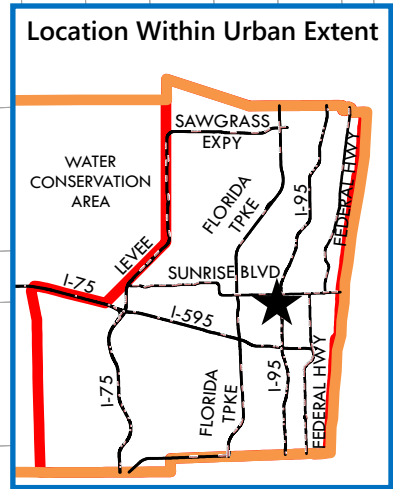
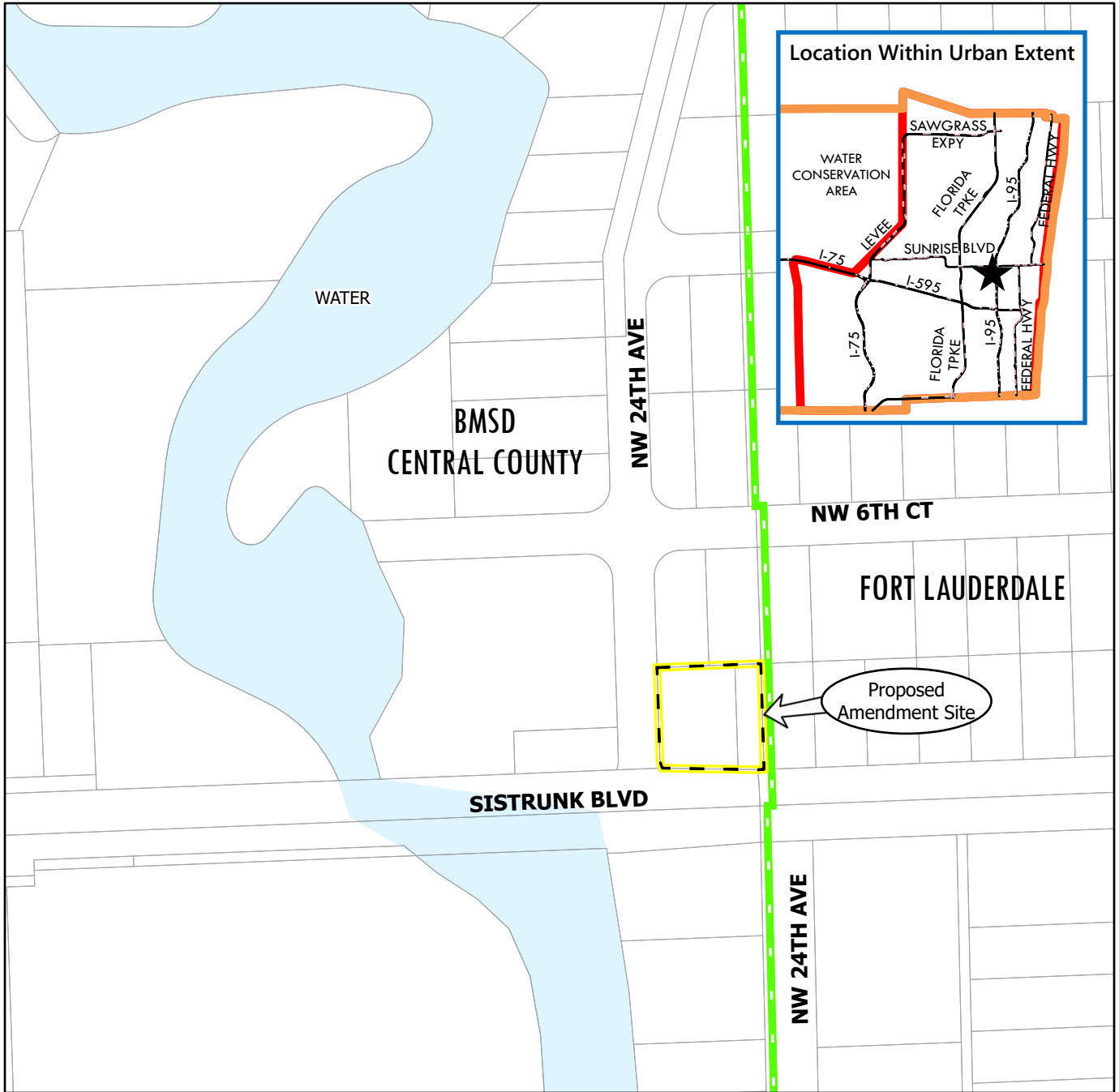








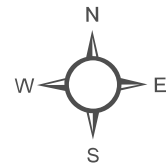


# Rezoning 24-Z1 Site Location Map



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

-  Water
-  Site: 2360 NW 6th St.

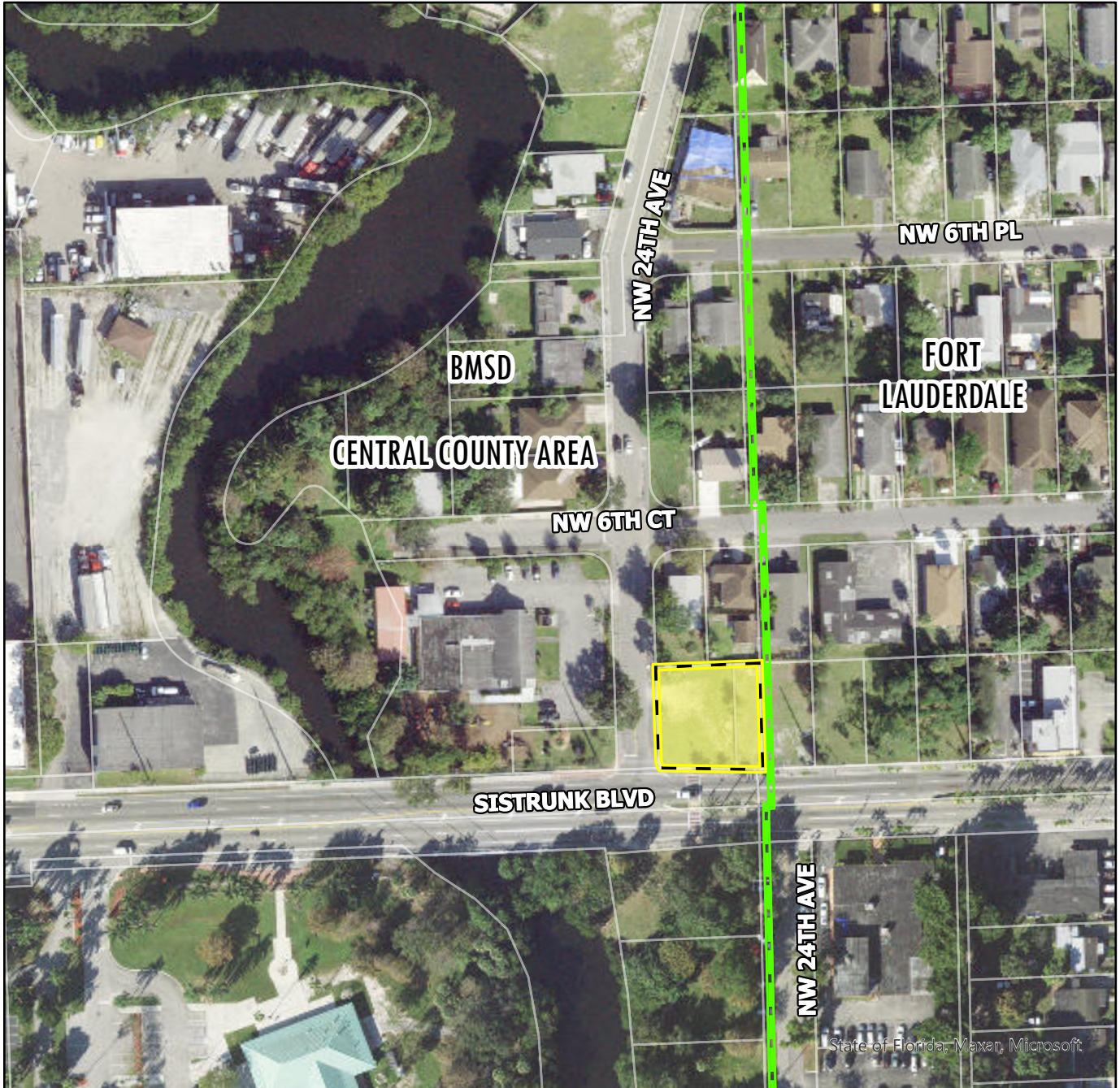




Prepared by: Urban Planning Division  
Resilient Environment Department

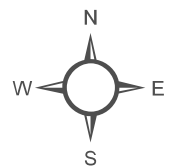
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 24-Z1 Aerial Map



-  Municipal\_Boundary
-  Site: 2360 NW 6th St.

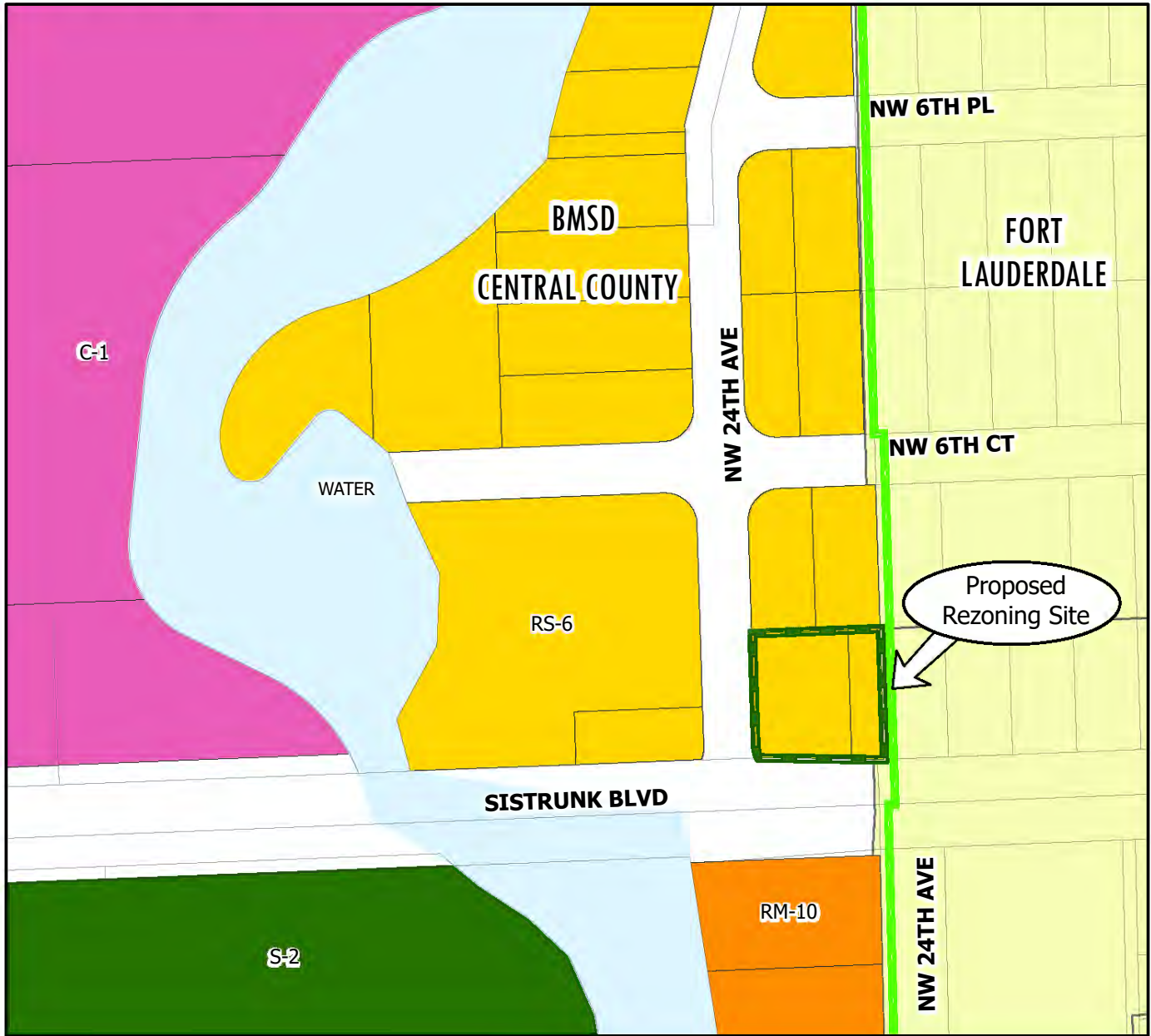


Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



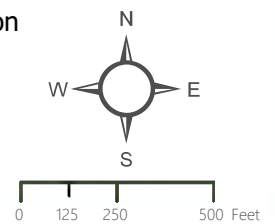


# Rezoning 24-Z1 Current Zoning



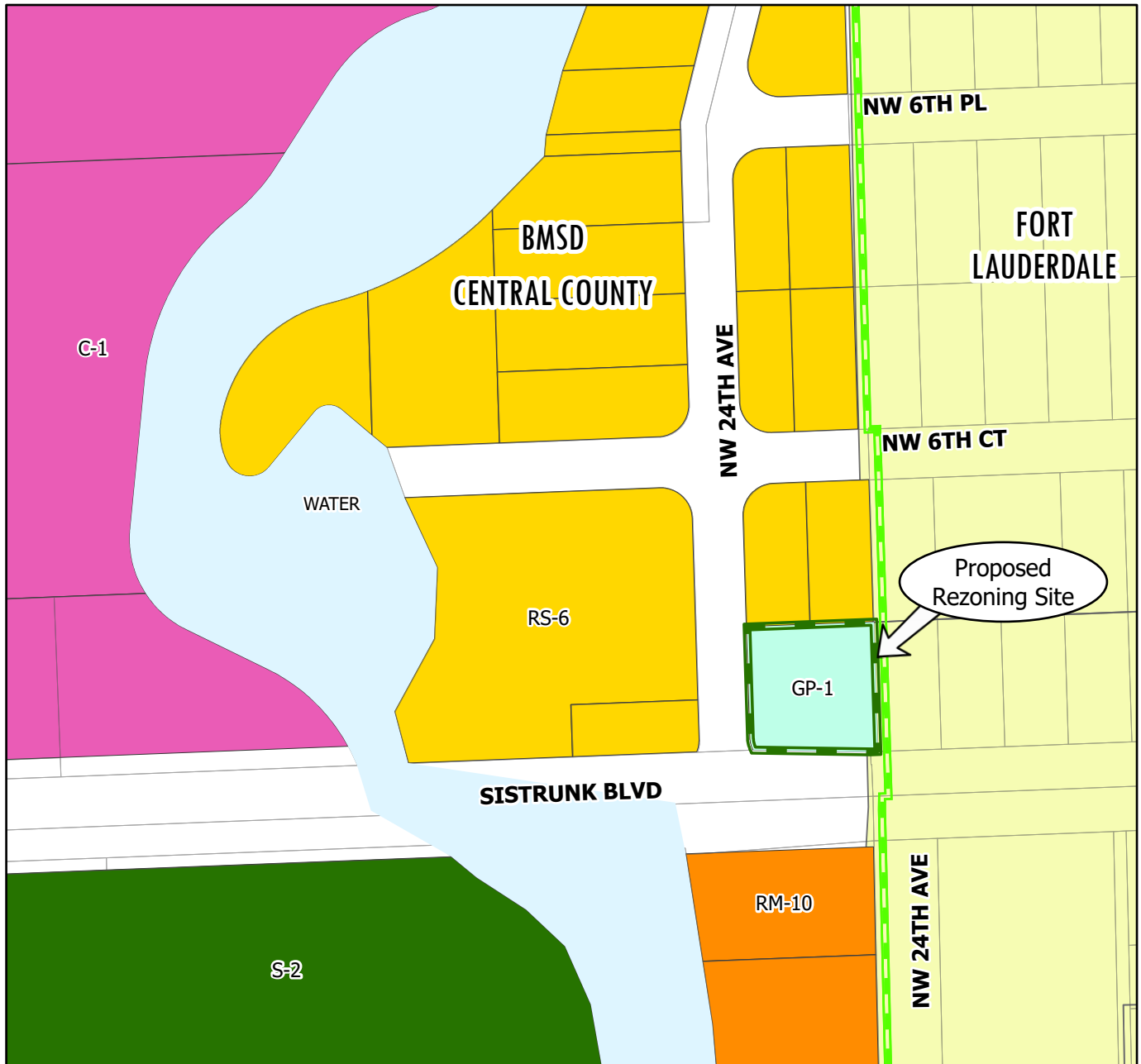
-  Site: 2360 NW 6th St.
-  Municipal\_Boundary
-  Fort Lauderdale Zoning - North West Regional Activity Center-Mixed Use West
-  Water
-  C-1: Commercial Warehouse
-  RM-10: Multiple Family, 10 DU/Acre
-  RS-6: One Family Detached, 6 DU/Acre
-  S-2: Open Space and Public Recreation










Prepared by: Urban Planning Division  
 Resilient Environment Department  
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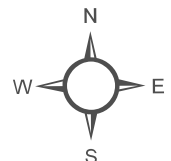




# Rezoning 24-Z1 Proposed Zoning



-  Municipal\_Boundary
-  BMSD Site Location
-  Fort Lauderdale Zoning - North West Regional Activity Center-Mixed Use West
-  Water
-  C-1: Commercial Warehouse
-  RM-10: Multiple Family, 10 DU/Acre
-  RS-6: One Family Detached, 6 DU/Acre
-  S-2: Open Space and Public Recreation
-  GP-1: Garden Park Neighborhood



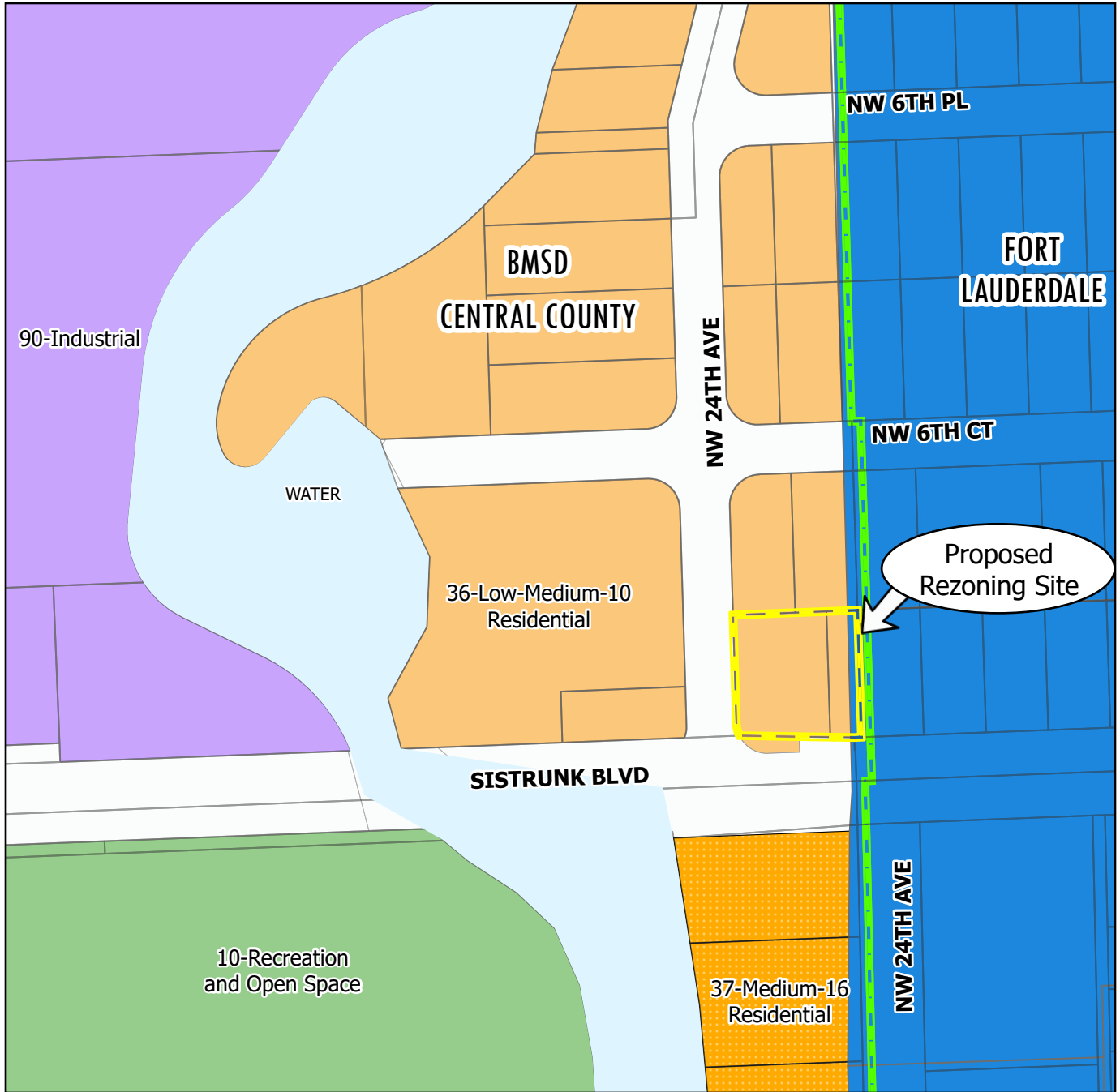
Prepared by: Urban Planning Division  
Resilient Environment Department

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





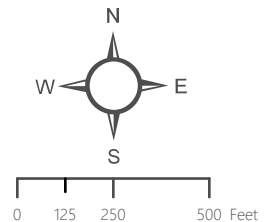
# Rezoning 24-Z1 Broward Municipal Services District Future Land Use



- Municipal\_Boundary (2)
- Low-Medium (10) Residential (19)
- Site Location - (1)
- Medium (16) Residential (3)
- Water (1)
- Industrial (4)
- Fort Lauderdale - Regional Activity Center (4)
- Recreation & Open Space (1)
- Right of Way (2)

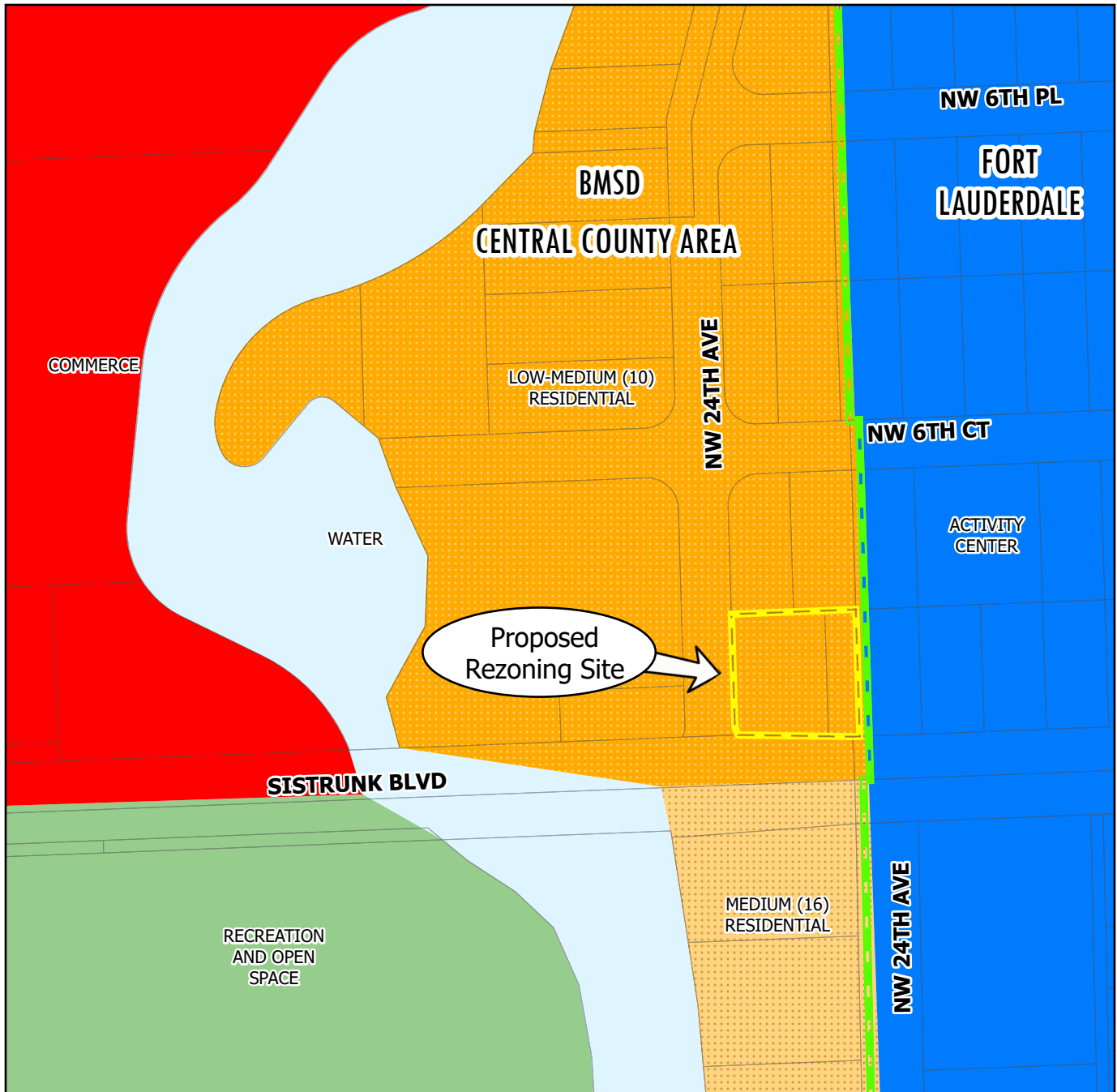
Prepared by: Urban Planning Division  
Resilient Environment Department



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











# Rezoning 24-Z1 Broward County Land Use Plan Future Land Use

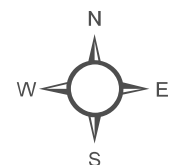


-  Site: 2360 NW 6th St.
-  Municipal\_Boundary

-  Water
-  Recreation and Open Space
-  Low-Medium (10) Residential
-  Medium (16) Residential
-  Commerce
-  Activity Center

Prepared by: Urban Planning Division  
Resilient Environment Department

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





# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Friday, July 12, 2024

Andy Joseph  
Planning and Development Management Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
PDMDinfo@broward.org

Re: Comments for Rezoning – Historical Review  
Application: 24-Z1  
Broward County property folio(s): 504205010960, 504205010970

Dear, Andy Joseph

I have had an opportunity to review materials relative to Rezoning Application No. 24-Z1, Broward County property folio(s): 504205010960; 504205010970.

- 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 have an adverse effect on previously recorded resource(s).

The subject property is located within designated North Bank New River Archaeological Zone.

- B. The subject property is located within jurisdiction of Broward County historic preservation ordinance (B.C. Ord. 2014-32).

Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g) no person shall undertake development within an archaeological site; an archaeological zone; or a paleontological zone without first obtaining a Certificate to Dig (CTD) from the County Historic Preservation Officer.

- C. The property owner / agent should contact the Broward County Historic Preservation Officer to obtain appropriate application forms.

Contact: Rick Ferrer, Historic Preservation Officer  
Resilient Environment Department  
Urban Planning Division  
Historic Preservation Program  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
Tel.: (954) 357-9731  
Email: rferrer@broward.org

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew A. DeFelice".

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

In capacity as:

County Archaeological Consultant  
Resilient Environment Department  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
Tel.: (732) 996-0965  
Email: [madefelice@broward.org](mailto:madefelice@broward.org)

Cc: Rick Ferrer, Historic Preservation Officer, Resilient Environment Department



## REZONING APPLICATION 24-Z1 – BMSD

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning application 24-Z1. The subject site comprises approximately 0.23 net acres and is in the Broward Municipal Services District (BMSD).

The amendment proposes:

<i>Current Land Use:</i>	0.38 gross acres of Low-Medium (10) Residential
<i>Existing Zoning:</i>	0.23 net acres One-Family Detached Dwelling District (RS-6)
<i>Proposed Zoning:</i>	0.23 net acres of Garden Park Neighborhood District (GP-1)
<i>Estimated Net Effect:</i>	Addition of 14 Dwelling Units (for total of 15 dwelling units)

#### 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. This request represents an increase of 14 dwelling units for a total of 15 units; therefore, it is not subject to Policy 2.16.2.

The applicant states that this request implements various Smart Growth policies and strategies of the Broward County Land Use Plan.

The proposed development is within the Franklin Park neighborhood of the Broward Municipal Services District (BMSD) and is a part of the Central County CRA. According to the *2022 Broward County Affordable Housing Needs Assessment*, the neighborhood of Franklin Park had a supply of 432 housing units representing about 8% of all dwelling units in the BMSD – and a 96.5% occupancy rate with about 96% of units being renter occupied.

Staff has determined that this application supports the general intent of the Broward County Housing Element to provide an adequate supply of housing opportunities countywide, to offer current and future residents with innovative choices in housing type, affordability, and sustainable design standards for all income levels.

## REZONING APPLICATION 24-Z1 – BMSD

The application was also supports the following Goal, Objective and Policy of the BMSD Element - Central County:

**GOAL BMSD 2** – Broward County will strengthen existing neighborhoods and businesses, and promote resiliency.

**OBJECTIVE BMSD 2.1 - Planning and Redevelopment** – Broward County will continue to work with residents and business owners within the BMSD to improve the health, safety, and welfare, focusing on security, redevelopment, housing, transportation, education, open space and recreation, and local economic concerns.

**POLICY BMSD 2.1.1** – Broward County will manage development through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

SMC

**From:** [Briggs, Linda](#)  
**To:** [Joseph, Andy](#); [Vunkannon, Lori](#)  
**Subject:** RE: New Rezoning Application 24-Z1  
**Date:** Friday, January 26, 2024 2:03:27 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Hi Andy,  
We have no comments regarding the rezoning except that Park Impact fees will be required for 15 new residential units.  
Thanks,



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

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**From:** Joseph, Andy <ANJOSEPH@broward.org>  
**Sent:** Friday, January 26, 2024 1:42 PM  
**To:** Briggs, Linda <lbriggs@broward.org>  
**Subject:** RE: New Rezoning Application 24-Z1

I apologize. All I'm looking for is comments for a rezoning to this lot. The following was supposed to be sent to you.

This is a follow up for the requested Rezoning. 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.

Subject site folio: 5042-05-01-0960

Address: 2317 NW 6th Street, Fort Lauderdale, FL 33311

**Please provide your response by Monday, January 29, 2024**

**Figure 1: Proposed Rezoning Details**

<b>General Location</b>	West of I-95 /US 441, South of W Sunrise Blvd, East of NW 27 <sup>th</sup> Ave and North of W Sistrunk Blvd
-------------------------	---

<b>Effect of Proposed Change</b>	The proposed rezoning facilitates multifamily residential development.
<b>Existing Land Use</b>	Vacant Land
<b>Current Future Land Use Designation</b>	36-Low-Medium (10) Residential
<b>eCurrent Zoning District</b>	RS-6: One-family detached dwelling districts
<b>Proposed Zoning District</b>	GP-1: Garden Park Neighborhood
<b>Commission District</b>	District 8, McKinzie, Robert
<b>Applicant/Agent</b>	Sheer, Michael
<b>Property Owner</b>	Vacant Land Men, LLC
<b>Folio Number</b>	5042-05-01-0960

Please contact me should you need additional information,

**From:** Briggs, Linda <[lbriggs@broward.org](mailto:lbriggs@broward.org)>  
**Sent:** Friday, January 26, 2024 8:40 AM  
**To:** Joseph, Andy <[ANJOSEPH@broward.org](mailto:ANJOSEPH@broward.org)>  
**Subject:** RE: New Rezoning Application 24-Z1

Hi Andy,  
 Just curious if you can share a template for an adequacy letter? This may be the first of this type I've done.

Thanks,



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

**From:** Joseph, Andy <[ANJOSEPH@broward.org](mailto:ANJOSEPH@broward.org)>

**Sent:** Friday, December 29, 2023 4:33 PM

**To:** Pognon, Monica <[MPOGNON@broward.org](mailto:MPOGNON@broward.org)>; [planning@fortlauderdale.gov](mailto:planning@fortlauderdale.gov);  
[EParker@fortlauderdale.gov](mailto:EParker@fortlauderdale.gov); West, Dan <[danwest@broward.org](mailto:danwest@broward.org)>; Briggs, Linda  
<[lbriggs@broward.org](mailto:lbriggs@broward.org)>; Conde, Andres <[ACONDE@broward.org](mailto:ACONDE@broward.org)>; Kasselakis, Steve  
<[SKASSELAKIS@broward.org](mailto:SKASSELAKIS@broward.org)>; Austin, Notosha <[NAUSTIN@broward.org](mailto:NAUSTIN@broward.org)>; Forelle, Sara  
<[SFORELLE@broward.org](mailto:SFORELLE@broward.org)>; Juncosa, Susan <[sjuncosa@broward.org](mailto:sjuncosa@broward.org)>; Ferrer, Richard  
<[RFERRER@broward.org](mailto:RFERRER@broward.org)>; Mccoy, Barney <[BAMCOY@broward.org](mailto:BAMCOY@broward.org)>

**Subject:** New Rezoning Application 24-Z1

Good afternoon everyone,

Attached for your review and comments is an application for a Re-zoning to the Broward Municipal Services District map. What I am looking for in an adequacy letter. The table below and the attached application provide details about the proposed amendment.

Subject site folio: 5042-05-01-0960

Address: 2317 NW 6th Street, Fort Lauderdale, FL 33311

**Please provide your response by Monday, January 29, 2024**

Contact me if you have any questions,



**ANDY JOSEPH, PLANNER**

Resilient Environment Department

**URBAN PLANNING DIVISION**

1 North University Drive | Plantation, FL 33324

[ANJOSEPH@broward.org](mailto:ANJOSEPH@broward.org) | 954.357.6609

[Broward.org/Planning](http://Broward.org/Planning)

[Medical Marijuana Advisory Board \(MMAB\)](#)



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

**REZONING**

**SBBC-3856-2024**

**Folio #: 504205010690, 504205010970**

**The Oasis at Sistrunk**

**July 8, 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](http://www.browardschools.com)

# SCHOOL CONSISTENCY REVIEW REPORT - REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> July 8, 2024	Units Permitted: 0      Units Proposed: 15	<b>Existing Land Use:</b> Activity
<b>Name:</b> The Oasis at Sistrunk	<b>NET CHANGE (UNITS):</b> 15	<b>Proposed Land Use:</b> Activity
<b>SBBC Project Number:</b> SBBC-3856-2024	<b>Students Permitted</b> <b>Proposed</b> <b>NET CHANGE</b>	<b>Current Zoning:</b> RS-6
<b>County Project Number:</b>	<b>Elem</b> 0    1    1	<b>Proposed Zoning:</b> GP-1
<b>Municipality Project Number:</b>	<b>Mid</b> 0    1    1	<b>Section:</b>
<b>Owner/Developer:</b> Vacant Land Men, LLC	<b>High</b> 0    0    0	<b>Township:</b>
<b>Jurisdiction:</b> Broward County (Unincorporated)	<b>Total</b> 0    2    2	<b>Range:</b>

## 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
Dillard Elementary	795	834	615	-219	-12	73.7%
Dillard 6-12	2,575	2,832	2,209	-623	-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
Dillard Elementary	615	-220	73.7%	607	579	540
Dillard 6-12	2,209	-624	78.0%	2,113	2,233	2,218

\* 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	19,113	12,509	-6,604	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,606	5,508	-4,098	4,799	4,697	4,597	4,494	4,395
Area 5 - High	12,276	8,561	-3,715	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
Suned High School Of South Broward	400	272	-128	272	272	272
Sunrise High	550	370	-180	370	370	370

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

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

School(s)	Description of Capacity Additions
Dillard Elementary	
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 0.23-acre site is generally located north of NW. 6th Street /Sistrunk Boulevard between NW 24th Avenue and NW 22nd Avenue in Unincorporated Broward County. The current land use designation for the site is Low-Medium (10) Residential. The applicant proposes to change the zoning designation from RS-6 to Garden Park Neighborhood District (GP-1) to allow 15 (one-bedroom or less) garden apartment residential units, which is anticipated to generate 2 additional (1 elementary and 1 middle) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Dillard Elementary, Dillard 6-12 Schools. 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 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-3856-2024**

7/8/2024

Date

Reviewed By:

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

## UPD Intergovernmental and Complete Streets Comments:

### Rezoning 24-Z1 – NW 6<sup>th</sup> Street – BMSD – Garden Park 1

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 24-Z1. The subject sites comprise approximately 0.23 acres and are in the Broward Municipal Services District (BMSD), adjacent to the City of Fort Lauderdale. The rezoning site is located at **2360** NW 6th Street, Fort Lauderdale, FL 33311 and includes two abutting parcels.

The amendment proposes:

*Proposed Designation:* Garden Park Neighborhood District (GP-1)

*Estimated Net Effect on property:* **Addition of 15** multi-family dwelling units

[Two (2) dwelling units currently permitted on BMSD parcels]

**Reduction** of 0.23 acres of RS-6 (residential single family)

#### Intergovernmental Coordination

The proposed amendment site is within the BMSD limits and abutting the City of Fort Lauderdale.

#### Complete Streets

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.

The rezoning site is situated on the north side of NW 6<sup>th</sup> Street/Sistrunk Boulevard, just east of Reverend Samuel L. Delevoe Park. As by the Applicant, the proposed land use amendment will add 15 multi-family units.

Broward County Transit Routes 11 and 40 provide services along NW 6<sup>th</sup> Street/Sistrunk Boulevard, in front of the subject site with 30 – 60 minute headways on weekdays and 40 minute headways on weekends. Numerous retail, office, community facilities, and employment opportunities are within reach along these transit routes, including downtown Fort Lauderdale and the beach. Central Station in downtown ultimately provides broader connections to transit throughout the County and the region.

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.
  - 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.
- 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.
- Pedestrian scale lighting and increased lighting in proximity to the crosswalks on or near NW 24<sup>th</sup> Avenue and NW 6<sup>th</sup> Street/Sistrunk Boulevard.

Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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

**VIA EMAIL**

January 29, 2024

Andy Joseph, Planner, UPD Planning  
 Environmental Protection and Growth Management Department  
 1 N. University Dr.  
 Plantation, FL 33324

RE: Rezoning Application – 2360 NW 6<sup>th</sup> St, Fort Lauderdale - Transit Verification Letter

Dear Mr. Joseph,

Broward County Transit (BCT) has reviewed your correspondence dated January 18, 2024, regarding the proposed Rezoning Application for 2360 NW 6<sup>th</sup> St, Fort Lauderdale, FL 33311 (Folio ID 504205010960) for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to the Fort Lauderdale NW Community Link 759 and BCT Fixed Routes 11, 40, and 81. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Fort Lauderdale NW Community Link (BCT 759)	WEEKDAY	6:20 A.M. - 7:18 P.M.	50 minutes
BCT Route 11	WEEKDAY	4:48 A.M. – 12:21 A.M.	52 minutes
	SATURDAY	4:50 A.M. – 11:58 P.M.	50 minutes
	SUNDAY	6:55 A.M. – 10:07 P.M.	51 minutes
BCT Route 40	WEEKDAY	5:30 A.M. – 11:03 P.M.	27 Minutes
	SATURDAY	5:30 A.M. – 11:01 P.M.	30 Minutes
	SUNDAY	6:40 A.M. – 8:27 P.M.	40 Minutes
BCT Route 81	WEEKDAY	4:35 A.M. – 12:22 A.M.	33 Minutes
	SATURDAY	5:05 A.M. – 11:58 P.M.	36 Minutes
	SUNDAY	7:20 A.M. – 10:34 P.M.	42 Minutes

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in

addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

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

Sincerely,

*Daniel Cohen*

Daniel Cohen  
Service Planner  
Service and Strategic Planning – Broward County Transit





**PROJECT ADDRESS: 2360 NW 6th St**

**Date request was received:11/28/2023**

**DRC CASE#: ENG-CR-24030007**

**Project Name: Sistrunk Multifamily**

**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 **(PAID)**
- 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](http://WWW.FORTLAUDERDALE.GOV)





March 29, 2024

Vacant Land Men, LLC

**Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER  
Sistrunk Multifamily – DRC Case No. ENG-CR-24030007  
2360 NW 6th St, Fort Lauderdale, FL 33311**

Dear Vacant Land Men, LLC,

According to the information submitted, the project consists of a 15-unit one bedroom, one bathroom apartment complex. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along NW 24<sup>th</sup> Ave. This project lies within the City's Pump Station (PS) A-2 basin and will increase the average day water demand by approximately 0.0031 million gallons per day (MGD) and the average day sewer demand by approximately 0.0021 MGD. The water and sewer infrastructure have the capacity to support the demand of this project.

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.

**PUBLIC WORKS DEPARTMENT**

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TELEPHONE (954) 828-5772, FAX (954) 828-5074

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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.

Should you have any questions or require any additional information, please contact me at (954) 828-5115.

Sincerely,

A handwritten signature in blue ink that reads "Chelsey Corneille".

Chelsey Corneille, E.I.  
Project Manager II

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

**Sistrunk Multifamily – DRC Case No. ENG-CR-24030007**  
2360 NW 6th St, Fort Lauderdale, FL 33311

**PROJECT AND DESCRIPTION**

The project consists of a 15-unit one bedroom, one bathroom apartment complex.

**DESCRIPTION OF EXISTING UTILITIES**

**Water:** The site is currently served by an 8-inch water main along N.W. 24<sup>th</sup> Avenue, west of the project site. See Figure 1.

**Wastewater:** The site is currently served by an 8-inch gravity sewer main to the west of the project site along N.W. 24<sup>th</sup> Avenue. See Figure 2.

**Pumping Station:** The site is served by PS A-2 which is located along N.W. 22<sup>nd</sup> Road.

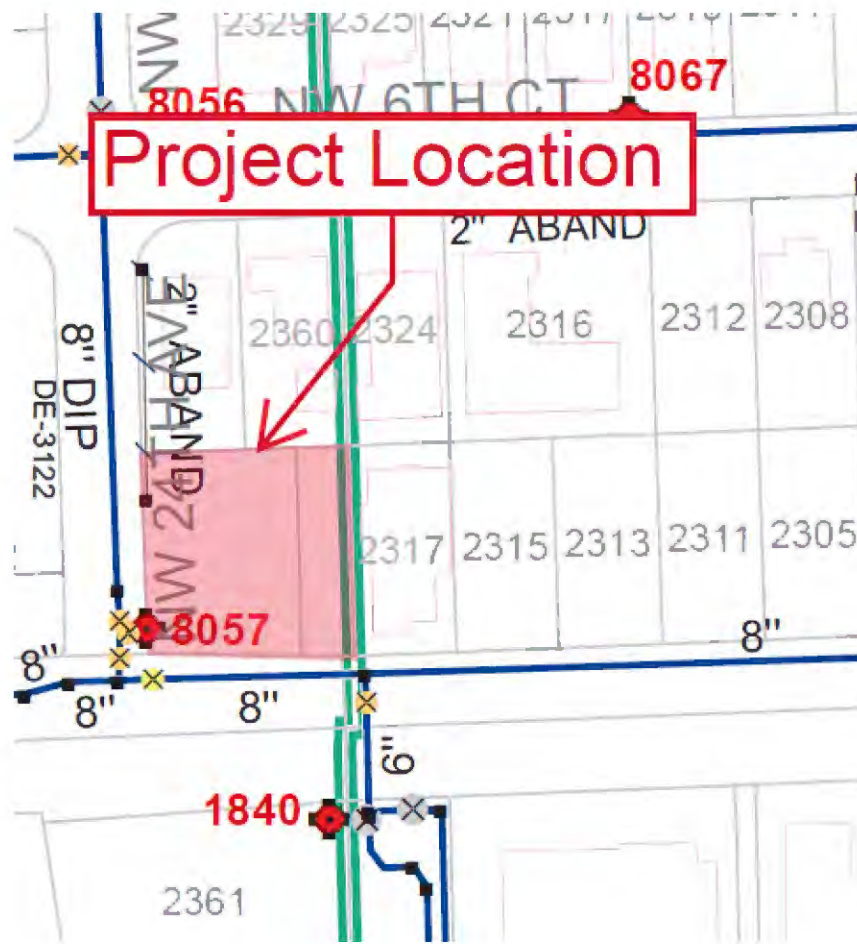
**SUMMARY OF ANALYSIS AND REQUIRED ACTION**

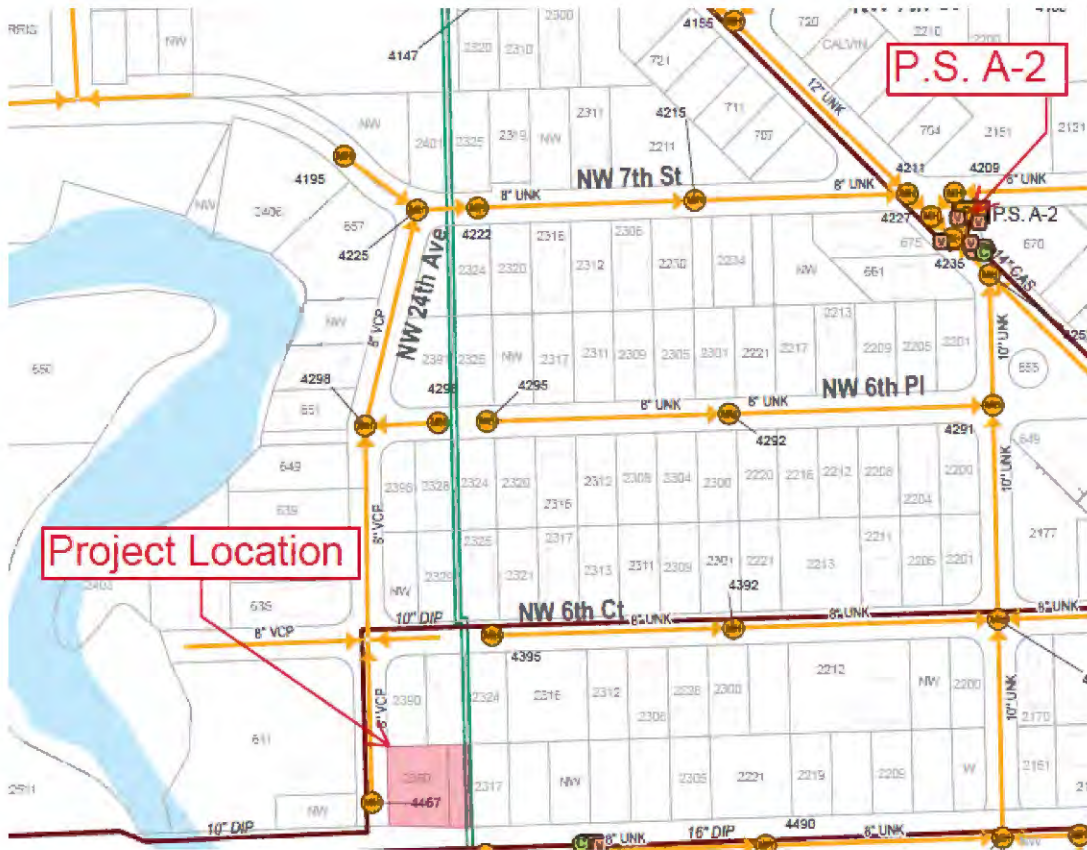
The water and sewer infrastructure have the capacity to support the demand of this project.





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](http://WWW.FORTLAUDERDALE.GOV)





**WATER CAPACITY ANALYSIS**

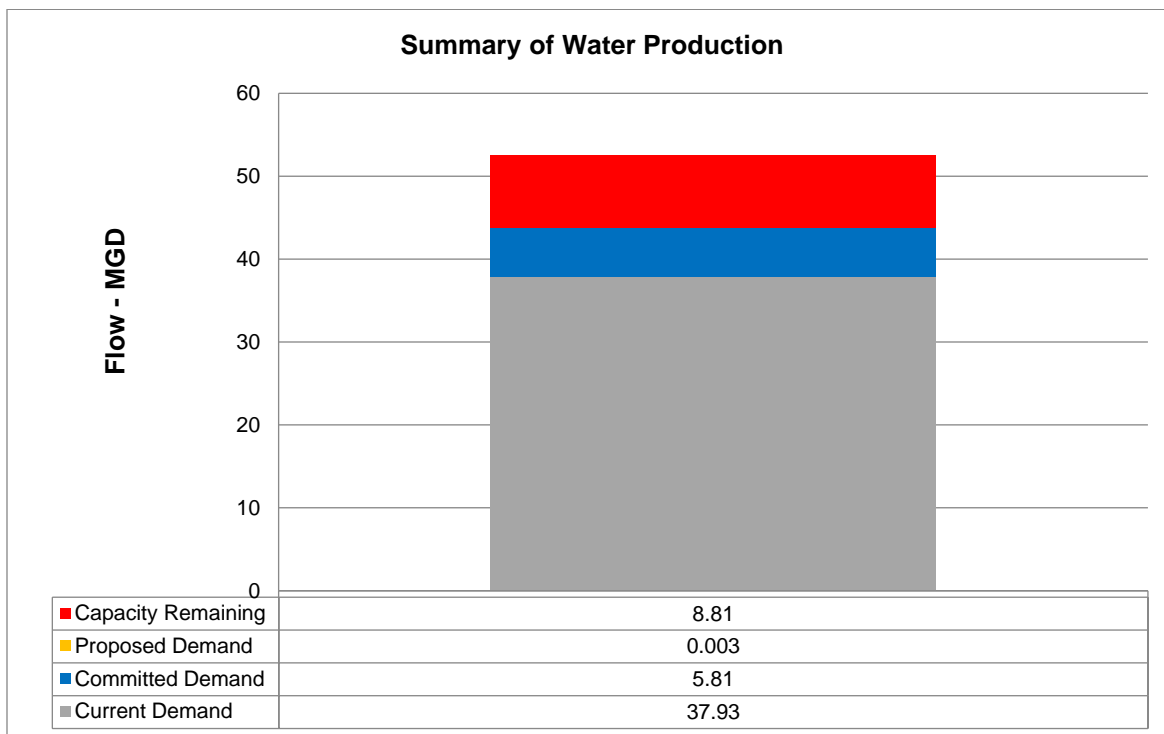
**Requested Demand:** Based on the applicant’s site plan and building use information, the estimated average day potable water demand is approximately 3070 gallons per day (GPD), which equates to 0.0031 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands 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 N.W. 24<sup>th</sup> Avenue. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 8-inch water main.

**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 37.93 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.81 MGD. Combining these figures with the demand from the proposed project of 0.0031 MGD, the required production would be 43.74 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 3 below.

**Recommended Water Infrastructure Improvements:** No improvements required.



*Figure 3*



**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 2113 GPD, which equates to 0.0021 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 west of the project site along N.W. 24<sup>th</sup> Avenue. 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 less than the City’s governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the proposed project.

**Evaluation of impact on pumping station:** PS A-2 has a duty point of 960 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 5.67 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 2 minutes per day. Additionally, there are other committed flows from proposed developments within the PS A-2 basin resulting in 0.91 minutes of additional runtime. PS A-2 will have a NAPOT of 5.72 hours once the proposed developments are complete, less than the recommended average of 10 hours per day. See Figure 4 below.

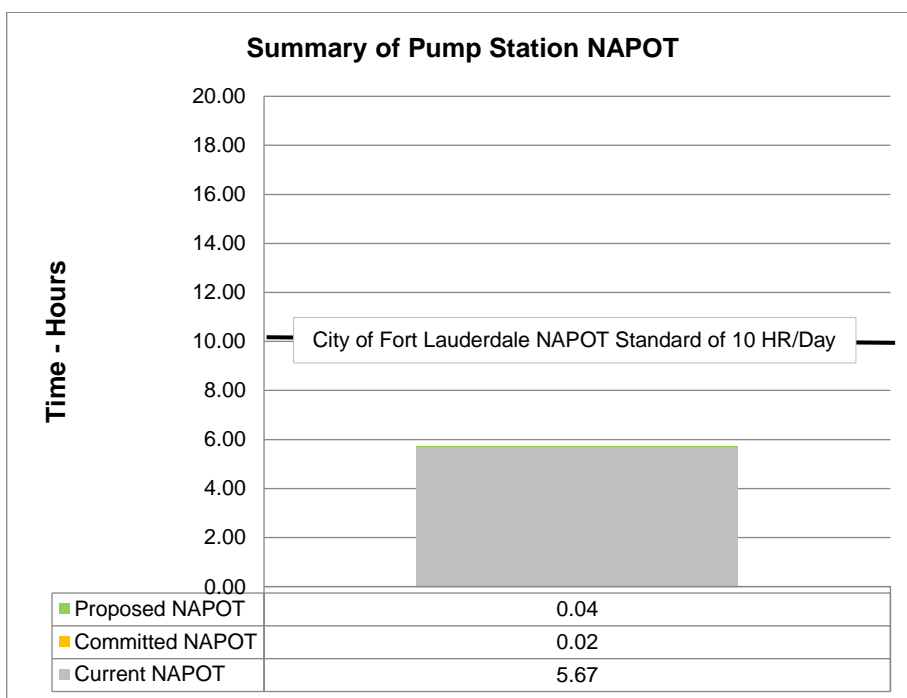


Figure 4







**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 42.27 MGD. Combining the committed flows for previously approved projects of 4.57 MGD plus the 0.0021 MGD net contribution from the project results in a total projected flow of 46.84 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 5 below.

**Recommended Wastewater Infrastructure Improvements:** No improvements required.

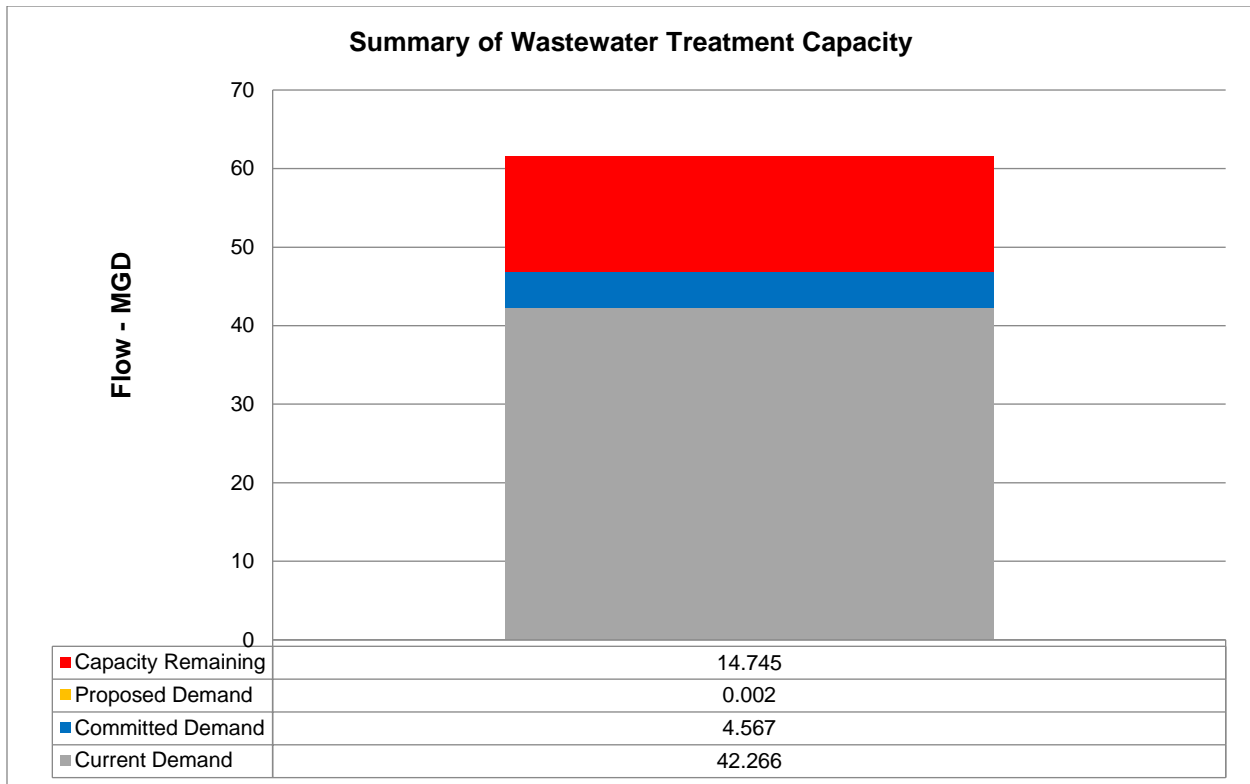


Figure 5



**Resilient Environment Department (RED)**  
**Review and Comments on**  
**Proposed Broward County Re- zoning**

**For:** Broward County Urban Planning Division

**Applicant:** Michael Sheer

**Petition No:** Z1

**24-Jurisdiction:** Broward Municipal Services District (BMSD)

**Size:** 0.6233 ACRES

**Existing Land Use Designation:** Vacant

**Current Future Land Use Designation:** Commercial

**Effect of Proposed Change:** The proposed rezoning facilitates multifamily residential development.

**Location:** West of I-95 /US 441, South of W Sunrise Blvd, East of NW 27th Ave and North of W Sistrunk Blvd. Folio number 5042-05-01-0960.

**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

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

No  Yes

The subject plat is within one-quarter mile of known contaminated sites. 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>. 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](mailto: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:

**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://invasive.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](mailto:AWRLicense@broward.org) for specific code requirements.

**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: Preliminary Zone AE elevation 6 ft NAVD.

The proposed project will require a Broward County Surface Water Management License. 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 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 six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, four (4) are hazardous material facilities, one (1) storage tank facility and one (1) hazardous material and storage tank facility. (VP 01/19/24)

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

No \_\_\_\_\_ Yes  - location map included.

(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 01/19/24)

**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 are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 01/19/24)

## **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 are two (2) air permitted facilities located within half a mile of the proposed rezoning site, neither of which have had air quality complaints. There are no facilities in the area with existing or potential odor or noise problems. (AR 1/24/24)

**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]

No comments.

**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 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   X   Decrease \_\_\_\_\_ in Water Recharge Capabilities

Please explain:

The proposed land use designation allows 16.5 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in a decrease of 6.5% 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 residential project 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.

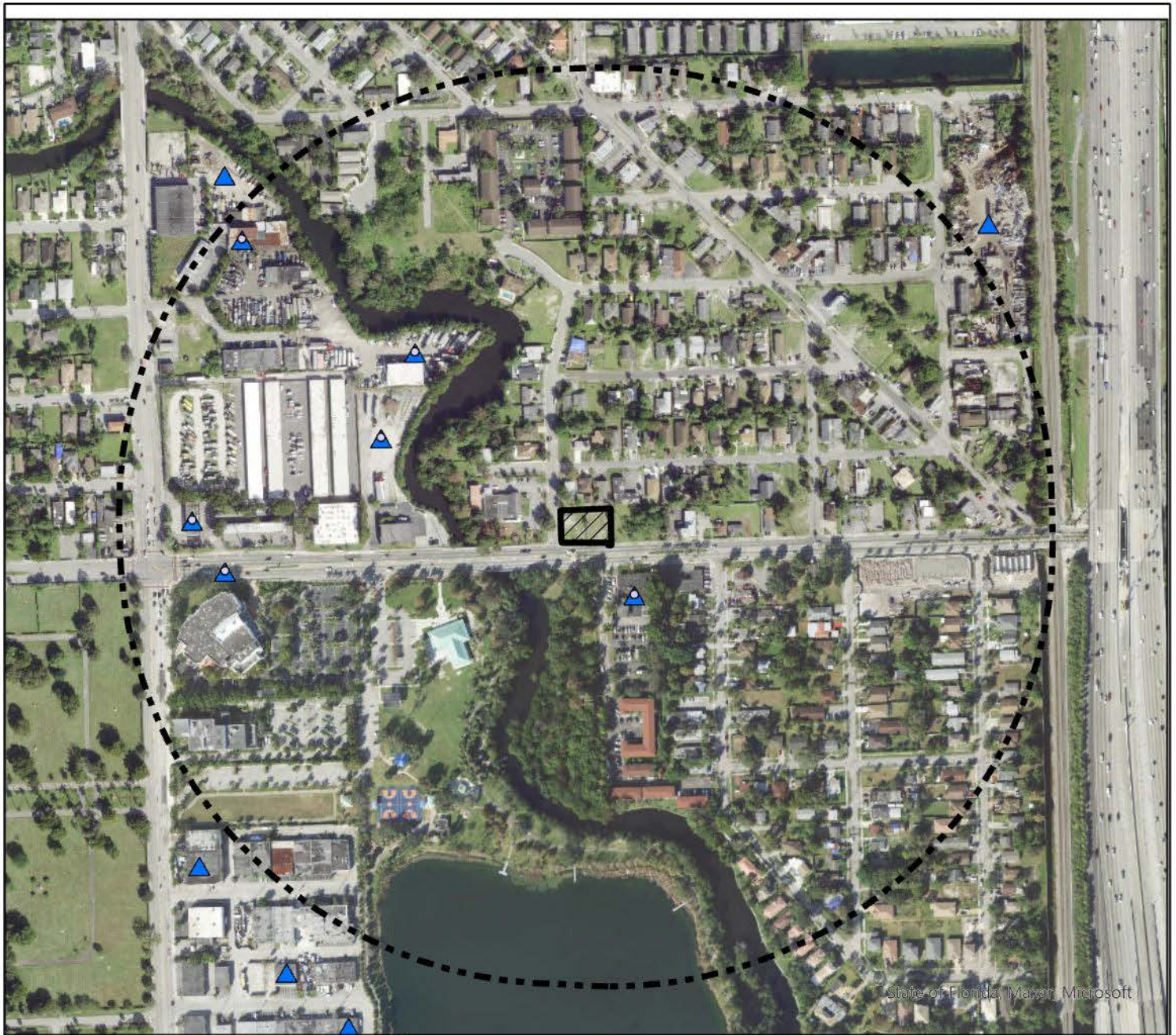
**DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON POTABLE WATER:**

No Impact X

Increase \_\_\_\_\_ Decrease \_\_\_\_\_ in Potable Water Demand:



# 24-Z1



State of Florida, Maxar, Microsoft



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.

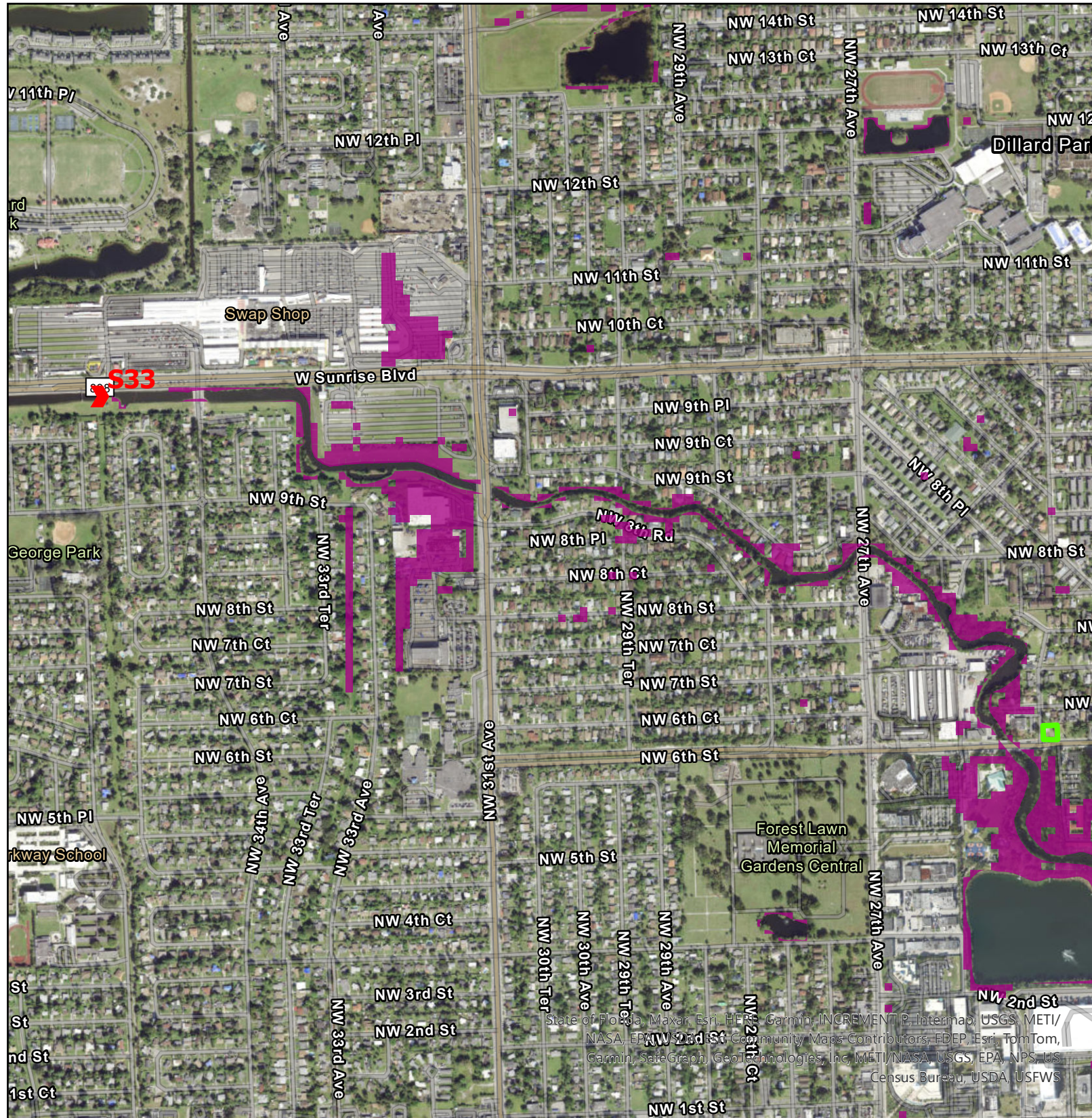


**Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment**


Name of Facility	Address	Type of Facility based on SIC	Type of License
Truck Masters, Inc.	712 NW 27TH AVE, Fort Lauderdale, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material
Quality Transport Services, Inc.	650 NW 27TH AVE, Fort Lauderdale, FL 33311	4151 - School Buses	Hazardous Material and Storage Tank
Broward County African-American Center	2650 NW 6TH ST, Fort Lauderdale, FL 33311	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
James C. Boyd Funeral Home	2324 NW 6TH ST, Fort Lauderdale, FL 33311	7261 - Funeral Service and Crematories	Hazardous Material
T-Mobile USA, Inc - Marine Management	2511 NW 6TH ST, Fort Lauderdale, FL 33311	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Sunshine #809	600 NW 27TH AVE, Fort Lauderdale, FL 33311-8656	5541 - Automotive Fuel Sales	Storage Tank




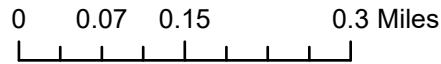
# Broward County Proposed Rezoning 24-Z1



State of Florida, Maxar, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/  
NASA, EPA, USGS, Community Maps Contributors, FDEP, Esri, TomTom,  
Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US  
Census Bureau, USDA, USFWS

 Proposed Rezoning

 Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (24-Z1 is located outside of a Priority Planning Area)





# Attachment O

**From:** [Austin, Notosha](#)  
**To:** [Joseph, Andy](#)  
**Subject:** RE: 24-Z1  
**Date:** Friday, July 12, 2024 4:12:02 PM  
**Attachments:** [image001.png](#)

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Andy,

Solid Waste and Recycling Services (SWRS) will be able to accommodate the provision of solid waste/trash services for the proposed multifamily units. The solid waste will be collected by a franchised hauler (under contract with SWRS) and disposed of at the waste-to-energy facility located at 4400 S State Road 7, Unincorporated Broward, 33314.

Please feel free to contact me if you have additional questions.

Regards,



[Notosha Austin](#) | 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](http://Broward.org/recycling)

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**From:** Joseph, Andy <ANJOSEPH@broward.org>  
**Sent:** Friday, July 12, 2024 4:04 PM  
**To:** Austin, Notosha <NAUSTIN@broward.org>  
**Subject:** 24-Z1

Good afternoon everyone,

This is a follow up for the requested Rezoning. 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.

Subject site folio: 5042-05-01-0960, 5042-05-01-0970

Address: 2360 NW 6th Street, Fort Lauderdale, FL 33311

**Please provide your response by Monday, January 29, 2024**

<b>Figure 1: Proposed Rezoning Details</b>	
<b>General Location</b>	West of I-95 /US 441, South of W Sunrise Blvd, East of NW 27 <sup>th</sup> Ave and North of W Sistrunk Blvd
<b>Effect of Proposed Change</b>	The proposed rezoning facilitates multifamily residential development.

<b>Existing Land Use</b>	Vacant Land
<b>Current Future Land Use Designation</b>	36-Low-Medium (10) Residential
<b>eCurrent Zoning District</b>	RS:One-family detached dwelling districts
<b>Proposed Zoning District</b>	GP-1: Garden Park Neighborhood
<b>Commission District</b>	District 8, McKinzie, Robert
<b>Applicant/Agent</b>	Sheer, Michael
<b>Property Owner</b>	Vacant Land Men, LLC
<b>Folio Number</b>	5042-05-01-0960, 5042-05-01-0970

Please contact me should you need additional information,

Kind Regards,