



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

November 8, 2023

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: July 19, 2023

3. Rezoning 23-Z6: SDS Development and Trust

- Exhibit 1: Staff Report
- Exhibit 2: Ordinance

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.

Approval of Minutes

July 19, 2023

Resilient Environment Department Local Planning Agency

Public Hearing

Government Center West 2nd Floor Hearing Room

1 North University Drive, Plantation, FL 33324

July 19, 2023

Attendance

1. Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Susanne Carrano
- c. Angela Chin, AICP
- d. Howard Clarke
- e. Sara Forelle, AICP

2. Board Members Absent

- a. None

3. County Staff Present

Urban Planning Division

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

4. Others Present

Dennis Mele, representing the Applicant
Daniel Spear, The Spear Group, LLC, Applicant
Scott Stoudemire, City of Coconut Creek
Caleb Devore
Jennifer Devore
Armeni Kameiyan
Michael Lofty
Peter Quaid

See attached sign in sheet

Agenda

1. **Call to Order**

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 4:00pm. 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: May 3, 2023

Upon a motion made by Susanne Carrano, seconded by Howard Clarke, the May 3, 2023, Local Planning Agency minutes were unanimously approved.

3. Future Land Use Map Amendment 23-M2: 4425 NW 71st Street

Mr. Saiphoo introduced the item and requested a staff presentation. Andy Joseph introduced himself and provided brief description of the proposed Future Land Use Map amendment. He introduced the written Staff Report into the record. Mr. Joseph noted the following:

- The proposed amendment changes the Broward Municipal Services District Future Land Use Map Series from Estate (1) Residential to Low (3) Residential for an approximately five acre located east of Lyons Road and north of west of Hillsboro Boulevard.
- Staff reviewed the proposed amendment for consistency with the Broward County Comprehensive Plan and Broward County Land Use Plan.
- Staff notes that the adjacent City of Coconut Creek does not support the proposed amendment and contends the proposed density is not compatible with similar properties in the immediate area. The City of Coconut Creek states that it annexed properties to the north of the subject site and worked with property owners to create a zoning overlay that maintained a density of one (1) dwelling unit per acre. The Urban Planning Division staff notes the properties to the north were developed in the 1980s. The Urban Planning Division staff also notes that the properties to the west of the subject site, developed in the 1990s, are zoned RS-4. The applicant proposes three dwelling units per acre which is consistent with existing and emerging low density development patterns.
- Staff recommends that the Local Planning Agency (LPA) find the proposed amendment generally consistent with the Broward County Comprehensive Plan and notes that an amendment to the Broward County Land Use Plan and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.

Mr. Saiphoo requested a brief presentation from the applicant.

Dennis Mele identified the land uses surrounding the proposed amendment site and stated the proposed amendment is consistent with surrounding land uses.

Mr. Saiphoo asked about the number of lots and the lot sizes. Daniel Spear stated there will fifteen (15) single-family lots, each about 9,000 square feet.

Mr. Saiphoo asked if there would be affordable housing. Mr. Spear stated the housing would be market rate. A gated community is not currently planned.

Mr. Saiphoo requested public comments.

Caleb Devore stated he is opposed to the rezoning due to the impact on the neighboring properties.

Scott Stoudemire, Director of Sustainable Development, City of Coconut creek, stated the City objects to the proposed amendment because the density is not compatible with surrounding land uses. He cited the City's Zoning Overlay on adjacent parcels, adopted in 2005, which has one (1) unit/acre density to preserve the rural character.

Armeni Kamciyan stated that she is a resident and there are multiple natural preserves and parks nearby. The proposed density is too high. Limitations on building height and density are needed to preserve the green feel of the area. She spoke of the need to preserve privacy on adjacent properties and landscaping.

Mr. Mele responded for the Applicant, and stated that the precedent for the development had been set and noted the site's proximity to a shopping center.

Sara Forelle noted that the site could be designed to provide buffering.

A motion was made by Angela Chin, seconded by Howard Clarke, and unanimously approved to find the proposed amendment generally consistent with the Broward County Comprehensive Plan and noted that an amendment to the Broward County Land Use Plan and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.

4. Rezoning 23-Z3: 4425 NW 71st Street

The proposed rezoning changes the Broward Municipal Services District Zoning Map from A-1: Agricultural Estate to PDD: Planned Development District. As part of the Planned Development District, a Master Development Plan is required.

Jo Sesodia, Director UPD, advised the LPA board that the Applicant had submitted additional materials yesterday. She requested this item be deferred to allow time for staff review of the Master Development Plan. Upon a motion by Howard Clarke, seconded by Sue Carrano, and unanimously approved, the item was continued to a future public hearing that will be readvertised.

5. Zoning Code Amendment: 23-Z5: Airport Fences

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. Cunniff provided a brief description of the proposed zoning code amendment. She introduced the written Staff Report into the record and noted it includes the background and details. The proposed zoning code amendment changes security requirements for Airport Operations Areas and Airport Property at Fort Lauderdale-Hollywood International Airport to:

- Allow barbed wire and razor wire fences,
- Increase the maximum height of fences, walls, and gates from eight (8) feet to fourteen (14) feet.

Staff recommends that the Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

Upon a motion by Sara Forelle, seconded by Howard Clarke, the item was unanimously approved.

6. Public Comments: Non-Agenda Items

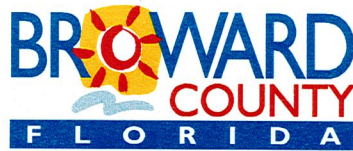
Ms. Kamciyan stated the public notice she received was vague and would like a more proactive approach to providing public notice. She requested that moving forward, the communication be more clear and that the LPA meeting be held closer to the proposed amendment site.

7. Adjourn

Upon a motion made by Ms. Carrano, seconded by Ms. Chin, and unanimously approved. The meeting adjourned at 4:37pm.

UPD

PDM SIGN-IN SHEET



Conf. Rm. GCW 1303A

11:00

SR 7 Rezoning

7/18/23

Time

Meeting Title

Date

NAME

DEPT. / DIV. / COMPANY

PHONE

E-MAIL

Thuy Turner	Turner Planning	954-610-1633	thuy@turnerplanning.com
Rad Feiner	Koker & Feiner	954 600 9451	rfeiner@koker-feiner.com
Jo Sesode	UPD	357-6602	
Heather Cunniff	UPD	954-357-5657	hcunniff@broward.org
CYRIL SAITHO	UPD	704-357-6618	csaitho@broward.org

Rezoning 23-Z6

SDS Development and Trust

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

Rezoning 23-Z6 Staff Report

I. Rezoning Description.

A. Rezoning Details.

The Applicant proposes to rezone a site from B2: General Commercial Business District to B3: Intense Commercial Business District. The approximately 0.62 net acre site is located in the Broadview Park community, west of SR 7/US 441, south of SW 14th Street, and east of SW 40th Terrace. Figure 1 provides the proposed rezoning details and Figure 2 provides a general location map.

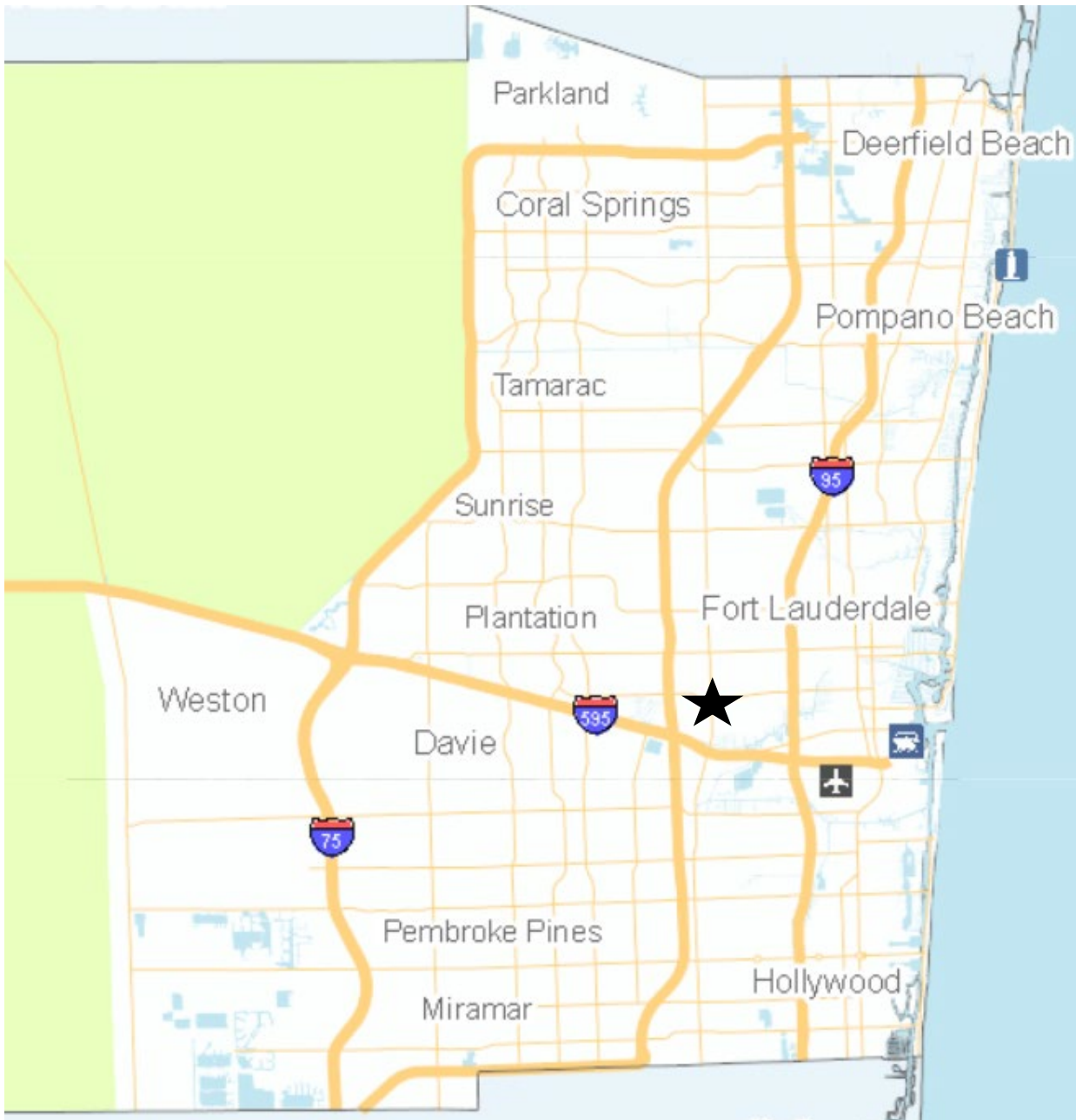
Figure 1: Proposed Rezoning Details

General Location Map Broadview Park (Attachment A)	West of SR 7/US 441, south of SW 14 th Street, and east of SW 40 th Terrace
Size	0.62 net acres (0.92 gross acres)
Effect of Rezoning	Consolidates the two zoning districts on the site into one zoning district.
Aerial Map (Attachment B)	Neighborhood Shopping Center
Current Zoning District (Attachment C)	B-2: General Commercial Business
Proposed Zoning District (Attachment D)	B-3 Intense Commercial Business.
BMSD Future Land Use Designation (Attachment E)	Commercial
BCLUP Future Land Use Designation (Attachment F)	Commerce
Commission District	District 5, Steve Geller
Applicant/Agent	Sharon Sharaby/Coker and Feiner
Property Owner	SDS Development & Trust, LLC Company
Folio Numbers	504113-02-0590, 504113-02-0591, 504113-02-0600

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.

Figure 2: General Location Map



C. Background

The overall development of the property has split zoning with B-3 along the US 441/SR 7 frontage and B-2 along the SW 40 Terrace Frontage. This request is for the B-2 zoned portion of the property. The proposed rezoning site is developed with a five bay commercial building. Access is provided at three locations on SR 7/US 441, and is part of a neighborhood commercial shopping center that includes two buildings. One building fronts SR 7/US 441 and is zoned B-3. The other building is set back to the rear property line and is zoned B-2.

Figure 3: Existing Development Data

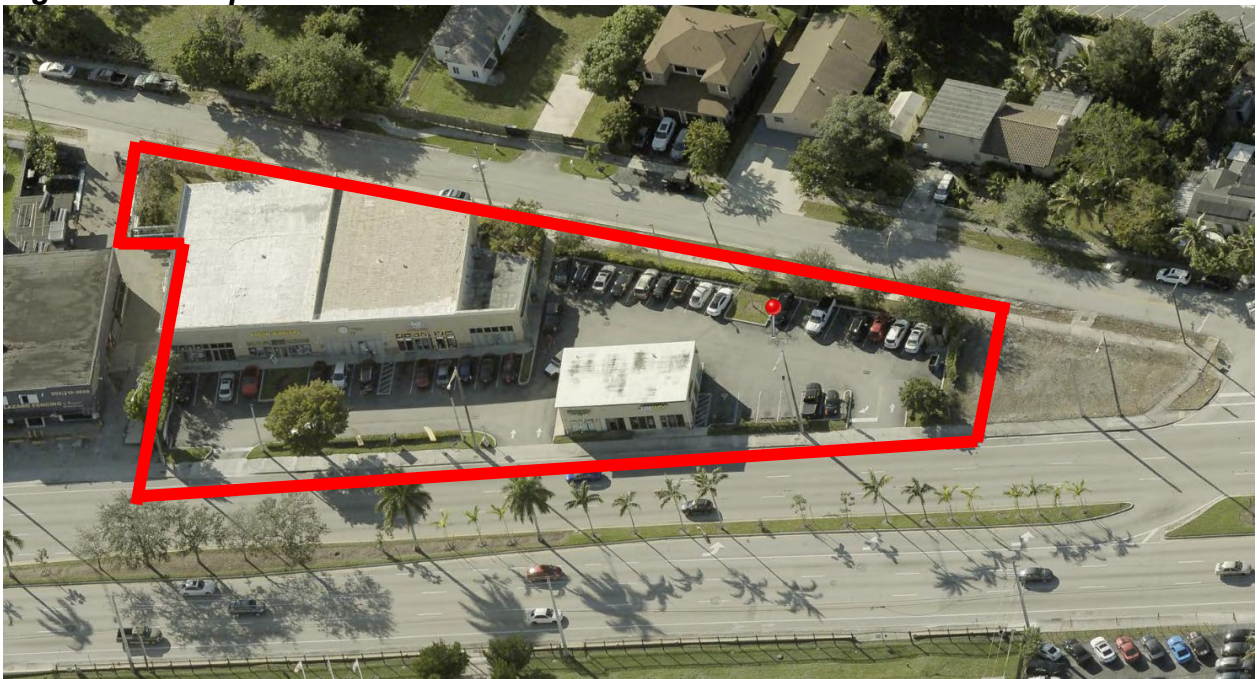
Folio	Year Built	Buildings	Building Feet	Square
504113020600	1964 (2000-extensive remodel)	2	2,823	
504113020591	1972	1	10,218	
504113020590	Not applicable	0	0	

Source: Broward County Property Appraiser, October 2023

The B-2 General Commercial Business District is primarily intended to meet the shopping and service needs of several residential neighborhoods or a substantial residential area. They are primarily located on major thoroughfares or arterials. All activities of permitted uses are limited to the interior of a building, except as specifically permitted in section 39-300, "Limitations of uses."

The B-3 Intense Commercial Business District is primarily intended to accommodate establishments and services catering to the business and industrial community, as well as services not used by residents on a regular basis. Such districts are not appropriate for locations which are contiguous to residential properties. Due to the size of permissible items which may be sold or maintained, display and storage are permitted outside.

Figure 4: Oblique Site View



Source: Broward County Property Appraiser, October 2023

Staff issued three Broward County Zoning Code violations in September of 2023. (See Figure 5). The Tattoo Shop Use is prohibited in the B-2 zoning district. Approval of the B-3 zoning district would serve, in part, to remedy this violation. The medical marijuana office is permitted in the B-2 zoning district; and would be permitted in the requested B-3 zoning district however, the applicant has been issued a Zoning violation for not first obtaining a Certificate of Use and has commenced construction without having been issued a building permit.

Figure 5: Code Violations

Case	Date Issued	Folio	Violation
23-1320	9/15/23	504113-02-0600	Section 39-296, Prohibited use – Tattoo Shop
23-1279	9/11/23	504113-02-0591	Section 39-19, Operation without Certificate of Use: Medical Office
23-1280	9/11/23	504113-02-0591	Section 39-15(a) Construction without Permit

Figure 6: Site Photos – October 17, 2023



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.

The proposed rezoning affects three parcels that have split zoning, with B-3 zoning along the frontage on SR 7/US 441 and B-2 zoning in the rear along SW 40th Terrace. Split zoning is often used on large parcels to minimize the negative impacts to adjacent residential development. However, the property in question comprises several small parcels laid out and developed as one functional site plan. The lots are difficult to develop due to their size, as well as their irregular shape.

Staff finds that a single zoning district is most appropriate and the B-3 zoning district is most appropriate for SR 7/US 441 corridor.

B. Changing Conditions.

Broward County is nearly fully developed, but growth continues through urban infill and redevelopment. As this growth occurs, there is additional demand for land with the B-3 zoning district.

Staff finds the proposed rezoning provides additional land for the B-3 zoning district.

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, and Policies of the Broward County Comprehensive Plan.

The following goals, objectives and policies of the Broward County Comprehensive Plan are applicable:

- OBJECTIVE BMSD 1.1 – BMSD Future Land Use Map Broward County shall maintain a BMSD Future Land Use Map that designates the future location and extent of residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other land uses.
 - POLICY BMSD 1.1.1 Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County

Land Use Plan and associated maps, to allow various land uses by type and at assorted densities and intensities, including the following land use categories:

...

Commercial

Commercial Use Commercial future land use designation is intended to provide land for business, office, retail, service, and other commercial enterprises that support the resident and tourist populations of Broward County. Uses that may be permitted in areas designated Commercial are as follows:

1. Retail uses, restaurants, financial institutions, personal services.
2. stations, ice houses, propane gas sales and repair, new/used automobile, truck, motorcycle, boat and trailer display, sales Gas, and service, printing shops, and small-scale trade shops.
3. Office and business uses.

...

- POLICY BMSD 1.1.5 Future land uses shall be coordinated with the availability of public facilities and services.
- POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.
- POLICY BMSD 1.1.9 Land shall be designated for future land uses that encourage redevelopment.
- POLICY BMSD 3.1.4 Broward County will regulate development in Broadview Park through the administration of the Comprehensive Plan, Land Development Code, and Zoning Code.
- POLICY BMSD 3.1.5 Broward County will provide Code enforcement services to Broadview Park to ensure compliance with zoning regulations.

Staff finds the proposed rezoning is consistent with the goals, objectives, and policies of the Broward County Comprehensive Plan, including Broward Municipal Services District Element Objective BMSD 1.1 and Policies BMSD 1.1.1, BMSD 1.1.5, BMSD 1.1.7, BMSD 1.1.9, BMSD 3.1.4, and BMSD 3.1.5.

G. Comprehensive Plan Consistency: General Uses

The subject site is designated Commercial on the BMSD Future Land Use Map. The B-3 zoning district is a commercial zoning district that implements the Commercial future land use designation.

Staff finds the proposed B-3 Zoning District is consistent with the Commercial future land use designation.

H. Protection, Conservation, or Preservation of Environmentally Critical Areas and Natural Resources.

The Resilient Environment Department reviewed the proposed application based upon current conditions (Attachment G). A summary is provided in the table below.

Figure 7: Environmental Conditions

Type	Impact
Contaminated Sites within ¼-mile	None
Active Solid Waste Facilities within one (1) mile	None
Wetlands	None. Conceptual Dredge and Fill Review Report not required.
Filling of land	Environmental Resource License not required.
FEMA Special Flood Hazard Area	No
Upland Resources	Broward County Tree Removal License is required to remove or relocate trees.
Hazardous Material Facilities/Storage Tanks within ¼ mile	Nineteen (19). Spills on these sites may migrate onto the subject site.
Wellfield Zone of Influence	The site is located within a ¼ mile of a Wellfield Zone 3. Special restrictions apply pursuant to Broward County's Wellfield Protection Regulations.
SARA Title III Facilities within ¼ mile	One (1)
Air Permitted facilities within ½ mile	Two (2)
Facilities with potential odor or noise problems	None.
Specially Designated Areas	None.
Protected Natural Lands	None.
Marine and Riverine Resources	None.
Priority Planning Areas for Sea Level Rise	None.
Water Recharge Capability	Decrease.
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. Removal of all invasive exotic vegetation, including Melaleuca, Brazilian pepper, Australian pine, and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species during the development process. A management plan may be necessary to control re-invasion of same.*
- 2. Plans for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.*
- 3. Broward County's preferred lighting standards be considered to minimize sky glow and lighting disturbance of wildlife.*
- 4. Development be coordinated with the NatureScape Broward Program.*

I. Consistency with Densities, Intensities, and General Uses Set Forth in the Broward County Comprehensive Plan.

Figure 8: 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	Neighborhood Shopping Center	Not applicable	B-2: General Commercial Business	Commercial	Commerce
North	Vacant, then used automobile sales (independent)	Not applicable	B-3: Intense Commercial Business	Commercial	Commerce
East	Peele Dixie Water Treatment Plant	Not applicable	B-3: Intense Commercial Business	Commercial	Commerce
South	Commercial plaza (auto repair, retail-motor parts, retail warehouse - fencing)	Not applicable	B-2: General Commercial Business	Commercial	Commerce
West	Single-family residential, duplex, vacant	Ten (10) du/acre	RD-10: Duplex/Attached One-Family	Low-Medium (10) Residential	Low-Medium (10) Residential

Staff finds the proposed B-3 zoning is consistent with the intensity and general uses set forth in the Broward County Comprehensive Plan.

J. Infrastructure Capacity.

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

Staff finds that infrastructure capacity for potable water, sanitary sewer, drainage, solid waste, and public transit is expected to be available to serve the rezoning site.

Staff recommends that if significant redevelopment of the site occurs, complete streets enhancements be provided.

K. 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 site is located on a six-lane divided arterial roadway that is developed with a variety of predominantly smaller, strip commercial uses that serve the Broadview Park neighborhood and surrounding communities. The existing development follows a traditional step-down pattern, with the density and intensity decreasing from SR 7/US 441 toward the west. The uses permitted in the proposed B-3 zoning district are generally compatible with existing and proposed uses in the general vicinity.

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.

L. Oceanfront Properties Considerations.

Not applicable.

III. Attachments (See Exhibit 2)

Attachment A: General Location Map

Attachment B: Existing Land Use (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: Environmental Review Report

Attachment H: Potable Water Comments

Attachment I: Wastewater Comments

Attachment J: Drainage Comments

Attachment K: Solid Waste Comments

Attachment L: Public Transit Comments

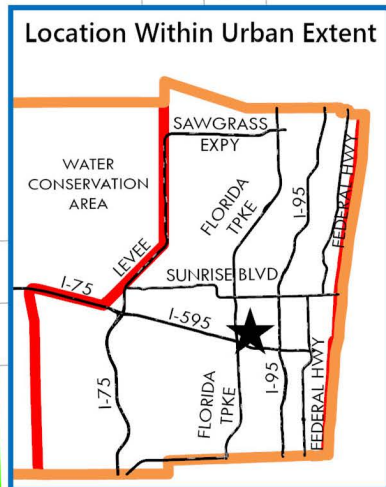
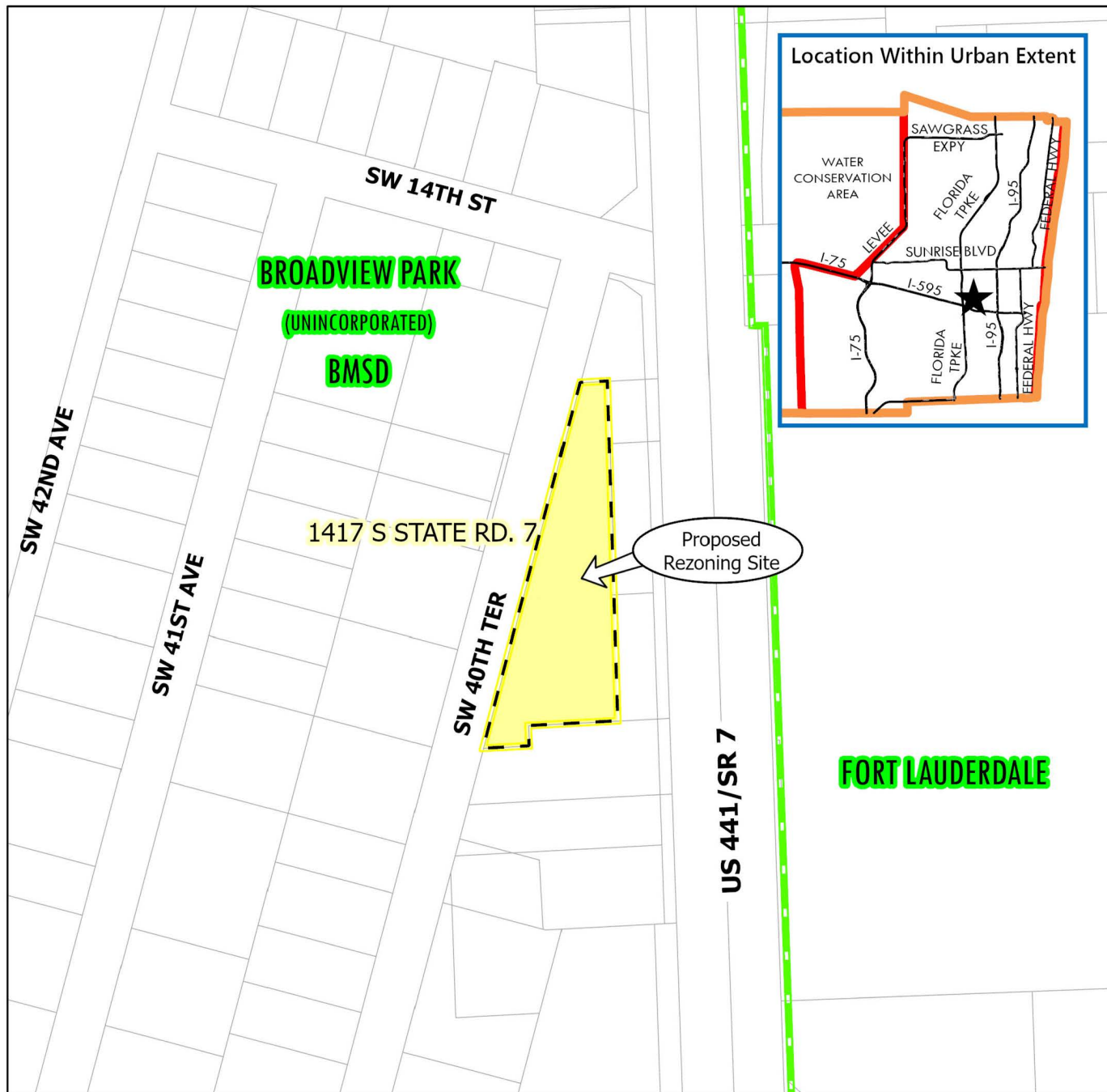
Attachment M: Complete Streets Comments






Attachment N: Local Planning Agency Public Hearing Notice

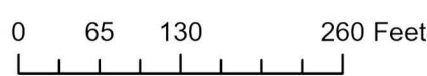
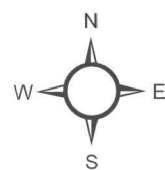
Attachment O: Applicant Correspondence to Broadview Park Civic Association



Rezoning 23-Z6 Site Location





-  Site Location
-  Municipal_Boundary
-  Broward County Urban Extent Boundary
-  Broward County Boundary
-  Site Location Within Urban Extent

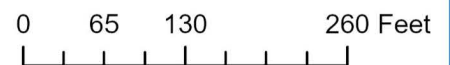
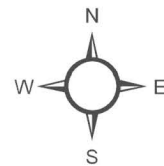




Rezoning 23-Z6 Aerial Map



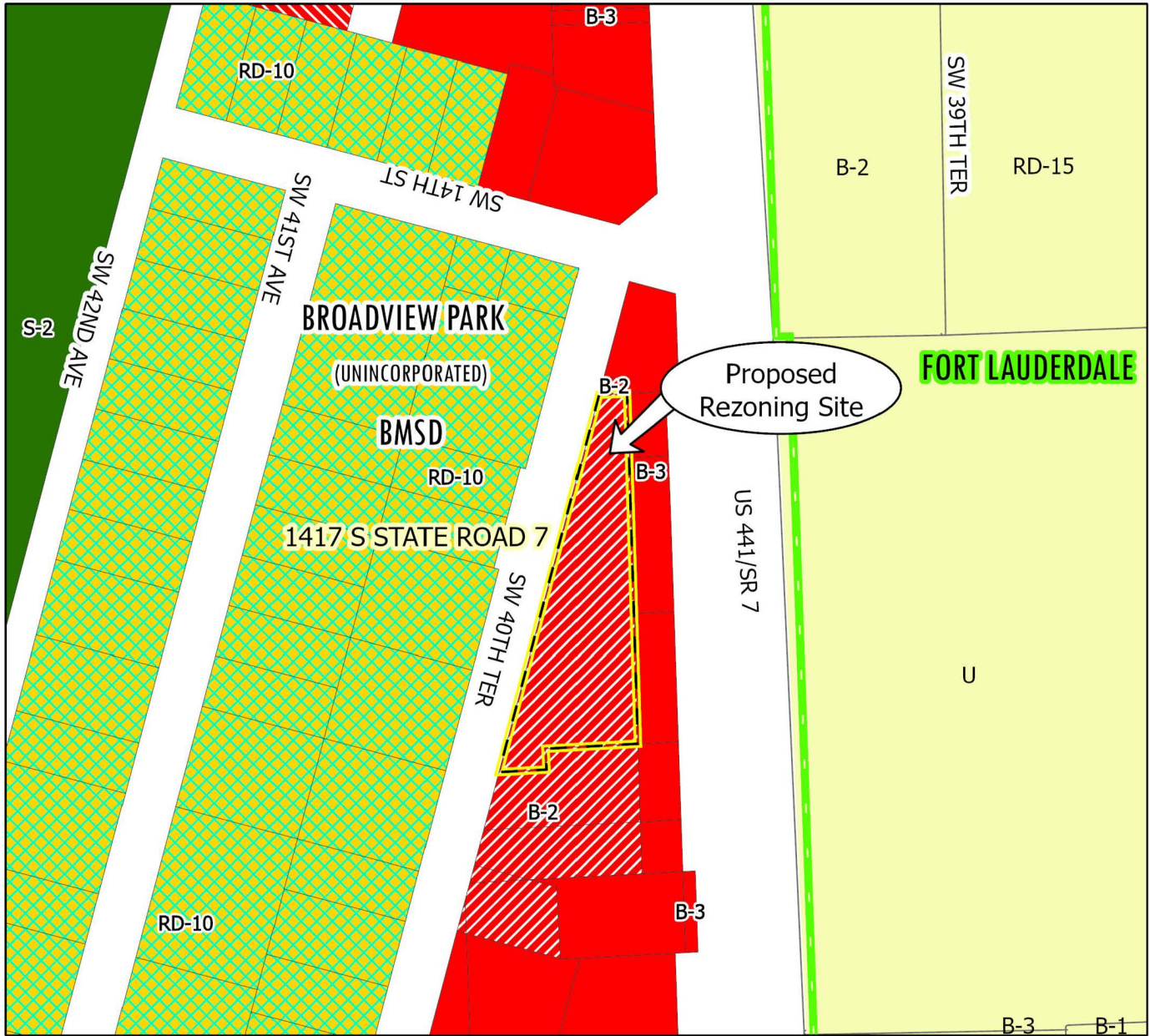
-  Municipal_Boundary
-  Site Location - 1417 S State Rd 7



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



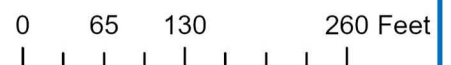
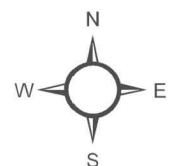
Rezoning 23-Z6 Current Zoning



- Municipal_Boundary
- Site Location - 1417 S State Rd 7

- B-1: Limited Commercial Business
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- S-2: Open Space and Public Recreation

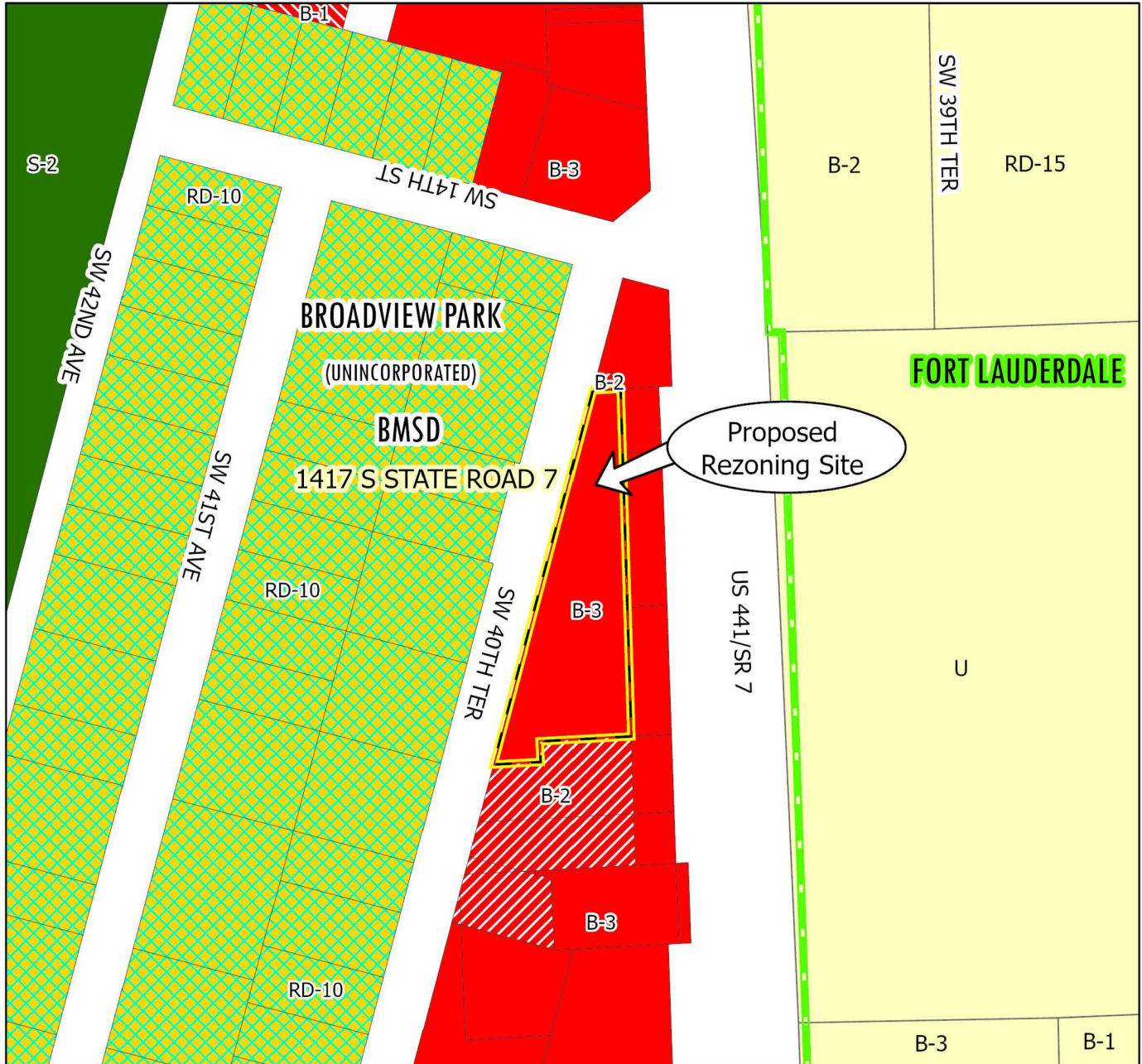
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Attachment D



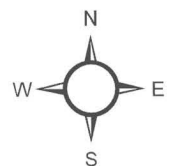
Rezoning 23-Z6 Proposed Zoning



Municipal_Boundary
 Site Location

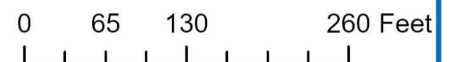
B-1: Limited Commercial Business
 B-2: General Commercial Business
 B-3: Intense Commercial Business
 RD-10: Duplex/Attached One-Family, 10 DU/Acre
 S-2: Open Space and Public Recreation

BCGIS.Fort_Lauderdale_Zoning



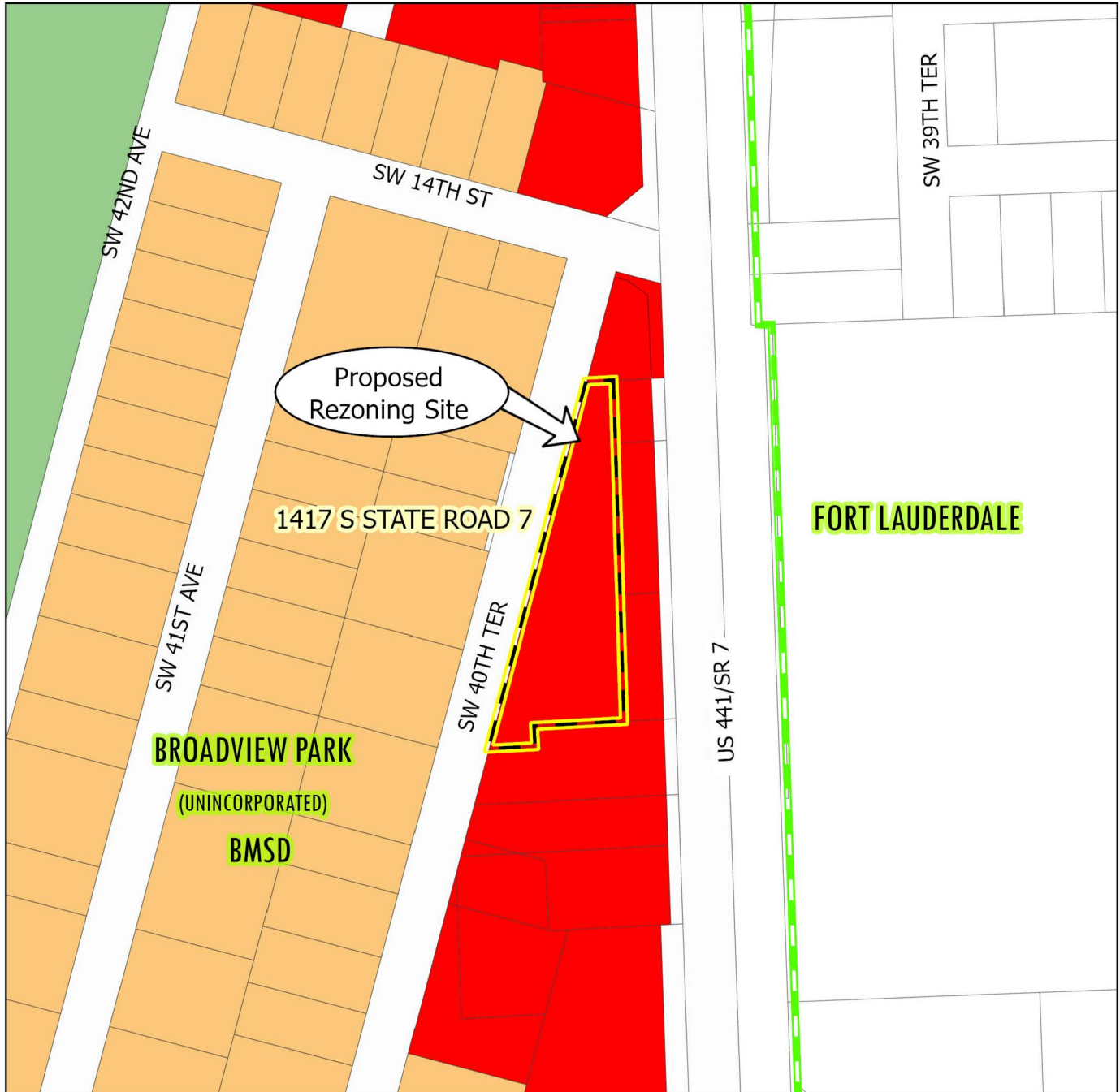
Prepared by: Urban Planning Division
Resilient Environment Department

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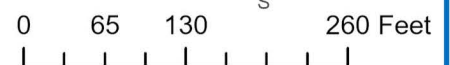
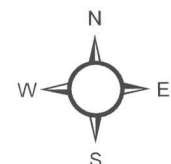




Rezoning 23-Z6 BMSD Future Land Use

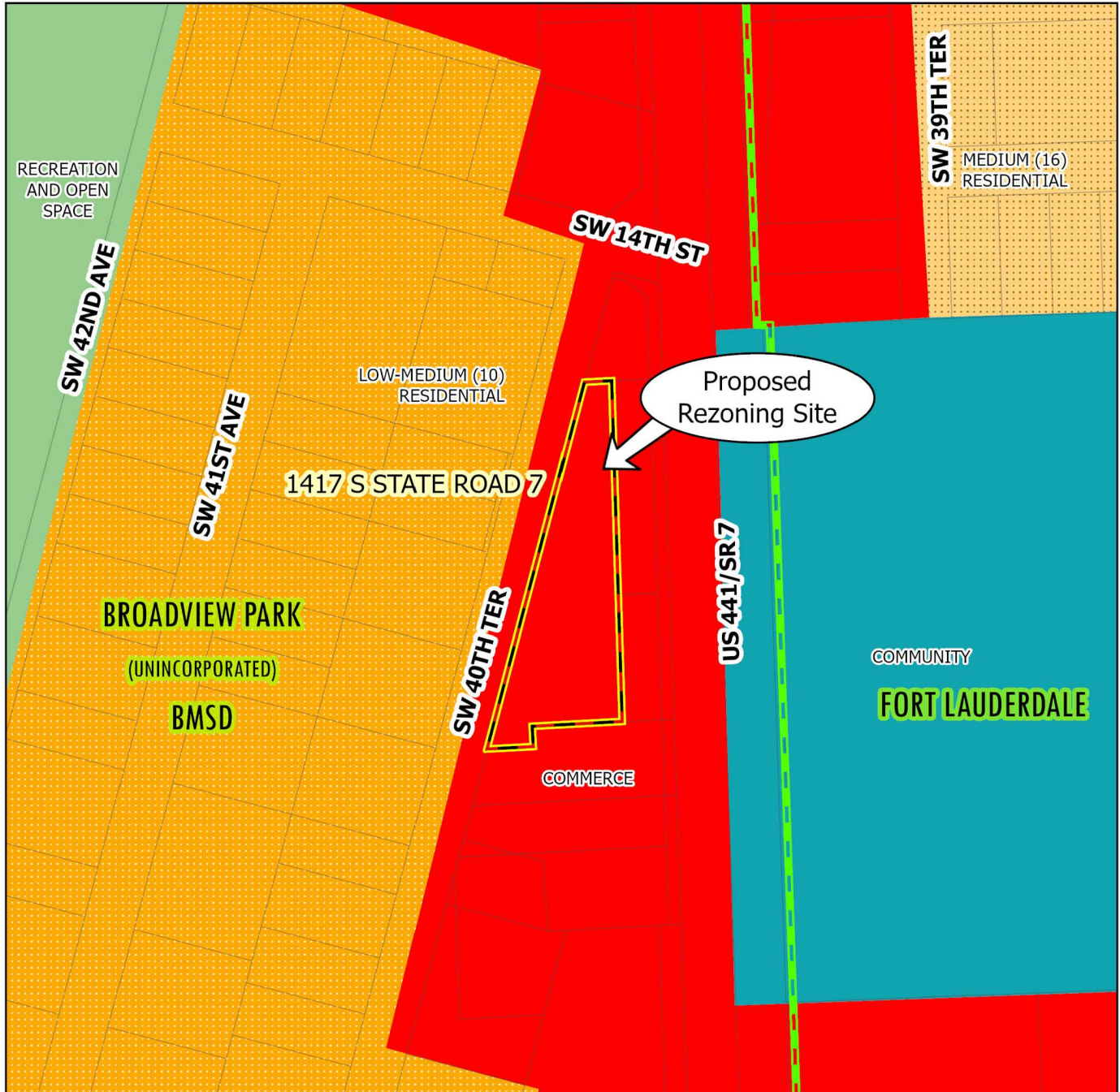


- Low-Medium (10) Residential
- Commercial
- Recreation & Open Space
- Right of Way
- Municipal_Boundary
- Site Location - 4425 NW 71 Street



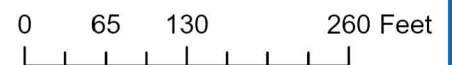
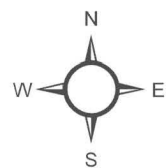


Rezoning - 23-Z6
Broward County Land Use Plan (BCLUP) - Future Land Use



- Site Location - 4425 NW 71st Street
- Municipal_Boundary

- Recreation and Open Space
- Low-Medium (10) Residential
- Medium (16) Residential
- Community
- Commerce



Prepared by: Urban Planning Division
Resilient Environment Department
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Attachment G

Resilient Environment Department (RED)

Review and Comments on

Proposed Broward County Re- zoning

For: Broward County Urban Planning Division

Applicant: Sharon Sharaby

Petition No: Z6

23-Jurisdiction: Broward Municipal Services District (BMSD)

Size: 0.6233 ACRES

Existing Land Use Designation: Current Commercial

Future Land Use Designation: Commercial

Effect of Proposed Change: None. Commercial building functions as a unified development.

Location: West of SR7/US 441, South of SW14th Street, and East of SW 40th Terrace; Folio Number 5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

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:

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

No ___✓___ Yes _____

Type and extent of contamination; Cleanup Status

RED Environmental Comments
Re-Zoning – 23-Z6
Page 2 of 6

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are no (0) listed contaminated sites that were found within one-quarter mile of the proposed amendment location.

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.

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)

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:

There are no (0) active or inactive solid waste facilities located within one mile of the proposed amendment location.

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 indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine, and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

RED Environmental Comments
Re-Zoning – 23-Z6
Page 3 of 6

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:

This property is not located on a Flood Zone Hazardous Area.

The Northern portion of the property is under Flood Zone X (shaded area) within the 500-year flood and the Southern portion of the property is under Flood Zone X (unshaded area) above the 500-year flood.

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 rezoning request 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 nineteen (19) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the nineteen (19) facilities, fourteen (14) are hazardous material facilities, three (3) are storage tank facilities, one (1) are facilities that have both hazardous materials and storage tanks and one (1) wellfield hazardous material and storage tank. (VP 10/09/2023)

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

No Yes - There are 19 hazardous material facilities on, adjacent to, or within the 0.25-mile radius of the subject property.

(If yes, please include location map and explain) - Please see layout plan in pdf file.

COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES

HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes X

If yes, please explain: Yes, if there are any spills, then it is possible that the contaminants can migrate to the subject property.

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 currently within a 0.25-mile radius wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. (VP 10/09/2023)

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No _____ Yes X

If yes, identify which zone: The subject property is on, adjacent to or within the 0.25-mile radius in a zone 3 wellfield zone.

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

No _____ Yes X

If yes, please explain: Yes, if there are any spills, then it is possible that the contaminants can migrate to the subject property.

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 10/09/2023)

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 and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are two (2) air permitted facilities located within half a mile of the proposed amendment site, neither of which have had an air quality complaint. There are no facilities in the area with existing or potential odor or noise problems.

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

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

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 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, 2.24.2, 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 proposed rezoning. 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.

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 Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed rezoning site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

RED Environmental Comments
Re-Zoning – 23-Z6
Page 6 of 6

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.

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]

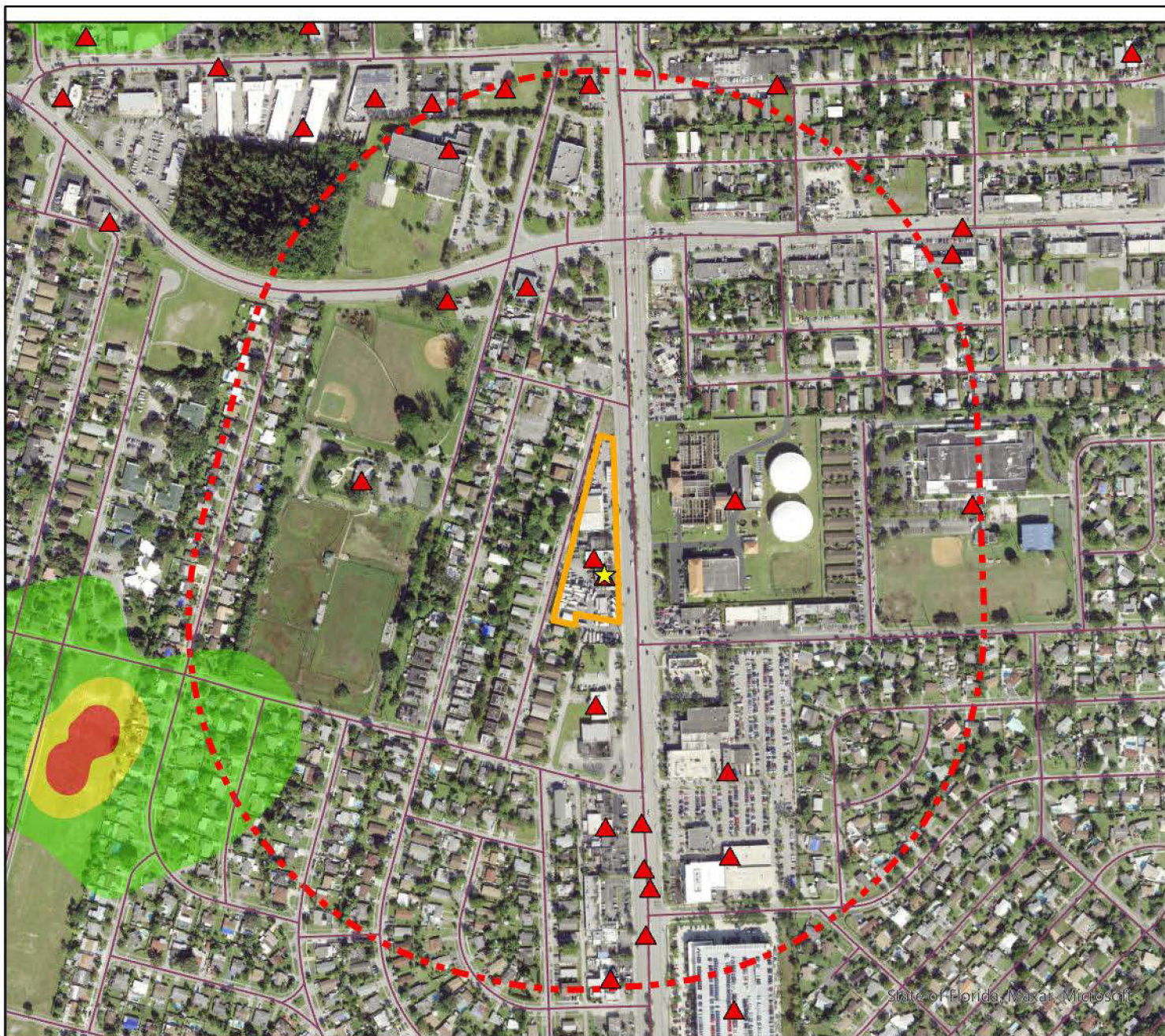
DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:

No Impact _____
Increase _____ Decrease X _____ in Water Recharge Capabilities

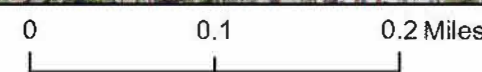
Please explain: The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

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:



State of Florida, Maxar, Microsoft



Date Prepared: 10/6/2023 3:47 PM

Prepared by: VPHIPPS

Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA Title III Facility
- Hazardous Materials Facility
- Proposed Amendment Site
- 0.25 Mile Buffer

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Empire Tire & Auto Services, Inc.	1879 S STATE ROAD 7, Fort Lauderdale, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material
Voltage Batteries	1907 S STATE ROAD 7, Fort Lauderdale, FL 33317	5531 -Auto and Home Supply Stores	Hazardous Material
Gunther Motor Co, Mazda	1880 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Hazardous Material
Broward Radiator Service, Inc.	1863 S STATE ROAD 7, Fort Lauderdale, FL 33317	7699 - Repair Shops and Related Service	Hazardous Material
Gunther Mazda	1680 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Storage Tank
Seavey Garden & Equipment Center	1813 S STATE RD 7, Fort Lauderdale FL 33317	5261 - Recreational Vehicle Dealers	Hazardous Material
AAMCO Transmissions	1821 S STATE ROAD 7, Davie, FL 33317 Davie 33317	7537 - Automotive Transmission Repair Shops	Hazardous Material
Gunther Volkswagen	1660 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Hazardous Material
Advance Auto Parts #9212	1741 S STATE ROAD 7, Fort Lauderdale, FL 33317	5531 - Auto and Home Supply Stores	Hazardous Material
Downtown Transmissions, Inc.	1543 S STATE ROAD 7, Fort Lauderdale, FL 33317	7537 - Automotive Transmission Repair Shops	Hazardous Material
Capital Motor Parts, Inc.	1541 SW 40TH AVE, Fort Lauderdale, FL 33317	7539 - Automotive Repair, Services and Parking	Hazardous Material
Sunset School	3775 SW 16TH ST, Fort Lauderdale, FL 33312	8211 - Elementary and Secondary Schools	Hazardous Material & Storage Tank
City of Ft. Lauderdale-Peele Dixie WTP	1500 S STATE ROAD 7, Fort Lauderdale, FL 33317	4941 - Watwer Supply	Wellfield Hazardous Material & Storage Tank
Broward County Parks, Sunview Park	1500 SW 42ND AVE, Fort Lauderdale, FL 33317	7999 -Amusement and Recreation Service	Hazardous Material
Broward County RMPS 10R	1502 SW 42ND AVE, Fort Lauderdale, FL 33317	6512 -Operators of Nonresidential Buildings	Storage Tank

Meister Motoring	4100 DAVIE BLVD, Fort Lauderdale, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material
Pine Ridge Center	1251 SW 42ND AVE, Fort Lauderdale, FL 33317	8211 - Elementary and Secondary Schools	Hazardous Material
Rebel #812	4200 PETERS RD, Fort Lauderdale, FL 33317	5541 - Gasoline Service Stations	Storage Tank
T & L Auto Repair, Inc.	1211 S STATE ROAD 7, Plantation, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material



PROJECT Folio: 5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

Project Name: Broward LUPA

*******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)\$960
- Modifications to small project that require capacity re-analysis.....\$960
- Water and Sanitary Sewer Capacity Allocation Letter (Large Project)\$2,400
- Modifications to large project that require capacity re-analysis.....\$2,400
- Water determination\$0



October 25, 2023

Andy Joseph
Broward County
1 North University Drive
Plantation, FL 33324

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER
Broward LUPA
5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600**

Dear Andy Joseph,

According to the information submitted, the LUPA consists of a rezoning of 3 Folios in order to correct an ambiguity or error. The commercial buildings will continue to function as a unified development.

The determination of capacity availability is based upon an analysis of the City's water system, 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 "committed" for this project until development permit approval has been achieved and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of building permit application. If sufficient capacities 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 there are changes to the proposed site after issuance of this capacity availability letter, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans. Failure to seek approval prior to changing the plans may result in revocation of permit and capacity allocation. The information contained in this letter will expire one year from the date issued.

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

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

WATER CAPACITY ANALYSIS

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 37.33 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.02 MGD. Combining these figures with the demand from the proposed project of 0.0000 MGD, the required production would be 42.35 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this rezoning. See Figure 1 below.

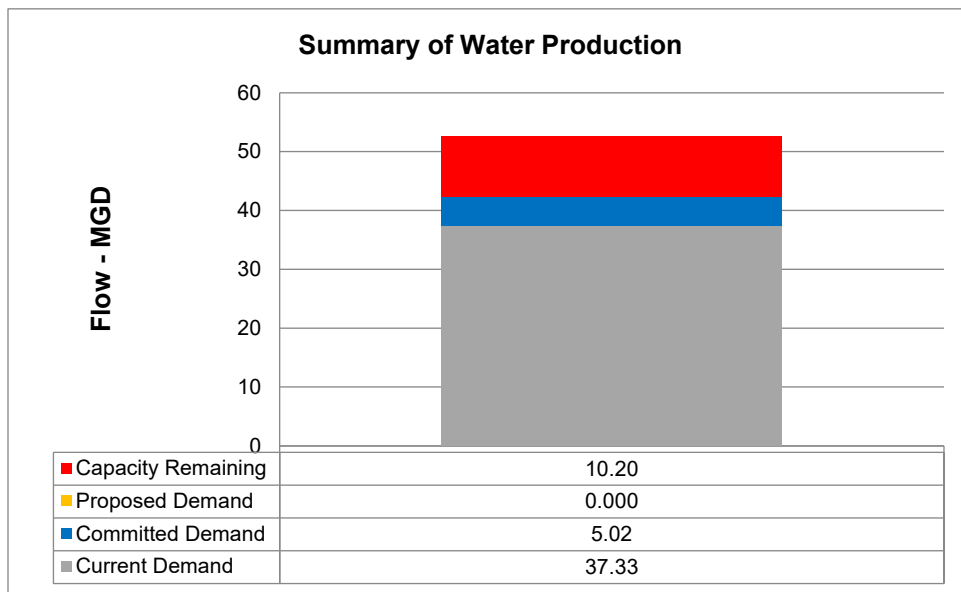


Figure 1

Attachment I



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069
PHONE: 954-831-0745 • FAX: 954-831-0798/0925

September 15, 2023

Andy Joseph
Urban Planning Division
1 North University Drive
Plantation, FL, 33324

**RE: REZONING REQUEST FOR PROPERTY FOLIO's
504113020590, 504113020591 AND 504113020600**

Dear Mr. Joseph,

We reference your email request dated September 1, 2023, regarding the proposed rezoning of the referenced properties with a general location West of SR 7, South of SW 14th Street and East of SW 40th Terrace, within Unincorporated Broward.

Based on the information submitted to us in the referenced email by the Urban Planning Division, Broward County Water and Wastewater Services has no comments to this request.

Please contact Nestor Berrios at (954) 831-0728 or nberrios@broward.org if you have any questions.

Sincerely,

Mario Manrique Digitally signed by Mario Manrique
Date: 2023.09.15
08:44:44 -04'00'

Mario Manrique, EI
Plan Reviewer

Nestor M Berrios, P.E. Digitally signed by Nestor M Berrios, P.E.
Date: 2023.09.15
08:51:09 -04'00'

Nestor M Berrios, PE, MECE, PMP
Expansion Project Administrator

MM/ct

cc: Alicia Dunne, WWED
Margarita Jaramillo, WWED
Luis Gaslonde, WWED
Rezoning District 1

Attachment J



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

September 5, 2023

Andy Joseph, Planner
Urban Planning Division
1 North University Drive
Plantation, FL 33324

via email to: anjoseph@broward.org

RE: Application 23-Z-5
Rezoning to BMSD Map

Dear Mr. Joseph:

I have reviewed the application for rezoning for Parcels 5041-13-02-0590, 5041-13-02-0591 and 5041-13-02-0600 on the Broward Municipal Services District map.

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

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

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

Attachment K

From: [Austin, Notosha](#)
To: [Joseph, Andy](#)
Subject: Fwd: Re-zoning - 23-Z-6
Date: Friday, October 13, 2023 3:02:35 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Andy,

Our agency does not anticipate any issues.

Thanks,
Notosha

From: Conde, Andres <ACONDE@broward.org>
Sent: Monday, October 2, 2023 7:35:23 AM
To: Austin, Notosha <NAUSTIN@broward.org>
Subject: Re-zoning - 23-Z-6

Good morning,

I do not see an issue. Thanks

From: Austin, Notosha <NAUSTIN@broward.org>
Sent: Friday, September 29, 2023 4:07 PM
To: Conde, Andres <ACONDE@broward.org>
Subject: FW: Re-zoning - 23-Z-6

FYI



[Notosha Austin](#) | Interim Director

SOLID WASTE AND RECYCLING SERVICES

1 North University Dr., Suite 400 | Plantation, FL 33324

office: 954.474.1880 | fax: 954.577.2390

Broward.org/recycling

From: Joseph, Andy <ANJOSEPH@broward.org>
Sent: Friday, September 29, 2023 2:52 PM
To: Mccoy, Barney <BAMCCOY@broward.org>; Fulchan, Kevin <KFULCHAN@broward.org>; Decker, Michelle <MDECKER@broward.org>; Juncosa, Susan <sjuncosa@broward.org>; Bodmann, Susan

<SBODMANN@broward.org>; Manrique, Mario <MMANRIQUE@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Acevedo, Javier <JACEVEDO@broward.org>; West, Dan <danwest@broward.org>; Brunner, Scott <SBrunner@broward.org>; Abrams, Albara <AABRAMS@broward.org>; Pariseau, Sarah <SPARISEAU@broward.org>; Pognon, Monica <MPOGNON@broward.org>; Da Luz, Karina <KDALUZ@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Carrano, Susanne <SCARRANO@broward.org>

Subject: RE: Re-zoning - 23-Z-6

Good morning everyone,

This is a follow up for comments on this application. This is for those who have not responded as of yet. Attached for your review and comment is an application for a Re-zoning to the Broward Municipal Services District map. The table below and the attached application provide details about the proposed amendment. Please call me if you have any questions.

Please provide your response by Monday, September 18, 2023.

Figure 1: Proposed Rezoning Detail

General Location	West of SR 7/US 441, South of SW 14 th Street, and East of SW 40 th Terrace
Effect of Proposed Change	The proposed rezoning corrects an ambiguity or error. The commercial buildings function as a unified development.
Existing Land Use	Commercial
Current Future Land Use Designation	Commercial
eCurrent Zoning District	B-2: General Commercial Business
Commission District	District 2, Mark D. Bogen
Applicant/Agent	Sharon, Sharaby
Property Owner	SDS Development & Trust, LLC Company
Folio Number	5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

Please contact me should you need additional information,

Kind regards,



ANDY JOSEPH, PLANNER

Resilient Environment Department

URBAN PLANNING DIVISION

1 North University Drive | Plantation, FL 33324

ANJOSEPH@broward.org | 954.357.6609

Attachment L

Date: October 4, 2023

To: Andy Joseph, Planner
Urban Planning Division

From: Jason McKoy
Capital Programs, Transit Division

Subject: Re-zoning application - 23-Z-5

Transit Division, Capital Programs staff have reviewed the re-zoning application 23-Z-5 in the City of Fort Lauderdale for impacts to the existing fixed route bus stop infrastructure and have the following comments:

Re-zoning application - 23-Z-5 -

- BCT has no objection to the application as submitted.

Thank you for taking into consideration BCT's comments. Also, if you have any questions please do not hesitate to ask.

Attachment M

UPD Complete Streets Comments: 23-Z6 -DRAFT

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 23-Z-5. The subject site is in the BMSD involving less than 1 acre. The rezoning proposes:

Existing Zoning: B-2

Proposed Zoning: B-3

Estimated Effect: Consolidate zoning designation to single zoning.

Applicable Policies

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

POLICY BMSD 2.1.11: Broward County will continue to improve the quality of neighborhoods through implementation of programs or regulations directed toward: [...]

3. Street amenities, such as landscaping, sidewalks, signage and street lighting.

POLICY BMSD 3.3.1: Broward County will plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

Staff Recommendations

Should any significant redevelopment occur on the subject site, staff respectfully recommends the following:

- Incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
 - sidewalks along the property perimeter on all street frontages
 - sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas
 - awnings or covered areas at building entrances or along sidewalks
- Consider providing electric vehicle charging stations, bike parking and lockers.

Attachment N

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Public Hearing Notice

NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP

In accordance with Section 163.3174,
Florida Statutes, the Broward County
Resilient Environment Department, Urban

Planning Division will conduct a Local
Planning Agency (LPA) public hearing on
November 8, 2023, at 2:00pm in the 2nd
Floor Hearing Room at 1 North University
Drive, Plantation, FL, 33324. The purpose
of the public hearing is to receive public
comments and make a recommendation
to the Board of County Commissioners on
the following items:

A proposed rezoning to the Broward
Municipal Services District Zoning Map
changing the zoning district of an ap-
proximately 0.62-acre site, located at
1417 South State Road 7, Unincorpor-
ated Broward County, 33317, from
B-2: General Commercial Business
to B-3: Intense Commercial Business
District; and providing for an effective
date. [Folio Nos. 504113020612 (por-
tion of); 504113020590 (portion of);
504113020591; 504113020600 (portion
of)]

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 ser-
vices 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. Publish October 16, 2023.

7512919 10/16/2023

Public Hearing Sign – SW 40 Terrace



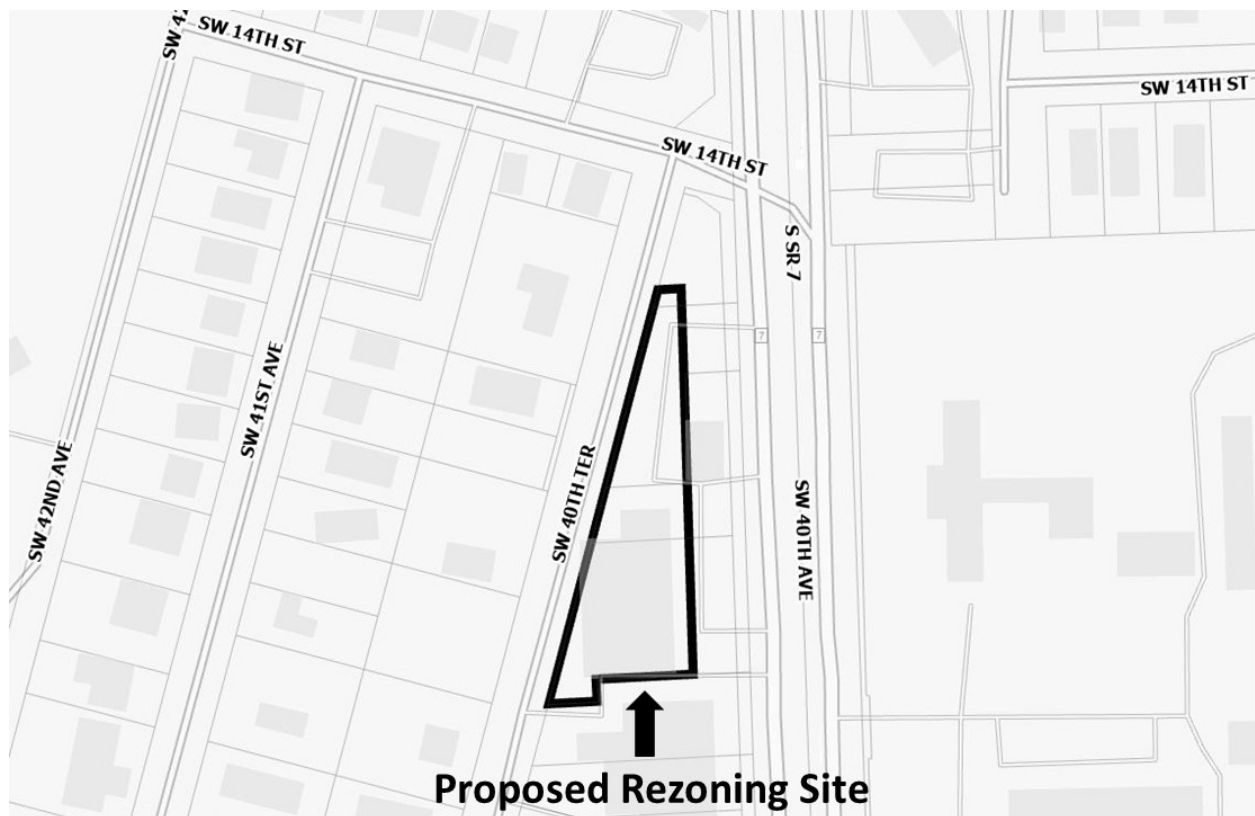
Public Hearing Sign – SR 7/US 441



**NOTICE OF PUBLIC HEARING TO CONSIDER
RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP
AND ZONING CODE**

In accordance with Section 163.3174, Florida Statutes, the Broward County Resilient Environment Department, Urban Planning Division will conduct a Local Planning Agency (LPA) public hearing on November 8, 2023, at 2:00pm in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners on the following items:

- A proposed amendment to the Broward Municipal Services District Zoning Map changing the zoning district of an approximately 0.62-acre site, located at 1417 South State Road 7, Unincorporated Broward County, 33317, from B-2: General Commercial Business to B3: Intense Commercial Business District; and providing for an effective date.



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. **Publish October 18, 2023.**

CITY OF FORT LAUDERDALE
1500 S STATE ROAD 7
FORT LAUDERDALE FL 33312

UNIVERSAL WORLD PRECAST INC
1521 SW 40 TER
UNINCORPORATED FL 33317

1325 HOLDINGS LLC
4011 SW 14 ST
UNINCORPORATED FL 33317

CASTILLO, JORGE & ELENA
1545 SW 40 AVE
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1515 SW 40 TER
UNINCORPORATED FL 33317

MF 1285 LLC
1295 SW 40 AVE
UNINCORPORATED FL 33317

CASTILLO, JORGE
1545 SW 40 TER
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1511 SW 40 TER
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC
% JAMES R FITZGERALD
1320 S STATE ROAD 7
FORT LAUDERDALE FL 33312

1543 HOLDINGS LLC
1543 S STATE ROAD 7
UNINCORPORATED FL 33317

SUNKEY PROPERTIES LLC
1505 SW 40 TER
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC
% JAMES R FITZGERALD
1306 S STATE ROAD 7
FORT LAUDERDALE FL 33312

ORNSTEIN, GREG
ORNSTEIN, STEVEN
1541 SW 40 AVE
UNINCORPORATED FL 33317

MIR, SEYED ALI ASGHAR
1461-1463 SW 40 TER
UNINCORPORATED FL 33317

SUPERIOR GENERAL CONSTRUCTION
INC
4013 SW 14 ST
UNINCORPORATED FL 33317

SAN LAZARO HOLDINGS INC
1531 SW 40 AVE
UNINCORPORATED FL 33317

RAMNAUTH, BIBI NARIMA
RAMNAUTH, KESHO P
1441 SW 40 TER 1-2
UNINCORPORATED FL 33317

DELVA, FLAUMITA
4019 SW 14 ST
UNINCORPORATED FL 33317

BMJ LIV TR
LESLIE, HERMAN A TRSTEE ETAL
1611-1613 SW 40 TER
UNINCORPORATED FL 33317

TUBBS, HAYES A PARTOLINA-
TUBBS, DINA
1409 SW 40 TER
UNINCORPORATED FL 33317

JEHOVAS WITNESSES EL CENTRO SP
TULIO CASTILLA
1400 SW 41 AVE
UNINCORPORATED FL 33317

BMJ LIV TR
LESLIE, HERMAN A TRSTEE ETAL
1601-1603 SW 40 TER
UNINCORPORATED FL 33317

MORRIS, SIMONE
4006 SW 14 ST
UNINCORPORATED FL 33317

VARGAS, ELLIOTT
1412 SW 41 AVE F-R
UNINCORPORATED FL 33317

REJACK, ELIZABETH A
1561 SW 40 TER
UNINCORPORATED FL 33317-5810

MORRIS, STANLEY H/E
DELOACH, DEMETRICE
4004 SW 14 ST
UNINCORPORATED FL 33317

M&G RENT & CLEANING PROPERTIES
LLC
1416-1420 SW 41 AVE
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1541 SW 40 TER
UNINCORPORATED FL 33317

1325 HOLDINGS LLC
1325 SW 40 AVE
UNINCORPORATED FL 33317

CICCHINI, LOUISE
1430 SW 41 AVE
UNINCORPORATED FL 333175816

FERNANDEZ, MELINDA
1440 SW 41 AVE 1-2
UNINCORPORATED FL 333175816

DUCTAN, AMOS &
ANILUS, IRANISE
1520 SW 41 AVE
UNINCORPORATED FL 333175818

DAHER, SAMIA
1512 SW 41 AVE
UNINCORPORATED FL 33317

ELTINE, FRANCOISE
ANILUS, JOSNEL ETAL
1508 SW 41 AVE
UNINCORPORATED FL 333175818

VIDAKIDS LLC
1524-1532 SW 41 AVE
UNINCORPORATED FL 33317

MASE, ROBERT
1401 S STATE ROAD 7
UNINCORPORATED FL 33317

Attachment O

From: [Rod Feiner](#)
To: [elsvacker@gmail.com](#); [viktor262@aol.com](#); [courtneyyounce@gmail.com](#); [rickpelaeza@gmail.com](#); [Orit Beilis](#)
Cc: [Thuy Turner](#); [Saiphoo, Cyril](#); [broadviewparkcivic@gmail.com](#)
Subject: SDS Development & Trust
Date: Thursday, July 20, 2023 7:08:59 PM
Attachments: [sds aerial.pdf](#)

Good Evening –

Please be advised that I represent SDS Development & Trust, LLC. SDS owns the property that is located at 1417 S State Road. The property is currently developed with a retail shopping center. An aerial depicting the property is attached hereto.

The property is currently split-zoned. This is depicted in the aerial. The frontage of the property adjacent to US 441 has B-3 Zoning and the rear half of the property has B-2 Zoning. My client is proposing to re-zone the back half of the property from B-2 to B-3. An application has not yet been filed with the County. Re-zoning the rear of the property to B-3 will make the zoning will match the front of the property and the zoning will match the zoning the surrounding area. The properties across US 441 are currently zoned B-3, the property to the south of my client's property is zoned B-3 and the properties north of my client's property, north of SW 14th Street are also zoned B-3. In addition, SW 28th Terrace serves as an additional buffer between the property and your neighborhood.

No redevelopment of the shopping plaza is proposed. The re-zoning is proposed to make the property compatible with its surrounding zoning.

We would like an opportunity to address your Board to see if you have any questions or comments about the planned re-zoning. I know that your Association is not having any formal meetings until September but my client would like to make a presentation to your Board of Directors in the near future. Perhaps this could occur at a special set meeting of the Board. I was thinking that, if Board Members were not present, then we could have a virtual meeting via Zoom or some other method. Then, if you wanted us to make a presentation to all of the members of the Association we could also do that at a special meeting.

I look forward to hearing from you and look forward to speaking to you all.

Sincerely,

Rod

Rod A. Feiner, Esq.
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, Florida 33316
Telephone: (954) 761-3636
Facsimile: (954) 761-1818
rafeiner@coker-feiner.com