



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

Local Planning Agency

April 10, 2024

2:00pm

Government Center West – 2nd Floor Hearing Room

1 North University Drive

Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: January 10, 2024

3. 24-Z2: 17 NW 27th Avenue

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. Public Comments: Non-agenda Items

5. Adjourn

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

Local Planning Agency Minutes 1-10-24

Resilient Environment Department Local Planning Agency
Public Hearing
Government Center West – 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
January 10, 2024

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Angela Chin, AICP
- d. Michael Huneke
- e. Lisa Wight

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

- a. Heather Cunniff, Planning Section Supervisor, AICP
- b. Darby Delsalle, Assistant Director, AICP
- c. Andy Joseph, Planner, AICP
- d. Josie Sesodia, Director, AICP

County Attorney's Office

- a. Jennifer Brown, Assistant County Attorney
- b. Deanna Kalil, Assistant County Attorney

Resilient Environment Department

- a. Greg Mount, Assistant Chief Resilience Officer

Others Present

Dennis Mele
Caress Penelton
Daniel Spear
Scott Stoudemire

See attached sign-in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:00pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The LPA members introduced themselves.

2. Approval of Minutes: November 8, 2023

Upon a motion made by Angela Chin, seconded by Lisa Wight, the November 8, 2023 Local Planning Agency minutes were unanimously approved.

3. Chapter 39-Rezoning: 23-Z3: 4425 NW 71st Street

Prior the item being introduced, Mr. Saiphoo stated he had worked on the item and would not participate in this portion of the LPA meeting, nor would he be voting on the item. He passed the chairperson duties to Ms. Chin who then opened the item and requested a staff report.

Ms. Chin introduced the item and requested a staff presentation. Heather Cunniff introduced herself. She stated that public notice was provided through publication in the Sun-Sentinel, mail, and sign posting. Ms. Cunniff stated the approximately five (5) acre site is located east of Lyons Road and north of Hillsboro Boulevard. The applicant proposes to change the Broward Municipal Services District Zoning Map from A-1: Agricultural Estate to PDD: Planned Development District to allow development of fifteen (15) dwelling units. The Master Development Plan for the PDD is included as Attachment A to the Staff Report.

The Master Development Plan provides for:

- Fifteen (15) single-family dwelling units.
- All access to be provided from NW 71st Street.
- A minimum lot size of 7500 square feet.
- A minimum distance between structures of 15 feet.
- Minimum setbacks for each house, including:
 - A 25 feet front setback,
 - 15 feet rear setback, and
 - 7.5 feet side setback.
- The maximum height of each dwelling to be 35 feet.

A dry retention area of approximately 0.7 acres will be located at the southeast corner of the development. A homeowners association will administer all common open space including lighting, entry signage, and common area trees and landscaping.

In addition to the rezoning, the applicant proposed to change the Broward Municipal Services District and Broward County Land Use Plan future land use designations of the site from Estate (1) Residential to Low (3) Residential. The Resilient Environment Department Local Planning Agency found the proposed Broward Municipal Services District future land use map amendment consistent with the Broward County Comprehensive Plan on July 19, 2023. The Broward County Planning Council recommended approval of the Broward County Land Use Plan amendment on November 30, 2023. Both the Broward Municipal Services District and Broward County Land Use Plan future land use map amendments are scheduled for consideration by the Board of County Commissioners. On January 23, 2024, the Board is scheduled to consider setting a public hearing on February

20, 2024. If the Board sets the public hearing, the items will be considered for adoption by the Board on February 20, 2024.

Ms. Cunniff entered the written Staff Report into the record as part of the public hearing and noted it includes the full background and details.

Ms. Cunniff stated that staff reviewed the proposed rezoning based upon the criteria included in Broward County's Zoning Code and made the following findings:

- An increase in the allowed density will help meet demand for new single-family houses.
- The proposed density is consistent and compatible with adjacent, nearby, and emerging development patterns.
- Any potential negative impacts to the environment or infrastructure will be mitigated through various permitting and licensing requirements.
- The proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition. Ms. Cunniff noted that this means the development is compatible with existing and surrounding land uses.
- The proposed PDD is not currently consistent with the Broward County Comprehensive Plan; however, if the proposed future land use map amendments are approved, the proposed PDD would be consistent.

Ms. Cunniff stated that the Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning is not currently consistent with the Broward County Comprehensive Plan. However, a Broward Municipal Services District Future Land Use Map amendment is proposed, which if approved, would cause the proposed rezoning to be consistent.

Ms. Chin requested the applicant to make a presentation. Denis Mele introduced himself. He noted that a future land use map amendment concerning the site was previously considered by the LPA. Mr. Mele gave a slide presentation that showed examples of single family homes built by the applicant. He showed the site and developments that surround the site. These include a shopping center to the south and a single-family development to the west built at a higher density than what is proposed. He stated they will offer 15 single-family homes, the size of which will vary from 3,500 to 4,800 square feet. He noted the site is in the Cocomar Water Control District and the drainage is being sized to meet their requirements.

Mr. Mele showed that the lot sizes of the proposed development will be larger than those of the surrounding development. The densities of the surrounding developments are all at least three (3) dwelling units per acre or higher. He also noted that surrounding developments that have been annexed into the City of Coconut Creek have densities of three (3) dwelling unit per acre or higher, except one that is 2.9 dwelling units per acre. Mr. Mele noted the open space within the vicinity.

Mr. Mele showed some photographs of the areas surrounding the site and noted that some property owners signed a petition to support the proposed amendment.

Ms. Chin requested public comments. Scott Stoudemire, Director of Sustainable Development for the City of Coconut Creek introduced himself. He noted the City objected to the land use plan amendment and objects to the rezoning. The City contends the density is incompatible with the area surrounding the site. He referenced a voluntary annexation of six lots that are adjacent to the site. The owners of the annexed properties wanted to maintain the rural character and an overlay district was created to maintain one (1) dwelling unit per acre. The City asserts that the proposed rezoning site should remain at one (1) dwelling unit per acre.

A resident asked whether the entrance and exit is from NW 71st Street. She is concerned the rezoning would change the traffic on NW 44th Terrace, a gravel street that is used by several cars per day. Mr. Mele noted the only access to the site would be from NW 71st Street.

Mr. Mele noted the surrounding developments that are all three dwelling units per acre or higher, were all once unincorporated, and were annexed into the City of Coconut Creek.

Ms. Chin noted the demand for affordable and workforce housing and that the prices of the proposed homes do not align with this demand. She asked Mr. Mele to speak to this issue. Mr. Mele noted it would be difficult to do affordable housing due to the small size of the subject site. He further noted that while there is a demand for affordable housing, there also is demand for single-family housing at various price points.

Upon a motion made by Lisa Wight, seconded by Michael Huneke, and unanimously approved, the Local Planning Agency accepted public comments and approved the staff recommendation.

4. Chapter 27-Code Amendment: 24-WRM1: Future Groundwater Conditions

Ms. Cunniff provided the staff presentation. The Resilient Environment Department was directed by the Board of County Commissioners to create and maintain a future conditions map series. This item amends the Broward County Code of Ordinances, Chapter 27-Pollution Control Code to incorporate several maps related to average wet season groundwater levels into Article V, Section 27-200.

Ms. Cunniff entered the written Staff Report into the record as part of the public hearing and noted it includes the full background and details. The maps will be used to ensure surface water management systems for new development and major redevelopment provide adequate flood and water quality protections. For existing projects, Plate WM 2.1 is currently used when calculating a design event. An updated Plate WM 2.1 is replacing the current Plate WM 2.1. The updated Plate WM 2.1 will be used when calculating a design event for existing projects.

Two new plates are being added:

- Plate WM 2.2 – 2060 Future Conditions Average Wet Season Groundwater Elevation Levels,
- Plate WM 2.3 – 2070 Future Conditions Average Wet Season Groundwater Elevation Levels.

The two new plates will be used in instances when:

- a new surface water management license is required,
- an existing site undergoes major redevelopment, or,
- an existing surface water management license is proposed for major modifications.

In each of these instances, the average wet season groundwater level will be determined through the use of either Plate WM 2.2 or WM 2.3, whichever is higher.

Ms. Cunniff stated that the Urban Planning Division staff reviewed the proposed code amendment for consistency with the Broward County Comprehensive Plan. Staff finds the proposed amendment is consistent with policies included in the Comprehensive Plan's Climate Change and Water Management elements. Staff also finds the proposed code amendment is consistent with strategies and policies in the Broward County Land Use Plan, as well as policies in the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Change Action Plan. Ms. Cunniff noted that the Resilient Environment Department staff also is here to answer any technical questions.

Ms. Cunniff stated that the Urban Planning Division staff recommends that the Local Planning Agency find the proposed amendment consistent with the Broward County Comprehensive Plan.

Mr. Saiphoo opened the public hearing. No public comments were offered. Mr. Saiphoo asked what the impetus for the amendment is. Dr. Gregory Mount, Assistant Chief Resilience Officer, stated that the amendment responds to requests from the Board of County Commissioners to use the best available information when considering future conditions. The proposed amendment is based on new models and new data.

A question was asked if the maps would impact construction or insurance. Dr. Mount stated that the new maps would impact surface water management licenses and may have an insurance benefit for new construction.

A question was asked if Miami-Dade and Palm Beach County has similar maps. Dr. Mount stated that the initiative to develop a future conditions map series was considered innovative when it was launched in 2017, but could not confirm the existence of similar initiatives.

Mr. Saiphoo asked about the timeframe for adoption. Dr. Mount stated the end of 2024 or early 2025.

Upon a motion made by Amede Dimonnay, seconded by Angela Chin, and unanimously approved, the Local Planning Agency found the proposed code amendment consistent with the Broward County Comprehensive Plan.

5. Public Comments: Non-Agenda Items

None.

6. Adjourn

Upon a motion made by Lisa Wight, seconded by Angela Chin, and unanimously approved, the meeting adjourned at 2:30pm.

January 10, 2024 Resilient Environment Department Urban Planning Division Local Planning Agency
 Attendee Sign-in Sheet

#	Name	Address	Phone Number	E-mail	Do you wish to speak?
1	DENNIS MELE	200 E. BROWARD BLVD. #1800 FT. L. 33301	954-527-2489	DENNIS.MELE@GHLA.GOV.COM	Y
2	Angela Chin	110 NE 3 St. #300 Ft. Lauderdale 33301	9-357-4919	achin@broward.org	✓
3	Jennifer Brown	Broward CAD	x 7118		
4	Amede Amannay	Broward EPA 7300 NW 44th Lane Coconut Creek FL 33073	579-1443 6463029971	Amannay@broward.org RENECYON7300@GMAIL.COM	✓
5	Caress Penelton	3921 SW 47th Ave P.A. Lauderdale, FL 33309	954-581-9000		
6	DANIEL SEAR	4800 W. Cogan's Rd Coconut Creek, FL	954-973678		Yes
7	Scott Stoudenmire	110 NW 3rd St #300 UNIVERSITY	954-3576679	wigwebroward.org DDELS@GHLA.GOV	
8	LISA WIGBT	1 UNIVERMITY	954-3576679		
9	DARBY DELSARCE	185 S Andrews Ave	954-515034	Smount@Broward.org	
10	Gregory Mount	540 Brickell Key Dr. MS02 Miami FL 33134	954-357-7016	dka@broward.org	X
11	Deanna Kalil	1 N. University Dr.	954-357-5657	hconniffe@broward.org	
12	Heather Conniff				

24-Z2: 17 NW 27th Avenue

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT**

**Rezoning 24-Z2: 17 NW 27th Avenue
Staff Report**

I. Rezoning Description.

A. Rezoning Details.

The Applicant proposes to rezone a site from RD-10: Duplex and attached one-family dwelling district and B3: Intense Commercial Business District to GP-1: Garden Park Neighborhood District and GP-2: Garden Park Corridor District, respectively. The approximately 1.71 net acre site is located in the Central County Community, on the west side of NW 27th Avenue, on the north side of NW 1st Street, on the east side of NW 27th Terrace, and south of NW 2nd Street (See Figures 1 and 2).

The Applicant's request is to rezone the property through the implementation of Broward County Land Use Plan (BCLUP) Policy 2.16.3 (POLICY). The POLICY provides for the allocation of residential density for projects that have an affordability component. (Attachment P). The Applicant's proposed project is for 100 affordable senior housing units. Affordability projects implemented by the POLICY do not require a land use amendment, however they do require a finding of compatibility by the Broward County Board of County Commissioners. Should the Board approve this rezoning request, any future development shall comply with all provisions of the POLICY.

Figure 1: General Location Map

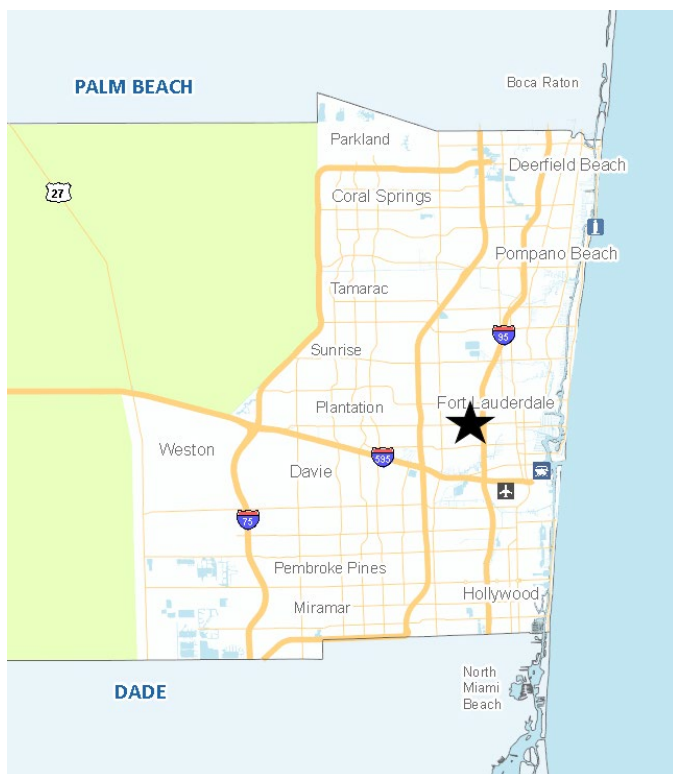


Figure 2: Proposed Rezoning Details

Site Location Map Central County (Attachment A)	North side of NW 1 st Street; East side of NW 27 th Terrace; South side of NW 2 nd Street; West side of NW 27 th Avenue.	
Effect of Rezoning	To provide up to 50 dwelling units per gross acre on the lots with Residential Land Use, and to Permit Residential on the lots with Commercial Land Use, provided the development complies with the POLICY.	
Size	1.71 net acres (2.27 gross acres).	
Existing Uses (Attachment B – Aerial Map)	Day Care/Nursery, Office, Retail, Multi-family, Single-family, Vacant	
Proposed Use	100 Affordable Multifamily Dwelling Units	
Current Zoning District (Attachment C)	RD-10: Duplex B-3: Intense Commercial Business District	
Proposed Zoning District (Attachment D)	GP-1: Garden Park Neighborhood District GP-2: Garden Park Corridor District	
BMSD Future Land Use Designation (Attachment E)	Low-Medium (10) Residential Commercial	
BCLUP Future Land Use Designation (Attachment F)	Low-Medium (10) Residential Commerce	
Commission District	District 8: Robert McKinzie	
Applicant/Agent	Landmark Development Corp.	
Property Owner	Loretta London, LLC	
Folio Numbers	NW 27th Terrace 504205131620 504205131640 504205131650 504205131651 504205131660	NW 27th Avenue 504205131780 504205131770 504205131760 504205131750 504205131730

B. Staff Recommendation

The Resilient Environment Department’s Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed rezoning consistent with the Broward County Comprehensive Plan.

C. Background

The subject site is located in the Boulevard Gardens neighborhood of the Central County Community. Attachment G includes a demographic profile. The property is an assemblage of ten (10) lots on approximately 1.71-acres. The site includes five (5) vacant parcels, a single-family home, multifamily residential, day care/nursery, office, and retail uses. The intent is to develop a 100-unit, affordable multifamily residential development. (See Figures 3, 4 and 5).

The Applicant proposes to construct an affordable senior living project consisting of two multifamily residential buildings. The building along NW 27th Terrace is proposed for

three (3) stories and the building along NW 27th Avenue is proposed for six (6) stories. All units will be:

- Deed restricted to low-income residents, defined as those earning 80% or less Broward County areas median income; and,
- Deed restricted for at least 80% of the units to be occupied by at least one person who is age 55 or older.

The deed restriction must be for 30 years as required by the POLICY. The net density of the proposed development would be 59 dwelling units per net acre, however, those portions of the property with a residential land use designation do not exceed 50 units per gross acres as provided by the POLICY.

Figure 3: Oblique Site View from the East



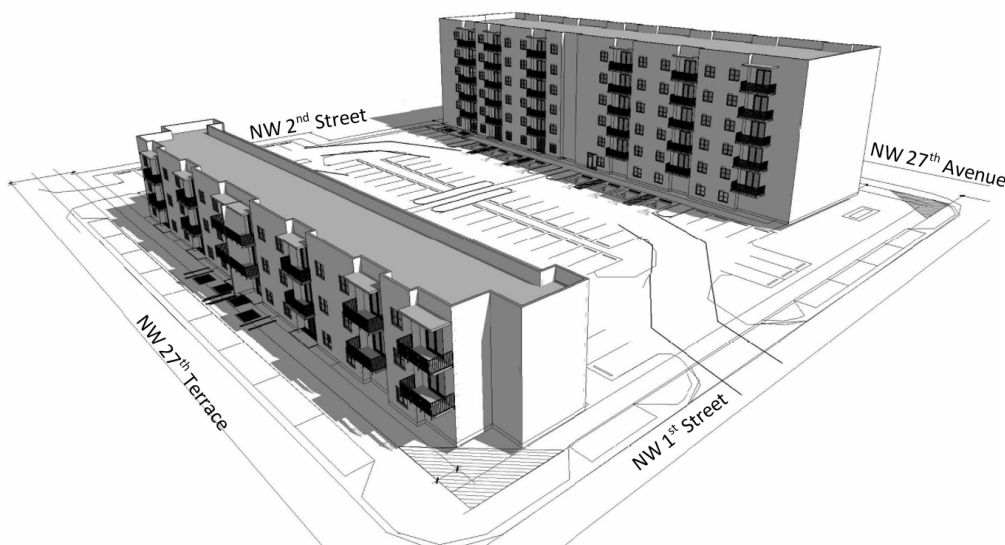
Source: Broward County Property Appraiser, 2023 Aerials.

Figure 4: Site Photographs



Source: Broward County Property Appraiser, 2023

Figure 5: Draft Conceptual Rendering (12/19/23)



Consistent with the intent of the Garden Park zoning districts:

- The GP-1 zoning district is proposed for the lots that front a local road (NW 27th Terrace) that are currently zoned RD-10 and have a land use designation of Low-Medium (10) Residential; and
- The GP-2 zoning district is proposed for the lots that front a collector road (NW 27th Avenue) that are currently zoned B-3 and have a land use designation of Commercial.

II. Summary of Evaluation Criteria.

The Broward County Zoning Code, Section 39-30 requires the Board of County Commissioners to consider eleven (11) factors when evaluating a rezoning request. These factors are addressed below.

A. Ambiguity/Error.

Staff finds that there is not an ambiguity or error.

B. Changing Conditions.

Broward County is nearly fully developed and population growth is expected to continue. (See Figure 6). Additional housing will primarily be achieved through urban infill and redevelopment of new multifamily housing. The BCLUP Policy 2.16.3 was adopted by the Broward County Board of County Commissioners to address future residential infill development.

Figure 6: Projected Additional Population

Broward County Population	1,944,375
Broward County Housing Units	860,329
Broward County Persons per Housing Unit	2.26
Proposed Additional Housing Units	100
Total Additional Population	226

Source: United States Census Bureau, 2020 Decennial Census

The site includes commercial uses along NW 27th Avenue. The area was first developed in the 1950s. The existing buildings are all over sixty years old and considered antiquated in comparison with current development. The interior of the neighborhood is characterized by single and multifamily housing interspersed by sporadic vacant lots. (See Figure 7).

Figure 7: Age of Structures

Folio	Year Built	Age
Lots Zoned RD-10 Proposed for GP-1)		
504205131660	Vacant	N/A
504205131651	Vacant	N/A
504205131650	Vacant	N/A
504205131640	Vacant	N/A
504205131620	1953	71
Lots Zoned B-3 Proposed for GP-2)		
504205131730	1960	64
504205131750	1958	66
504205131760	1963	61
504131205770	1952	72
504205131780	Vacant	N/A

Source: Broward County Property Appraiser, February 2024.

According to the 2022 Broward County Affordable Housing Needs Assessment, new multifamily housing development surpassed new single-family housing development between 2011 and 2012. The Study states that Broward County’s housing supply is aging with nearly 70 percent constructed prior to 1990. The study found that the Boulevard Gardens neighborhood, where the proposed rezoning site is located, had 487 housing units in 2020, of which 3.5% were multifamily.

The 2022 Broward County Affordable Housing Needs Assessment also indicates that Broward County has a rental unit supply gap of nearly 75,000 housing units for Low, Very Low, and Extremely Low-Income renter households. The Study further shows that while the South Florida Region gained rental housing in the \$1,250 per month and above cost between 2016 and 2020, it lost rental housing below \$1,250 per month.

The Broward County Affordable Housing Needs Assessment, September 2022, identifies low-income limits by the number of persons in the family:

Figure 8: Fort Lauderdale Metro Area – Low-Income by Persons in Family 80% Annual Median Income

1	2	3	4	5	6	7	8
\$50,800	\$58,050	\$65,300	\$72,550	\$78,400	\$84,200	\$90,000	\$95,800

Source: HUDuser.gov; FY 2022 Income Limits Summary

The Broward County Comprehensive Plan’s Broward Municipal Services District Land Use and Community Planning Element identifies the need to redevelop commercial corridors that are characterized by small lots, fragmented ownership, and high vacancy

rates. The proposed rezoning is an assemblage of ten lots, five are vacant. The five developed lots are occupied by buildings constructed between 1952 and 1963 that are now between 64 and 72 years old. The existing development pattern is obsolete.

Staff finds the proposed rezoning will:

- *Allow urban infill and redevelopment consistent with the intents and purposes of the GP-1 and GP-2 zoning districts;*
- *Facilitate a cohesive development of multifamily, affordable housing development, in which 80% of the units must be occupied by at least one person age 55 or older.*

C. Applicant Testimony.

Verbal and written testimony from the applicant will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

D. Staff Recommendation.

See Section I.B.-Staff Recommendation

E. Public Testimony

Verbal and written testimony from the public will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

F. Consistency with Goals, Objectives (GOP), and Policies of the Broward County Comprehensive Plan.

1. Broward Municipal Services District Element

Goal BMSD 1, Policies BMSD 1.1.5, BMSD 1.1.6, BMSD 1.1.7, BMSD 1.1.9, 1.1.10, Goal MSD 2, Objective BMSD 2.1-Planning and Redevelopment, Policy BMSD 2.1.1, Policy BMSD 2.1.7, Policy BMSD 2.1.10, Policy BMSD 2.1.17, Policy BMSD 2.1.28, Policy BMSD 4.1.4, Policy BMSD 4.5.4.

2. Housing Element

Housing Element Goal; Objectives H1, H2; Policies, H1.3, H1.5, H1.7, H2.6., BCLUP Policy 2.16.3. (See Attachment H)

The application indicates that all 100 dwelling units will be deed restricted to low-income residents and 80% of the units must be occupied by at least one person age 55 or older. Rezoning the property shall require any subsequent development to be to comply with affordability requirements of the POLICY for a minimum of thirty (30) years. This requirement shall be recorded as a restrictive covenant on the property in the public records of Broward County, Florida.

The applicant submitted a draft conceptual site plan dated December 19, 2023, that proposes 71 dwelling units on the B-3 portion of the site that is proposed for GP-1 and 19 dwelling units on the RD-10 portion of the site that is proposed for GP-2. The applicant has requested a total of 100 units, ten more than shown on the draft conceptual site plan.

Figure 9: Density per Conceptual Site Plan Dated 12/19/23

Current Zoning	Units Allowed	Proposed Zoning	Units Proposed	Net Acres	Proposed Density
RD-10	8.3	GP-2	19	0.83	23
B-3	0	GP-1	71	0.88	80
Total			90	1.71	52

The applicant is advised of the following:

1. The voluntary commitment to provide age-restricted, affordable housing units is subject to the execution and recordation of two (2) separate agreements with Broward County, acceptable to the County Attorney’s Office, one that restricts the additional 100 dwelling units as low-income affordable housing units for a period of 30 years and the other designating at least 80% of the proposed units for residents 55 years of age or older.
2. Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.16.3. residential density is subject to the following:
 - a. Land having BCLUP Low-Medium (10) Residential future land use designation shall not exceed a residential density of fifty (50) dwelling units per acre.
 - b. Land having BCLUP Commerce designation, shall not have a maximum density.
3. Projects certified as very low or low-income housing projects are eligible for 100% waiver of County park impact and transportation concurrency fees. Projects certified as low or very low may also be eligible for a full waiver of school impact fees, up to \$50,000 per project, if approved by the School Board of Broward County. To obtain the fee waiver, a Declaration of Restrictive Covenant for Affordable Housing must be applied to the property that ensure the rental units will be affordable for at least 20 years.

3. Other Comprehensive Plan Elements

- a. Recreation and Open Space Element: Objective R3 and Policy R3.2 that address local and regional park level-of-service standards.
- b. Solid Waste Element: Objective 6.3, Policy 6.3.1 that address solid waste disposal level-of-service standards.
- c. Transportation Element:
 - Policy T1.1.11 that addresses coordinating multi-modal use rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development.
 - Policy T2.2.4 that addresses:
 - Locating residential densities greater than ten dwelling units per acre with adequate access to major and minor arterials roadways, expressways, and public transit routes.
 - Designating sufficient acreage on the BMSD Comprehensive Plan Map Series to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30-minute commute to employment.
 - Objective 2.4 that addresses analyzing impacts from land use changes based on a context-sensitive methodology.

d. Water Management Element:

- Policies WM 3.1 and WM 3.2 that provide for adequate potable water and sanitary sewer facilities.
- Policy WM 3.14 that provides for the protection of water quality and adequate storm water management.
- Policy WM 3.15 that requires applications for future land use map amendments in flood prone areas to be served by adequate storm water management and drainage facilities.
- Policy WM 4.2 that requires Broward County to continue to coordinate the provision of potable water and sanitary sewer facilities through agreement with municipalities.

Staff finds the rezoning is consistent with the goals, objectives, and policies of the Broward County Comprehensive Plan and notes additional applicable goals, objectives, and policies are referenced throughout the comments from the various review agencies.

G. Comprehensive Plan Consistency-Densities, Intensities, and General Uses.

Staff finds the rezoning is consistent with the bonus density provisions set forth in Broward County Land Use Plan Policy 2.16.3 and general uses set forth in the Low-Medium (10) Residential and Commercial future land use designations of Broward County Comprehensive Plan’s Broward Municipal Services District Element.

H. Environmental and Historic Resources.

The proposed application was reviewed for impacts to environmental and historic resources and archaeological resources (See Attachments I and J).

Figure 10: Environmental Conditions

Type	Impact
Contaminated Sites within ¼-mile	The subject site is located within ¼ mile of two (2) contaminated sites. Any dewatering requires approval of a Dewatering Plan from the Environmental Permitting Division.
Active Solid Waste Facilities within one (1) mile	One (1) No Impact.
Wetlands	None.
FEMA Special Flood Area Hazard	Yes – Zone VE. The required Case Floor Elevation is 8 feet NAVD. A Broward County Surface Water Management License and Environmental resource Permit is required.
Upland Resources	Broward County Tree Removal License is required to remove or relocate trees.
Hazardous Material Facilities/Storage Tanks within ¼ mile	Fifteen (15). Hazardous materials can leak and travel through the soil and underground and contaminate drinking water source.
Wellfield Zone of Influence	No.
SARA Title III Facilities within ¼ mile	One (1)
Air Permitted facilities within ½ mile	One (1)
Facilities with potential odor or noise problems	None.

Type	Impact
Specially Designated Areas	None.
Protected Natural Lands	None.
Marine and Riverine Resources	None.
Priority Planning Areas for Sea Level Rise	None.
Water Recharge Capability	No impact (Decrease in water recharge capabilities expected to be insignificant)
Potable Water Impact	None.

Certain activities may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Staff encourages the following:

1. *Air quality measures are recommended, such as promoting use of transit, ridesharing, alternative fuel vehicles and infrastructure, bikeways and bicycle storage facilities, and pedestrian-friendly designs that include native shade trees.*
2. *Use Broward County’s preferred lighting standards to minimize sky glow and lighting disturbance of wildlife.*
3. *Consider recommendation of Broward County’s Climate Change Action Plan throughout the development process.*
4. *Coordinate development with the NatureScape Broward Program.*

Staff finds that compliance with various environmental licensing and permitting requirements will mitigate any potential negative environmental impacts.

I. Infrastructure Capacity.

The proposed rezoning site is served by the full complement of urban services. (See Attachments K to O).

Staff finds that infrastructure capacity is expected to be available to serve the rezoning site.

J. Compatibility of Existing and Proposed Uses.

Compatibility is “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding uses.

The Comprehensive Plan’s Broward Municipal Services District Element Policy BMSD 1.1.7 states that “future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.”

Figure 11: Site and Surrounding Land Uses

Location	Existing Land Use	Allowed Density	Current Zoning	Current BMSD Future Land Use	Current Future Land Use-BCLUP
Subject Site	Commercial plaza (Auto parts store, restaurant), Vacant, Single-family	Not applicable	B-3: Intense Commercial Business	Commercial	Commerce
North	Vacant, Multi-family residential	Ten (10) du/acre	RD-10: Duplex/Attached One-Family, B-3: General Commercial Business	Low-Medium (10) Residential, Commercial	Low-Medium (10) Residential, Commerce
East	Broward County Public Safety Complex	Not applicable	CF: Community Facilities	Industrial	Commerce
South	Auto parts, Fast food w/ drive-through, Billboard	Not applicable	B-2: General Commercial Business	Commercial	Commerce
West	Single-family residential, duplex	Ten (10) du/acre	RD-10: Duplex/Attached One-Family	Low-Medium (10) Residential	Low-Medium (10) Residential

The site occupies approximately two-thirds of an underdeveloped block that is comprised of vacant lots and dissimilar land uses (i.e. auto parts store, restaurant, multi-family, single-family, day care/nursery, office).

The site fronts a four-lane divided collector roadway, with a 94 feet right-of-way. The lot sizes range from 3,145 square feet to 14,207 square feet. It is difficult to accommodate development consistent with requirements for parking, yards, setbacks, compatibility, and other development criteria due to the small lot sizes.

Figure 12: Existing Development Data

Folio	Dwelling Units	Total Buildings	Building Square Feet	Lot Size
Lots Zoned RD-10 (Proposed for GP-1)				
504205131620	1	1	648	9,002
504205131640	0	0	0	9,002
504205131650	0	0	0	6,001
504205131651	0	0	0	6,001
504205131660	0	0	0	6,001
Subtotal	1	1	648	36,007
Lots Zoned B-3 (Proposed for GP-2)				
504205131780	0	0	0	3,415
504205131770	8	1	2,710	6,878
504205131760	0	1	2,400	6,942
504205131750	0	1	4,245	7,007
504205131730	0	1	1,800	14,207
Subtotal	8	4	11,155	38,449
Total	9	5	11,803	74,456

Source: Broward County Property Appraiser, February 2024

The surrounding existing and planned land uses follow a traditional step-down land use pattern, with more intense residential, community facility, and commercial uses located along the primary transportation corridors of NW 27th Avenue and Broward Boulevard. Consistent with this traditional step-down land use pattern, the proposed rezoning applies the more intense GP-2 district along NW 27th Avenue, with the less intense GP-1 district along NW 27 Terrace, thus providing a step-down district as a transition to the neighborhood.

The GP-1 District will be located across the street from an RD-10 District. The RD-10 District allows a height of 35 feet, while the GP-1 District allows a building height of 40 feet. The additional five (5) feet of height is expected to have a minimal impact since the buildings within each district are expected to be separated by approximately 83 feet. The 83 feet separation includes the 50 feet right-of-way for NW 27th Terrace, the 15 feet setback required by the GP-1 district, and the 18 feet setback of the RD-10 district.

Figure 13: Selected Zoning District Requirements

Standard	Zoning District			
	GP-2	GP-1	B-3	RD-10
Height and Stories				
Maximum Height	70'	40'	35'	35'
Minimum Stories	2	N/A	1	1
Maximum Stories	5	N/A	N/A	2
Active Roof Top Uses Allowed	Yes	Yes	No	No
Minimum Dwelling Unit Floor Area	400 sq. ft. minimum with average of 600 sq. ft.	400 sq. ft. minimum with average of 600 sq. ft.	400 sq. ft. minimum (accessory)	800 sq. ft.

Standard	Zoning District			
Maximum Lot Coverage	As permitted by setbacks	40%	35%	40% (65% when Single-family)

Staff finds the proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

K. Oceanfront Properties Considerations.

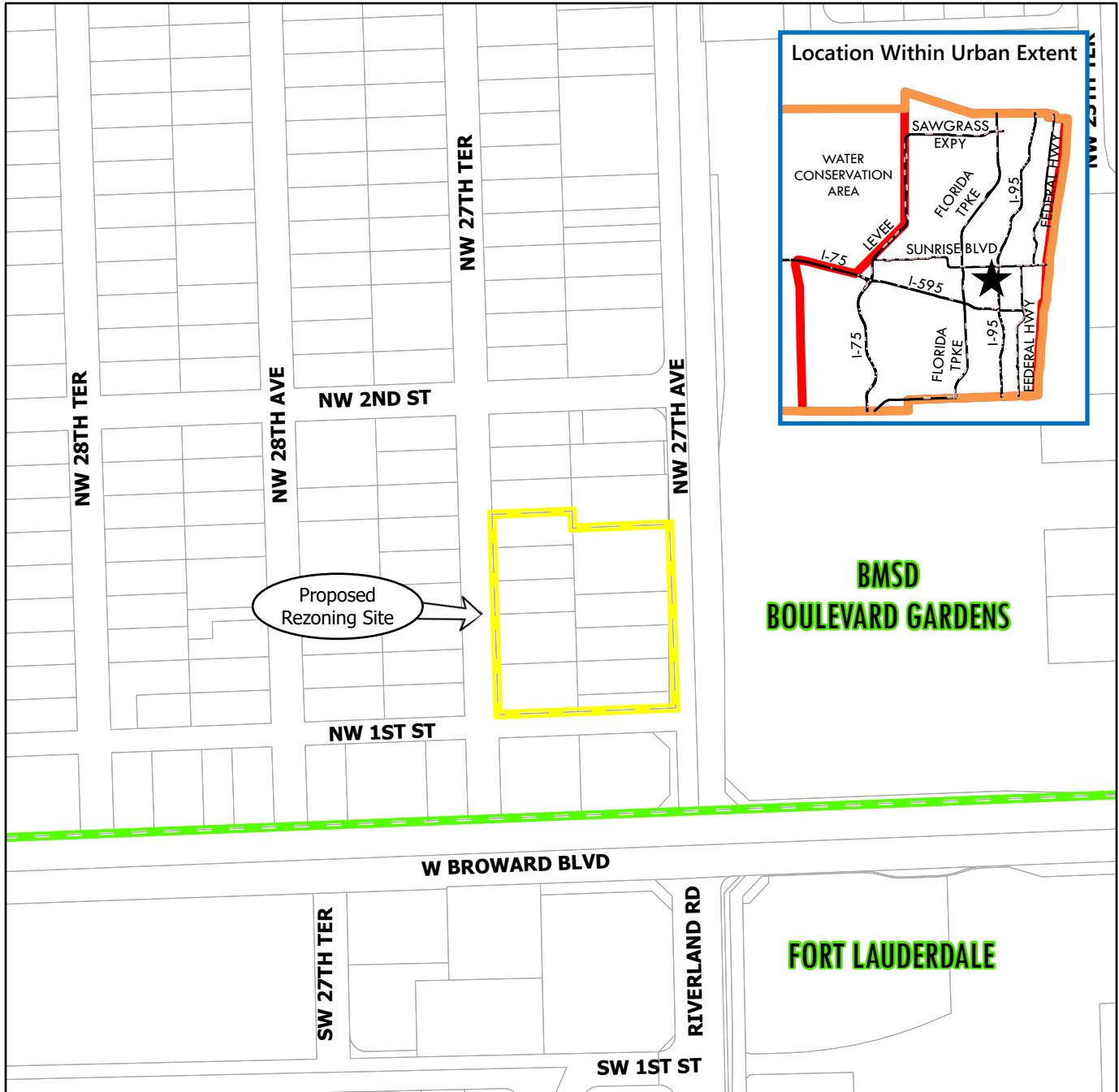
Not applicable.

III. Attachments (See Exhibit 2)

- Attachment A: Site Location Map
- Attachment B: Aerial Map
- Attachment C: Current Zoning Map
- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Broward County Land Use Plan Future Land Use Map
- Attachment G: Demographic Profile – Boulevard Gardens
- Attachment H: Housing Comments
- Attachment I: Environmental Resources Comments
- Attachment J: Historic and Archaeological Resources Comments
- Attachment K: Potable and Wastewater Comments
- Attachment L: Drainage Comments
- Attachment M: Complete Streets Comments
- Attachment N: School Consistency Review
- Attachment O: Recreation and Open Space Comments
- Attachment P: Broward County Land Use Plan Policy 2.16.3








Rezoning 24-Z2 Site Location Map

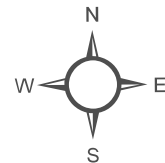


**BMSD
BOULEVARD GARDENS**

FORT LAUDERDALE

-  Municipal Boundary
-  Broward County Urban Extent Boundary
-  Broward County Boundary
-  Site: 17 NW 27th Ave

 Site Location Within Urban Extent

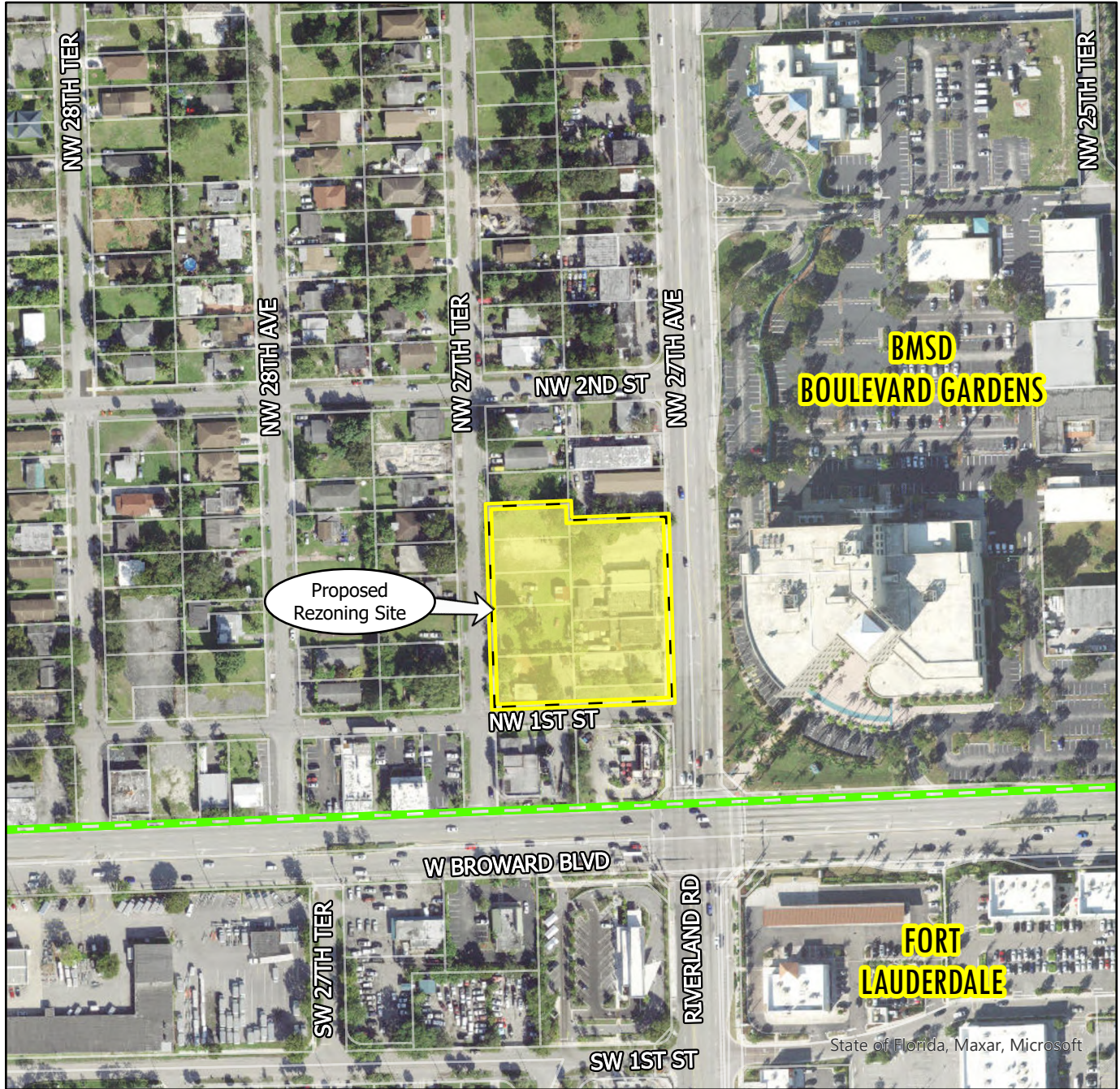




Prepared by: Urban Planning Division
Resilient Environment Department

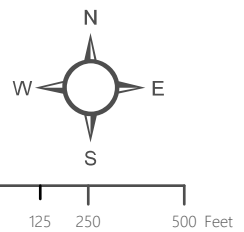
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Rezoning 24-Z2 Aerial Map

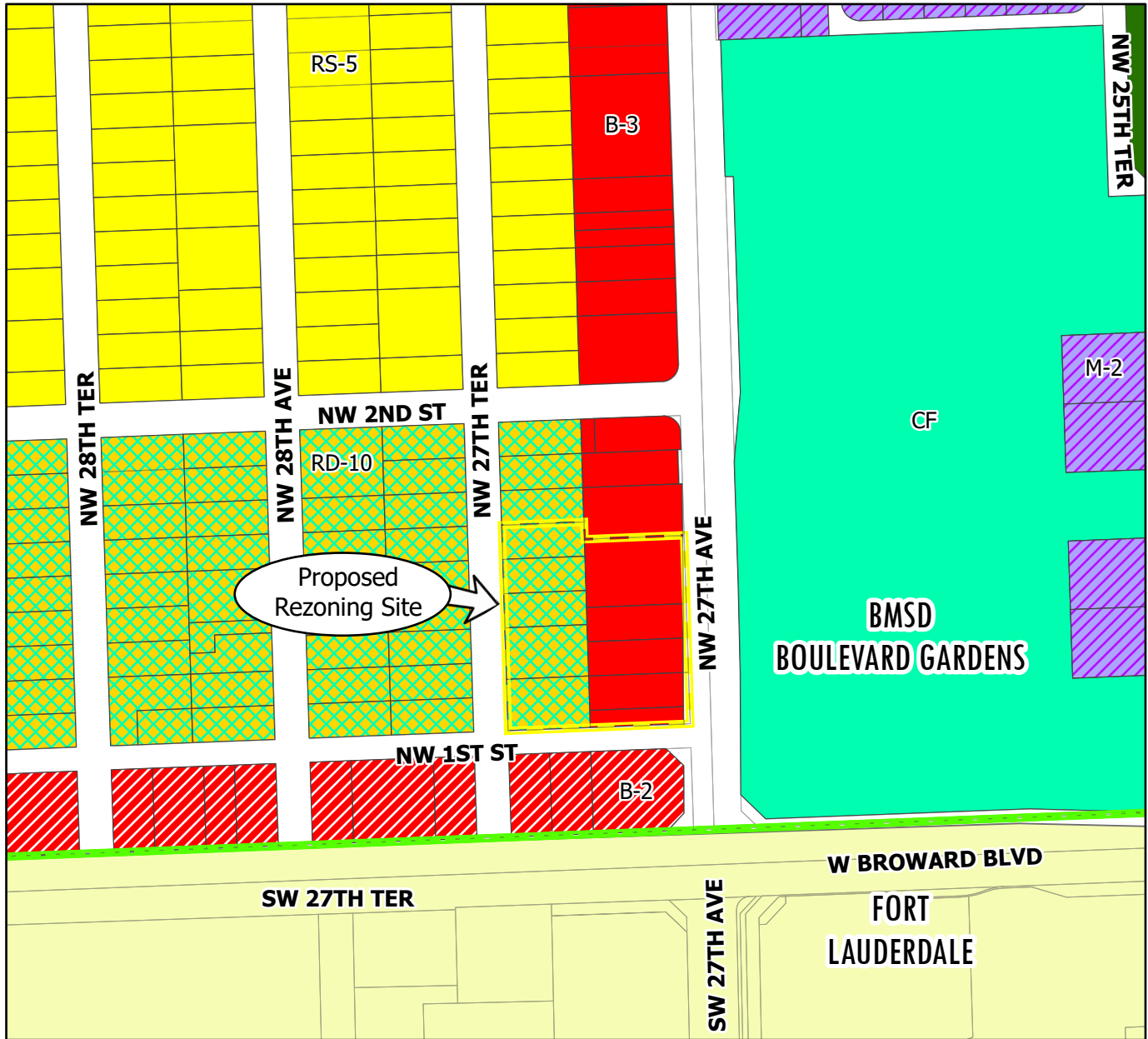


-  Municipal_Boundary
-  Site: 17 NW 27th Ave

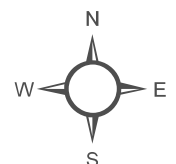




Rezoning 24-Z2
Current Zoning



- Site: 17 NW 27th Ave
- Municipal_Boundary
- Fort Lauderdale Zoning - North West Regional Activity Center
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation

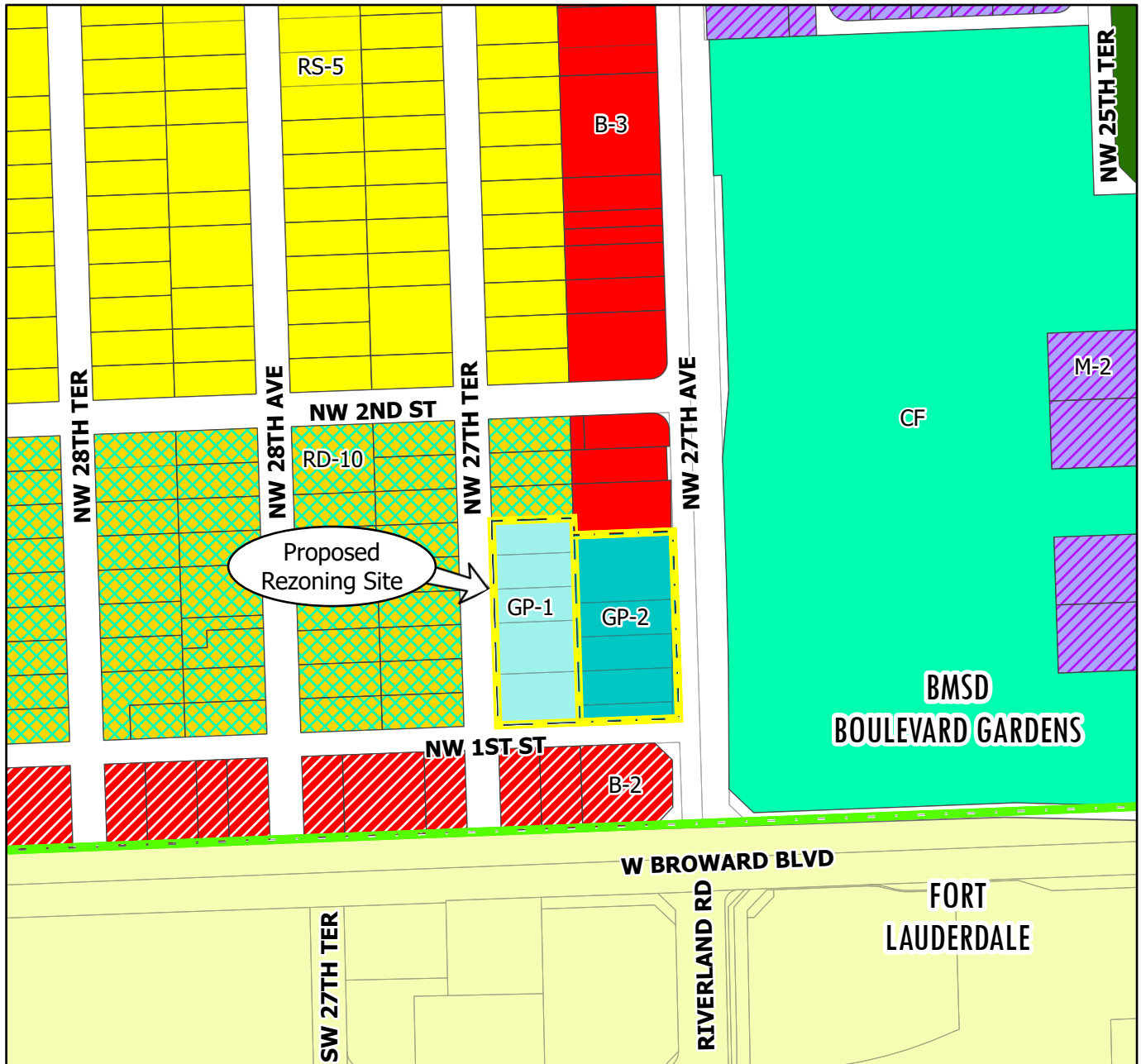


Prepared by: Urban Planning Division
Resilient Environment Department

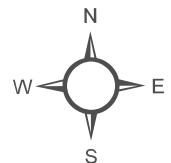
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Rezoning 24-Z2 Proposed Zoning



- Municipal_Boundary
- Site: 17 NW 27th Ave
- Fort Lauderdale Zoning - North West Regional Activity Center
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation
- GP-1: Garden Park Neighborhood
- GP-2: Garden Park Corridor

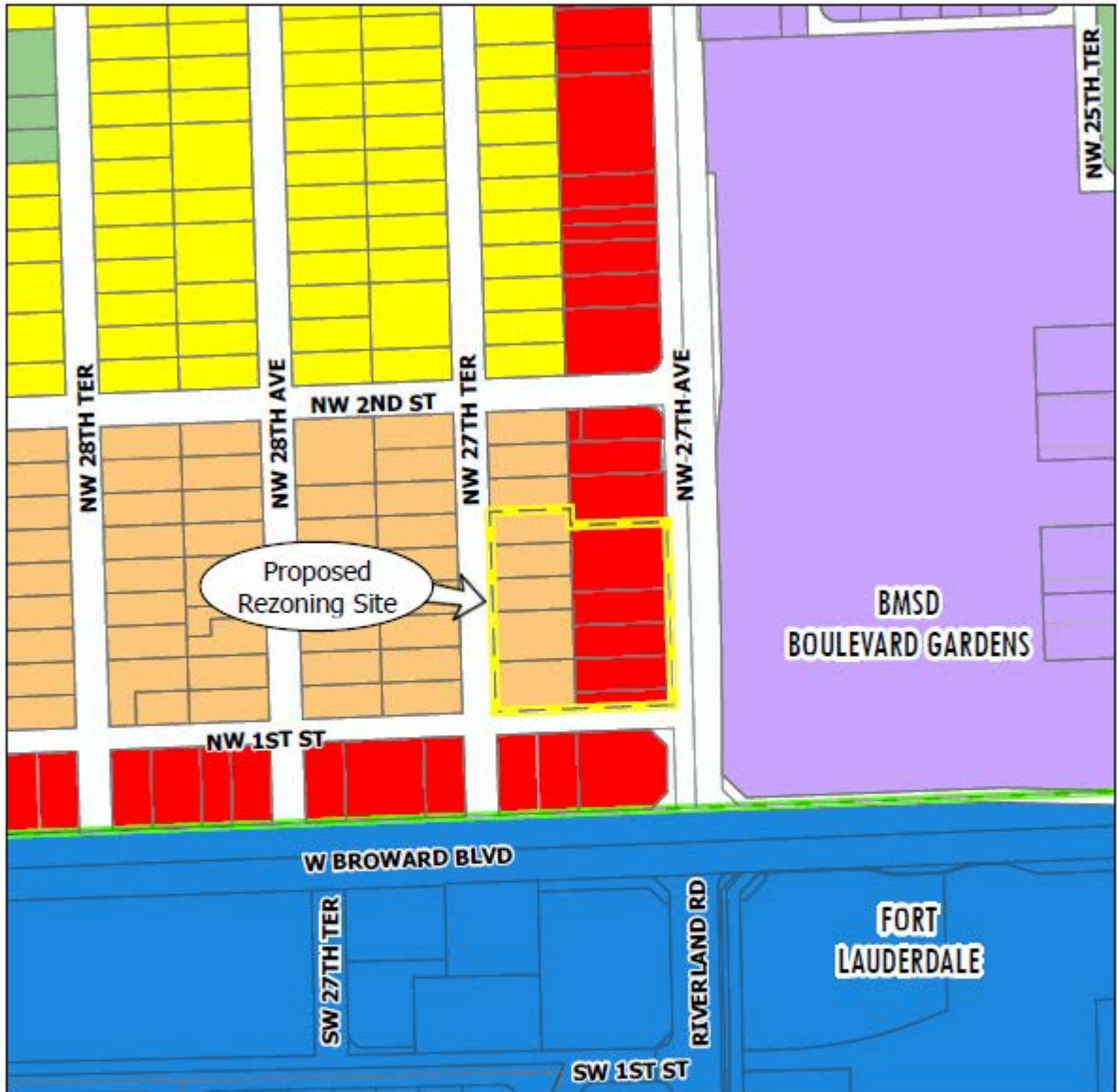


Prepared by: Urban Planning Division
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.



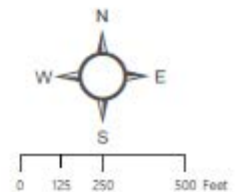
Rezoning 24-Z2 Broward Municipal Services District Future Land Use



-  Site: 17 NW 27th Ave
-  Municipal_Boundary
-  Fort Lauderdale - Regional Activity Center
-  Low (5) Residential
-  Low-Medium (10) Residential
-  Commercial
-  Industrial
-  Recreation & Open Space
-  Right of Way

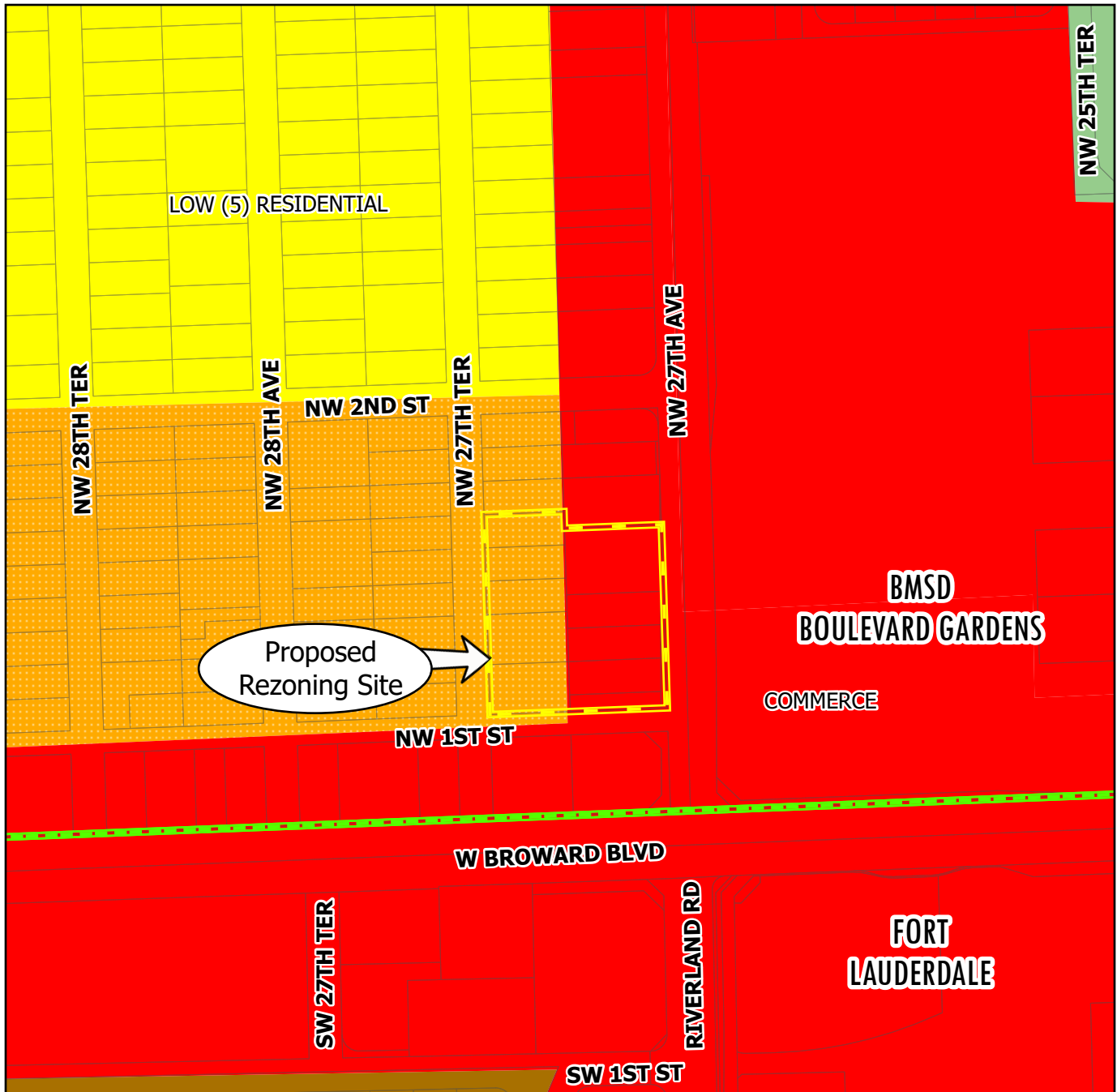
Prepared by: Urban Planning Division
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.





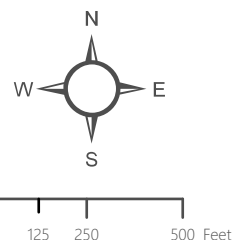
Rezoning 24-Z2 Broward County Land Use Plan Future Land Use

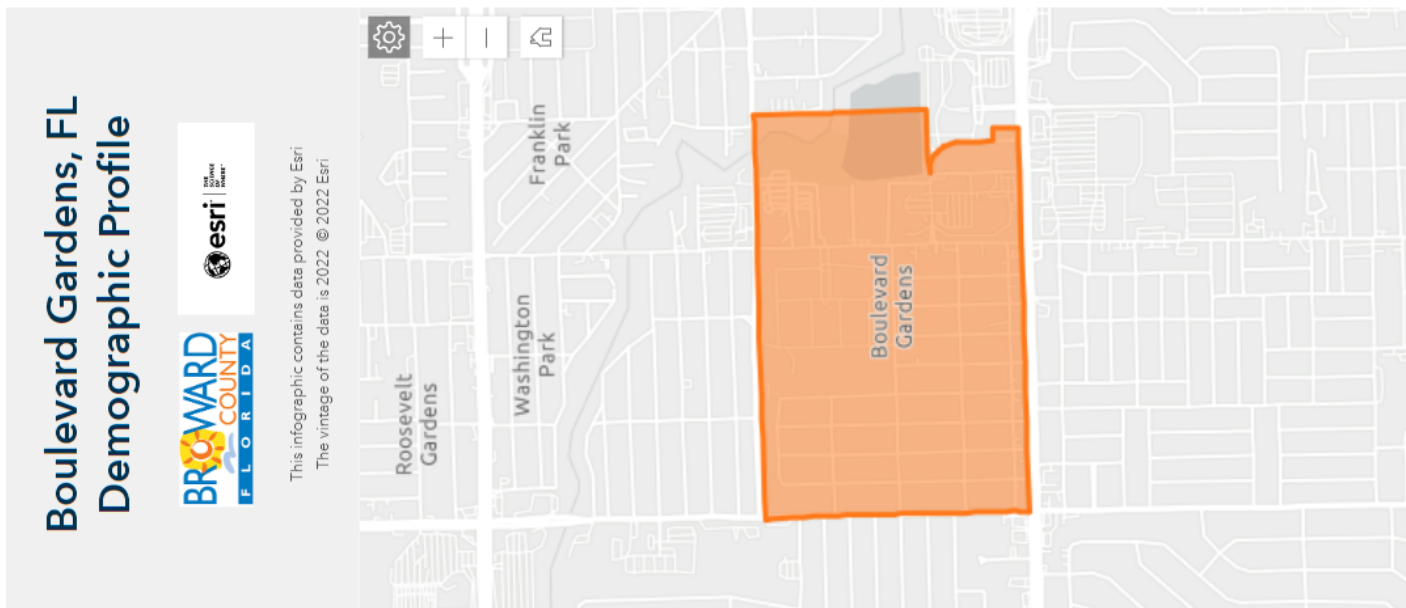


- Site: 17 NW 27th Ave
- Municipal_Boundary

- Recreation and Open Space
- Low (5) Residential
- Low-Medium (10) Residential
- Medium-High (25) Residential
- Commerce

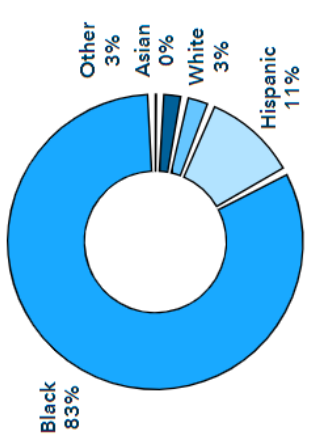
Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



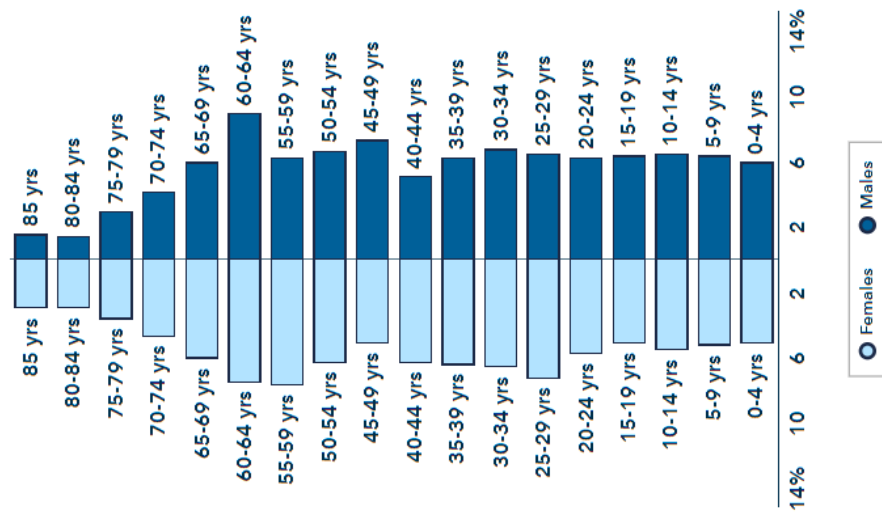


	1,466	Total Population		430	Total Households
	731	Male		263	Homeowners
	746	Female		167	Renters
	\$187,298	Median Home Value		32	Wealth Index
	\$43,351	Median Household Income		114	Housing Affordability
	12.1%	Unemployment Rate		43	Diversity Index

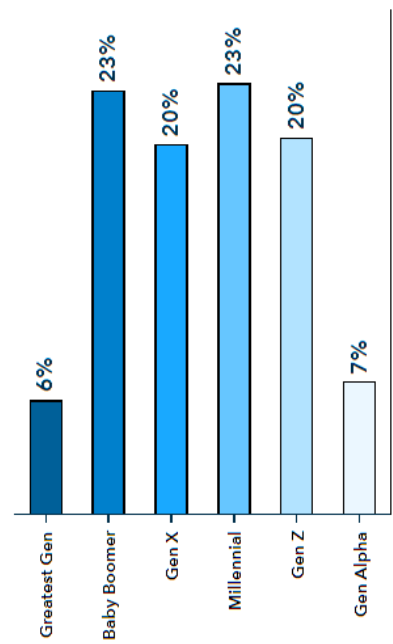
Race & Ethnicity



Population by Age



Population by Generation



REZONING APPLICATION 24-Z2 – BMSD
Comments Due: February 22, 2024

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning application 24-Z2. The subject site comprises approximately 1.71 acres and is in the Broward Municipal Services District (BMSD).

The amendment proposes:

Existing Designation: 0.88 Low-Medium (10) Residential
0.83 acres of Commercial

Proposed Designation: 0.88 acres of Garden Park Corridor District (GP-2)
0.83 acres of Garden Park Neighborhood District (GP-1)

Estimated Net Effect: **Addition of 92 Dwelling Units**

[A total of eight (8) dwelling units are currently permitted by the Broward County Land Use Plan; this request represents an increase of 92 dwelling units for a total of 100 dwelling units.]

Reduction of 0.83 acres of Residential duplex and attached one-family dwelling districts (RS-10)

Reduction of 0.88 acres of Intense Commercial Business District (B-3)

Affordable Housing

The Urban Planning Division (UPD) staff reviewed the application and determined that it is not subject the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed amendment will add less than 100 units to the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of eight (8) residential units are currently permitted by the BCLUP. This request represents an increase of 92 dwelling units; therefore, it is not subject to Policy 2.16.2.

The proposed development is within the Boulevard Gardens neighborhood of the Broward Municipal Services District (BMSD) and is a part of the Central County CRA. The applicant states that this request implements various policies and strategies of the Broward County's Comprehensive Plan BMSD Element, such as assisting Central County

REZONING APPLICATION 24-Z2 – BMSD
Comments Due: February 22, 2024

residents with securing affordable housing and utilizing the Affordable Housing Density Bonus Program.

The Comprehensive Plan Housing Element addresses the County’s desire to provide an adequate supply of housing opportunities countywide, by offering current and future residents with innovative choices in housing type, affordability, and sustainable design standards for all income levels. Staff has determined that this application supports the following Goal, Objectives and Policies of the Broward County Housing Element:

GOAL – Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

OBJECTIVE H1– Provide, Preserve and Maintain Affordable Housing

Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.

POLICY H1.3 Broward County shall continue to maintain land development codes that reduce the cost of new housing units affordable to very low, low, and moderate-income households through waiver of impact, concurrency, and application fees for projects that:

1. Designate dwelling units for very low and low incomes;
2. Dedicate land for affordable housing;
3. Dedicate money in lieu of land or designate dwelling units for very low and low income;
4. Allocate flexibility units; and
5. Use density bonuses.

POLICY H1.5 Broward County shall facilitate the development of very low, low, and moderate-income housing on sites within a ¼ mile walking distance to premium transit, employment, and educational opportunities through the County’s “Affordable Housing Density Bonus Program.”

POLICY H1.7 Broward County shall support the affordable housing requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document for amendments to the BCLUP which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP.

OBJECTIVE H2 – Address Homelessness Through Affordable Housing

Recognize and address the needs of its present and future homeless populations by implementing strategies set forth in the “A Way Home Plan” Broward County’s Ten-Year Plan to End Homelessness.”

REZONING APPLICATION 24-Z2 – BMSD
Comments Due: February 22, 2024

POLICY H2.6 Broward County shall encourage converting and/or developing vacant, underutilized, or surplus lands and properties into affordable housing, including single rooms intended for occupancy as separate living quarters, at appropriate locations.

Although Policy 2.16.2 does not apply to this project, the applicant states that the proposed 100 dwelling units will be restricted to low-income affordable housing units. Further, at least 80% of the units will be occupied by persons 55 years of age or older. The applicant is advised that the voluntary commitment to provide age-restricted, affordable housing units is subject to the execution and recordation of two (2) separate agreements with Broward County, acceptable to the County Attorney's Office, one of restricts the additional 100 dwelling units as low-income affordable housing units for a period of 30 years and the other designating at least 80% of the proposed units to residents 55 years of age or older.

SMC:HEC

Attachment I

Resilient Environment Department (RED)

Review and Comments on

Proposed Broward County Re- zoning

For: Broward County Urban Planning Division

Applicant: Nicole Rojo

Petition No: 24-Z2

Jurisdiction: Broward Municipal Services District (BMSD)

Size: 1.71 ACRES

Existing Land Use Designation: Low-Medium (10) Residential; (RD-10-Duplex/Attached one-Family, 10 units per acre). Commercial (B3).

Current Future Land Use Designation: Low-Medium Residential (GP-1)/ Commerce (GP-2).

Effect of Proposed Change: The proposed rezoning facilitates 100 units or less, elderly low-income apartments.

Location: Boulevard Gardens 10-110 NW 27th Terrace and 9-17 NW 27th Avenue. Folio number 504205131780, 504205131620, 504205131770, 504205131750, 504205131760, 504205131730, 504205131651, 504205131640, 504205131660, and 504205131650.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?

No Yes _____

Type and extent of contamination: N/A

IS THE SUBJECT PROPERTY WITHIN 1/4 MILE OF A KNOWN CONTAMINATED SITE?

No _____ Yes _____

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **two (2)** listed contaminated site that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Furthermore, since the subject plat is within one-quarter mile of known contaminated sites, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (DV 3/5/24)

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

IS THE SUBJECT PROPERTY WITHIN ONE MILE OF A SOLID WASTE FACILITY?

No _____ Yes _____ (If yes, please include location map and explain)

There is one (1) active solid waste facility located within one mile of the proposed amendment location. (AR 2/22/2024)

COULD ENVIRONMENTAL FACTORS (CONTAMINATION, 302 FACILITIES, SOLID WASTE FACILITIES) HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes _____

If yes, please explain:

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

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no wetland concerns at this location.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

IS THE SUBJECT PROPERTY WITHIN A FEMA SPECIAL FLOOD HAZARD AREA?

No Yes - If yes, please explain: Properties are located in a VE Zone. FEMA 2014 and 2024 have a BFE = 8 ft NAVD

Any future redevelopment on these properties will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

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

1. Meet the permitted criteria or Pre-vs-Post analysis including
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Attenuation Requirement - 25-yr, 3-day
 - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA, Broward County 100-yr,3-day flood map elevation, Broward County Future Conditions 100 yr flood map and site specific 100-yr,3-day (zero discharge) peak stage.
3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.

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

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are fifteen (15) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the fifteen (15) facilities, twelve (12) are hazardous material facilities, one (1) storage tank facility and two (2) hazardous material and storage tank facility. (VP 02/21/24)

IS THE SUBJECT PROPERTY IN CLOSE PROXIMITY TO OR DOES IT CONTAIN A KNOWN HAZARDOUS MATERIAL FACILITY?

No _____ Yes -

(If yes, please include location map and explain)

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes -

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not adjacent to, or within ¼ mile within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VP 02/21/24)

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No Yes _____

If yes, identify which zone:

COULD THE ENVIRONMENT (e.g., WELLFIELD ZONES) BE IMPACTED BY THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes -

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is one (1) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 02/21/24)

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways as well as bike storage facilities, and the use of pedestrian-friendly designs which would include native tree shaded areas.

There is one (1) air permitted facility located within half a mile of the proposed rezoning site, which has not had air quality complaints. There are no facilities in the area with existing or potential odor or noise problems. (AR 2/16/2024)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3, and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

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

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and

management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed rezoning site(s) does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project.

The proposed rezoning request is not expected to have an impact on marine or riverine resources related to CP Objective CM4 and Policies C.7.6, C.7.7, C.7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.9, 3.3.12.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed rezoning request. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Comprehensive Plan Policy C.7.6 and Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed rezoning property is not along the coast.

Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise

Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners. The Resilient Environment Department asks that the applicant take those actions into consideration through the application, design, permitting and construction process. The Department asks that the Applicant strongly consider CCAP Actions not limited to HC 26, HC 30, HC 34, NS 124; and RCAP Recommendations and Strategies not limited to PH-3.1, PH-3.3, WS-17.1 shall be considered by the applicant.

The Resilient Environment Department also recommends review of the Future Conditions Map Series (Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map, and Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map), and their use as required by Broward County Code of Ordinances for permitting and design of the proposed site. The projections for future flooding and ground water elevations enhances the risk of this property and its intended life span and should be thoughtfully considered during the design and permitting process so that resilient construction is ensured.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:

No Impact X
Increase _____ Decrease X in Water Recharge Capabilities

Please explain: The proposed rezone allows for 82.9 percentage of impervious area on the property. Based on current and proposed rezoning designations, the development resulting from the proposed rezone designation could potentially result in an increase of 15.4% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON POTABLE WATER:

No Impact x

Increase _____ Decrease _____ in Potable Water Demand:



Attachment J

Coastal Archaeology & History Research, Inc.

Cultural Resource Consulting

Thursday, February 22, 2024

Heather Cunniff
Planning Section Supervisor,
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
954-357-5657

Re: Comments for Rezoning - Historical Review
Application 24-Z2
BCPA ID#: 504205131780, -620, -770, -750, -760, -730, -651, -640, -660, -650.

Dear Heather Cunniff.,

I have had an opportunity to review materials relative to Rezoning Application 24-Z2, Broward County property folio(s): 504205131780, -620, -770, -750, -760, -730, -651, -640, -660, -650.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, Florida 33301
Tel.: (954) 357-9731
Email: referrer@broward.org

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

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

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew A. DeFelice, M.A., President
Coastal Archaeology & History Research, Inc.

In capacity as:

County Archaeological Consultant
Planning and Development Management Division
115 S. Andrews Ave, Room 329K
Fort Lauderdale, Florida 33301
Tel.: (954) 357-5506
Email: mdefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Planning and Development Management Division



PROJECT ADDRESS: 17 NW 27th Ave

Date request was received: 1/16/2024

DRC CASE#: N/A

Project Name: 17 NW 27th Ave

IF NO DRC CASE NUMBER PROVIDED, WATER & SEWER AVAILABILITY LETTER TO BE PROVIDED UPON PAYMENT OF ENCLOSED A/R INVOICE.

*******IMPORTANT INFORMATION*******

The following analysis is only VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. After which point, a reanalysis must be conducted to ensure adequate availability for projects.

- Water and Sanitary Sewer Capacity Allocation Letter (Small Project)\$1018
- Modifications to small project that require capacity re-analysis.....\$1018
- Water and Sanitary Sewer Capacity Allocation Letter (Large Project)\$2,544
- Modifications to large project that require capacity re-analysis.....\$2,544
- Revision.....\$0

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





January 30, 2024

Nicole Rojo
Landmark Development Corp.
3050 Biscayne Blvd. Suite 300
Miami FL, 33137

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
17 NW 27th Ave – DRC Case No. N/A
17 NW 27th Ave, UNINCORPORATED FL 33311

Dear Nicole Rojo,

According to the information submitted, the project consists of a 100-Unit residential building. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along NW 27th Ave. This project lies within the City's Pump Station (PS) A-35 basin and will increase the average day water demand by approximately 0.0119 million gallons per day (MGD) and the average day sewer demand by approximately 0.0104 MGD. The sewer infrastructure requires improvements to meet the increased demand of the proposed project. Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

The determination of capacity availability is based upon an analysis of the City's water and sewer system models, average daily flows at the treatment plants, and previously committed flows, as of the date of this letter, in conjunction with the demand created by the proposed subject project. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "reserved" for this project until development permit approval has been achieved and all fees have been paid. Once the development permit has been received for this project, the city shall reserve the necessary capacity to serve the development.

If there are changes to the proposed development after issuance of this capacity availability letter, and/or before development permit approval has been received, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans.

If, at the time of building permit application, there are changes to the proposed development that require a new development permit or an amendment to an existing development permit which result in a change of the water and sewer demand, the City shall re-evaluate the availability of capacities and a new letter shall be obtained. If sufficient capacities for the increased demand are not available at that time, the City may deny the permit application or ask the Owner/Developer to submit an alternate design for consideration prior to approval. If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto Betancourt".

Roberto I. Betancourt, P.E.
Program Manager
Utility Modeling & Capacity Administration

Enclosures: Water and Wastewater Capacity Analysis

cc: Alan Dodd, P.E., Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Christopher Bennett, P.E., Assistant Public Works Director
Daniel Rey, P.E., City Engineer
File: Water and Sewer Capacity Letters



City of Fort Lauderdale
Public Works Department
Water and Wastewater Capacity Analysis

17 NW 27th Ave – DRC Case No. N/A
17 NW 27th Ave, UNINCORPORATED FL 33311

PROJECT AND DESCRIPTION

The project consists of a 100-Unit residential building.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by an 8-inch water main along NW 27th Ave, east of the project site. See Figure 1.

Wastewater: The site is currently served by an 8-inch gravity sewer main to the east of the project site along NW 27th Ave. See Figure 2.

Pumping Station: The site is served by PS A-35 which is located along NW 27th Ave.

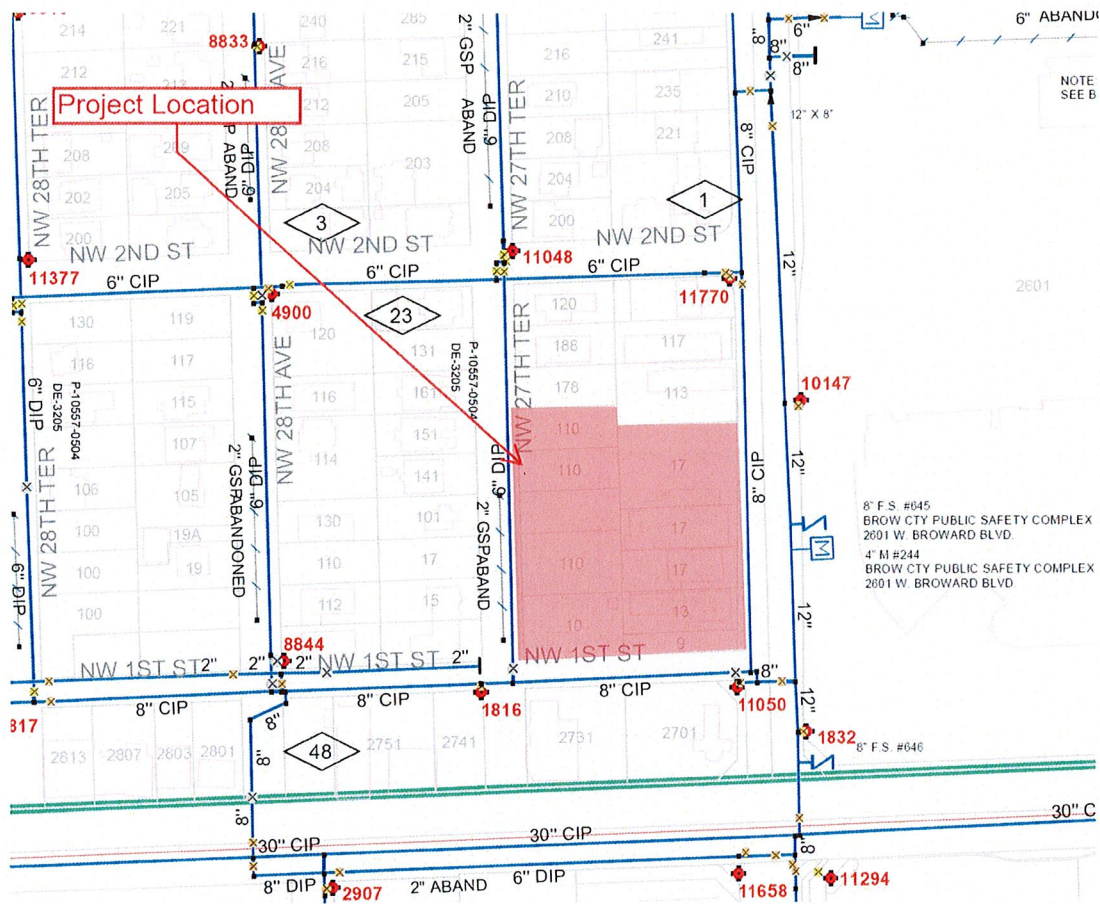
SUMMARY OF ANALYSIS AND REQUIRED ACTION

The sewer infrastructure requires improvements to meet the increased demand of the proposed project, see Figure 3. The proposed water infrastructure has the capacity to support the proposed development. Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.





Figure 1 – City Water Atlas



PUBLIC WORKS DEPARTMENT

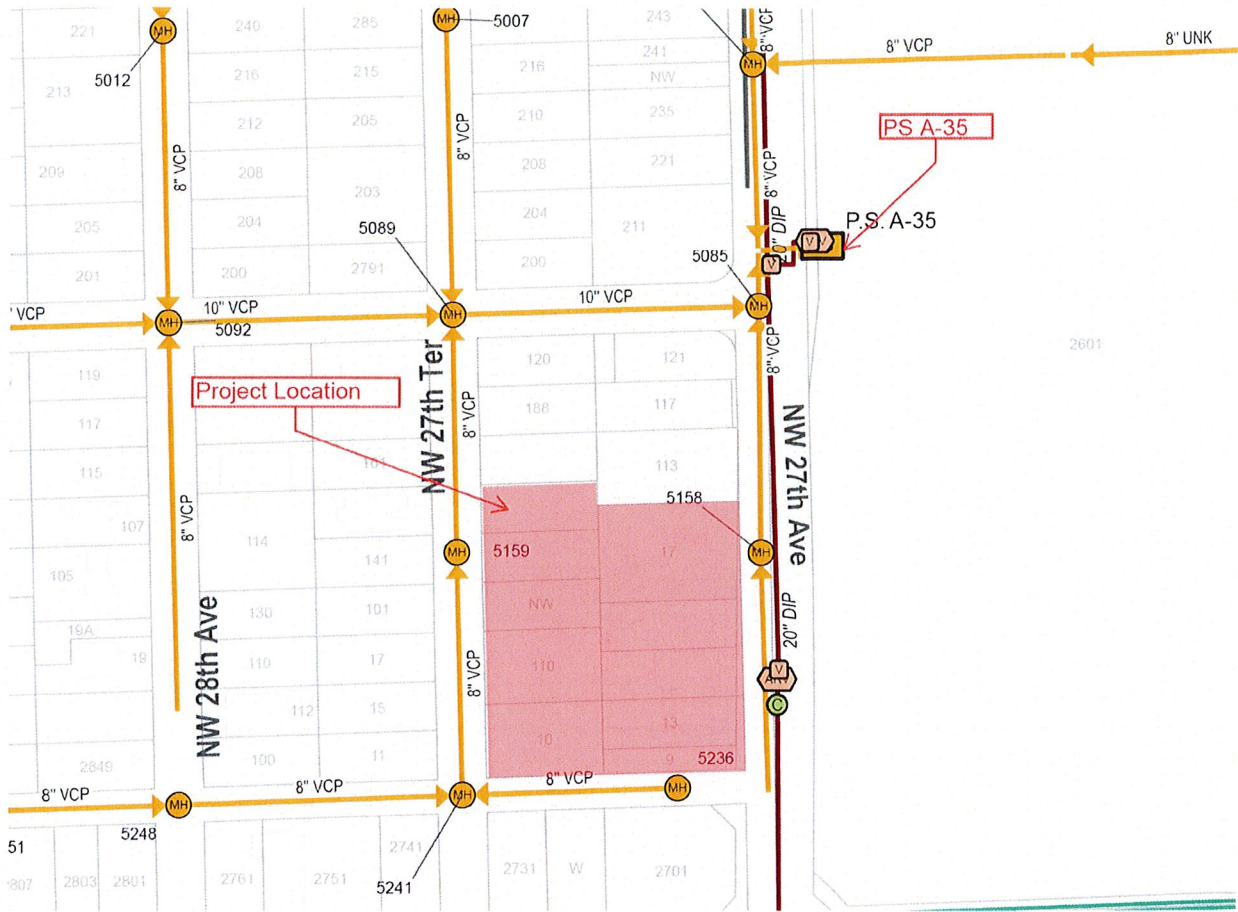
100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





Figure 2 – City Sewer Atlas



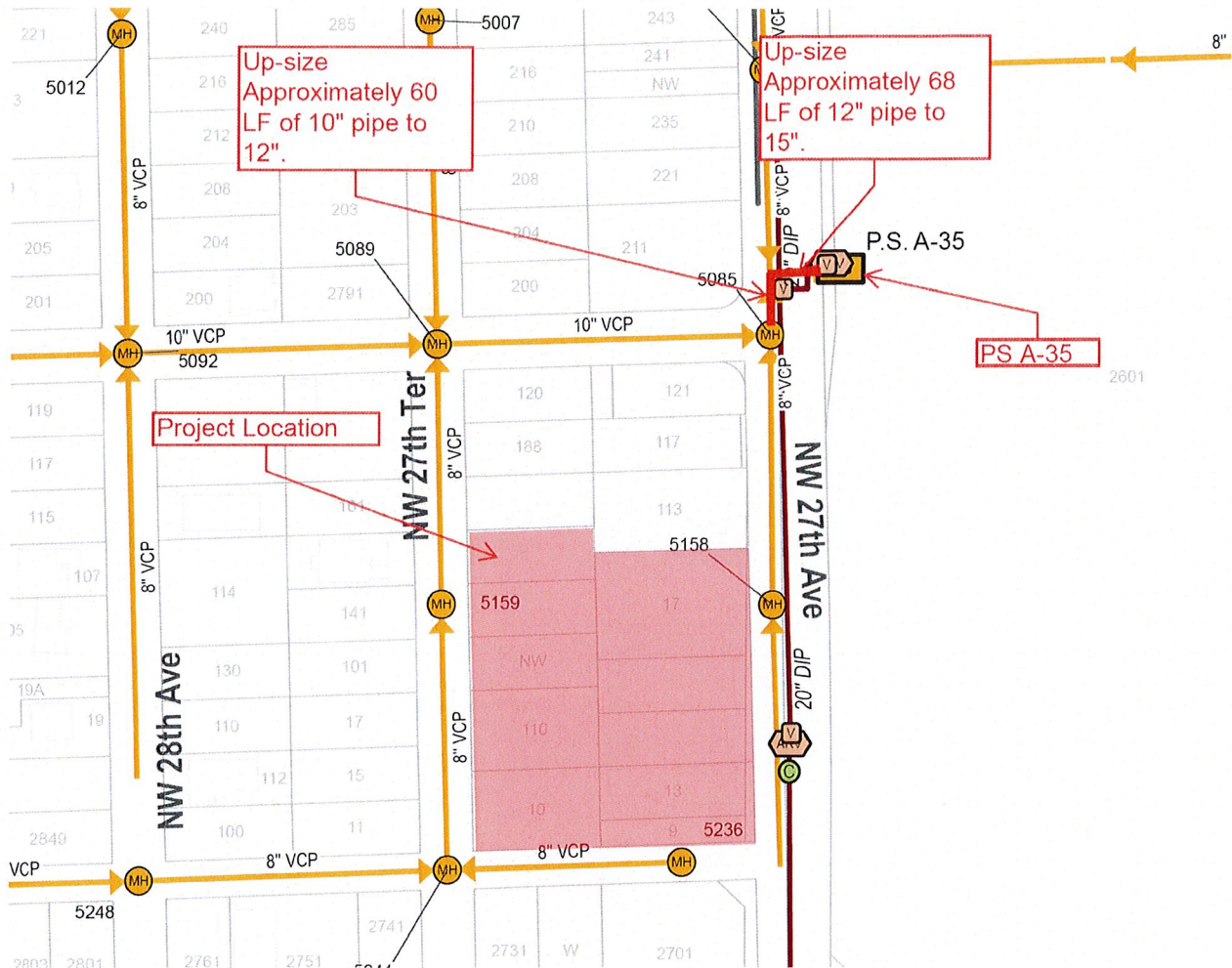
PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV



Figure 3 – Required Sewer Improvements



PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV



WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information, the estimated average day potable water demand is approximately 17217 gallons per day (GPD), which equates to 0.0172 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18. The max day water use demands are calculated using the City’s Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing distribution pipe: According to the site plan, the applicant is proposing to utilize the 8-inch water main along NW 27th Ave. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing system.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 36.86 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.58 MGD. Combining these figures with the demand from the proposed project of 0.0172 MGD, the required production would be 42.46 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 4 below.

Recommended Water Infrastructure Improvements: No improvements required.

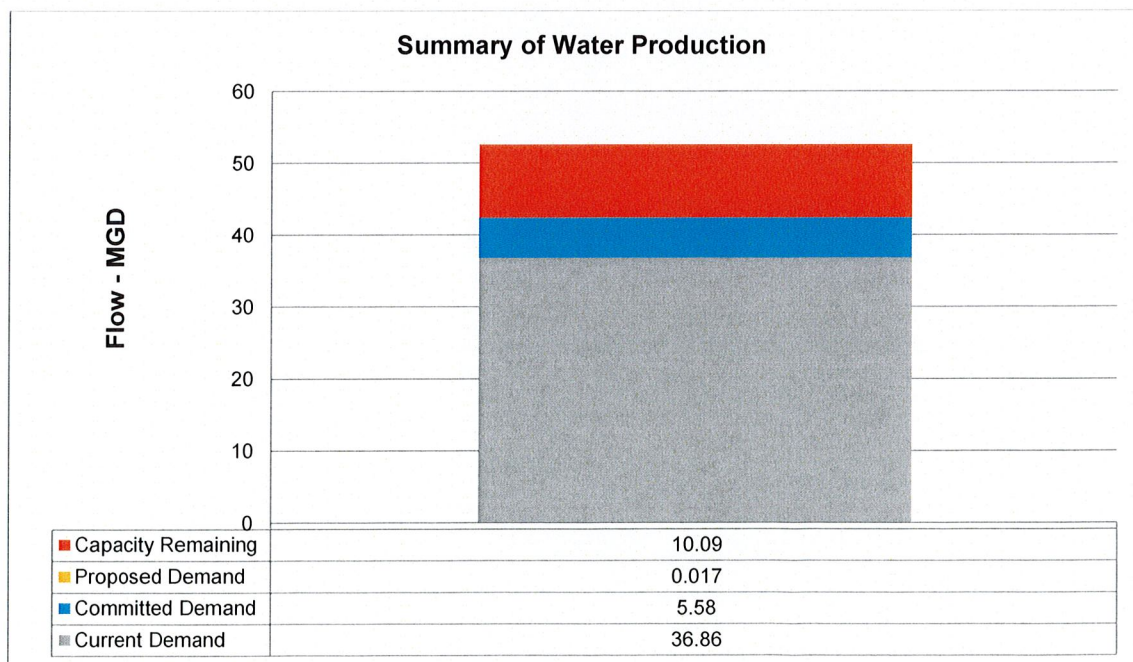


Figure 4

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 11851 GPD, which equates to 0.0119 MGD. Average day sewer use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing collection pipe: According to the site plan, the applicant is proposing to utilize the 8-inch gravity sewer main to the east of the project site along NW 27th Ave. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow greater than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the development will need to be up-sized in order to be below 70% full. See figure 3.

Evaluation of impact on pumping station: PS A-35 has a duty point of 550 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 4.35 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 22 minutes per day. There are no other committed flows within the PS A-35 basin. PS A-35 will have a NAPOT of 4.71 hours once the proposed development is complete, less than the recommended average of 10 hours per day. See Figure 5 below.

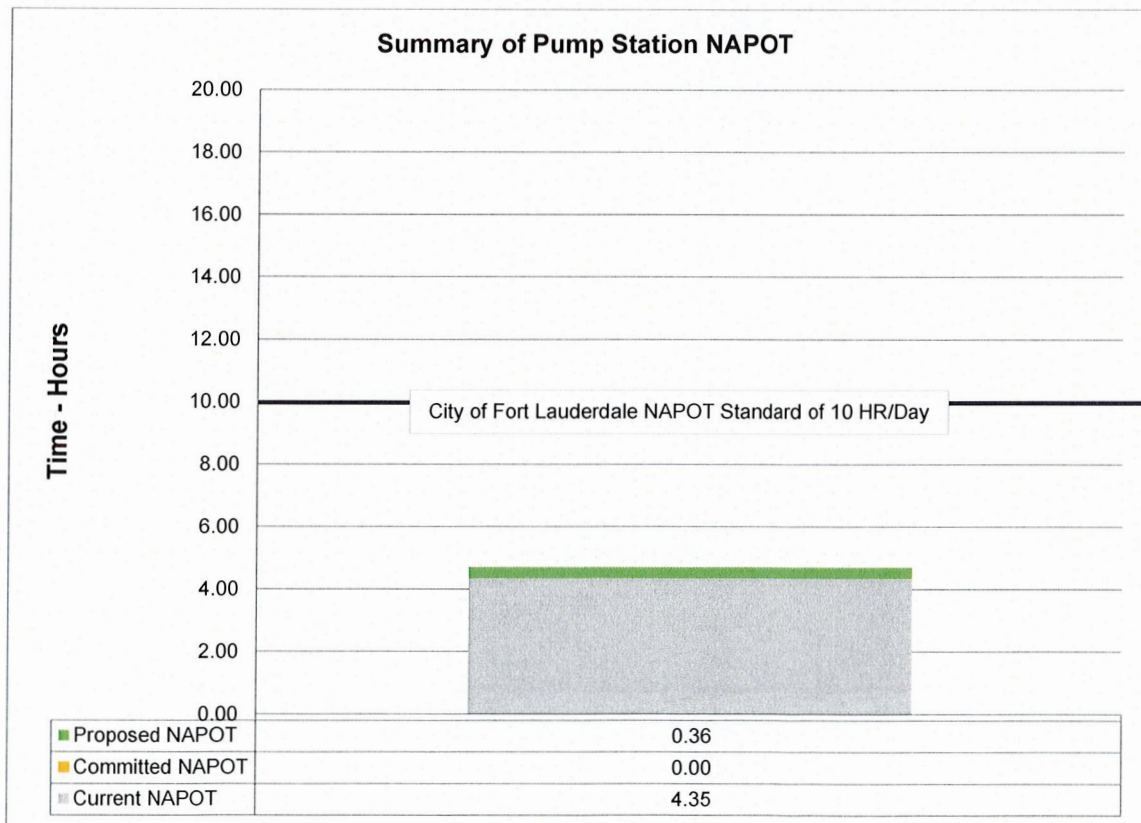


Figure 5





Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Florida Department of Environmental Protection’s (FDEP) permitted capacity for GTL is 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 51.05 MGD. Combining the committed flows for previously approved projects of 4.43 MGD plus the 0.0119 MGD net contribution from the project results in a total projected flow of 55.49 MGD. This is less than the permitted treatment plant capacity of 61.58 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 6 below.

Recommended Wastewater Infrastructure Improvements: Approximately 60 LF of existing 10” pipe to be up-sized to 12” pipe and approximately 68 LF of existing 12” pipe to be up-sized to 15” pipe (see Figure 3). Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

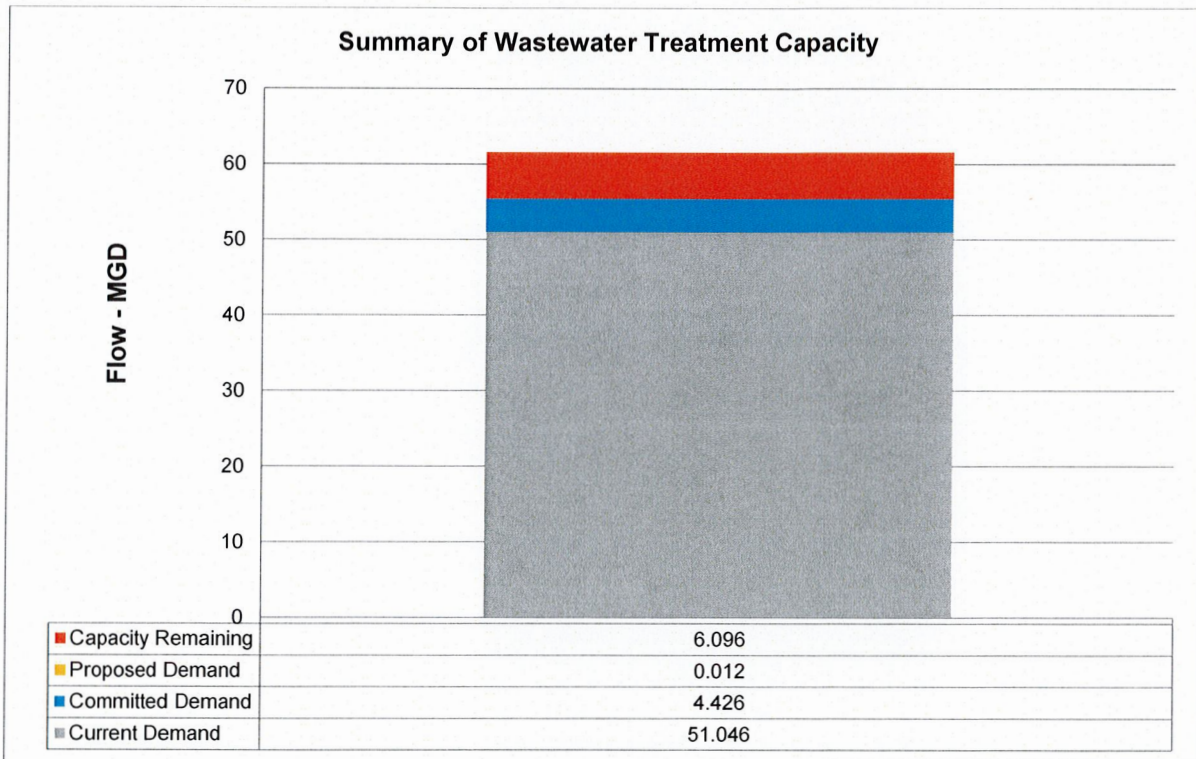


Figure 6



WATER MANAGEMENT DIVISION / PUBLIC WORKS
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

March 8, 2024

Heather Cunniff, AICP
Urban Planning Division
1 North University Drive
Plantation, FL 33324

via email to: hcunniff@broward.org

RE: Application 24-Z2
Multiple parcels North of NW 1st Street, East of NW 27th Terrace,
South of NW 2nd Street and West of NW 27 Avenue
Rezoning to BMSD Map

Dear Ms. Cunniff:

I have reviewed the application for rezoning for the multiple parcels as referenced above on the Broward Municipal Services District map. The folio numbers are as shown below.

Folio Numbers	NW 27 th Terrace	NW 27 th Avenue
	504205131620	504205131780
	504205131640	504205131770
	504205131650	504205131760
	504205131651	504205131750
	504205131660	504205131730

The Water Management Division has no objection to this proposed change.

Sincerely,

Susan Juncosa
Natural Resources Specialist
Water Management Division
2555 West Copans Road
Pompano Beach, FL 33069
Phone: 954-831-0778 email: sjuncosa@broward.org

Attachment M

UPD Intergovernmental and Complete Streets Comments:

Rezoning 24-Z2 – London Property - NW 27 Avenue – BMSD – Garden Park 1 & 2

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 24-Z2. Altogether, the subject sites comprise approximately 1.71 acres and are located in the Broward Municipal Services District (BMSD, near the City of Fort Lauderdale). The rezoning sites are situated at on the northwest corner of NW 27th Avenue and NW 1st Street, Unincorporated Broward County, FL 33311 and includes ten abutting residential and commercially zoned parcels. The application states that the proposed dwelling units are targeted for “elderly low-income residents.”

The amendment proposes:

Proposed Designation: Garden Park Neighborhood District (GP-1) (0.83 acres)
Garden Park Corridor District (GP-2) (0.88 acres)

Estimated Net Effect on property: **Addition of 92** multi-family dwelling units

[One commercial building, one single family residence, and an 8-unit apartment building currently occupying the parcels; 9 dwelling units altogether on all ten parcels.]

Reduction of 0.83 acres of RS-10 (residential single family) and reduction of 0.88 acres of B-3 (business/commercial)

Intergovernmental Coordination

The proposed amendment site is entirely within the BMSD limits and not abutting any municipality.

Complete Streets

The countywide land use plan, BrowardNEXT Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles. BrowardNEXT Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End- of-Trips Facilities” guidelines.

Broward County Comprehensive Plan (BrowardNEXT 2.0) policies state:

POLICY BMSD 4.3.1 Broward County will work with the Central County Community to plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY T1.1.11 Broward County shall coordinate multi-modal use of rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development (e.g. public spaces that promote ground level interest, reduced setbacks, surface parking behind buildings).

POLICY T1.1.14 Broward County shall require that new pedestrian, bicycle, and transit amenities and facilities are in compliance with the Americans with Disabilities Act of 1990 (ADA), as amended.

Sec. 39-658. – Access – of Broward County’s Garden Park Districts Zoning Code states:

- (c) *Pedestrian access.* Sites shall be designed to ensure safe, convenient, and barrier-free pedestrian travel.
 - (1) At least one (1) pedestrian entrance shall face the adjacent road of greatest hierarchy, with an arterial road taking precedence over a collector road, a collector road taking precedence over a local road, and a local road taking precedence over an alley.
 - (2) Pedestrian entrances shall be easily identifiable from the street and emphasized through projections, recessed areas, canopies, or other architectural elements.
 - (3) Ground level doors adjacent to public sidewalks shall be inset so as not to project into the sidewalk when open.
 - (4) Desired pedestrian movements shall be clearly delineated through features such as walkways, landscaping, bollards, and surface striping.
 - (5) Parking garages shall provide separate and clearly delineated access for pedestrians.
 - (6) Delivery zones shall be separated from designated pedestrian areas.

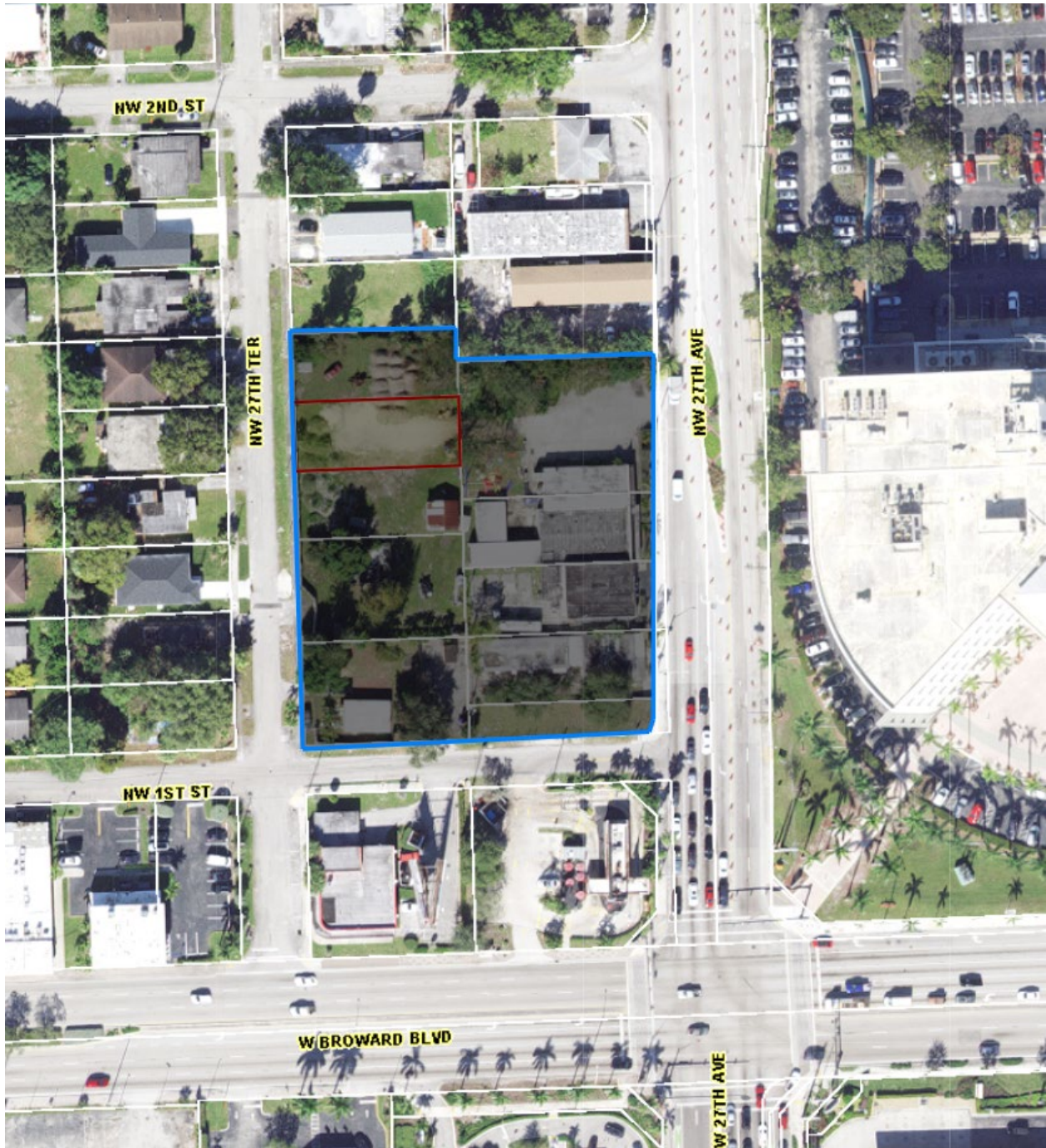
The rezoning site is situated on the west side of NW 27 Avenue, one block north of Broward Boulevard. Broward County Transit Routes 9, 22 and 81 provide services along Broward Boulevard with stops located one block south of the subject site. These routes have weekday headways of 15 – 50 minute and 30 - 50 minute headways on weekends. Numerous retail, office, community facilities, and employment opportunities are within reach along these transit routes, including a Tri-Rail Station on Broward Boulevard next to I-95 and downtown Fort Lauderdale is just a couple of miles to the east. Central Station on Broward Boulevard in the downtown ultimately provides broader connections to transit throughout the County and the region.

The rezoning site is also within walking distance (15-minute or less walk) from the African American Library, Reverend S. Delevoe Memorial County Park and shopping opportunities on Sistrunk Boulevard (NW 6th Street), and also the Boulevard Gardens Community Center on NW 28th Terrace, northwest of the subject site.

Staff suggests the following:

- Incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
 - wider sidewalks along the property perimeter along street frontages (6 ft. or wider)
 - “end-of-trips facilities” consistent with the Broward Complete Streets Master Plan [Design Guidelines 2.0](#) and BrowardNEXT Policy 3.6.2.
 - well lit sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas
 - covered drop off areas for on demand mobility services and deliveries
 - awnings or covered areas at building entrances or along sidewalks
 - where possible, provide landscaping and built elements that provide shade, but do not obstruct visibility, for safety purposes.
- Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles and/or a bus shelter.

Figure 1 - Entire 24-Z2 rezoning site shaded and outlined in blue. (Source: Broward Property Appraisers Office Map).



Attachment N

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

REZONING
SBBC-3747-2024
County No: TBD

**Folio #: 504205131730, 504205131750, 504205131760, 504205131770, 504205131780, 504205131620, 504205131640,
504205131650, 504205131651, 504205131660**
Elderly Affordable Housing Apartment
March 6, 2024



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 - REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION
Date: March 4, 2024	Units Permitted	10	Units Proposed	100	Existing Land Use: Low-Medium
Name: Elderly Affordable Housing Apartments	NET CHANGE (UNITS):				Proposed Land Use: Same
SBBC Project Number: SBBC-3747-2024				90	Current Zoning: RD-10 on 0.8274
County Project Number: TBD	Students	Permitted	Proposed	NET CHANGE	Proposed Zoning: GP-1 & GP-2
Municipality Project Number: TBD	Elem	1	1	0	Section: 5
Owner/Developer: Loretta London, LLC	Mid	1	1	0	Township: 50
Jurisdiction: Broward Municipal Services District	High	1	4	3	Range: 42
	Total	3	6	3	

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
King, Martin Luther Elementary	737	771	487	-284	-15	63.2%
Parkway Middle	2,192	2,411	1,118	-1,293	-58	46.4%
Dillard 6-12	2,575	2,833	2,209	-624	-24	78.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
King, Martin Luther Elementary	488	-283	63.3%	480	474	468	482	475
Parkway Middle	1,119	-1,292	46.4%	1,078	1,018	956	936	933
Dillard 6-12	2,213	-611	78.4%	2,113	2,233	2,208	2,218	2,230

* 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	19,382	12,509	-6,873	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,583	5,508	-4,075	4,799	4,697	4,597	4,494	4,395
Area 5 - High	12,277	8,561	-3,716	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	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Eagles Nest K_5	800	294	-506	294	294	294
New Life Charter Academy	300	113	-187	113	113	113
Suned High School Of South Broward	400	272	-128	272	272	272

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

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

* See comments for additional Impacted Planning Area information
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
King, Martin Luther Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Parkway Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Dillard 6-12	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 1.7-acre site is generally located North of NW 1st Street between NW 27th Ter and NW 27th Avenue in the Broward Municipal Services District. The current land use designation for the site is Low-Medium (10) Residential. The applicant proposes to change the zoning designation to GP-1 to allow 100 (52 one-bedroom or less and 48 two-bedroom or more) mid-rise residential units, which are anticipated to generate an additional 6 students (1 elementary, 1 middle, and 4 high) into Broward County Public Schools. Furthermore, GP-2 to allow for commercial use.

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. 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 served the amendment site in the 2023/24 school year were Martin Luther King Elementary, Parkway Middle, and Dillard 6-12. 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 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 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 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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-3747-2024

Reviewed By:

3/6/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

From: [Briggs, Linda](#)
To: [Cunniff, Heather](#); [West, Dan](#); [Vunkannon, Lori](#)
Subject: RE: Rezoning 24-Z2
Date: Wednesday, February 21, 2024 3:08:55 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Hi Heather,

Do you require a memo for these comments, or will an email suffice?

Parks and Recreation is not opposed to the rezoning. Park Impact fees will be required for the (up to) 91 additional residential units proposed for the project.

Thanks,



Linda Briggs Thompson, Environmental Program Manager
Parks and Recreation, Environmental Management Group
950 NW 38th St., Oakland Park, FL 33309
Office: 954 357-8120 Cell: 954 809-8437
broward.org/parks • facebook.com/browardcountyparks

From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Tuesday, February 6, 2024 3:38 PM
To: Pognon, Monica <MPOGNON@broward.org>; Chicco, Stefanie <schicko@broward.org>; Ferrer, Richard <RFERRER@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Crawford, Terry <tcrawford@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Juncosa, Susan <sjuncosa@broward.org>
Cc: Delsalle, Darby <DDELSALLE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>
Subject: Rezoning 24-Z2

Please review and provide comments by February 22, 2024.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102 | Plantation, FL 33324

954.357.5657

Broward.org/Planning

Attachment P

AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*

- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

(2) Bonus Formulas

Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

(4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the

local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.

- (5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.
- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) "Affordable" unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
 - a. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - b. The local government must require that "affordable" units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.