

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, PERTAINING TO THE REZONING OF PROPERTY; CHANGING  
3 THE ZONING DISTRICT BOUNDARIES BY REZONING LOT 11, BLOCK 10, OF  
4 BROWARD PARK PLAT, AS RECORDED IN PLAT BOOK 25, PAGE 49, OF THE  
5 OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, FROM RD-10: DUPLEX  
6 AND ATTACHED ONE-FAMILY DWELLING DISTRICT TO GP-1: GARDEN PARK  
7 NEIGHBORHOOD DISTRICT; PROVIDING FOR AMENDMENT OF THE APPLICABLE  
8 ZONING DISTRICT MAPS; REPEALING CONFLICTING ZONING ORDINANCES AND  
9 ZONING RESOLUTIONS TO THE EXTENT OF ANY CONFLICT HEREWITH;  
10 PROVIDING THAT THE REZONING SHALL NOT BE CONSTRUED TO CREATE A  
11 RIGHT TO DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS OF OTHER  
12 LAND DEVELOPMENT REGULATIONS; AND PROVIDING FOR SEVERABILITY AND  
13 AN EFFECTIVE DATE.

14 (Sponsored by the Board of County Commissioners)

15  
16 WHEREAS, after public hearing and due public debate and consideration, the  
17 Board of County Commissioners deems it to be in the best interest of the health, safety,  
18 and welfare of the residents of Broward County, Florida, to rezone the following described  
19 lands,

20 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
21 BROWARD COUNTY, FLORIDA:

22           Section 1.    The zoning district boundaries within Broward County, Florida, are  
23 hereby changed by rezoning Lot 11, Block 10, of the Broward Park Plat, recorded at Plat  
24 Book 25, Page 49, of the Official Records of Broward County, Florida, from RD-10: Duplex  
25 and Attached One-family Dwelling District to GP-1: Garden Park Neighborhood District,  
26 pursuant to Article XL, Chapter 39, of the Broward County Code of Ordinances.

27           Section 2.    The development of the Property shall be subject to the following  
28 limitations, conditions, and qualifications:

29           (a)    All development must be in compliance with applicable provisions of the  
30 Broward County Code of Ordinances and all ordinances specifically relating to this  
31 Property, and shall at all times comply with all applicable governmental and agency laws,  
32 rules, and regulations pertaining to the Property; and

33           (b)    All development must be in compliance with the Broward County  
34 Comprehensive Plan, as amended, and all development permits must be in accordance  
35 with the content of the Broward Municipal Services District Land Use Element, as  
36 amended and certified.

37           Section 3.    The zoning district maps relating to the Property are hereby  
38 amended to reflect such change in zoning.

39           Section 4.    All rezoning ordinances or parts of rezoning ordinances, or zoning  
40 resolutions or parts of zoning resolutions, that conflict with this Ordinance are hereby  
41 repealed to the extent of such conflict.

42           Section 5.    This rezoning shall not be construed to create a right to any  
43 development of the Property that fails to meet the requirements of other applicable land  
44 development regulations.

45 Section 6. Severability.

46 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
47 portion will be stricken, and such striking will not affect the validity of the remainder of this  
48 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
49 legally applied to any individual, group, entity, property, or circumstance, such  
50 determination will not affect the applicability of this Ordinance to any other individual,  
51 group, entity, property, or circumstance.

52 Section 7. Effective Date.

53 This Ordinance is effective as of the date provided by law.

ENACTED

**PROPOSED**

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

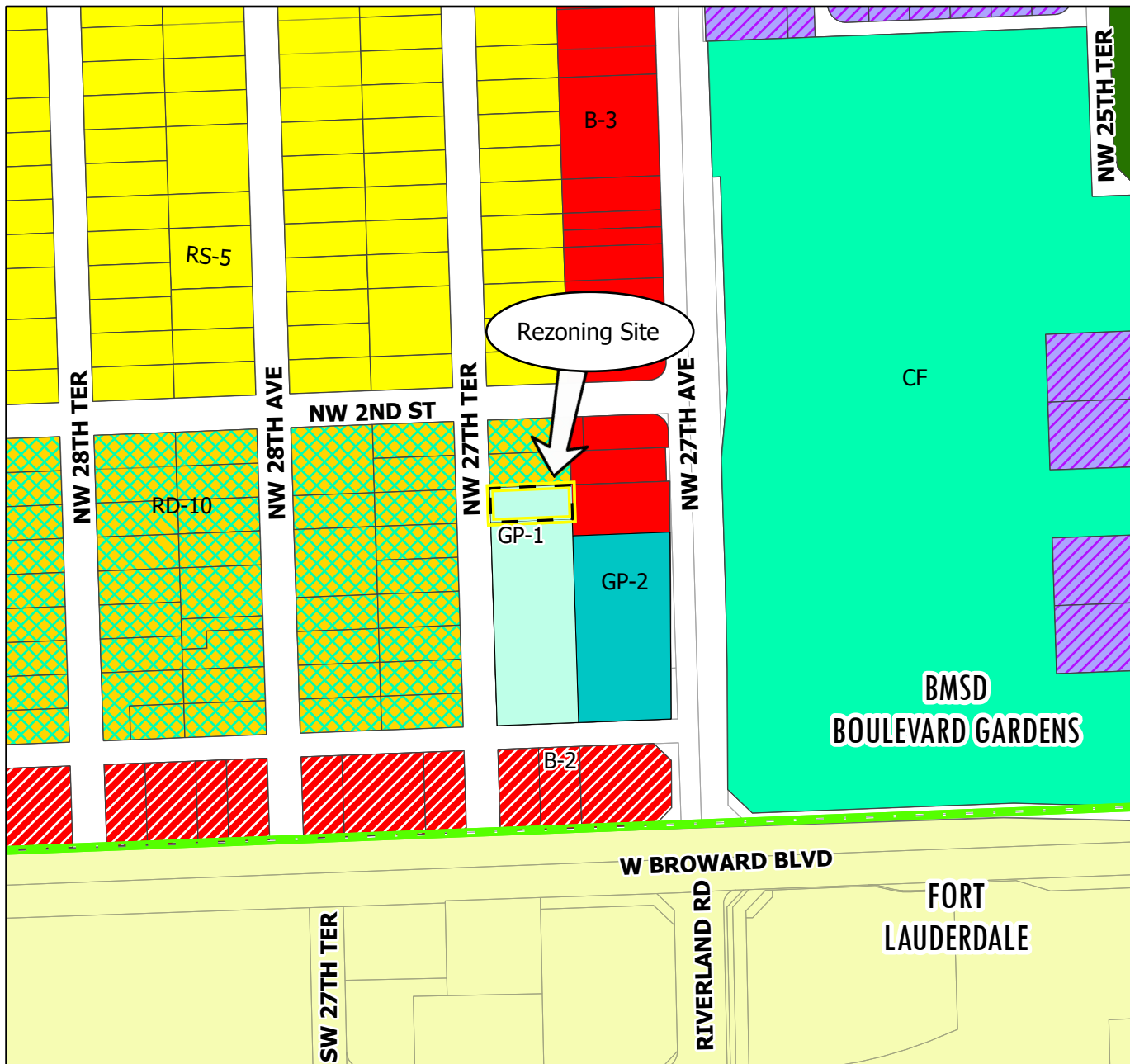
Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Alexis Marrero Koratich 07/09/2024  
Alexis Marrero Koratich (date)  
Assistant County Attorney

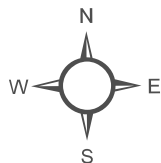
By: /s/ Maite Azcoitia 07/09/2024  
Maite Azcoitia (date)  
Deputy County Attorney



# Rezoning 24-Z4 Proposed Zoning



- Rezoning Site: NW 27 Terrace
- Municipal\_Boundary
- Fort Lauderdale Zoning - North West Regional Activity Center
- GP-2: Garden Park Corridor District
- GP-1: Garden Park Neighborhood District
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- IRO-DB
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation



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





## Business Impact Estimate

*This form should be included in the "set for public hearing" agenda item for ordinances, and must be posted on the County's website by the time notice of the proposed ordinance is published.*

Ordinance title/reference: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE REZONING OF PROPERTY; CHANGING THE ZONING DISTRICT BOUNDARIES BY REZONING LOT 11, BLOCK 10, OF BROWARD PARK PLAT, AS RECORDED IN PLAT BOOK 25, PAGE 49, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, FROM RD-10: DUPLEX AND ATTACHED ONE-FAMILY DWELLING DISTRICT TO GP-1: GARDEN PARK NEIGHBORHOOD DISTRICT; PROVIDING FOR AMENDMENT OF THE APPLICABLE ZONING DISTRICT MAPS; REPEALING CONFLICTING ZONING ORDINANCES AND ZONING RESOLUTIONS TO THE EXTENT OF ANY CONFLICT HEREWITH; PROVIDING THAT THE REZONING SHALL NOT BE CONSTRUED TO CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS OF OTHER LAND DEVELOPMENT REGULATIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

- The ordinance is required for compliance with federal or state law or regulation;
- The ordinance relates to the issuance or refinancing of debt;
- The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the County;
- The ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  - b. Sections 190.005 and 190.046, regarding community development districts;
  - c. Section 553.73, relating to the Florida Building Code; or
  - d. Section 633.202, relating to the Florida Fire Prevention Code.

If any of the following exceptions to the Business Impact Estimate requirement apply, check the applicable box and leave the remainder of the form blank.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in Broward County:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any):

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, RELATING TO REZONING PETITION NO. 24-Z4; RECOGNIZING  
3 UTILIZATION OF POLICY 2.16.3 OF THE BROWARD COUNTY COMPREHENSIVE PLAN  
4 RELATED TO THE PROPOSED REZONING; FINDING THAT THE PROPOSED  
5 REZONING OF THE PROPERTY IS COMPATIBLE WITH EXISTING AND FUTURE LAND  
6 USES AND THE BROWARD COUNTY ZONING CODE; AND PROVIDING FOR  
7 SEVERABILITY AND AN EFFECTIVE DATE.

8

9 WHEREAS, an application has been filed with Broward County for the rezoning of  
10 certain property in the Broward Municipal Services District ("BMSD") known as Lot 11, Block  
11 10, of the Broward Park Plat, as recorded in Plat Book 25, Page 49, of the Official Records  
12 of Broward County, Florida, from Duplex and Attached One-Family Dwelling District (RD-10)  
13 to Garden Park Neighborhood District (GP-1) (Petition No. 24-Z4);

14 WHEREAS, the property is being developed pursuant to the provisions of  
15 Policy 2.16.3 of the Broward County Comprehensive Plan; and

16 WHEREAS, Policy 2.16.3 requires the Board of County Commissioners ("Board"), as  
17 the governing body of the BMSD, to make a finding of compatibility with existing and future  
18 land uses and its local land development regulations at a publicly noticed meeting, NOW,  
19 THEREFORE,

20 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
21 COUNTY, FLORIDA:

22 Section 1. Pursuant to Policy 2.16.3, the Board recognizes that a Land Use Plan  
23 amendment is not required to rezone the property subject of Petition No. 24-Z4 from Duplex

24 and Attached One-Family Dwelling District (RD-10) to Garden Park Neighborhood District  
25 (GP-1).

26 Section 2. The Board finds that Petition No. 24-Z4 is compatible with existing and  
27 future land uses and the Broward County Zoning Code.

28 Section 3. Severability.

29 If any portion of this Resolution is determined by any court to be invalid, the invalid  
30 portion will be stricken, and such striking will not affect the validity of the remainder of this  
31 Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally  
32 applied to any individual, group, entity, property, or circumstance, such determination will not  
33 affect the applicability of this Resolution to any other individual, group, entity, property, or  
34 circumstance.

35 Section 4. Effective Date.

36 This Resolution is effective upon adoption.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024. **PROPOSED**

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 07/09/2024  
Maite Azcoitia (date)  
Deputy County Attorney





# Rezoning 24-Z4 Site Location Map



Municipal Boundary

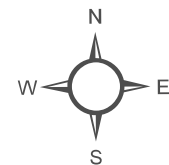
Broward County Urban Extent Boundary

Broward County Boundary

Site Location Within Urban Extent

Site: NW 27 Terrace

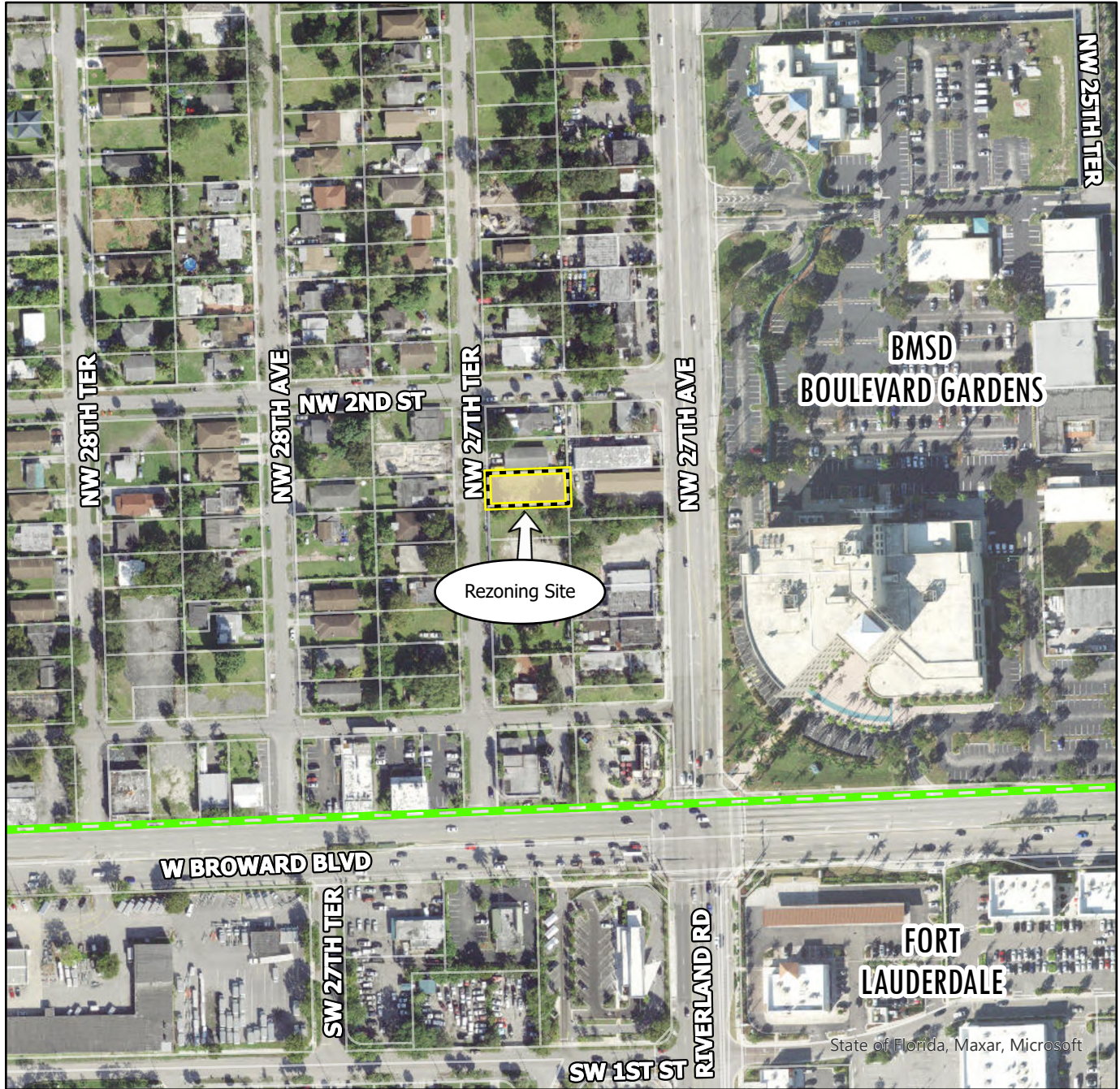
BMSD Site Location






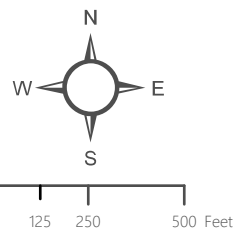
Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 24-Z4 Site Location Aerial Map

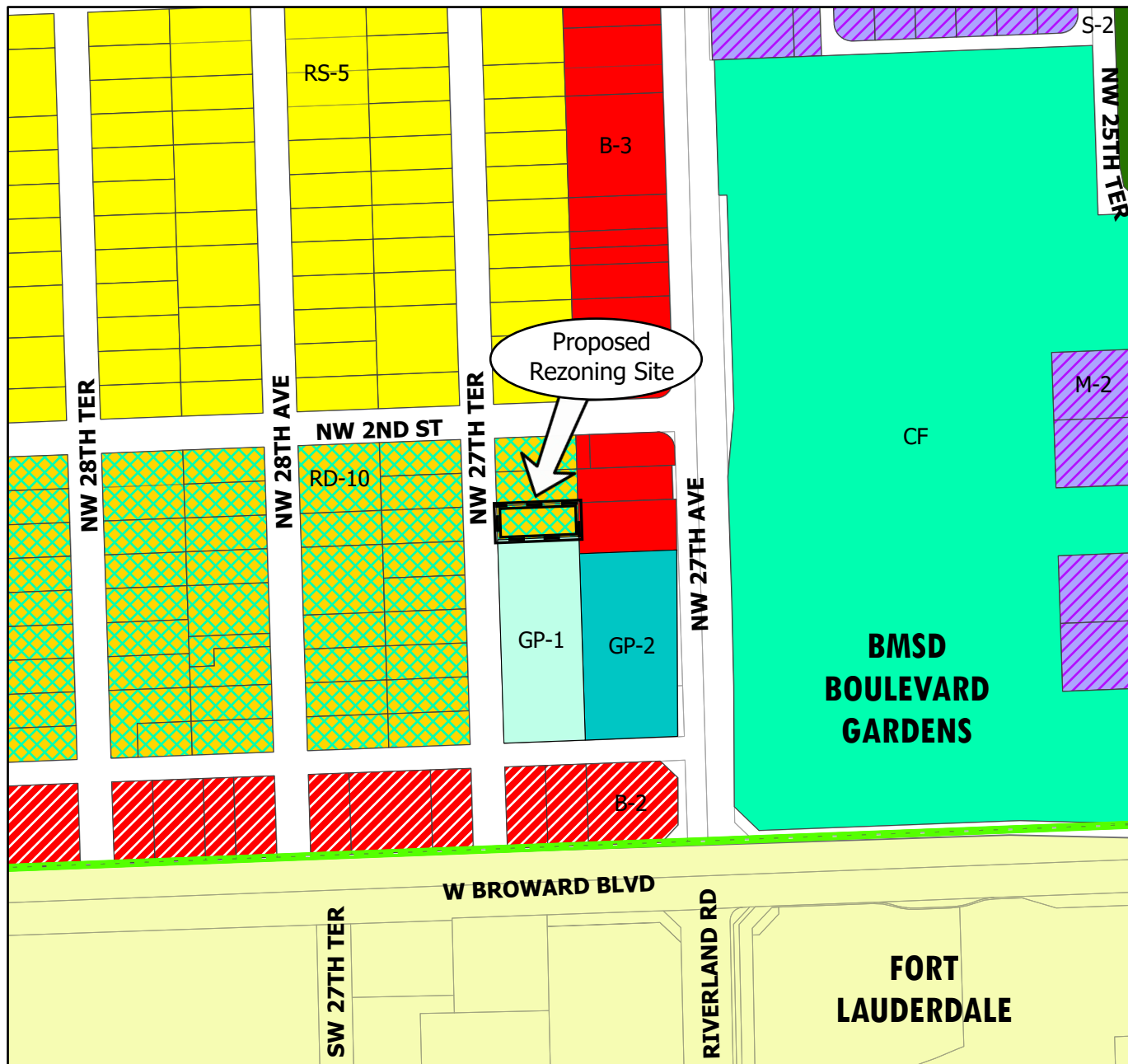














-  Municipal\_Boundary
-  BMSD Site Location
-  BMSDSiteLocati\_ExportFeature



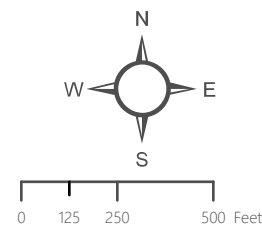


Rezoning 24-Z4  
Current Zoning



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

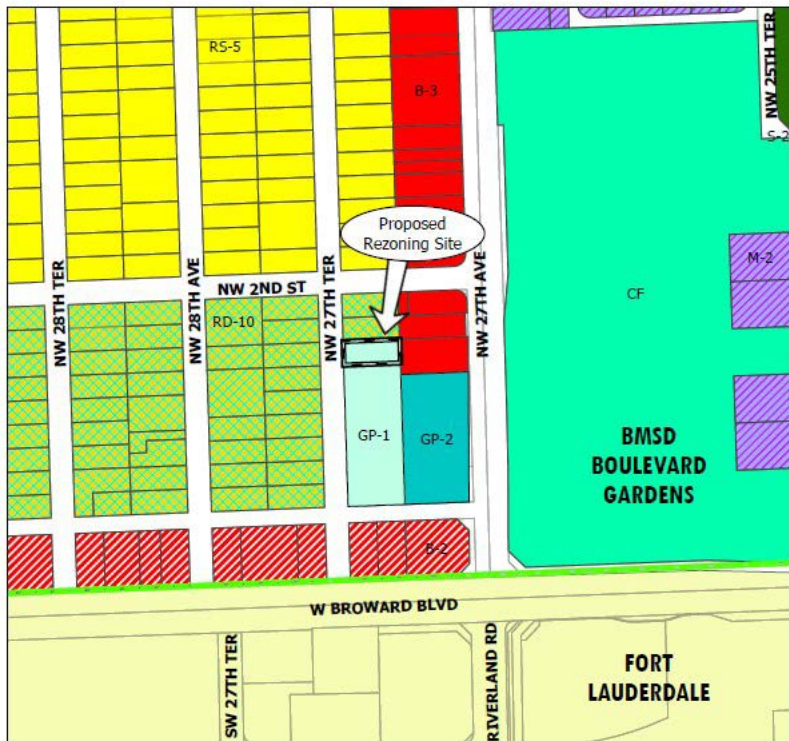
Prepared by: Urban Planning Division  
Resilient Environment Department  
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Attachment D



Rezoning 24-Z4  
Proposed Zoning



Rezoning Site: NW 27 Terrace

Municipal Boundary

Fort Lauderdale Zoning - North West Regional Activity Center

GP-2: Garden Park Corridor District

GP-1: Garden Park Neighborhood District

B-2: General Commercial Business

B-3: Intense Commercial Business

CF: Community Facilities

M-2: General Manufacturing and Industrial

RD-10: Duplex/Attached One-Family, 10 DU/Acre

R5-5: One Family Detached, 5 DU/Acre

S-2: Open Space and Public Recreation

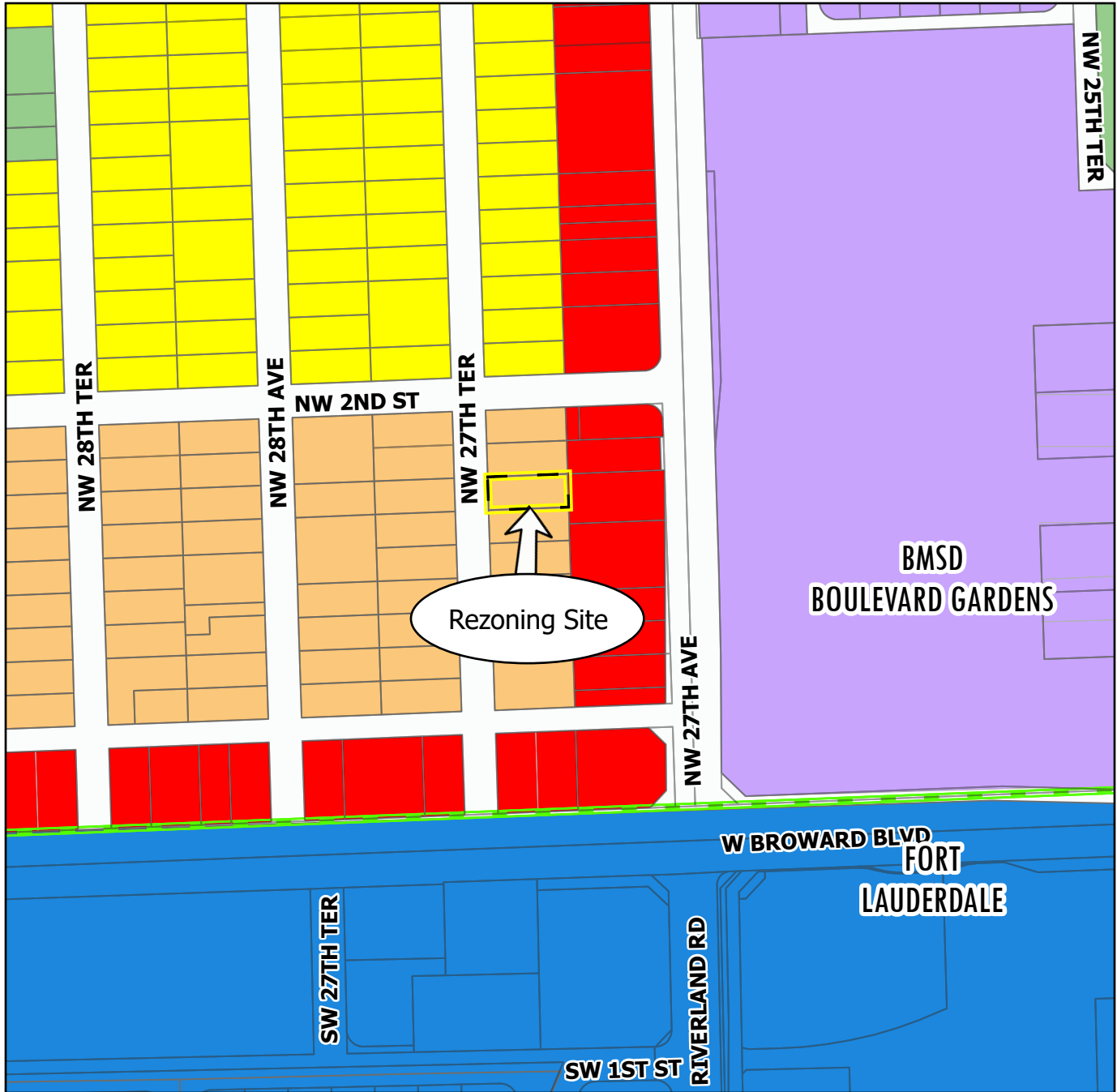
Prepared by: Urban Planning Division  
Resilient Environment Department

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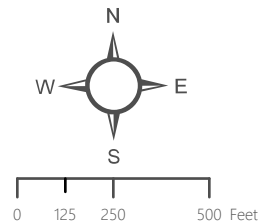
# Rezoning 24-Z4 Broward Municipal Services District Future Land Use



- Municipal\_Boundary
- Site Location -
- Fort Lauderdale - Regional Activity Center
- Low (5) Residential
- Low-Medium (10) Residential
- Commercial
- Industrial
- Recreation & Open Space
- Right of Way

Prepared by: Urban Planning Division  
Resilient Environment Department

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





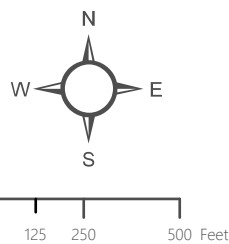
# Rezoning 24-Z4 Broward County Land Use Plan Future Land Use



- Municipal\_Boundary
- Site: NW 27th Terrace

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

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



## Attachment G

### AFFORDABLE HOUSING BONUS DENSITY

#### POLICY 2.16.3

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

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

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

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

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

(2) Bonus Formulas

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

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

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

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

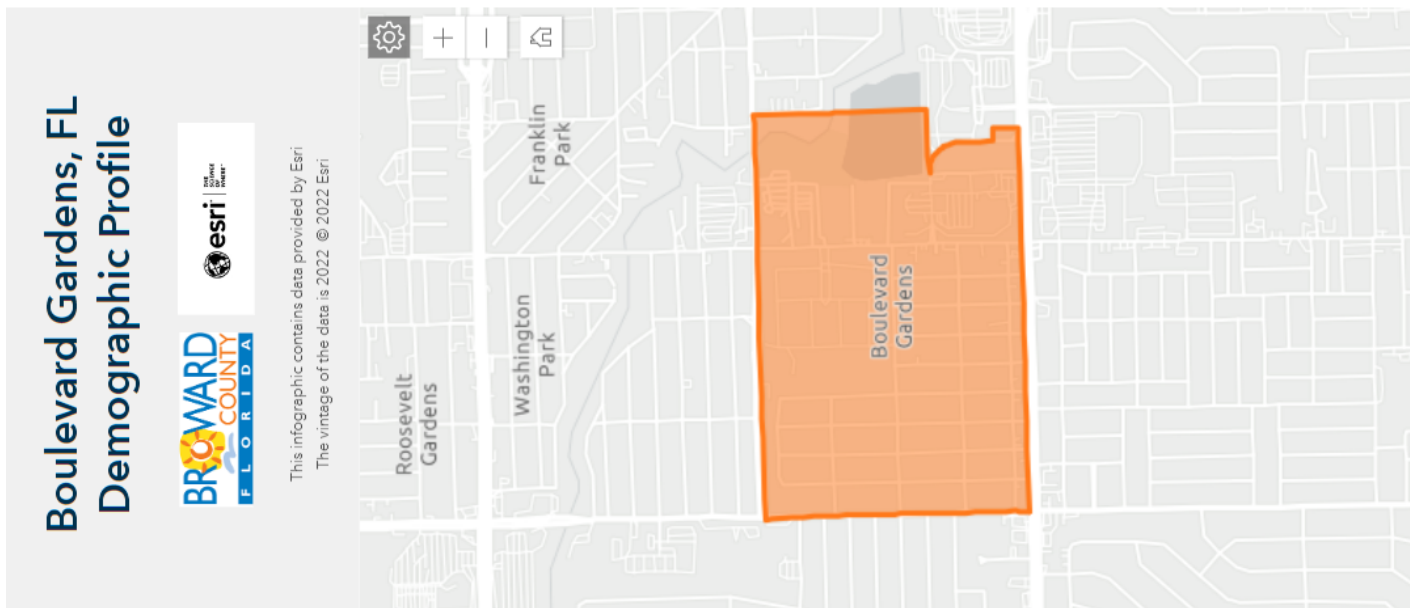
(4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum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

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

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



# Attachment H



**1,466**  
Total Population

**731**  
Male

**746**  
Female

**\$187,298**  
Median Home Value

**\$43,351**  
Median Household Income

**12.1%**  
Unemployment Rate

**430**  
Total Households

**263**  
Homeowners

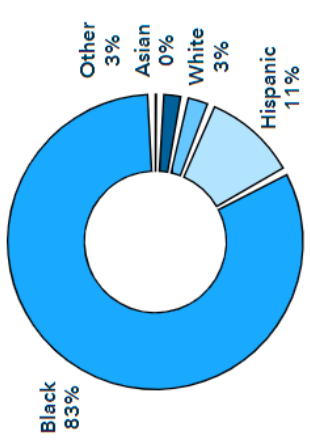
**167**  
Renters

**32**  
Wealth Index

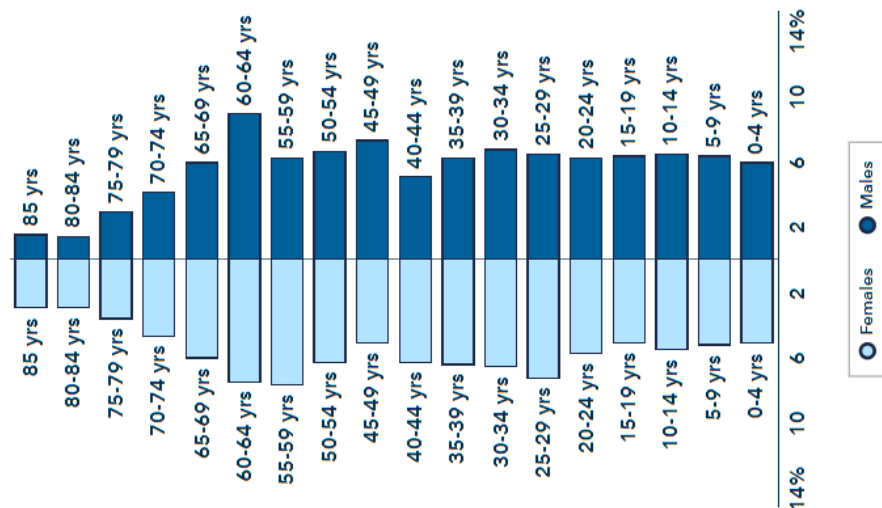
**114**  
Housing Affordability

**43**  
Diversity Index

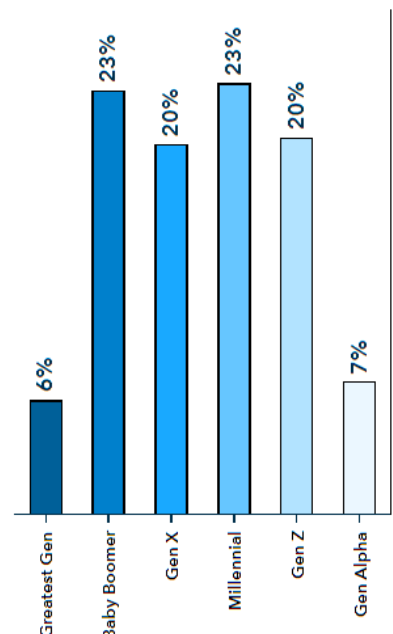
## Race & Ethnicity



## Population by Age



## Population by Generation



# Attachment I

## PROPOSED REZONING 24-Z4

Current Zoning: RD-10: Duplex and attached one-family dwelling district

Proposed Zoning: GP-1: Garden Park Neighborhood District

Effect of Rezoning: Allows up to seven (7) additional dwelling units or nine (9) total dwelling units consistent with Broward County Land Use Plan (BCLUP) Policy 2.16.3.

The UPD staff has reviewed an application to rezone a County-owned lot located in the Central County BMSD from RD-10 to GP-1 and determined it is consistent with the goals, objectives and policies of the Broward County Comprehensive Plan and [Broward County Land Use Plan](#) (BCLUP) Policy 2.16.3 regarding density. 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.

The proposed development is within the Boulevard Gardens neighborhood of the Broward Municipal Services District (BMSD) and is a part of the Central County CRA. The intent of the rezoning is to enable the Board of County Commissioners to combine this lot with adjacent parcels for the development of affordable housing.

[The BCLUP addresses affordable housing bonus density. UPD staff determines this application complies with BCLUP Policy 2.16.3:](#)

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

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

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

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

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

(2) Bonus Formulas

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

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

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

- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.
- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.
- (5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.

- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) “Affordable” unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
  - a. One hundred percent (100%) of “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
  - b. The local government must require that “affordable” units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

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

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

**OBJECTIVE H1**– Provide, Preserve and Maintain Affordable Housing

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

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

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

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

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

**OBJECTIVE H2 – Address Homelessness Through Affordable Housing**

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

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

The BMSD Comprehensive Plan Element focuses on 1) Regional Facilities, such as allocating land for future residential and economic growth and promoting compatibility between adjoining land uses; and 2) Neighborhoods by building healthy and vibrant places and investing in the community. Staff has determined that this application supports the following Goals, Objectives and Policies of the BMSD Element:

**GOAL BMSD 1 –** Broward County will balance economic growth, redevelopment, and environmental protection through its BMSD Future Land Use Plan.

**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 1.1.7** 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.

**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.

**POLICY BMSD 2.1.7** Broward County will invest in BMSD neighborhoods through grants, small business development, affordable housing and construction projects and programs.

**POLICY BMSD 2.1.10** Broward County will continue to assist residents with securing affordable housing and offsetting housing costs through federal, State, and local housing programs and initiatives.

**POLICY BMSD 2.1.17** Continue to monitor vacant and abandoned real property, as resources allow, on a neighborhood by neighborhood basis to identify units suitable for concentrated code enforcement, rehabilitation, or demolition.

**POLICY BMSD 2.1.28** Broward County will develop programs and strategies to assist BMSD residents to improve their access to employment, housing, higher education, and the accumulation of capital to achieve an overall improvement in their quality of life.

UPD staff notes this application satisfies Policy 2.16.3 regarding bonus densities which limits the residential density to 50 dwelling units/acre. The applicant is advised that projects certified as very low or low-income housing projects are eligible for 100% waiver of County park impact and transportation concurrency fees and may also be eligible for a full waiver of school impact fees, up to \$50,000 per project, if approved by the School Board of Broward County.

The applicant is further advised that that the bonus densities and affordability of the proposed development are subject to the execution and recordation of separate agreements with Broward County, acceptable to the County Attorney's Office, which restricts the proposed dwelling units as affordable housing units for a period of 30 years.

~~Submitted 5/15/24~~ Revised 5/29/24- smcarrano

# Attachment J

## Resilient Environment Department (RED)

### Review and Comments on

### Proposed Broward County Re- zoning

**For:** Broward County Urban Planning Division  
**Applicant:** Broward County Board of County Commissioners  
**Petition No:** 24-Z4  
**Jurisdiction:** Broward Municipal Services District (BMSD)  
**Size:** 0.17 ACRES  
**Existing Zoning District:** Vacant  
**Proposed Zoning District:** Commercial  
**Effect of Proposed Change:** The proposed rezoning facilitates the development of affordable housing in combination with adjacent parcels.  
**Location:** 178NW 27<sup>th</sup> Terrace. 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 \_\_\_\_\_

Type and extent of contamination:

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

No \_\_\_\_\_ Yes  \_\_\_\_\_

If yes, please explain:

The subject plat is within one-quarter mile of a known contaminated site. 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). (AR 5/21/24)

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

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

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

**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:

The solid waste facility processes class III waste such as construction and demolition debris, commercial waste, industrial waste, and yard trash. All operations take place inside the 2 buildings located onsite.

**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](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: VE Zone FEMA BFE: 8ft

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

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

1. Meet the permitted criteria or Pre-vs-Post analysis including:
  - a. Broward County Parking Lot Protection - 5-yr, 1-day
  - b. Attenuation Requirement - 25-yr, 3-day
  - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA 2014, FEMA maps effective July 31, 2024, 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 re-zoning 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 fourteen (14) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the fourteen (14) facilities, twelve (12) are hazardous material facilities, zero (0) storage tank facility and two (2) hazardous material and storage tank facility. (VP 05/24/24)

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

No \_\_\_\_\_ Yes  -

(If yes, please include location map and explain)

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

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

No \_\_\_\_\_ Yes  -

If yes, please explain:

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

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

The proposed amendment site is not adjacent to, or within ¼ mile within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VP 05/24/24)

**IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?**

No  Yes \_\_\_\_\_

If yes, identify which zone:

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

No \_\_\_\_\_ Yes  -

If yes, please explain:

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

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There is one (1) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 05/24/24)

### **NATURAL RESOURCES DIVISION**

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

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

There is one (1) air permitted facility located within half a mile of the proposed rezoning site, which has not had air quality complaints. There are no facilities in the area with existing or potential odor or noise problems. (AR 5/21/2024)

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

This site does not contain a specifically designation area. (MO 5/21/2024)

The Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

### **Protected Natural Lands –**

There are no protected natural lands in the rezoning site. (MO 5/21/2024)

The Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

**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 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.

**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 strongly consider CCAP Actions not limited to Healthy Community (HC 26, HC 30) and Natural Systems, (NS 124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), and Water (WS-17.1) 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  \_\_\_\_\_

Increase \_\_\_\_\_ Decrease \_\_\_\_\_ in Water Recharge Capabilities

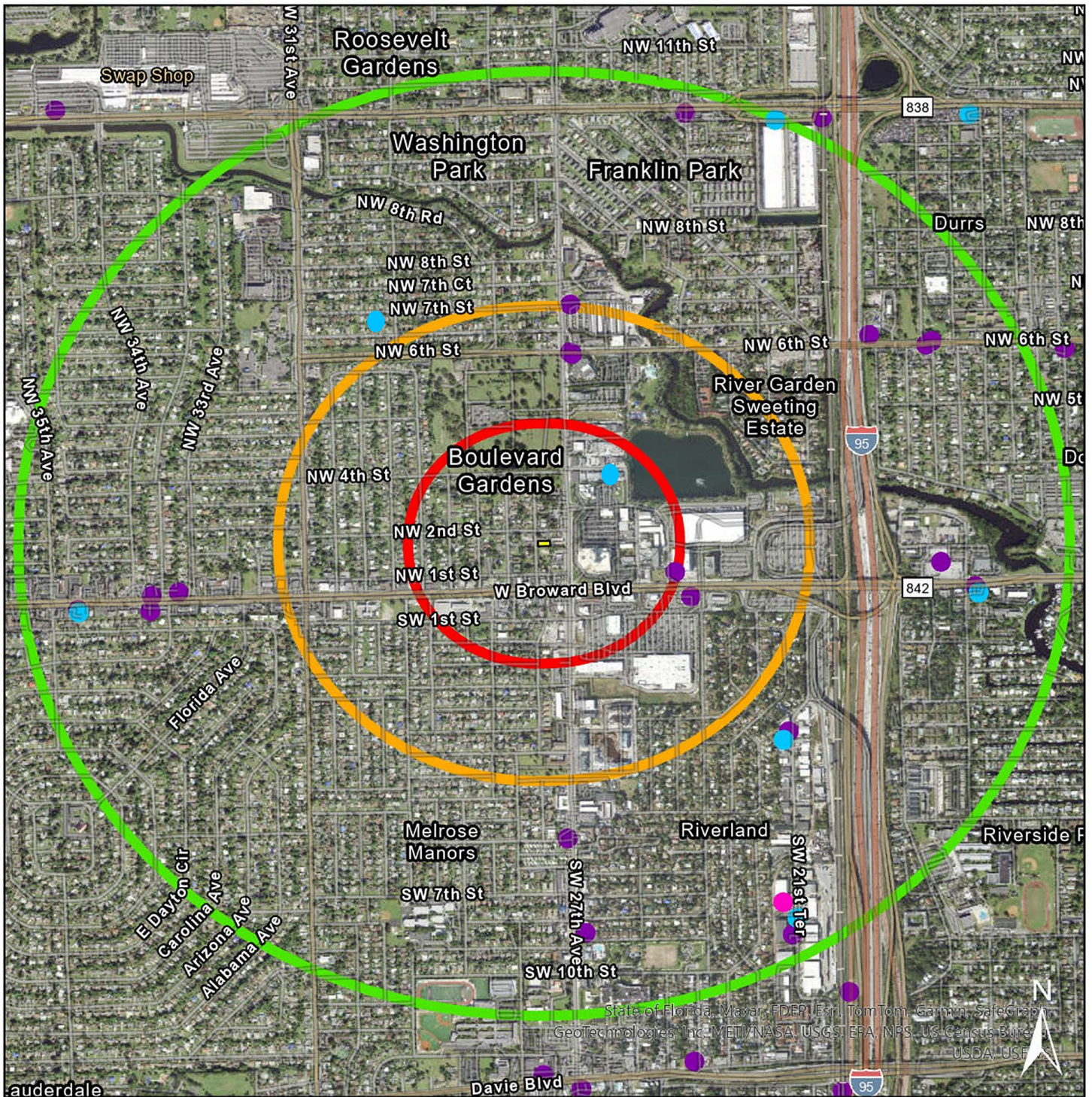
The proposed rezoning allows 30% impervious area on the property. Based on current and proposed zoning, the development resulting from the rezone could potentially result in a decrease of 35% impervious surface on the property, and an increase in recharge area. The change in recharge capacity resulting from development under the proposed zoning is expected to be insignificant in acreage.

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 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.



# Broward County Rezoning Application 24-Z4



**Legend**

Air Sites	One Mile Buffer
Contaminated Sites	Half Mile Buffer
Solid Waste Facilities	Quarter Mile Buffer
Proposed Site	

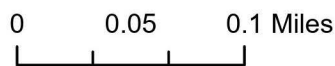


Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.  
Prepared by: A. Robins on 5/14/2024  
Natural Resources Division

# Proposed Rezoning 24-Z4



State of Florida, Maxar, Microso



Date Prepared: 5/28/2024 8:31 AM  
Prepared by: VPHIPPS

**Land Use Amendment Legend**

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA\_Title\_III\_Facility
- Hazardous\_Materials\_Facility
- ProposedAmendmentSite
- 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.

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Jiffy Lube #3864	2640 W BROWARD BLVD, Fort Lauderdale, FL 33312	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Material
Wawa Food Market #5232	2620 W BROWARD BLVD, Fort Lauderdale, FL 33312	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank
Tony's Auto Repair	2790 W BROWARD BLVD, Fort Lauderdale, FL 33312	7538 - General Automotive Repair Shops	Hazardous Material
Low Keys Meat, Inc.	2761 W BROWARD BLVD, Fort Lauderdale, FL 33312	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Fashion Cleaners, Inc.	2427 W BROWARD BLVD, Fort Lauderdale, FL 33312	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Material
New Cingular Wireless DEOX; USID56995	8 NW 25TH TER, Fort Lauderdale, FL 33311	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
T-Mobile -6FB1475M	8 NW 25TH TER, Fort Lauderdale, FL 33311	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Broward Sheriff's Office-Dept. of Admin.	2601 W BROWARD BLVD, Fort Lauderdale, FL 33311	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Broward County Facilities Management Division	2601 W BROWARD BLVD, Fort Lauderdale, FL 33311	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tank
A-1-A Atlantic Moving & Storage	111 NW 25TH AVE, Fort Lauderdale, FL 33311	4214 - Local Trucking With Storage	Hazardous Material
Broward County Facilities Management Division	143 NW 25TH TER, Fort Lauderdale, FL 33311	6512 - Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Solution Auto Repair	2600 NW 4TH ST, Fort Lauderdale, FL 33311	7538 - General Automotive Repair Shops	Hazardous Material
Southland Painting Corporation	2635 NW 4TH ST, Fort Lauderdale, FL 33311	1721 - Painting and Paper Hanging	Hazardous Material




Proposed Rezoning 24-24

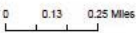
Premier Coatings, LLC	450 NW 27TH AVE, Fort Lauderdale, FL 33311	1752 - Carpentry And Floor Work	Hazardous Material
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Broward County Land Use Plan  
Proposed Rezoning  
PC 24-Z4



 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-Z4 is located outside of a Priority Planning Area)





# Attachment K

## Coastal Archaeology & History Research, Inc. *Cultural Resource Consulting*

Friday, May 24, 2024

Heather Cunniff  
Planning Section Supervisor  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
[hcunniff@broward.org](mailto:hcunniff@broward.org)  
954-357-5657

Re: Comments for Rezoning - Historical Review  
Application 24-Z4  
BCPA ID#: 504205131670

Dear Heather Cunniff.,

I have had an opportunity to review materials relative to Rezoning Application 24-Z4, Broward County property folio(s): 504205131670.

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

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

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

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580

Email: [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

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

Sincerely,



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

In capacity as:

County Archaeological Consultant  
Resilient Environment Department, Urban Planning Division  
Historic Preservation Program  
1 North University Drive  
Plantation, Florida 33324  
Tel.: (732) 996-0965  
Email: mdefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division

## Attachment L

### UPD Intergovernmental and Complete Streets Comments:

#### Rezoning 24-Z4 – Broward County Central County Property - NW 27 Terrace – BMSD – Garden Park 1

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 24-Z4. The proposed rezoning would change the zoning district of a County-owned lot from Duplex and Attached One-Family Dwelling District (RD-10) to Garden Park Neighborhood District (GP-1). The rezoning is to be implemented consistent with Broward County Land Use Policy 2.16.3 regarding density. The purpose of the rezoning is to enable the Board to combine this lot with adjacent parcels for the development of affordable housing. The adjacent parcels were previously the subject of a similar rezoning to Garden Park Neighborhood District (GP-1).

This rezoning site is situated at 178 NW 27 Terrace (Folio 504205131670) in unincorporated Broward County, shown on a map below.

The amendment proposes:

*Proposed Designation:* Garden Park Neighborhood District (GP-1) (0.17 acres)

*Estimated Net Effect on property:* **Addition of 7** multi-family dwelling units; two currently allowed.

#### Intergovernmental Coordination

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

#### Complete Streets

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

Broward County Comprehensive Plan (BrowardNEXT 2.0) policies state:

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

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

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

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

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

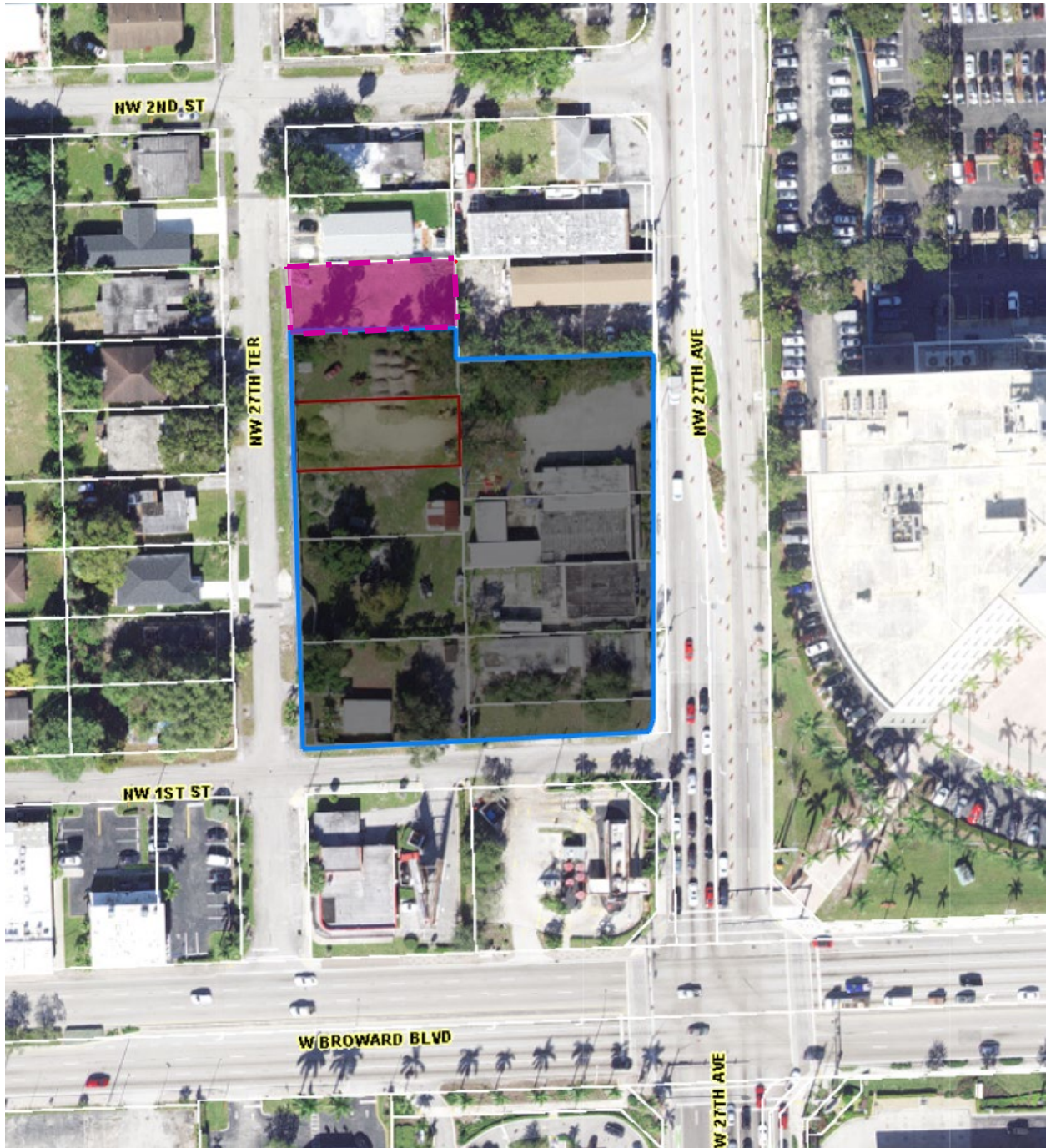
The rezoning site is situated on the east side of NW 27 Terrace, one block west of NW 27<sup>th</sup> Avenue and 1.5 blocks north of Broward Boulevard. Broward County Transit Routes 9, 22 and 81 provide services along Broward Boulevard with stops located one block south of the subject site. These routes have weekday headways of 15 – 50 minute and 30 - 50 minute headways on weekends. Numerous retail, office, community facilities, and employment opportunities are within reach along these transit routes, including a Tri-Rail Station on Broward Boulevard next to I-95 and downtown Fort Lauderdale is just a couple of miles to the east. Central Station on Broward Boulevard in the downtown ultimately provides broader connections to transit throughout the County and the region.

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

Similar to previous comments on the rezoning for the adjacent parcels (see staff report for rezoning 24-Z2), staff suggests the following:

- To the extent practicable, incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
  - wider sidewalks along the property perimeter along street frontages (6 ft. or wider)
  - “end-of-trips facilities” consistent with the Broward Complete Streets Master Plan [Design Guidelines 2.0](#) and BrowardNEXT Policy 3.6.2.
  - well lit sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas
  - covered drop off areas for on demand mobility services and deliveries
  - awnings or covered areas at building entrances or along sidewalks
  - where possible, provide landscaping and built elements that provide shade, but do not obstruct visibility, for safety purposes.
- Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles and/or a bus shelter.
- If this property is being developed in conjunction with other adjacent GP-1 zoned properties, provide a development plan that is coherent and provides safe and seamless connections with an emphasis on ADA accessibility.

Figure 1 - Entire 24-Z4 rezoning site shaded and outlined in magenta; rezoning site 24-Z2 shown shaded and outlined in blue.  
(Source: Broward Property Appraisers Office Map).





# Attachment M



**PARKS AND RECREATION DIVISION** • Administrative Offices  
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*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

## MEMORANDUM

May 14, 2024

To: Heather E. Cunniff, AICP  
Urban Planning Division

Thru: Dan West, Director  
Parks and Recreation Division

West, Dan  
Digitally signed by  
West, Dan  
Date: 2024.05.15  
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From: Linda Briggs Thompson, Environmental Program Manager *LBT*  
Parks and Recreation Division

Re: **Rezoning Comments**  
**Proposed Rezoning of 24-Z4**

Broward County Parks and Recreation Division has reviewed the proposed rezoning of zoning district from Duplex and Attached One-Family Dwelling District (RD-10) to Garden Park Neighborhood District (GP-1).

Our comment is as follows:

**Rezoning 24-Z4** No objections to the proposed rezoning. However, regional park impact fees will be required for the additional 7 dwelling units planned for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.