74%	No	5,009	0.93	C
Sunrise Blvd	E of Sawgrass Xway	6	3,924	D	5,390	0.73	C	17.83%	596	11.06%	Yes	4,520	0.84	C
Sunrise Blvd	E of SW 136 Ave	6	4,589	D	5,390	0.85	C	16.54%	553	10.26%	Yes	5,142	0.95	C
Sunrise Blvd	E of Flamingo Rd	6	5,719	D	5,390	1.06	F	9.23%	309	5.72%	Yes	6,028	1.12	F
Sunrise Blvd	E of Hiatus Rd	6	4,969	D	5,390	0.92	C	3.95%	213	3.95%	Yes	5,182	0.96	C
Sunrise Blvd	E of Nob Hill Rd	6	4,389	D	5,390	0.81	C	5.09%	170	3.16%	Yes	4,559	0.85	C
Sunrise Blvd	E of Pine Island Rd	6	4,836	D	5,390	0.90	C	3.77%	126	2.34%	No	4,962	0.92	C
Sunrise Blvd	E of University Dr	6	4,076	D	5,390	0.76	C	2.62%	88	1.62%	No	4,164	0.77	C
Sunrise Blvd	E of NW 65 Ave	6	7,068	D	5,390	1.31	F	1.95%	65	1.21%	No	7,133	1.32	F
Sunrise Blvd	E of Fla Turnpike	6	7,382	D	5,390	1.37	F	1.78%	60	1.10%	No	7,442	1.38	F
Sunrise Blvd	E of SR 7	6	6,555	D	5,390	1.22	F	1.70%	57	1.05%	No	6,612	1.23	F
Sunrise Blvd	E of NW 31 Ave	6	6,802	D	5,390	1.26	F	1.50%	50	0.93%	No	6,852	1.27	F
Sunrise Blvd	E of I-95	6	6,692	D	5,390	1.24	F	1.00%	33	0.62%	No	6,725	1.25	F
Sunrise Blvd	E of Sawgrass Xway	6	3,772	D	5,390	0.70	C	16.88%	564	10.47%	Yes	4,336	0.80	C
Oakland Pk Blvd	E of NW 120 Way	6	5,007	D	5,390	0.93	C	15.21%	508	9.43%	Yes	5,515	1.02	F
Oakland Pk Blvd	E of Hiatus Rd	6	4,627	D	5,390	0.86	C	9.27%	310	5.75%	Yes	4,937	0.92	C
Oakland Pk Blvd	E of Nob Hill Rd	6	3,743	D	5,390	0.69	C	7.06%	236	4.38%	Yes	3,979	0.74	C
Oakland Pk Blvd	E of Pine Island Rd	6	5,273	D	5,390	0.93	D	6.27%	210	3.89%	Yes	5,483	1.02	F
Oakland Pk Blvd	E of University Dr	6	5,501	D	5,390	1.02	F	6.27%	210	3.89%	Yes	5,711	1.06	F
Oakland Pk Blvd	E of University Dr	6	7,097	D	5,390	1.32	F	5.57%	186	3.45%	Yes	7,283	1.35	F
Oakland Pk Blvd	E of SR 7	6	6,593	D	5,390	1.22	F	3.58%	120	2.22%	No	6,713	1.25	F
Oakland Pk Blvd	E of SW 31 Ave	6	6,460	D	5,390	1.20	F	2.50%	84	1.55%	No	6,544	1.21	F
Oakland Pk Blvd	E of I-95	6	6,612	D	4,500	1.47	F	1.10%	37	0.82%	No	6,649	1.48	F
NW 44 St	E of Hiatus Rd	4	1,311	D	3,222	0.41	C	1.59%	53	1.65%	No	1,364	0.42	C
NW 44 St	E of Nob Hill Rd	4	3,762	D	3,222	1.17	F	2.20%	74	2.28%	No	3,836	1.19	F
Commercial Blvd	E of Sawgrass Xway	6	4,399	D	5,390	0.82	C	6.05%	202	3.75%	Yes	4,601	0.85	C
Commercial Blvd	E of Nob Hill Rd	6	4,959	D	5,390	0.92	C	2.87%	155	2.87%	No	5,114	0.95	C
Commercial Blvd	E of Pine Island Rd	6	5,463	D	5,390	1.01	F	2.50%	84	1.55%	No	5,547	1.03	F
Commercial Blvd	E of University Dr	6	6,460	D	5,390	1.20	F	2.13%	71	1.32%	No	6,531	1.21	F
Commercial Blvd	E of SW 81 Ave	6	5,786	D	5,390	1.07	F	1.36%	45	0.84%	No	5,831	1.08	F
Commercial Blvd	E of Rock Island Rd	6	7,125	D	5,390	1.32	F	1.15%	38	0.71%	No	7,163	1.33	F
McNab Rd	E of Pine Island Rd	6	3,316	D	5,121	0.65	C	1.50%	50	0.98%	No	3,366	0.66	C

Table 5b: Future PM Peak Hour Traffic Conditions with Project Traffic

Roadway	Segment	2045 Number of Lanes	2045 Peak Hour AADT	Adopted LOS Standard	2045 Peak Hour Capacity	2045 Peak Hour V/C (without project)	2045 Peak Hour LOS	Project %	Project Traffic	% Capacity Consumed by Project Traffic	Significant Impact (>3%) Yes-No?	Future Total Traffic Volume (with project)	V/C with Project Traffic	2045 Peak Hour with Project Trips LOS
McNab Rd	E of University Dr	6	4,902	D	5,390	0.91	C	1.26%	42	0.78%	No	4,944	0.92	C
McNab Rd	E of SW 81 Ave	6	5,292	D	5,390	0.98	D	1.17%	39	0.73%	No	5,331	0.99	D
McNab Rd	E of Rock Island Rd	6	6,099	D	5,390	1.13	F	1.03%	34	0.64%	No	6,133	1.14	F
Atlantic Blvd	E of Sawgrass Xway	4	2,565	D	3,580	0.72	C	3.99%	133	3.79%	Yes	2,698	0.75	C
Atlantic Blvd	E of Coral Ridge Dr	4	3,857	D	3,580	1.08	F	2.48%	89	2.48%	No	3,946	1.10	F
Atlantic Blvd	E of Coral Sprgs Dr	6	4,978	D	5,390	0.92	C	2.25%	75	1.40%	No	5,053	0.94	C
Atlantic Blvd	E of University Dr	6	3,287	D	5,390	0.61	C	1.40%	47	0.87%	No	3,334	0.62	C
Atlantic Blvd	E of Riverside Dr	6	5,073	D	5,390	0.94	C	1.15%	38	0.71%	No	5,111	0.95	C
Sample Rd	E of Sawgrass Xway	6	1,824	D	5,390	0.34	C	2.02%	68	1.25%	No	1,892	0.35	C
Sample Rd	E of Coral Ridge Dr	6	2,109	D	5,390	0.39	C	1.04%	35	0.65%	No	2,144	0.40	C
Bonaventure Blvd	N of Saddle Club Rd	4	903	D	2,920	0.31	C	1.15%	38	1.32%	No	941	0.32	C
Weston Rd	N of Indian Trace	4	2,641	D	3,401	0.78	C	1.36%	45	1.34%	No	2,686	0.79	C
Weston Rd	N of Saddle Club Rd	4	2,793	D	3,401	0.82	C	1.81%	61	1.78%	No	2,854	0.84	C
I-75	N of Miramar Pkwy	10	18,449	D	17,040	1.08	E	1.81%	61	0.36%	No	18,510	1.09	F
I-75	N of Pines Blvd	10	18,022	D	17,040	1.06	E	2.73%	91	0.54%	No	18,113	1.06	F
I-75	N of Sheridan St	10	19,988	D	17,040	1.17	F	3.10%	104	0.61%	No	20,092	1.18	F
I-75	N of Griffin Rd	10	19,570	D	17,040	1.15	F	3.60%	110	0.71%	No	19,690	1.16	F
I-75	N of Royal Palm Blvd	10	20,406	D	17,040	1.20	F	9.30%	311	1.82%	No	20,717	1.22	F
I-75	W of Sawgrass Xway	6	7,401	D	8,950	0.83	D	2.34%	78	0.87%	No	7,479	0.84	D
I-75	W of Weston Rd	6	7,401	D	8,950	0.83	D	1.04%	35	0.39%	No	7,436	0.83	D
I-75	W of Bonaventure Blvd	6	7,401	D	8,950	0.83	D	1.04%	35	0.39%	No	7,436	0.83	D
Sawgrass Xway	N of SR 84	6	14,440	D	8,950	1.61	F	11.19%	374	4.18%	Yes	14,814	1.66	F
Sawgrass Xway	N of Sunrise Blvd	6	11,714	D	8,950	1.31	F	12.98%	434	4.85%	Yes	12,148	1.36	F
Sawgrass Xway	N of Oakland Pk Blvd	6	11,562	D	8,950	1.29	F	12.74%	426	4.76%	Yes	11,978	1.34	F
Sawgrass Xway	N of Commercial Blvd	6	11,285	D	8,950	1.26	F	11.19%	374	4.18%	Yes	11,660	1.30	F
Sawgrass Xway	N of Atlantic Blvd	6	9,975	D	8,950	1.11	F	5.88%	197	2.20%	No	10,172	1.14	F
Sawgrass Xway	N of Sample Rd	6	8,446	D	8,950	0.94	D	5.10%	170	1.90%	No	8,616	0.96	D
Sawgrass Xway	E of Coral Ridge Dr	6	9,890	D	8,950	1.10	F	4.10%	137	1.53%	No	10,027	1.12	F
Sawgrass Xway	E of University Dr	6	11,828	D	8,950	1.32	F	4.00%	134	1.49%	No	11,962	1.34	F
Sawgrass Xway	E of SR 7	6	11,562	D	8,950	1.29	F	2.90%	97	1.08%	No	11,659	1.30	F
Sawgrass Xway	E of Lyons Rd	6	12,008	D	8,950	1.34	F	2.90%	97	1.08%	No	12,105	1.35	F
SW 136 Ave	N of Wester High Dr	4	3,287	D	3,222	1.02	F	3.26%	109	3.38%	Yes	3,396	1.05	F
SW 136 Ave	N of SR 84	6	4,807	D	5,121	0.94	C	20.14%	673	13.15%	Yes	5,480	1.07	F
NW 136 Ave	N of NW 3 St	6	4,670	D	5,121	0.89	C	21.58%	721	14.09%	Yes	5,291	1.03	F
NW 136 Ave	N of Clear Blvd	6	4,418	D	5,121	0.86	C	21.58%	721	14.09%	Yes	5,139	1.00	F
NW 136 Ave	N of Sunrise Blvd	6	2,964	D	5,121	0.58	C	55.96%	1,871	36.53%	Yes	4,835	0.94	C
Flamingo Rd	N of Pines Blvd	6	5,615	D	5,390	1.04	F	1.27%	42	0.79%	No	5,657	1.05	F
Flamingo Rd	N of Sheridan St	6	5,339	D	5,390	0.99	D	1.49%	50	0.97%	No	5,389	1.00	D
Flamingo Rd	N of Stirling Rd	6	5,624	D	5,390	1.04	F	2.23%	75	1.38%	No	5,699	1.06	F
Flamingo Rd	N of Griffin Rd	6	5,510	D	5,390	1.02	F	2.39%	80	1.48%	No	5,590	1.04	F
Flamingo Rd	N of SW 26 St	6	5,387	D	5,390	1.00	D	2.57%	86	1.59%	No	5,473	1.02	F
Flamingo Rd	N of SW 14 St	6	5,586	D	5,390	1.04	F	2.85%	95	1.77%	No	5,681	1.05	F
Flamingo Rd	N of SR 84	6	6,403	D	5,390	1.19	F	3.00%	100	1.86%	No	6,503	1.21	F
Flamingo Rd	N of Broward Blvd	6	5,776	D	5,390	1.07	F	3.01%	101	1.87%	No	5,877	1.09	F
Flamingo Rd	N of Clear Blvd	6	5,624	D	5,390	1.04	F	3.80%	127	2.36%	No	5,751	1.07	F
Flamingo Rd	N of Sunrise Blvd	6	2,527	D	5,390	0.47	C	17.60%	588	10.92%	Yes	3,115	0.58	C
NW 120 Way	N of Oakland Pk Blvd	2	808	D	1,197	0.67	D	1.66%	55	4.64%	Yes	863	0.72	D
Hiatus Rd	N of Oakland Pk Blvd	4	4,807	D	3,401	1.41	F	5.75%	192	5.65%	Yes	4,999	1.47	F
Hiatus Rd	N of NW 44 St	4	4,807	D	3,401	1.41	F	5.75%	192	5.65%	Yes	4,999	1.47	F
Nob Hill Rd	N of Commercial Blvd	4	4,684	D	3,401	1.38	F	1.43%	48	1.41%	No	4,732	1.39	F
Pine Island Rd	N of SR 84	6	7,790	D	5,121	1.52	F	1.20%	40	0.78%	No	7,830	1.53	F
Pine Island Rd	N of NW 44 St	6	6,081	D	5,121	1.18	F	1.01%	34	0.66%	No	6,095	1.19	F
Pine Island Rd	N of Commercial Blvd	6	4,665	D	5,121	0.91	C	1.98%	66	1.29%	No	4,731	0.92	C
University Dr	N of Griffin Rd	6	5,985	D	5,390	1.11	F	1.04%	35	0.65%	No	6,020	1.12	F
University Dr	N of Nova Dr	6	6,451	D	5,390	1.20	F	1.22%	41	0.76%	No	6,492	1.20	F
University Dr	N of SR 84	6	7,220	D	5,390	1.34	F	0.00%	0	0.00%	No	7,220	1.34	F

Network Analysis

Tables 5a and 5b are included to show impacts of the proposed development trips on significantly impacted segments and identify segments that are adversely impacted due to the development trips.

All segments where greater than 1% project trips were distributed are included in the overall summary. Then all these segments were evaluated to determine if the percent service capacity consumed by project traffic is greater than 3%.

V/C ratios were included for the future background, and future with project trips conditions. Any segments that are significant and adverse (failing LOS with V/C ratio exceeding 1.0) have been highlighted.

There are 12 segments significantly and adversely impacted at the daily level. These include:

Broward Boulevard	East of Hiatus Road
Sunrise Boulevard	East of Flamingo Road
Oakland Park Boulevard	East of University Drive
Oakland Park Boulevard	East of Inverrary Boulevard
Sawgrass Expressway	North of State Road 84
Sawgrass Expressway	North of Sunrise Boulevard
Sawgrass Expressway	North of Oakland Park Boulevard
Southwest 136th Avenue	North of Wester High Drive
Southwest 136th Avenue	North of State Road 84
Northwest 136th Avenue	North of Northwest 3rd Street
Hiatus Road	North of Oakland Park Boulevard
Hiatus Road	North of Northwest 44th Street

There are 15 segments significantly and adversely impacted at the PM peak hour level.

Sunrise Boulevard	East of Flamingo Road
Oakland Park Boulevard	East of Northwest 120th Way
Oakland Park Boulevard	East of Pine Island Road
Oakland Park Boulevard	East of University Drive
Oakland Park Boulevard	East of Inverrary Boulevard
Sawgrass Expressway	North of State Road 84
Sawgrass Expressway	North of Sunrise Boulevard
Sawgrass Expressway	North of Oakland Park Boulevard
Sawgrass Expressway	North of Commercial Boulevard
Southwest 136th Avenue	North of Wester High Drive
Southwest 136th Avenue	North of State Road 84
Northwest 136th Avenue	North of Northwest 3rd Street
Northwest 136th Avenue	North of Cleary Boulevard
Hiatus Road	North of Oakland Park Boulevard
Hiatus Road	North of Northwest 44th Street

As shown above, there is overlap between the daily and PM peak hour segments. But there is one segment impacted only at the daily level, while there are four segments only impacted at the PM peak hour level.

Conclusions

Based on the trip generation calculations presented earlier, the proposed land use amendment is expected to generate fewer daily and PM peak trips than what the existing approved land uses could generate. Based on discussions with Barbara Blake of the Broward Planning Council, if the proposed land uses would generate fewer daily and PM peak hour trips, mitigation measures would not be needed for approval of the land use amendment.

Based on the calculations, no additional mitigation measures are. That said, the committed widening of the Sawgrass Expressway will provide significant additional capacity in the area. Furthermore, implementation of the proposed advanced traffic management system (ATMS) will afford better flow of traffic on key corridors, especially in the PM peak hour.

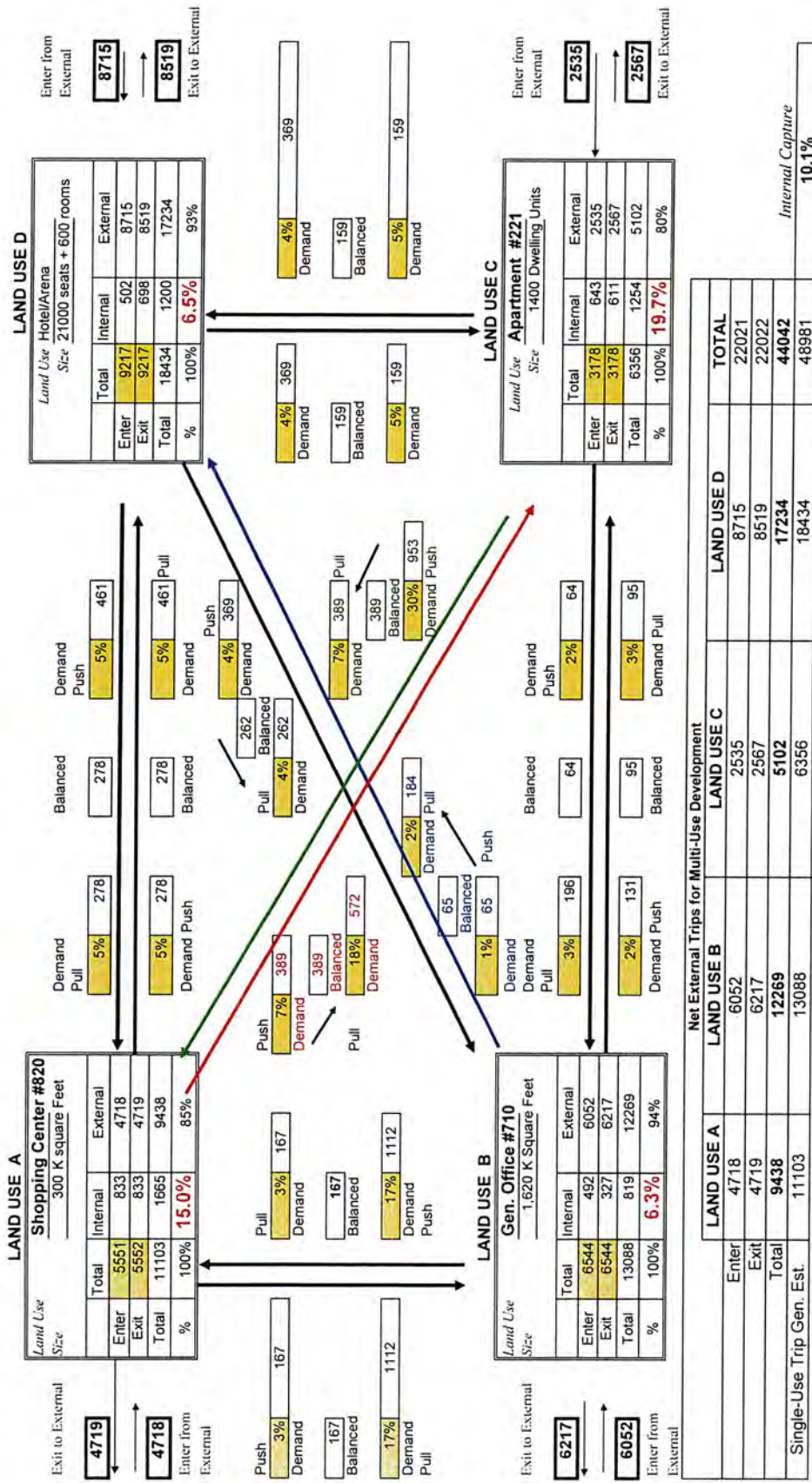
As noted in the previous traffic memo (dated October 2023), Broward County identified several corridors and subareas within the County that experienced high levels of traffic congestion, some constant and recurring, while others were related to special generator activity. These original eleven corridors/subareas were identified for potential adaptive signal control deployment when future funding became available. The Sawgrass Mills subarea was identified as one of the initial eleven (11) areas due to recent large-scale development approvals by the City of Sunrise, the Sawgrass Mills Mall, and possible future redevelopment of the BB&T (Florida Panthers) arena. Further movement towards potential arena site redevelopment, catalyzed the Sawgrass Mills subarea being included as one of the adaptive signal control projects (Project A09) adopted within the Broward County Mobility Advancement Program (Penny for Transportation Surtax Program), approved in 2018. The programmed adaptive traffic signal system deployment and supporting fiber-optic infrastructure will improve traffic operations surrounding the arena on Panther Parkway (SW 136 Avenue), Flamingo Road, W. Oakland Park Boulevard, and Sunrise Boulevard, including connections to the traffic signals internal to the Sawgrass Mills Mall.

County staff is also planning on having transit signal priority (TSP) enabled for Broward County Transit within this area and will also be deploying an automated traffic signal performance measure (ATSPM) technology overlay across the adaptive system to assist in automatically monitoring travel patterns, system performance and equipment health.

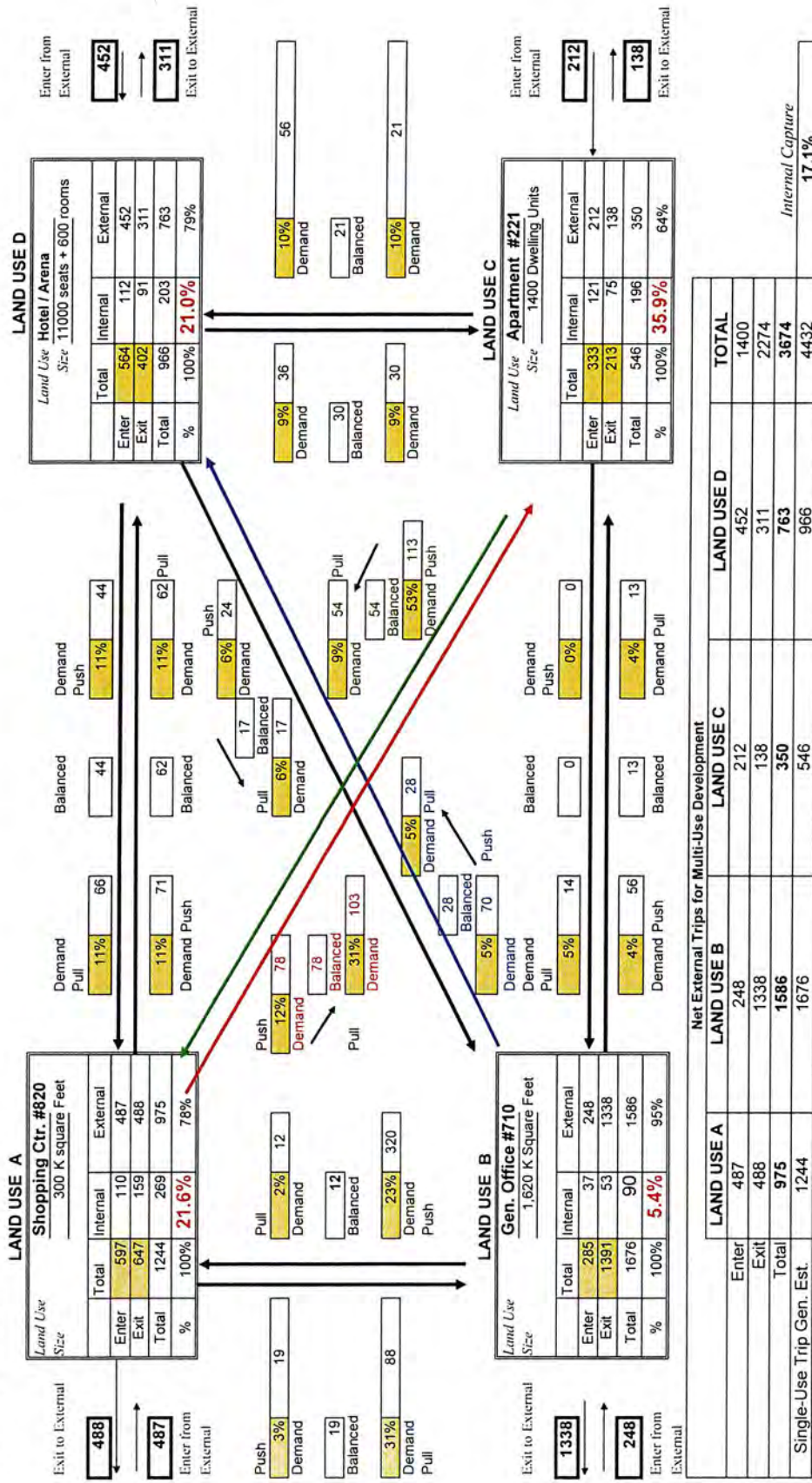
Although there is no performance improvement that can be attributable to adaptive signal control with 100% certainty, performance gains of 5% to 15% are common during congested peak hours, with more gains during off peak hours. Adaptive operation during special events may be even greater. It is anticipated that the construction, installation and operation of adaptive traffic control system and other associated improvements programmed by Broward County will mitigate the impacts of the proposed arena site redevelopment plan on the surrounding roadway network. Table 6 includes future planned signalization projects in the project area.

Appendix A. Internal Capture Calculations

Daily Internal Capture Matrix



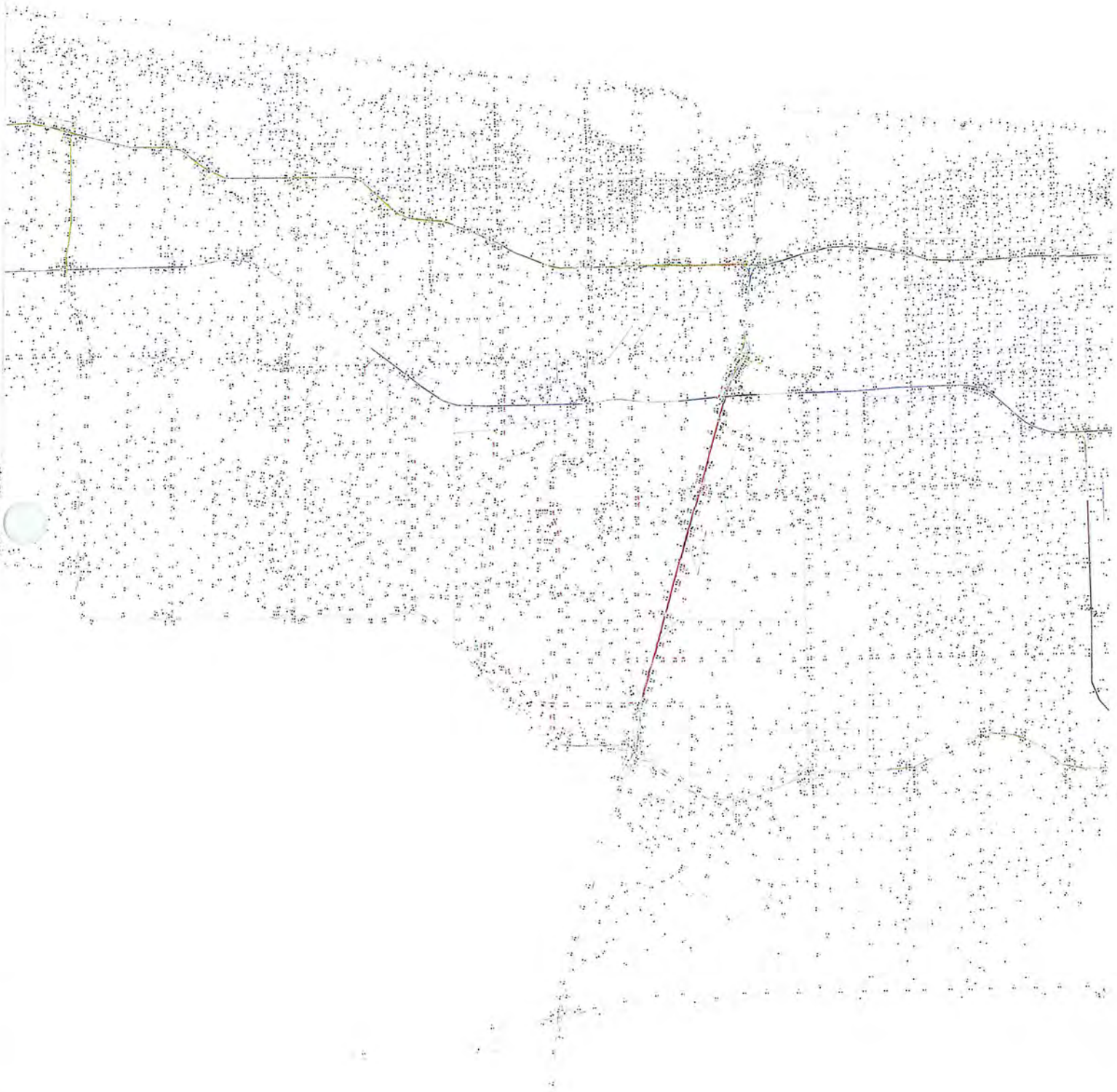
PM Peak Hour Internal Capture Matrix



Appendix B. Model Results

11

3309 No. New Trips



Directional Number c
1 Lane
2 Lanes
3 Lanes
4 Lanes
5-9 Lanes

EXHIBIT “E”

CORRESPONDENCE FROM BROWARD COUNTY TRANSIT DIVISION
FOR MASS TRANSIT ANALYSIS



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

October 23, 2025

Michael Verruto, Assistant Director
Real Property and Real Estate Development
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – Amerant Bank Arena, Sunrise - Transit
Verification Letter follow-up

Michael Verruto,

Broward County Transit (BCT) has reviewed your three correspondences originally dated September 26 and October 2, 2019, then October 8, 2025, regarding the proposed LUPA for the Amerant Bank Arena in Sunrise, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 22, 23, 36, 72, and 595 Express Routes 110 and 114. Route 122 is no longer in service. The Oakland Park BRT is a planned future route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 22	WEEKDAY SATURDAY SUNDAY	4:50 a.m. – 12:05 a.m. 5:05 a.m. – 12:02 a.m. 7:30 a.m. – 9:59 p.m.	22/44 minutes 31 minutes 30 minutes
BCT Route 23	WEEKDAY	6:10 a.m. – 10:20 a.m. 3:10 p.m. – 7:40 p.m.	44 minutes
BCT Route 36	WEEKDAY SATURDAY SUNDAY	5:01 a.m. – 12:24 a.m. 5:27 a.m. – 12:19 a.m. 6:48 a.m. – 10:13 p.m.	23 minutes 29 minutes 27 minutes
BCT Route 72	WEEKDAY SATURDAY SUNDAY	4:45 a.m. – 1:29 a.m. 5:00 a.m. – 1:08 a.m. 7:14 a.m. – 10:20 p.m.	21 minutes 20 minutes 21 minutes
595 Express Route 110	WEEKDAY	5:10 a.m. – 9:51 p.m. 3:00 p.m. – 8:01 p.m.	30 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
595 Express Route 114	WEEKDAY	5:00 a.m. – 9:22 a.m. 3:15 p.m. – 9:15 p.m.	25 minutes
Oakland Park BRT	Will run from Sawgrass Mills Mall to Galt Mile beginning in 2030 with a peak frequency of 10-15 minutes.		

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 residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit



Transportation Department

Service and Strategic Planning Division

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

VIA EMAIL

January 16, 2025

Michael Verruto, Assistant Director
Real Property and Real Estate Development
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – BB&T (Amerant Bank Arena), Sunrise -
Transit Verification Letter

Dear Mr. Verruto,

Broward County Transit (BCT) has reviewed your two correspondences originally dated September 26 and October 2, 2019, regarding the proposed LUPA for the BB&T Center (now named the Amerant Bank Arena), in Sunrise, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 22, 23, 36, 72, and 595 Express Routes 110 and 114. Route 122 is no longer in service. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 22	WEEKDAY SATURDAY SUNDAY	4:50 A.M. – 12:05 A.M. 5:05 A.M. – 12:02 A.M. 7:30 A.M. – 9:59 P.M.	22/44 Minutes 31 Minutes 30 Minutes
BCT Route 23	WEEKDAY	6:10 A.M. – 10:20 A.M. 3:10 P.M. – 7:40 P.M.	44 Minutes
BCT Route 36	WEEKDAY SATURDAY SUNDAY	5:00 A.M. – 12:41 A.M. 5:26 A.M. – 12:17 A.M. 6:42 A.M. – 10:13 P.M.	25 Minutes 30 Minutes 30 Minutes
BCT Route 72	WEEKDAY SATURDAY SUNDAY	4:45 A.M. – 1:29 A.M. 5:00 A.M. – 1:08 A.M. 7:14 A.M. – 10:20 P.M.	21 Minutes 20 Minutes 21 Minutes

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine
www.broward.org

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
595 Express Route 110	WEEKDAY	5:10 A.M. – 9:34 P.M. 3:00 P.M. – 7:46 P.M	30 Minutes
595 Express Route 114	WEEKDAY	5:00 A.M. – 9:24 A.M. 3:15 P.M. – 9:07 P.M	25 Minutes

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 residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

**The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT**

LAND USE

SBBC-2516-2018

County No: TBD

Folio #: N/A

Broward County Arena Redevelopment

March 16, 2026



**Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: March 16, 2026	Units Permitted 0 Units Proposed 1,400	Existing Land Use: Industrial, Commercial,
Name: Broward County Arena Redevelopment	NET CHANGE (UNITS): 1,400	Proposed Land Use: Transit Oriented
SBBC Project Number: SBBC-2516-2018	Students Permitted Proposed NET CHANGE	Current Zoning: I-1 Light Industrial, B-3
County Project Number: TBD	Elem 0 36 36	Proposed Zoning: PDD Planned
Municipality Project Number: N/A	Mid 0 17 17	Section:
Owner/Developer: Broward County	High 0 31 31	Township:
Jurisdiction: Sunrise	Total 0 84 84	Range:

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Sawgrass Elementary	1,166	1,166	799	-367	-20	68.5%
Fair Middle	1,234	1,313	646	-667	-30	49.2%
Plantation High	2,601	2,861	1,560	-1,301	-52	54.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				26/27	27/28	28/29	29/30	30/31
Sawgrass Elementary	799	-367	68.5%	774	745	716	686	652
Fair Middle	653	-665	49.5%	606	583	560	536	509
Plantation High	1,573	-1,297	54.8%	1,512	1,446	1,400	1,341	1,274

See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 5* - Elementary	18,808	12,018	-6,790	11,589	11,433	11,271	11,111	10,945
Area 5* - Middle	9,150	4,607	-4,543	4,799	4,697	4,597	4,494	4,395
Area 5* - High	11,452	7,656	-3,796	8,273	8,253	8,236	8,218	8,200

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2025-26 Contract Permanent Capacity	2025-26 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
No Charter Schools						

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

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

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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

School(s)	Description of Capacity Additions
Sawgrass Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Bair Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Plantation High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 139.8-acre site is generally located east of Sawgrass Expressway between NW 136th Avenue and Pat Salerno Drive in the City of Sunrise. The current land use designations for the site are Industrial and Commercial. The current designation allows no residential units on the site. The applicant proposes to change the land use designation to Transit Oriented Development (TOD) to allow 1,400 mid-rise (two or more-bedroom) residential units. The changes as proposed are anticipated to generate 84 additional students (36 elementary, 17 middle, and 31 high) into Broward County Public Schools.

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

Schools serving the amendment site in the 2025/26 school year are Sawgrass Elementary, Bair Middle, and Plantation High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2025/26 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2025/26- 2027/28), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2027/28 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2025/26 to 2029/30. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2025/26 school year.

Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2025/26 to 2029/30 regarding pertinent impacted schools are depicted below. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "6" for elementary school, and Planning Area "5" for middle and high schools. Middle and high schools currently serving Planning Area "5" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on elementary schools in Planning Area "6": aggregate school capacity (18,844), aggregate enrollment (14,495), and aggregate projected enrollment (2029/30 – 15,112; 2030/31 – 14,995; 2031/32 – 14,881; 2032/33 – 14,764; 2033/34 – 14,649).

Therefore, both Planning Area "5" and Planning Area "6" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2516-2018

Reviewed By:

Glennika Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

3/16/2026

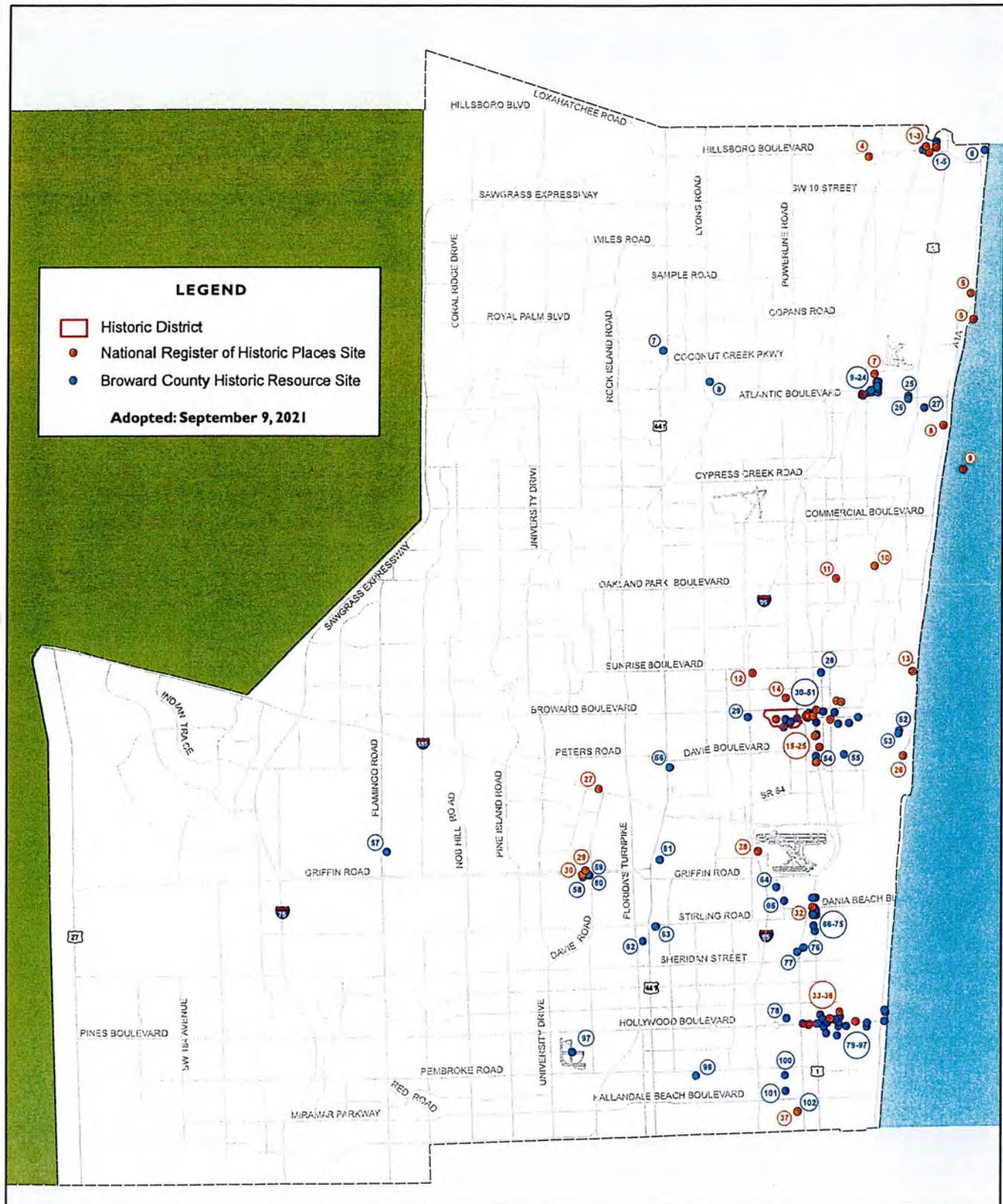
Date

* See comments for additional Impacted Planning Area information

EXHIBIT “G”

BROWARD COUNTY LAND USE PLAN – HISTORIC SITES

BROWARD COUNTY LAND USE PLAN NATURAL RESOURCE MAP SERIES



SOURCES

National Park Service, National Register of Historic Places, Florida Department of State, Florida Division of Historical Resources, Broward County Planning and Development Management Division

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office at 954.357.6695 regarding questions pertaining to parcel boundaries or limits.



Map #	Broward County Historic Resource Site Name	Site Address	Municipality
1	Memorial Cemetery	380 Northeast 6 Avenue	Deerfield Beach
2	Deerfield Beach First Baptist Church and Parsonage	701 Northeast 2 Street	Deerfield Beach
3	Deerfield Furniture Store	131 Hillsboro Court	Deerfield Beach
4	Waldron House / Kraeer Funeral Home	217 East Hillsboro Boulevard	Deerfield Beach
5	Deerfield Beach Pioneer House (Kester Cottage)	380 East Hillsboro Boulevard	Deerfield Beach
6	Vina S. Gould House	463 Northeast 21 Avenue	Deerfield Beach
7	Kaye Stevens House (House No. 1)	1624 East River Drive	Margate
8	Coconut Creek Windmill	700 Lyons Road	Coconut Creek
9	J. D. Blount House	435 Northeast 6 Street	Pompano Beach
10	George Blount House	507 Northeast 6 Street	Pompano Beach
11	McClellan Drugs	126 North Flagler Avenue	Pompano Beach
12	Pompano Mercantile Company	114 North Flagler Avenue	Pompano Beach
13	Bank Of Pompano	61 Northeast 1 Street	Pompano Beach
14	George Foster Chapel / First United Methodist Church	201 Northeast 2 Street	Pompano Beach
15	Giddens-Kimball House	305 Northeast 3 Street	Pompano Beach
16	Captain Campbell House	300 Northeast 4 Avenue	Pompano Beach
17	Pompano Beach Historical Society Museum	219 Northeast 4 Avenue	Pompano Beach
18	Pompano City Pump House and Fire Department	219 Northeast 4 Avenue	Pompano Beach
19	Horace Robinson House	405 Northeast 5 Avenue	Pompano Beach
20	Frank Austin House	410 Northeast 5 Avenue	Pompano Beach
21	Wallace Robinson House	400 Northeast 5 Avenue	Pompano Beach
22	Shiver House	438 Northeast 4 Street	Pompano Beach
23	B. F. Bailey House	500 Northeast 4 Street	Pompano Beach
24	Bevill House	501 Northeast 2 Street	Pompano Beach
25	W. H. McNab House	1735 East Atlantic Boulevard	Pompano Beach
26	Robert McNab House	2200 East Atlantic Boulevard	Pompano Beach
27	Pompano Beach Cemetery	400 Southeast 23 Avenue	Pompano Beach
28	Progreso Plaza	901 Progreso Drive	Fort Lauderdale
29	Fort Lauderdale Seaboard Airline Railroad Station	200 Southwest 21 Terrace	Fort Lauderdale
30	Fire Station No. 8	1030 West Las Olas Boulevard	Fort Lauderdale
31	Southwest 11 Avenue Bridge	450 Southwest 11 Avenue	Fort Lauderdale
32	Commodore Brook House	409 Southwest 9 Avenue	Fort Lauderdale
33	Brown Home	401 Southwest 9 Avenue	Fort Lauderdale
34	John W. Needham House	828 Southwest 4 Street	Fort Lauderdale
35	Sailboat Bend Historic District	700 West Las Olas Boulevard	Fort Lauderdale
36	Tom M. Bryan Building	201-213 Southwest 2 Street	Fort Lauderdale
37	Retail Stores / Apartments	300-306 Southwest 2 Street	Fort Lauderdale
38	Reed Bryan House	303 Southwest 2 Avenue	Fort Lauderdale
39	Tom M. Bryan House	301 Southwest 2 Avenue	Fort Lauderdale
40	Philemon Bryan House	227 Southwest 2 Avenue	Fort Lauderdale

Map #	Broward County Historic Resource Site Name	Site Address	Municipality
41	King-Cromartie House	229 Southwest 2 Avenue	Fort Lauderdale
42	Tibbets Building / Old Bus Station	201 Southwest 1 Avenue	Fort Lauderdale
43	Colonial Hotel	211 Brickell Avenue	Fort Lauderdale
44	Maxwell Arcade	400 South Andrews Avenue	Fort Lauderdale
45	Old Fort Lauderdale High School Site	300 East Broward Boulevard	Fort Lauderdale
46	Himmarshee Court	717 Southeast 2 Street	Fort Lauderdale
47	E. N. Sperry House	833 North Rio Vista Boulevard	Fort Lauderdale
48	Tom Bryan Home	403 Tarpon Terrace	Fort Lauderdale
49	Sheppard Estate	1620 East Las Olas Boulevard	Fort Lauderdale
50	Coca-Cola Bottling Plant	644 South Andrews Avenue	Fort Lauderdale
51	Fire Station No. 2	700 South Andrews Avenue	Fort Lauderdale
52	Tom Stilwell House	649 Idlewyld Drive	Fort Lauderdale
53	W. G. Bosworth House	721 Idlewyld Drive	Fort Lauderdale
54	Frank Croissant House	1313 South Andrews Avenue	Fort Lauderdale
55	Evergreen Cemetery	1300 Southeast 10 Avenue	Fort Lauderdale
56	Dixie Water Plant	1500 South State Road 7	Fort Lauderdale
57	Floyd L. Wray House / Wray Everglades Museum	3750 South Flamingo Road	Davie
58	Viele House	6650 Griffin Road	Davie
59	1911 Hotel	4535 Southwest 65 Avenue	Davie
60	Davie Community Church	4580 Southwest 65 Avenue	Davie
61	Old Electrical Plant	4400 South State Road 7	Dania Beach
62	Seminole Indian Reservation	3300 North State Road 7	Hollywood
63	John M. and Gilda Bryan House	4210 Northwest 58 Avenue	Hollywood
64	Ocean Waterway Mobile Home Park Office Building	1500 Old Griffin Road	Dania Beach
65	John Bryan House Site	110 Bryan Road	Dania Beach
66	Hotel Poinciana	141 Northwest 1 Avenue	Dania Beach
67	A. C. Frost House	158 North Federal Highway	Dania Beach
68	Dania Bank Building	2 South Federal Highway	Dania Beach
69	29 South Federal Highway	29 South Federal Highway	Dania Beach
70	Dania Historical Society and Museum	110 Southwest 1 Avenue	Dania Beach
71	118 Southwest 1 Avenue	118 Southwest 1 Avenue	Dania Beach
72	124 Southwest 1 Avenue	124 Southwest 1 Avenue	Dania Beach
73	Original Dania (Mount Sinai United) Methodist Church	113 South Federal Highway	Dania Beach
74	A. E. Anderson Residence	323 Southwest 1 Avenue	Dania Beach
75	Martin C. Frost House	400 South Federal Highway	Dania Beach
76	Woodlawn Cemetery	1000 Southwest 4 Avenue	Dania Beach
77	Westlawn Memorial Cemetery	1200 Phippen Road	Dania Beach
78	Dunham's Grocery	2410 Taylor Street	Hollywood
79	Ingram Arcade	2033-2051 Hollywood Boulevard	Hollywood
80	Hollywood Publishing Company / Hemmingway Restaurant	1934 Hollywood Boulevard	Hollywood

Map #	Broward County Historic Resource Site Name	Site Address	Municipality
81	Young Circle	1800 Hollywood Boulevard	Hollywood
82	Golf View Hotel / Hutchinson Apartments	404 N. 17 Avenue	Hollywood
83	Flora Apartments	1656 Polk Street	Hollywood
84	1555 Hollywood Boulevard	1555 Hollywood Boulevard	Hollywood
85	Hollywood Art and Culture Center (Johnson-Foster Funeral Home)	1650 Harrison Street	Hollywood
86	Floyd Wray Residence	1615 Monroe Street	Hollywood
87	Ollie H. Gore Residence	1421 Tyler Street	Hollywood
88	1329 Polk Street	1329 Polk Street	Hollywood
89	1345 Hollywood Boulevard	1345 Hollywood Boulevard	Hollywood
90	Hollywood Temple Methodist Church	1350 Harrison Street	Hollywood
91	Avon Apartments	1401 Madison Street	Hollywood
92	Lornell Apartments	1230 Harrison Street	Hollywood
93	Little White House	902 Hollywood Boulevard	Hollywood
94	707 Van Buren Street	707 Van Buren Street	Hollywood
95	Circle Villa Apartments	323 Filmore Street	Hollywood
96	Coral House	310 New York Street	Hollywood
97	Hollywood Beach Hotel	101 North Ocean Drive	Hollywood
98	North Perry Airport	101 Southwest 77 Way	Pembroke Pines
99	Bowles-Strachan House	4651 Southwest 19 Street	West Park
100	Hallandale Cemetery	600 Northwest 7 Street	Hallandale Beach
101	Old Hallandale Schoolhouse	648 Northwest 2 Street	Hallandale Beach
102	J. W. Moffitt House	324 Southwest 2 Avenue	Hallandale Beach
Map #	National Register of Historic Places Site Name	Site Address	Municipality
1	Old Deerfield School	232 Northeast 2 Street	Deerfield Beach
2	Deerfield Beach Elementary School	651 Northeast 1 Street	Deerfield Beach
3	James D. and Alice Butler House	380 East Hillsboro Boulevard	Deerfield Beach
4	Old Seaboard Air Line Railway Station	1300 West Hillsboro Boulevard	Deerfield Beach
5	Cap's Place	2980 Northeast 31 Avenue	Lighthouse Point
6	Hillsboro Inlet Light Station	907 Hillsboro Mile	Hillsboro Beach
7	Sample-McDougald House	450 Northeast 10 Street	Pompano Beach
8	Pompano Beach Mound	1232 Southeast 13 Street	Pompano Beach
9	SS <i>COPENHAGEN</i> (shipwreck)	Dropoff Reef South of Hillsboro Inlet	Lauderdale-By-The-Sea
10	Mai-Kai Restaurant	3599 North Federal Highway	Oakland Park
11	Oakland Park Elementary School	936 Northeast 33 Street	Oakland Park
12	North Woodlawn Cemetery	1936 Northwest 9 Street	Fort Lauderdale
13	Bonnet House	900 North Birch Road	Fort Lauderdale
14	Old Dillard High School	1001 Northwest 4 Street	Fort Lauderdale
15	St. Anthony School	820 Northeast 3 Street	Fort Lauderdale
16	Fort Lauderdale Woman's Club	20 South Andrews Avenue	Fort Lauderdale

Map #	Broward County Historic Resource Site Name	Site Address	Municipality
17	Alfred and Olive Thorpe Lustron House	1001 Northeast 2 Street	Fort Lauderdale
18	Old West Side Grade School	301 Southwest 13 Avenue	Fort Lauderdale
19	New River Inn	231 Southwest 2 Avenue	Fort Lauderdale
20	Bryan Building / Shepherd Hotel	220-230 Brickell Avenue	Fort Lauderdale
21	Stranahan House	335 Southeast 6 Avenue	Fort Lauderdale
22	South Side School	701 South Andrews Avenue	Fort Lauderdale
23	Williams House	119 Rose Drive	Fort Lauderdale
24	Sam Gilliam House	11 Southwest 15 Street	Fort Lauderdale
25	Croissant Park Administration Building	1421 South Andrews Avenue	Fort Lauderdale
26	Dr. Willard Van Orsdel King House	1336 Seabreeze Boulevard	Fort Lauderdale
27	Lock No. 1, North New River Canal	6521 State Road 84	Fort Lauderdale
28	Link Trainer Building	4050 Southwest 14 Avenue	Unincorporated Broward
29	Davie Woman's Club	6551 Orange Drive	Unincorporated Broward
30	Davie School	6650 Griffin Road	Davie
32	Nyberg-Swanson House	102 West Dania Beach Boulevard	Dania Beach
33	Hollywood Woman's Club	501 North 14 Avenue	Hollywood
34	Hammerstein House	1520 Polk Street	Hollywood
35	Hollywood Boulevard Historic Business District	Hollywood Boulevard between 21 Avenue and Young Circle	Hollywood
36	Joseph Wesley Young House	1055 Hollywood Boulevard	Hollywood
37	Villa Providence / Frank Curci Residence	324 Southwest 2 Avenue	Hallandale Beach

EXHIBIT “H”

BROWARD COUNTY LAND USE PLAN – ARCHAEOLOGICAL SITES

BROWARD COUNTY LAND USE PLAN

Archaeological Sites

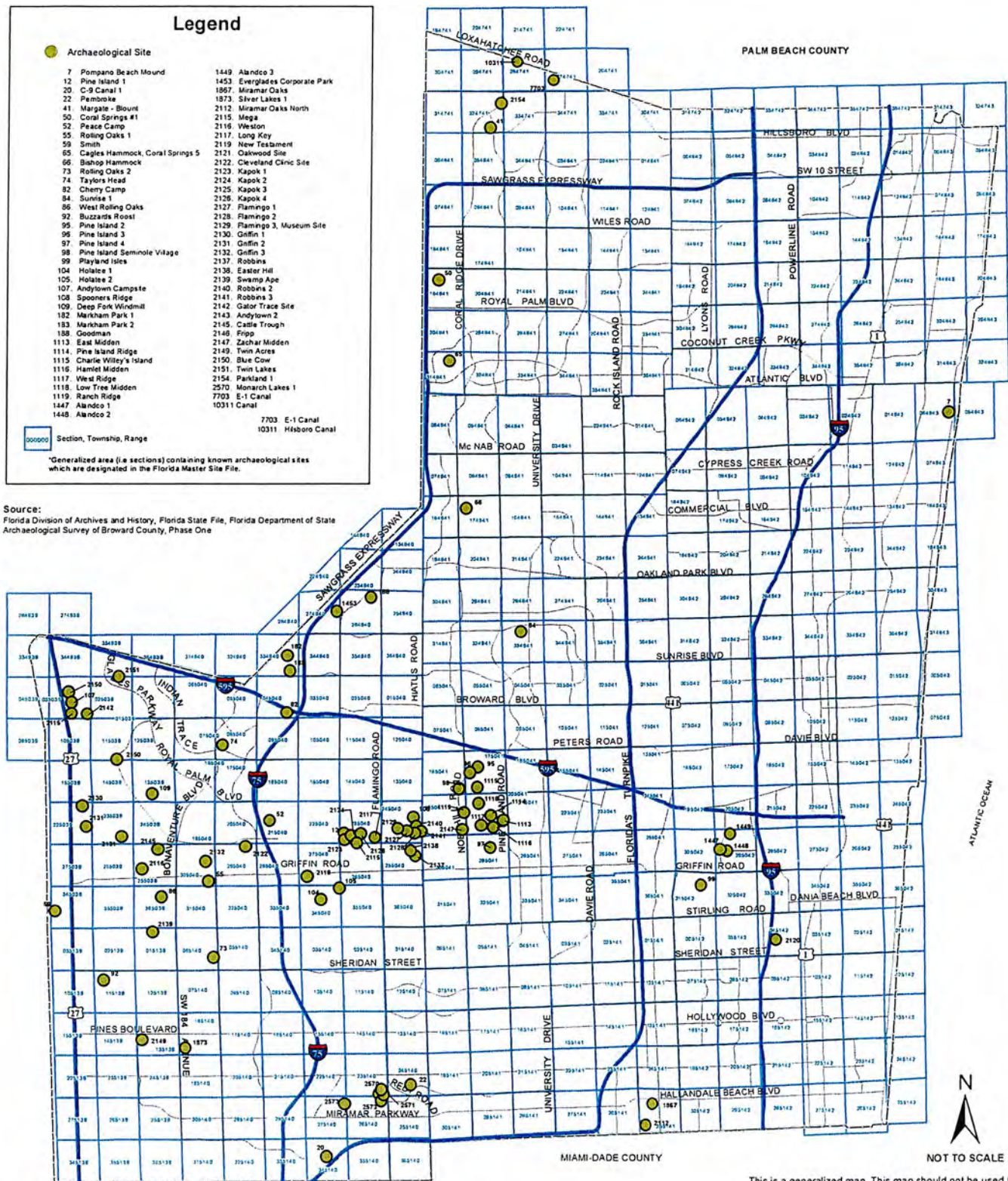
Legend

- Archaeological Site
- | | |
|------------------------------------|--------------------------------|
| 7 Pompano Beach Mound | 1449 Alandco 3 |
| 12 Pine Island 1 | 1453 Everglades Corporate Park |
| 20 C-9 Canal 1 | 1867 Miramar Oaks |
| 22 Pembroke | 1873 Silver Lakes 1 |
| 41 Margate - Blount | 2112 Miramar Oaks North |
| 50 Coral Springs #1 | 2115 Mega |
| 52 Peace Camp | 2116 Weston |
| 55 Rolling Oaks 1 | 2117 Long Key |
| 59 Smith | 2119 New Testament |
| 65 Cagles Hammock, Coral Springs 5 | 2121 Oakwood Site |
| 66 Bahop Hammock | 2122 Cleveland Clinic Site |
| 73 Rolling Oaks 2 | 2123 Kapok 1 |
| 74 Taylors Head | 2125 Kapok 3 |
| 82 Cherry Camp | 2126 Kapok 4 |
| 84 Sunrise 1 | 2127 Flamingo 1 |
| 86 West Rolling Oaks | 2128 Flamingo 2 |
| 92 Buzzards Roost | 2129 Flamingo 3, Museum Site |
| 95 Pine Island 2 | 2130 Griffin 1 |
| 96 Pine Island 3 | 2131 Griffin 2 |
| 97 Pine Island 4 | 2132 Griffin 3 |
| 98 Pine Island Seminole Village | 2137 Robbins |
| 99 Playland Isles | 2138 Easter Hill |
| 104 Holatee 1 | 2139 Swamp Ape |
| 105 Holatee 2 | 2140 Robbins 2 |
| 107 Andytown Campsite | 2141 Robbins 3 |
| 108 Spooners Ridge | 2142 Gator Trace Site |
| 109 Deep Fork Windmill | 2143 Andytown 2 |
| 182 Markham Park 1 | 2145 Cattle Trough |
| 183 Markham Park 2 | 2146 Frapp |
| 188 Goodman | 2147 Zachar Midden |
| 1113 East Midden | 2149 Twin Acres |
| 1114 Pine Island Ridge | 2150 Blue Cow |
| 1115 Charlie Wiley's Island | 2151 Twin Lakes |
| 1116 Hamlet Midden | 2154 Parkland 1 |
| 1117 West Ridge | 2570 Monarch Lakes 1 |
| 1118 Low Tree Midden | 7703 E-1 Canal |
| 1119 Ranch Ridge | 10311 Hiboro Canal |
| 1447 Alandco 1 | |
| 1448 Alandco 2 | |

Section, Township, Range

*Generalized area (i.e. sections) containing known archaeological sites which are designated in the Florida Master Site File.

Source:
Florida Division of Archives and History, Florida State File, Florida Department of State
Archaeological Survey of Broward County, Phase One



**Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Historic Preservation Program**

**Application for Designation – Historic / Architectural / Archaeological / Paleontological
Resource Site**

Individual Historic Resource

I. GENERAL INFORMATION

Historic Name: GOODMAN SITE / FMSF # 8BD188

Other Name(s): N/A

Address: 1 Panther Parkway, Sunrise, Florida 33323

Location: West of BB&T Center, East of the Sawgrass Expressway (FL-869)
(Figures 2 and 3 for locational reference)

Township: 49 South **Range:** 40 East **Section:** 26

Municipality: Sunrise

Property Owner: Broward County Board of County Commissioners

Property Owner's Mailing Address: 115 S. Andrews Avenue, Room 501-Real Property, Fort
Lauderdale, FL 33301-1801

Property Owner's Daytime Phone Number: N/A

Property Owner's E-mail Address: N/A

Tax Folio Number: 4940 26 07 0010

Legal Description:

A PORTION OF TRACT 12, OF "CHAMBERS LAND COMPANY'S SUBDIVISION",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5A OF
THE PUBLIC PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, ALSO BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼)
OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST, BROWARD COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER (W ¼) CORNER OF SAID SECTION 26;

THENCE, NORTH 00° 11' 41" WEST, ALONG THE WEST LINE OF SAID SECTION 26
1468.08 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAWGRASS
EXPRESSWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 12407, PAGE 148 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE, NORTH 44° 03' 38" EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE,
18.03 FEET;

**Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Historic Preservation Program**

**Application for Designation – Historic / Architectural / Archaeological / Paleontological
Resource Site**

Individual Historic Resource

THENCE, NORTH 29° 40' 14" EAST, CONTINUE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 616.40 FEET;

THENCE, SOUTH 66° 10' 28" EAST, 417.15 FEET TO THE POINT OF BEGINNING.

THENCE, NORTH 35° 30' 22" EAST, 58.26 FEET;

THENCE, NORTH 30° 06' 08" EAST, 55.49 FEET;

THENCE, SOUTH 85° 41' 29" EAST, 83.11 FEET;

THENCE, SOUTH 54° 22' 21" EAST, 92.50 FEET;

THENCE, SOUTH 07° 58' 53" EAST, 78.85 FEET;

THENCE, SOUTH 89° 19' 49" WEST, 63.57 FEET;

THENCE, SOUTH 45° 51' 18" WEST, 50.98 FEET;

THENCE, NORTH 72° 02' 56" WEST, 95.18 FEET;

THENCE, NORTH 38° 48' 55" WEST, 63.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 26,887 SQUARE FEET, OR 0.6172 ACRE, MORE OR LESS.

AMERIFIRST/GOODMANTRACT

**SOURCE: "Specific Purpose Survey Archaeological Site at Amerifirst Tract" by Keith and Schnars, P.A. (1986) recorded as "Exhibit F" of the SAVANNAH P.U.D. PLAT 7.*

Type: Archaeological Site, Black Earth Midden/Tree Island Formation

Existing Use: Wetlands Preserve / Mitigation

Land Use: Industrial

Zoning: I-1 Light Industrial

Construction: N/A

Date of Construction (if known): 500 B.C. to 750 A.D.

**Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Historic Preservation Program**

**Application for Designation – Historic / Architectural / Archaeological / Paleontological
Resource Site**

Individual Historic Resource

Architect or Builder (if known): Glades Culture (pre-Tequesta/Tequesta)

Other:

II. SITE CRITERIA

1. Period of Significance:

500 C. [Glades I (500 B.C.- 750 A.D.)] to 1200 A.D. [Glades II (750 – 1200 A.D.)]

**2. Has this site been previously surveyed, reviewed or recorded as a historical resource?
(reference prior recordings or surveys if known)**

Yes. The Broward County Archaeological Society surveyed the site in 1975, 1979, and 1980.

A formal cultural resource survey was completed in 1986 by the Archaeological Consultants, Incorporated (Sarasota, Florida) for the Amerifirst Development Corporation (Deerfield Beach, Florida). The findings of the survey were reported in "A Phase I Archaeological Site Assessment of the Goodman Site (8BD188), Broward County, Florida" on file at the Broward County Planning and Development Management Division and the Florida Division of Historical Resources (FMSF Survey Number 1301).

In 1991, the Goodman Site was recorded as a Broward County Local Area of Particular Concern, Cultural Resource Category, Archaeological Cultural Resource Site (LAPC ACRS # 188).

3. Has this site been recorded for the Florida Master Site File? (reference the FMSF recording number if affirmative)

Yes, the site has been recorded in the Florida Master Site File.

The Goodman Site was first recorded with the Florida Master Site File in 1975. Updates to the FMSF recorded in 1986 and 1991. The Goodman Site is referenced by the Florida Master Site File as resource number 8BD188.

**4. Is this site listed or eligible for listing with the National Register of Historic Places?
(reference the date of the certification of the nomination if known)**

Yes, the Goodman Site is eligible for the National Register of Historic Places, however, no formal application to the National Register of Historic Places has been made. The Goodman Site is potentially eligible for inclusion in the National Register of Historic Places under criteria established by the Tequesta National Historic Landmark Theme Study produced by the Florida Division of Historical Resources (Wheeler 2004).

A 1986 survey of the Goodman Site described the archaeological site as:

**Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Historic Preservation Program**

**Application for Designation – Historic / Architectural / Archaeological / Paleontological
Resource Site**

Individual Historic Resource

"Rich in cultural and ecofactual materials, and in a very good state of preservation, 8BD188 is considered to be a significant regional prehistoric site. As such, it is deemed potentially eligible for listing in the National Register of Historic Places" ... the Goodman site is adjudged to be highly significant [and] amenable to on-site public interpretation (ACI 1986:14, 16).

5. Is this site potentially eligible for local designation? (if so, please reference the criteria for designation that apply under Broward County Ordinance 2014-32)

Yes, the Goodman Site is potentially eligible for local historic designation. The Goodman Site qualifies for designation under Sec. 5-533(a)(2)(a), (c), and (d):

- (a) *"Events associated with the site, building, structure, object, or district have made a significant contribution to the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history and have contributed to the pattern of history in the community, Broward County, South Florida, the State of Florida, or the nation;"*
- (c) *"The site, building, structure, object, or district embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master builder, architect, or designer; possesses high artistic values; or represents a significant and distinguishable entity, the components of which may lack individual distinction;"*
- (d) *"The site, building, structure, object, or district has yielded, or may be likely to yield, information important in prehistory or history."*

The site was set aside for preservation during the development of the Savannah P.U.D. Plat 7, and in 1991 was added to the list of Broward County LAPCs citing the site's unique potential for future research:

"Given its good state of preservation, intact stratigraphy, and rich faunal assemblage, the Goodman site has potential to yield significant archaeological information," including: aboriginal diet, resource exploitation, cultural development of the Tequesta and their ancestors, and regional trade networks (ACI 1986:14).

6. If the site is potentially eligible for designation, what local government issues construction or work-related permits for the property?

Broward County and the City of Sunrise

III. SITE CONTEXT

Briefly Describe the Existing Area Context of the Site:

The Goodman Site is situated in Parcel D of the Savannah P.U.D. Plat 7 (BB&T Center), in the City of Sunrise (Exhibit A). The site is owned by Broward County. Parcel D is identified and restricted as: *"Wetland, preserve and mitigation as required by the Amerifirst DRI,"* and was developed and restricted per City of Sunrise Ordinance 838-X.