



Resilient Environment Department
URBAN PLANNING DIVISION

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

Local Planning Agency

August 14, 2024

2:00pm

Government Center West – 2nd Floor Hearing Room

1 North University Drive

Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: July 10, 2024

3. 24-Z1: 2360 NW 6th Street

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. 24-Z5: Landfill Height

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

5. Public Comments: Non-agenda Items

6. Adjourn

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

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

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

Local Planning Agency Minutes: July 10, 2024



SUMMARY MINUTES
(DRAFT)

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

Attendance

Board Members Present

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

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

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

County Attorney's Office

- a. Alexis Marrero-Koratich, Assistant County Attorney

See attached sign-in sheet.

Agenda

1. Call to Order

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

2. Approval of Minutes: June 12, 2024

Upon a motion made by Lisa Wight, seconded by Angela Chin, the June 12, 2024 Local Planning Agency minutes were unanimously approved.

3. 24-Z4: 178 NW 27th Avenue

Mr. Saiphoo introduced the item and requested a staff presentation.

Heather Cunniff introduced herself. She stated the proposed rezoning changes the zoning district of a county-owned site from RD-10: Duplex and attached one-family dwelling



SUMMARY MINUTES
(DRAFT)

district to GP-1: Garden Park Neighborhood District. The approximately 6,001 square feet site is located at 178 NW 27th Terrace in the Boulevard Gardens neighborhood of the Central County community.

Ms. Cunniff entered the Staff Report for the rezoning is entered into the record and stated that it includes full background and details. Ms. Cunniff gave a brief summary of how the proposed rezoning relates to the eleven factors that are considered when reviewing a rezoning request. The site occupies one lot of an underdeveloped block that includes vacant lots and dissimilar land uses, such as day care, multi-family and single family residential, and commercial uses. Future new housing will primarily be achieved through urban infill and redevelopment. Challenges associated with urban infill and redevelopment that must be overcome include assembly of small lots that have fragmented ownership, higher development costs, and ensuring new development is compatible with existing development. The rezoning helps overcome these challenges by allowing the site to be combined with an adjacent redevelopment project to create a unified development that is consistent with the intent and purpose of the GP-1 zoning district.

The site has a future land use designation of Low-Medium (10) Residential on the Broward County Comprehensive Plan's Broward Municipal Services District Future Land Use Map. The rezoning is consistent with the general uses set forth in the Low-Medium (10) Residential future land use designation, as well the goals, objectives, and policies of the Broward County Comprehensive Plan. Applicable goals, objectives, and policies are referenced throughout the comments from the various review agencies.

Ms. Cunniff specifically noted that the rezoning implements Broward County Land Use Plan Policy 2.16.3, which is included as Attachment G of the Staff Report. The POLICY provides for allocation of bonus residential density for projects that have an affordability component. The rezoning is consistent with the bonus density provisions set forth in the POLICY.

Ms. Cunniff stated that affordability projects implemented by the POLICY do not require a land use amendment; however, they do require a finding of compatibility by the Broward of County Commissioners. Section II.J. of the Staff Report evaluates the compatibility of the proposed rezoning with adjacent land uses. The surrounding development follows a traditional step-down land use pattern, with more intense uses along the NW 27th Avenue. Application of the GP-1 zoning district on NW 27th Terrace follows the step-down pattern and provides a transition to the neighborhood.

Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.16.3. regarding bonus residential density, the residential density of the project shall not exceed fifty (50) dwelling units per gross acre. Ms. Cunniff noted that bonus densities and affordability of the



SUMMARY MINUTES
(DRAFT)

proposed development are subject to executing and recording an agreement 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. Projects certified as very low or low-income housing projects are eligible for fee waivers as follows:

- Park impact fees: 100%;
- Transportation concurrency fees: 100%; and,
- School impact fees: Up to \$50,000, if approved by the School Board of Broward County.

To obtain the fee waiver, a Declaration of Restrictive Covenant for Affordable Housing must be applied to the property that ensures the rental units will be affordable for at least 20 years.

The Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning consistent with the Broward County Comprehensive Plan.


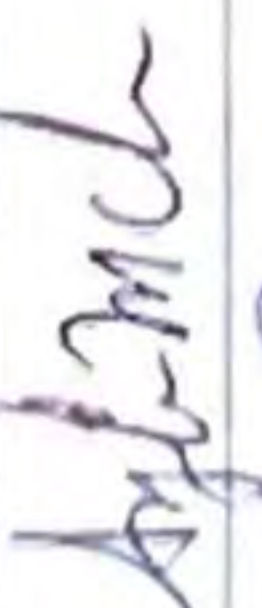




Upon a motion made by Lisa Wight, seconded by Javier Acevedo, and unanimously approved, the Local Planning Agency accepted public comments and approved the staff recommendation.

4. Public Comments: Non-Agenda Items
None.

5. Adjourn

Upon a motion made by Javier Acevedo, seconded by Michael Huneke, and unanimously approved, the meeting adjourned at 2:10pm.

Local Planning Agency (LPA) Meetings - July 10, 2024

Last, First Name	Please sign to confirm attendance	Community/ Agency/Organization	Phone Number	E-Mail Address
Mussaro Koraatich, Alexis		CAO	954 357 7600	AKOKATICH@BROWARD.ORG
Chin, Angela		HFD	954 357 4914	achin@broward.org
Wright		HFD	954 557 6679	Iwight@broward.org
Amanda Dancy		EPD	954 579 1443	AdmDancy@broward.org
Christian Dancy		UPD	X 6627	cdancy@broward.org
Cybil Smith		BCS	X 6618	csmith@broward.org

This sign-in sheet is a public record subject to disclosure under the State of Florida Public Records Law (chapter 119 Florida Statutes).



24-Z1: 2360 NW 6th Street

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

**Rezoning 24-Z1: 2360 NW 6th Street
Staff Report**

I. Rezoning Description.

A. Rezoning Details.

The Applicant proposes to rezone a site from RS-6: One Family Detached to GP-1: Garden Park Neighborhood District, with a request for 12 flexibility units for a total project of 15 multi-family residential units. The approximately .23-acre site is generally located in the Franklin Park neighborhood of the Central County community, east of North Fork New River, on the north side of West Sistrunk Boulevard. Figure 1 provides a general location map and Figure 2 includes the proposed rezoning details.

Figure 1: General Location Map

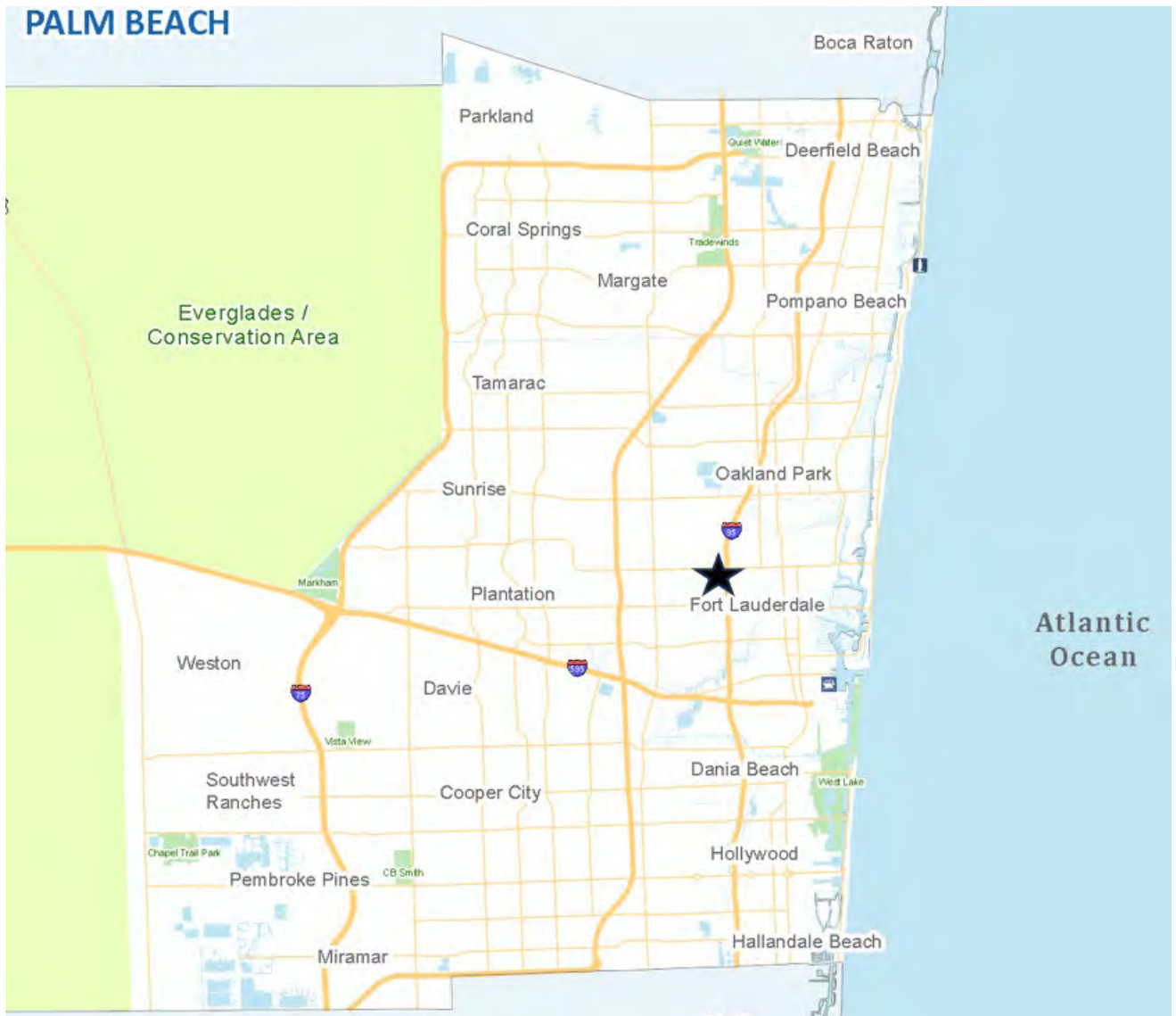


Figure 2: Proposed Rezoning Details

General Location Map (Attachment A)	North side of Sistrunk Boulevard, east of NW 27 th Avenue, south of Sunrise Boulevard, west of I-95
Effect of Rezoning	Allow 15 dwelling units (Increase of 12 dwelling units)
Size	0.23 Net Acres /0.38 Gross Acres 10,020 net square feet/16,550 gross square feet
Existing Uses (Attachment B – Aerial Map)	Vacant
Proposed Use	15 Multifamily Dwelling Units
Current Zoning District (Attachment C)	RS-6: One Family Detached (Permits one (1) dwelling unit per 5,000 net square feet)
Proposed Zoning District (Attachment D)	GP-1: Garden Park Neighborhood District
BMSD Future Land Use Designation (Attachment E)	Low-Medium (10) Residential (Allows three (3) dwelling units)
BCLUP Future Land Use Designation (Attachment F)	Low-Medium (10) Residential (Allows three (3) dwelling units)
Commission District	District 8, Robert McKinzie
Applicant/Agent	Michael Sheer
Property Owner	Vacant Land Men, LLC
Folio Numbers	504205010960, 504205010970

B. Staff Recommendation

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

C. Background

The GP-1 Garden Park Neighborhood District is intended to:

- (i) emphasize urban form and design;
- (ii) facilitate multifamily residential development; and
- (iii) serve as a transition between the GP-2 Garden Park Corridor District and adjacent residential zoning districts.

The primary emphasis of the GP-1 District is on urban form and design. Landscaping features shall be incorporated into development as much as possible but are secondary to urban form.

Figure 3: Oblique Site View from the South



Source: Broward County Property Appraiser, 2023 Aerials.

Figure 4: Site Photographs



Source: Broward County Property Appraiser, 2023.

II. Summary of Evaluation Criteria.

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

A. Ambiguity/Error.

Staff finds that there is not an ambiguity or error.

B. Changing Conditions.

Broward County is nearly fully developed and population growth is expected to continue.

With limited vacant land available for development, the substantial portion of additional housing is being achieved through urban infill and redevelopment of new multifamily housing. The subject site is located in the Franklin Park neighborhood of the Central County Community, adjacent to the City of Fort Lauderdale. The area was first developed in the 1950s and includes single and multifamily housing interspersed with sporadic vacant lots.

According to the 2022 Broward County Affordable Housing Needs Assessment, new multifamily housing development surpassed new single-family housing development between 2011 and 2012. The Study states that Broward County’s housing supply is aging with nearly 70 percent constructed prior to 1990. The proposed rezoning is located in Central County’s Franklin Park neighborhood. The study found that Franklin Park had 432 housing units in 2020, of which 17.4% were multifamily.

Figure 5: Projected Additional Population

Broward County Population	1,944,375
Broward County Housing Units	860,329
Broward County Persons per Housing Unit	2.26
Proposed Additional Housing Units	15
Total Additional Population	34

Source: United States Census Bureau, 2020 Decennial Census

Staff finds the proposed rezoning would allow new, multifamily housing to serve the growing population.

C. Applicant Testimony.

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

D. Staff Recommendation.

See Section I.B.-Staff Recommendation.

E. Public Testimony

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

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

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

1. Broward Municipal Services District Element

a. Applicable BCLUP and/or Broward County Comprehensive Plan Goals’ Objectives and Policies: OBJECTIVE BMSD 1.1; Policies BMSD 1.1.1, 1.1.5, 1.1.7, 1.1.9.

b. Staff Findings: *Consistent*

2. Historic Preservation Component

a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies: Historic Preservation Component Objective HP3; Policies HP3.1, HP3.2.

The County’s archaeological consultant determined that the subject property is located within the designated North Bank New River Archaeological Zone (See Attachment G). The proposed project will have an adverse effect on previously recorded resource(s).

Staff finds a Certificate to Dig is required from the County Historic Preservation Officer prior to any development.

b. Staff Findings: *Consistent.*

3. Housing Element

a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:

Broward County Land Use Plan Policy 2.20.2; Broward Municipal Services District Element Goal BMSD 2, Objective BMSD 2.1; Policy BMSD 2.1.1.

Approximately 96% of the occupied housing units in the Franklin Park neighborhood are rental units.

b. Staff Findings: *Consistent.*

4. Intergovernmental Coordination Element

a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:

Intergovernmental Coordination Element Policies IC2.2, IC 8.7

The proposed rezoning is adjacent to the City of Fort Lauderdale. On December 29, 2023, the City was requested to provide comments. Comments were not received.

b. Staff Findings: *Consistent.*

5. Recreation and Open Space Element

a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:

Recreation and Open Space Element Objective R3, Policy R3.2; BCLUP Policies 2.5.1, 2.5.2.

Table R-1: Level of Service Standard for Local Parks in the BMSD and Regional Parks

Facility Type	Level of Service Standard	Current Level-of-Service
Local Parks in BMSD only	Three (3) acres per 1,000 persons (minimum)	5.2 per thousand population
Regional Parks	Three (3) acres per 1,000 persons (minimum)	4.09 per thousand population

Figure 6: Local and Regional Parks – Additional Demand

Total Local Parks in BMSD Only (Acres)	Additional Population	Level of Service Standard per Thousand Population	Additional Demand (Acres)
71.39	34	3	0.1
Total Regional Parks (Acres)	Additional Population	Level of Service Standard per Thousand Population	Additional Demand (Acres)
7,346.97	34	3	0.1

The proposed rezoning is expected to generate a demand of 0.1-acres for local parks in the BMSD and 0.1-acres for regional parks. The current local and regional park inventory is expected to accommodate this demand.

The applicant will be required to pay impact fees at the time of development review.

- b. Staff findings:**
Consistent.

6. Public School Facilities Element

- a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:**
Public School Facilities Element Objective PSF2-Concurrency Management System and Policies PSF2.1, PSF 2.8.

The School Board of Broward County, Florida indicates the site is located in School District Planning Area 5. Public school concurrency review is required at the time of plat, site plan (or functional equivalent) phase of development review.

Figure 7: Public School Facilities – Short Range (5-Year) Level-of-Service Impact

Type	School	Impact	Meets Gross LOS
Elementary	Dillard Elementary	73.7%	Yes
Grades 6 - 12	Dillard 6 -12	78%	Yes

Figure 8: Public School Facilities - Long Range (10-Year) Level-of-Service Impact for Area 5

Type	Over/Under Enrollment
Elementary	-6,604
Middle	-4,098
High	-3,715

The schools serving the amendment site are projected to have capacity available to serve the additional students generated by the proposed rezoning.

- b. Staff Findings:**
Consistent

7. Transportation Element

- a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:**
Policy BMSD 4.3.1; Policies T1.1.11, T1.1.14, T2.2.4, T2.3.3; BCLUP Recommended Practice Policies 3.6.2, 3.6.5.

The site is located within the Central Transportation Concurrency Management Area. The applicant is required to obtain a Transportation Concurrency Satisfaction Certificate from the Urban Planning Division prior to being issued a building permit.

Public transit service is currently provided by four routes located within a quarter mile of the site. Broward County Transit plans to improve fixed route bus service through

shorter headway, increased spans of service, and new service types, such as on demand.

Staff advises 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.

Staff recommends the following:

- (i) Complete streets enhancements, such as:*
 - 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; and,*
 - awnings or covered areas at building entrances or along sidewalks.*
- (ii) Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).*
- (iii) Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles and/or a bus shelter.*
- (iv) Pedestrian scale lighting and increased lighting in proximity to the crosswalks on or near NW 24th Avenue and NW 6th Street/Sistrunk Boulevard.*

b. Staff Findings:

Consistent.

8. Water Management Element

a. Applicable Broward County Comprehensive Plan Goals' Objectives and Policies:

Objective WM-3, Policy WM3.2

Potable water and sanitary sewer services are provided by the City of Fort Lauderdale.

This project will increase the average day potable water demand by approximately 0.0031 million gallons per day (MGD) and the average day sanitary sewer demand by approximately 0.0021 MGD. The water and sewer infrastructure have capacity to meet the additional demand.

Prior to approval of a building permit, the applicant will be required to submit a form from the City of Fort Lauderdale that verifies water and sewer facilities will be available no later than the anticipated date of issuance of a certificate of occupancy.

b. Staff Findings:

Consistent.

G. Comprehensive Plan Consistency: General Uses

The subject site is designated Low-Medium (10) Residential on the BMSD Future Land Use Map.

Staff finds the GP-1 zoning district allows multifamily residential development consistent with the Low-Medium (10) future land use designation.

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

Below is a summary of the Environmental Review Report included in Attachment N.

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

Figure 7: Environmental Conditions

Type	Impact
Contamination on subject site	None.
Contaminated Sites within ¼-mile	Yes. <i>Any dewatering will require a certified Dewatering Plan.</i>
Active Solid Waste Facilities within one (1) mile	None.
Wetlands	None. Conceptual Dredge and Fill Review Report not required. Filling of land does not require an Environmental Resource License. <i>Certain activities may require an Environmental Resource License. The Environmental Permitting Division should be contacted prior to any surface disturbing activities.</i>
FEMA Special Flood Hazard Area	Preliminary Zone AE elevation 6 ft NAVD. <i>A Broward County Surface Water Management License is required.</i>
Upland Resources	<i>Broward County Tree Removal License is required to remove or relocate trees.</i>
Hazardous Material Facilities/Storage Tanks within ¼ mile	Six (6) facilities, four (4) are hazardous material facilities, one (1) storage tank facility and one (1) hazardous material and storage tank facility. Hazardous material can leak through the soil and travel underground and contaminate Broward County’s drinking water source.
Wellfield Zone of Influence	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.
SARA Title III Facilities within ¼ mile	None
Air Permitted facilities within ½ mile	Two (2). Neither have had air quality complaints.
Facilities with potential odor or noise problems	None.
Specially Designated Areas	None.
Protected Natural Lands	None.
Marine and Riverine Resources	None.
Priority Planning Areas for Sea Level Rise	None.
Water Recharge Capability	Insignificant impact.
Potable Water Impact	None.

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

The vacant site is currently zoned for RS-6, a low density residential zoning district. The planned land uses within the vicinity of the site include higher density residential, community facility, and mixed use.

Staff finds the GP-1 zoning district allows multifamily residential development consistent with the surrounding planned land uses.

Figure 8: Site and Surrounding Land Uses

Location	Existing Land Use	Current Zoning	Current BMSD/Municipal Future Land Use	Current Future Land Use- BCLUP
Subject Site	Vacant	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential
North	Single-family	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential
East (Fort Lauderdale)	Vacant	North West Regional Activity Center – Mixed Use West	Regional Activity Center	Activity Center
South	NW 6 th Street, then vacant	RM-10: Multiple Family, Ten (10) Dwelling Units per Acre	Medium (16) Residential	Medium (16) Residential
West	NW 24 th Avenue, then church (child care center and school)	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential

Figure 9: Selected Zoning District Requirements

Height and Stories	GP-1	RS-6
Maximum Height	40' (35' within 50' of RS-1 to RS-6)	35'
Maximum Stories	3	2
Active Roof top Uses Allowed	Yes	No
Minimum Dwelling Unit Floor Area	400 sq. ft. minimum with average of 600 sq. ft.	800 sq. ft.
Maximum Lot Coverage	40%	40%

J. Infrastructure Capacity.

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

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

K. Compatibility of Existing and Proposed Uses.

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

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

L. Oceanfront Properties Considerations.

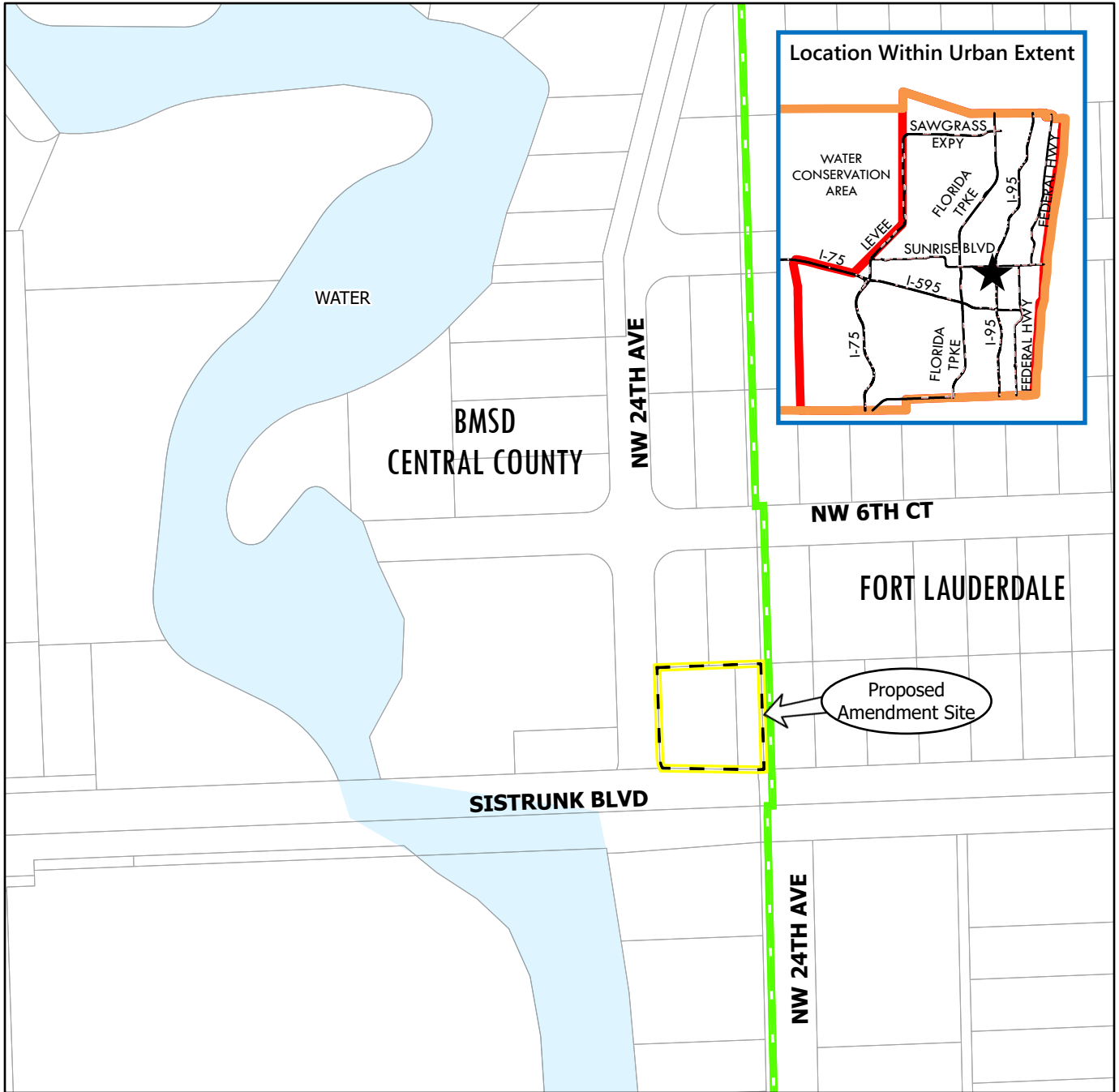
Not applicable.

III. Attachments (See Exhibit 2)

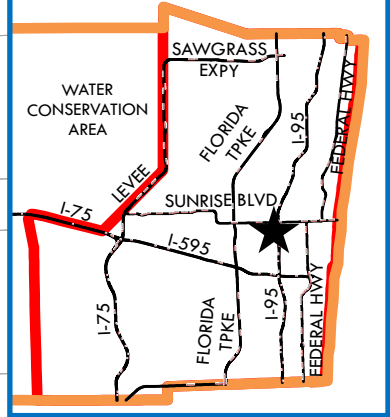
- Attachment A: General Location Map
- Attachment B: Existing Land Use (Aerial) Map
- Attachment C: Current Zoning Map
- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Broward County Land Use Plan Future Land Use Map
- Attachment G: Historic and Archaeologic Resources Comments
- Attachment H: Housing Comments
- Attachment I: Recreation and Open Space Comments
- Attachment J: Public School Facilities Comments
- Attachment K: Complete Streets Comments
- Attachment L: Public Transit Comments
- Attachment M: Potable Water – Wastewater Comments
- Attachment N: Environmental Review Report
- Attachment O: Solid Waste Comments









Rezoning 24-Z1 Site Location Map

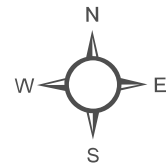


Location Within Urban Extent



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

-  Water
-  Site: 2360 NW 6th St.

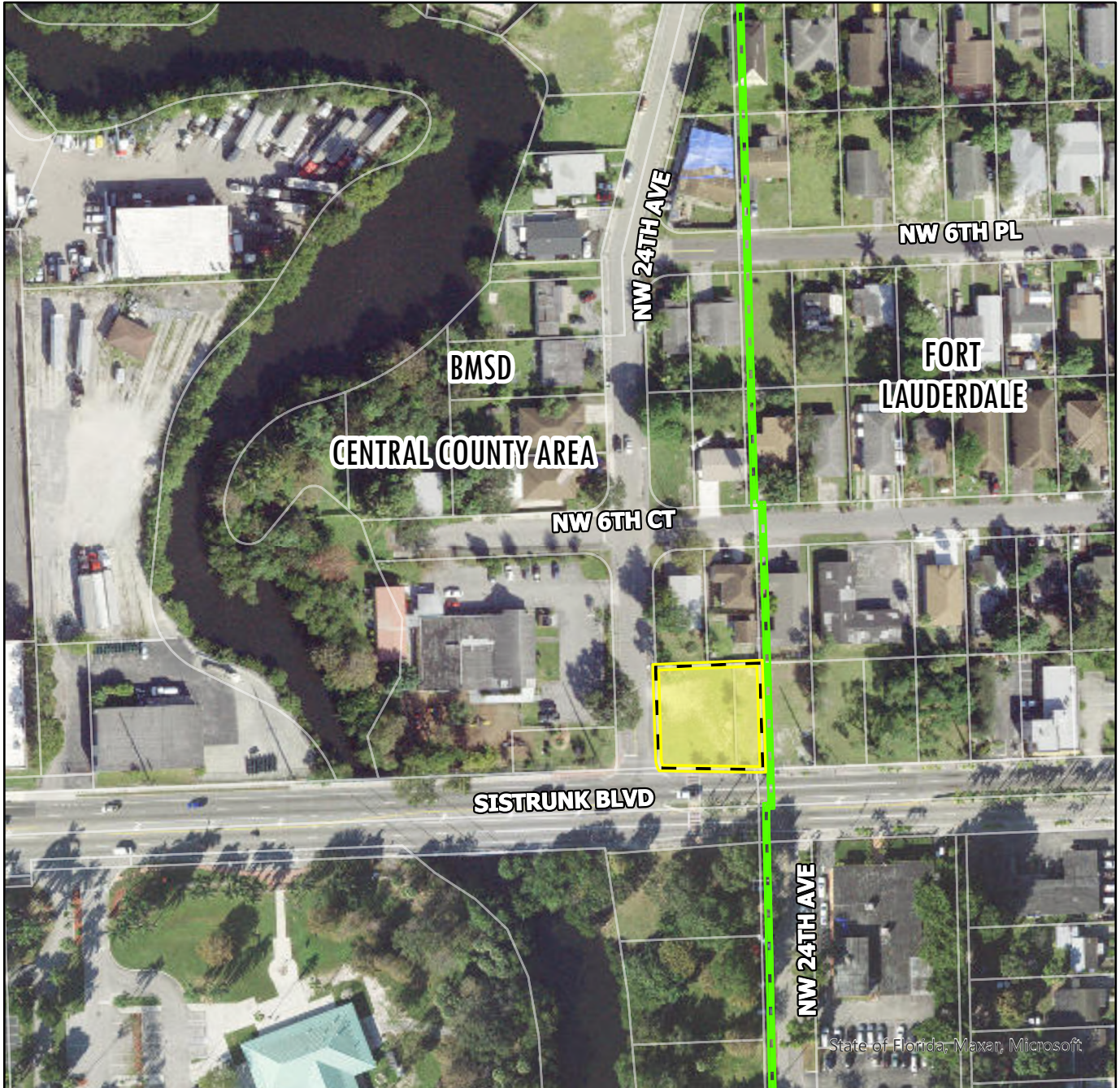




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Resilient Environment Department

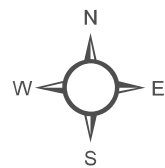
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Rezoning 24-Z1 Aerial Map



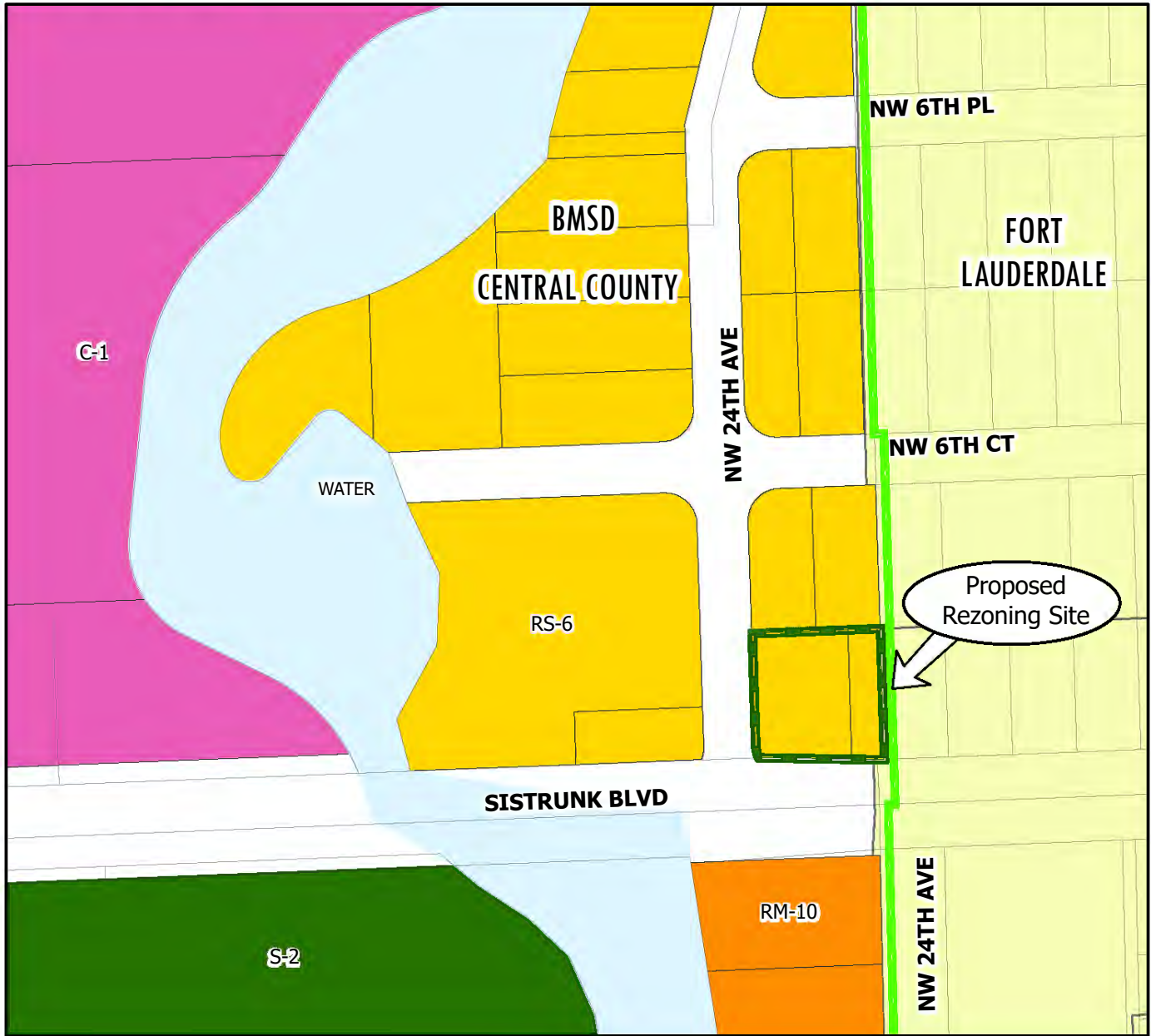
-  Municipal_Boundary
-  Site: 2360 NW 6th St.



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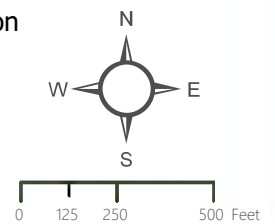


Rezoning 24-Z1 Current Zoning



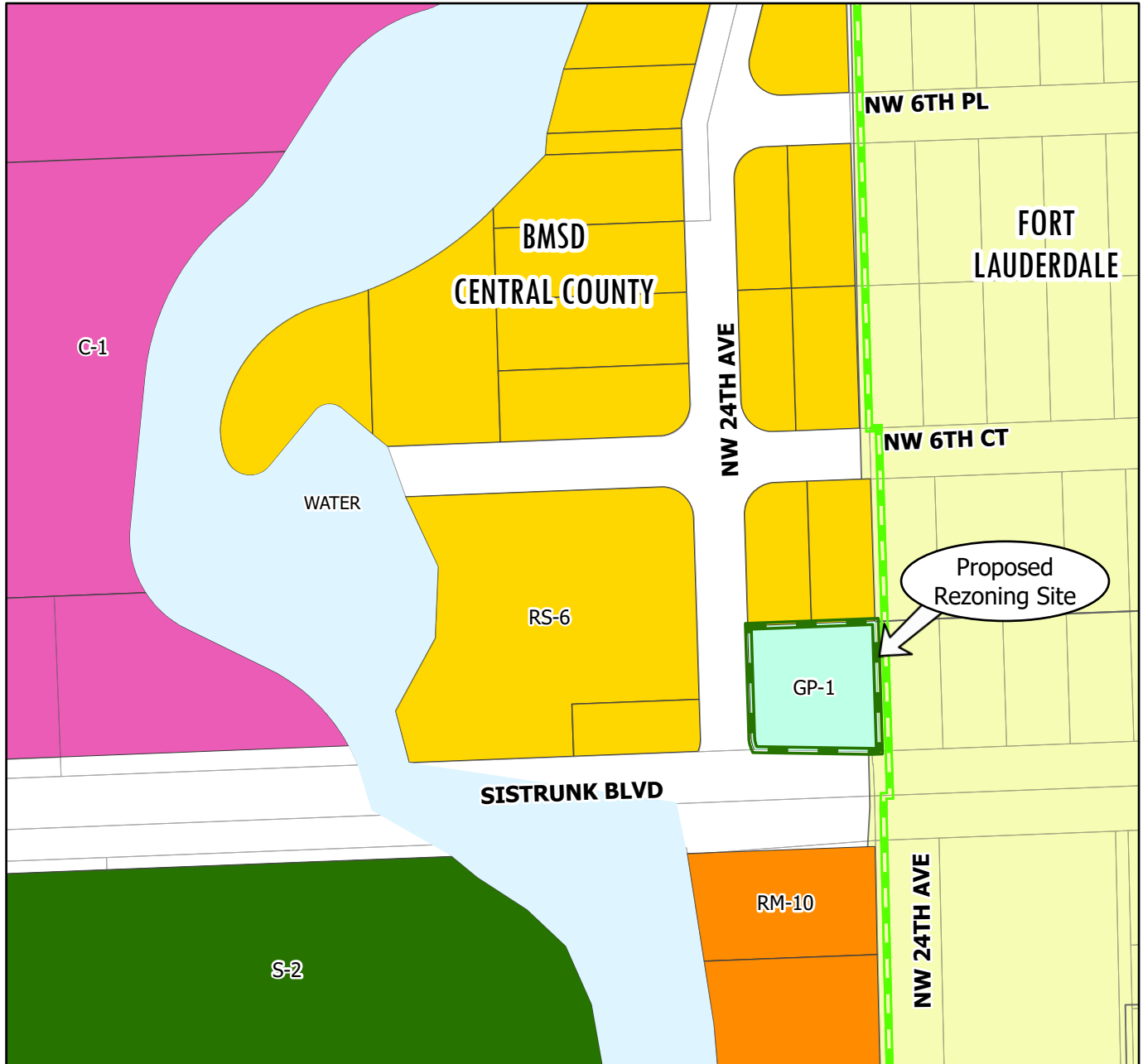
-  Site: 2360 NW 6th St.
-  Municipal_Boundary
-  Fort Lauderdale Zoning - North West Regional Activity Center-Mixed Use West
-  Water
-  C-1: Commercial Warehouse
-  RM-10: Multiple Family, 10 DU/Acre
-  RS-6: One Family Detached, 6 DU/Acre
-  S-2: Open Space and Public Recreation










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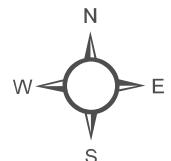




Rezoning 24-Z1 Proposed Zoning



-  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



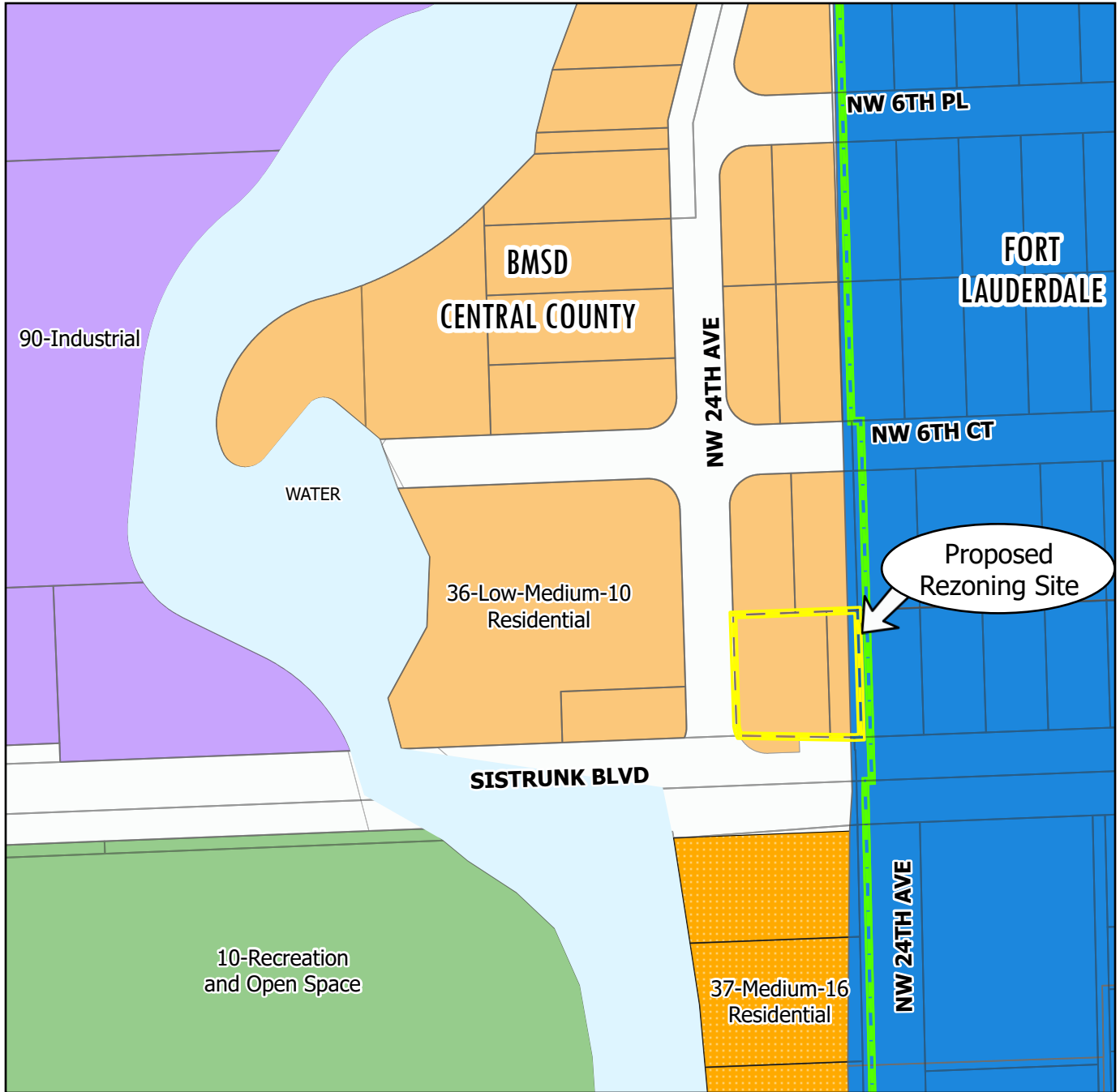
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




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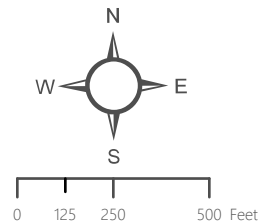
Rezoning 24-Z1 Broward Municipal Services District Future Land Use



-  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)

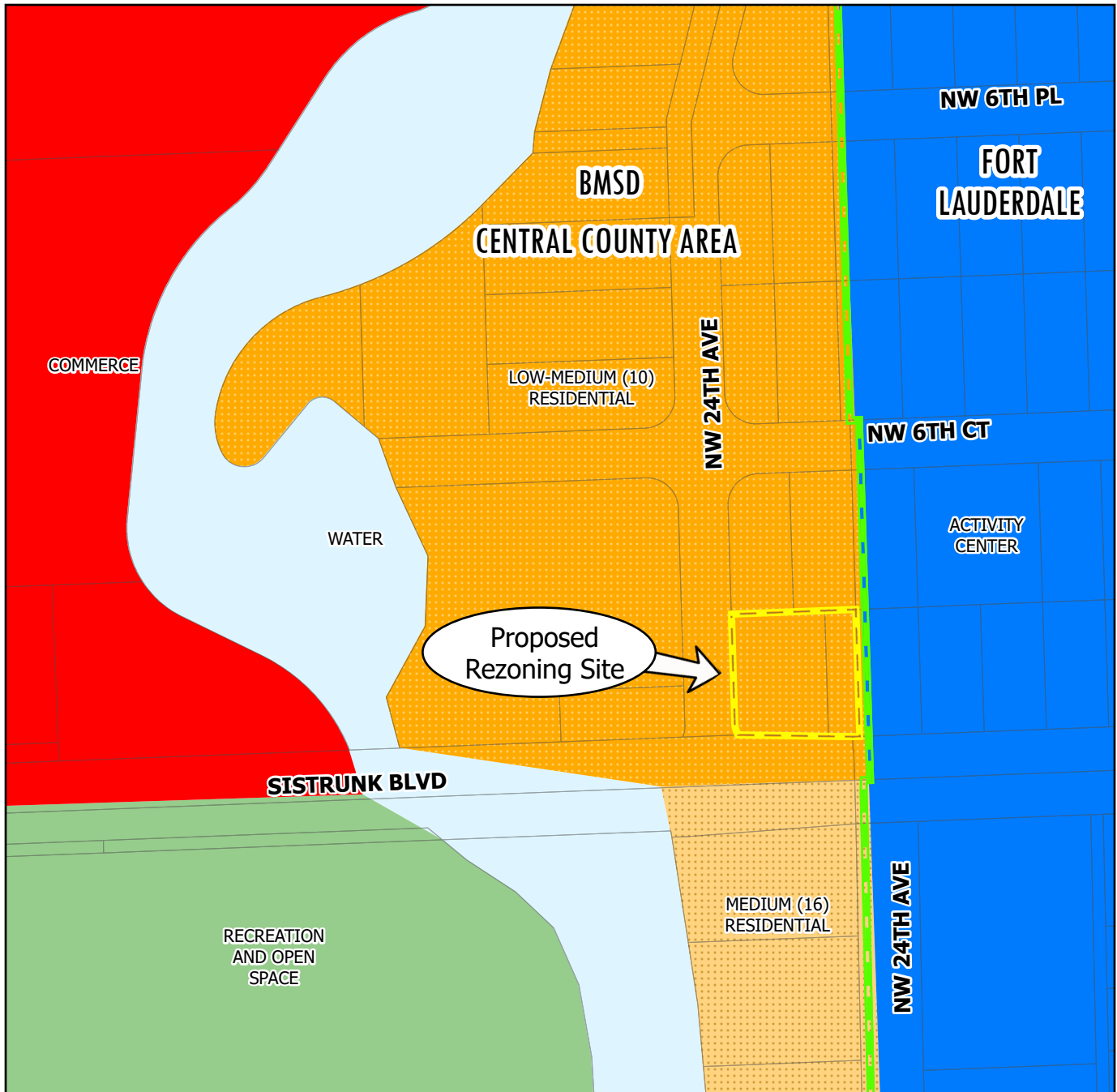
Prepared by: Urban Planning Division
Resilient Environment Department

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

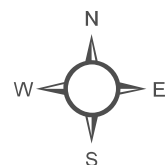


- Site: 2360 NW 6th St.
- Municipal_Boundary

- 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.



Attachment G



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

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 38th St., Oakland Park, FL 33309
Office: 954 357-8120 Cell: 954 809-8437
broward.org/parks • facebook.com/browardcountyparks

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

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

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

Please contact me should you need additional information,

From: Briggs, Linda <lbriggs@broward.org>
Sent: Friday, January 26, 2024 8:40 AM
To: Joseph, Andy <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 38th St., Oakland Park, FL 33309
 Office: 954 357-8120 Cell: 954 809-8437
broward.org/parks • facebook.com/browardcountyparks

From: Joseph, Andy <ANJOSEPH@broward.org>

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

To: Pognon, Monica <MPOGNON@broward.org>; planning@fortlauderdale.gov;
EParker@fortlauderdale.gov; West, Dan <danwest@broward.org>; Briggs, Linda
<lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve
<SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Forelle, Sara
<SFORELLE@broward.org>; Juncosa, Susan <sjuncosa@broward.org>; Ferrer, Richard
<RFERRER@broward.org>; Mccoy, Barney <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 | 954.357.6609

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

SCHOOL CONSISTENCY REVIEW REPORT - REZONING

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

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
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

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 6th 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 6th 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 6th 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 24th Avenue and NW 6th 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 6th 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 6th 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 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





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 24th 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

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

WWW.FORTLAUDERDALE.GOV





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. 24th 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. 24th Avenue. See Figure 2.

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

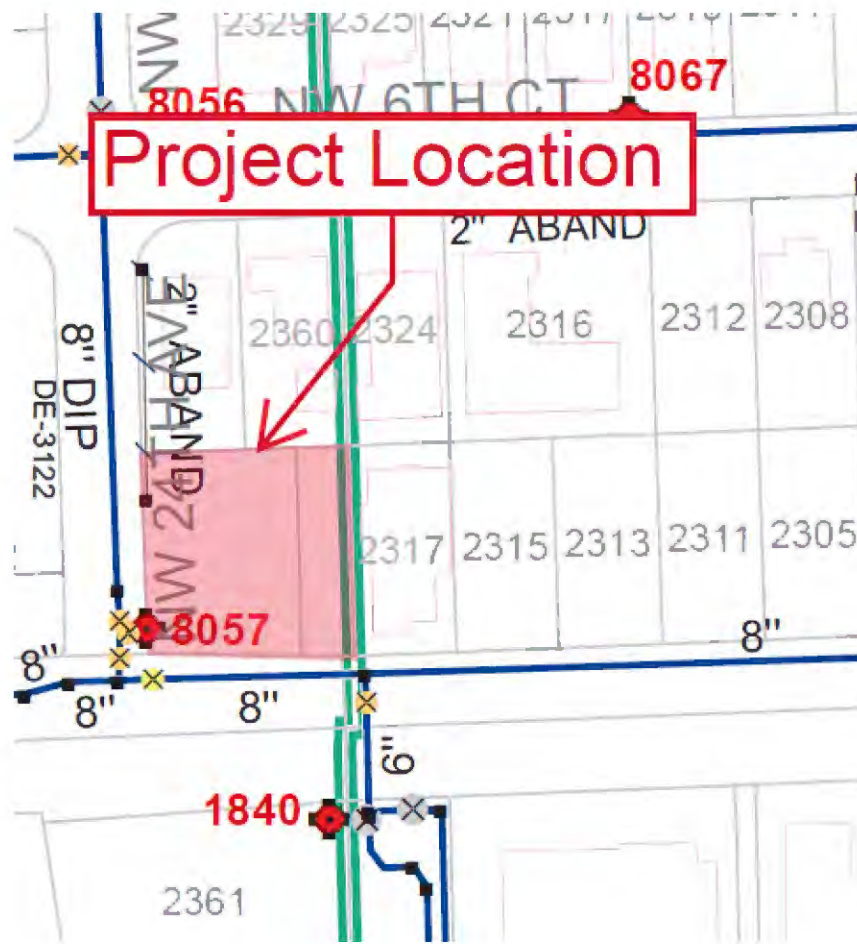
SUMMARY OF ANALYSIS AND REQUIRED ACTION

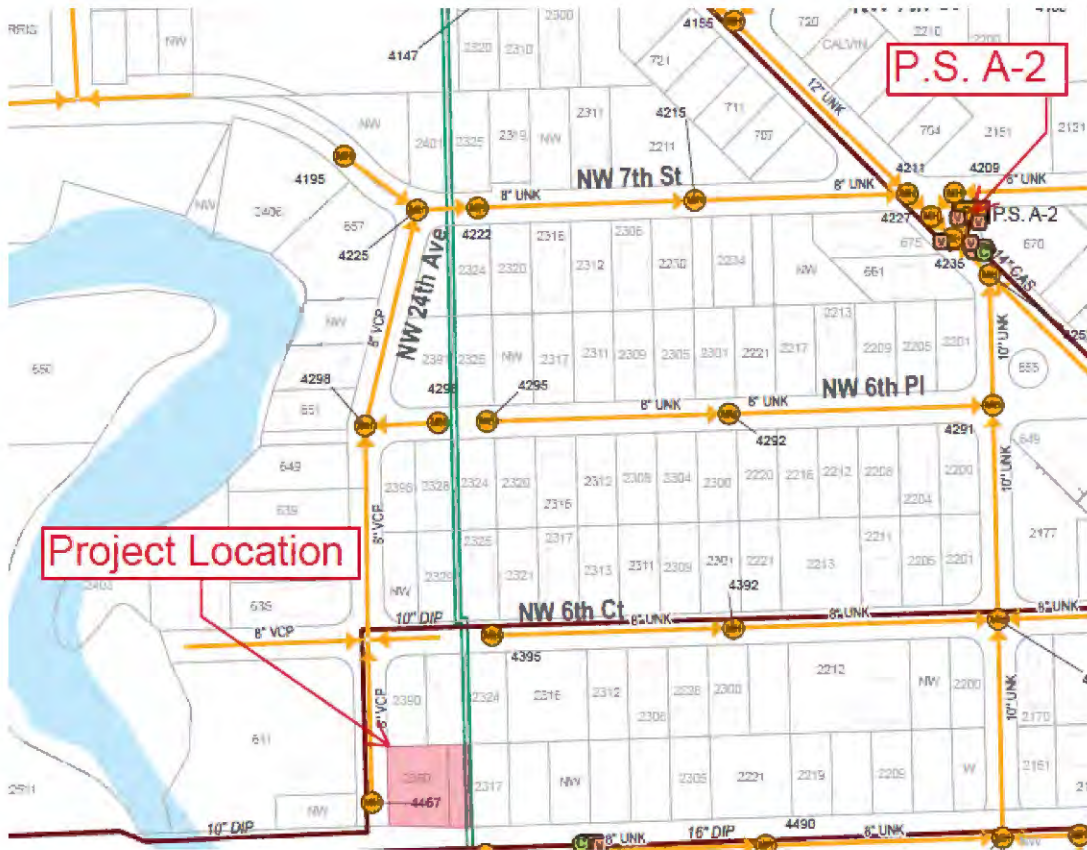
The water and sewer infrastructure have the capacity to support the demand of this project.





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



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. 24th 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.

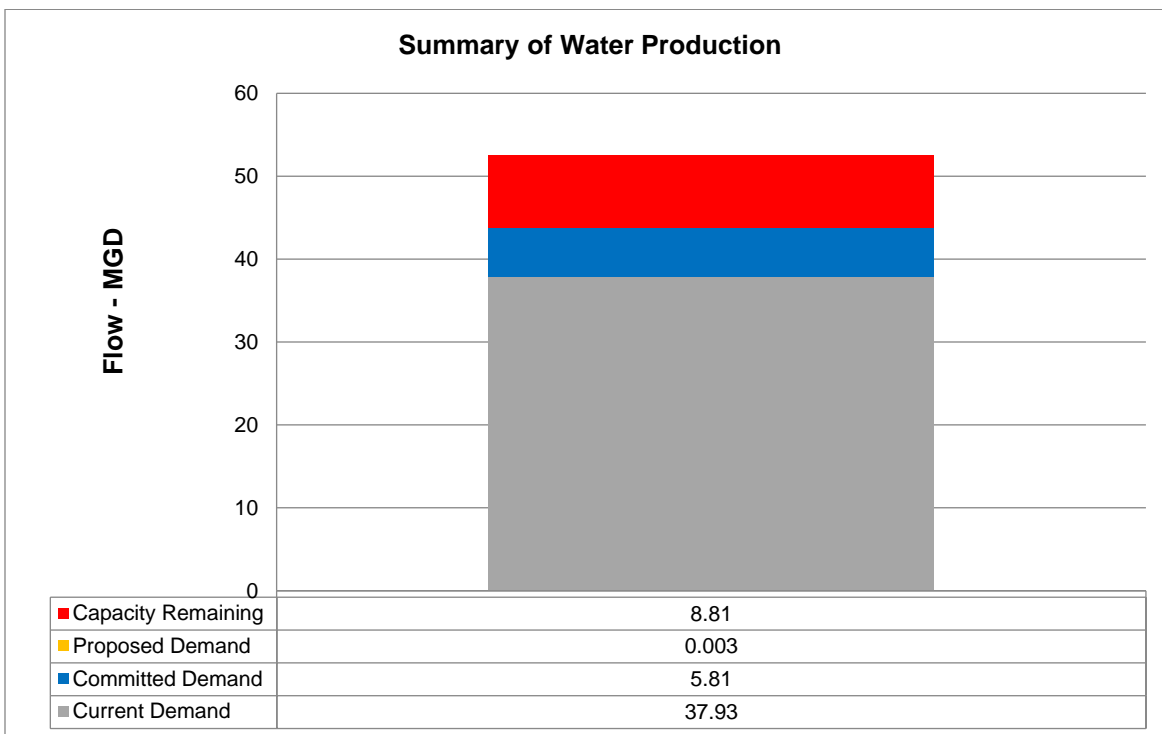


Figure 3



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. 24th 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.

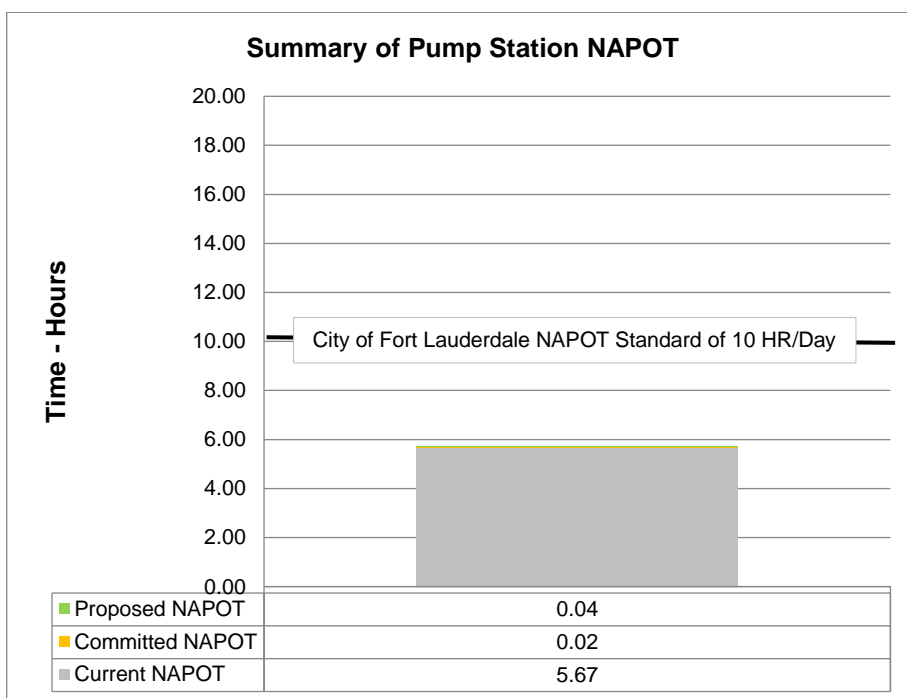


Figure 4





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.

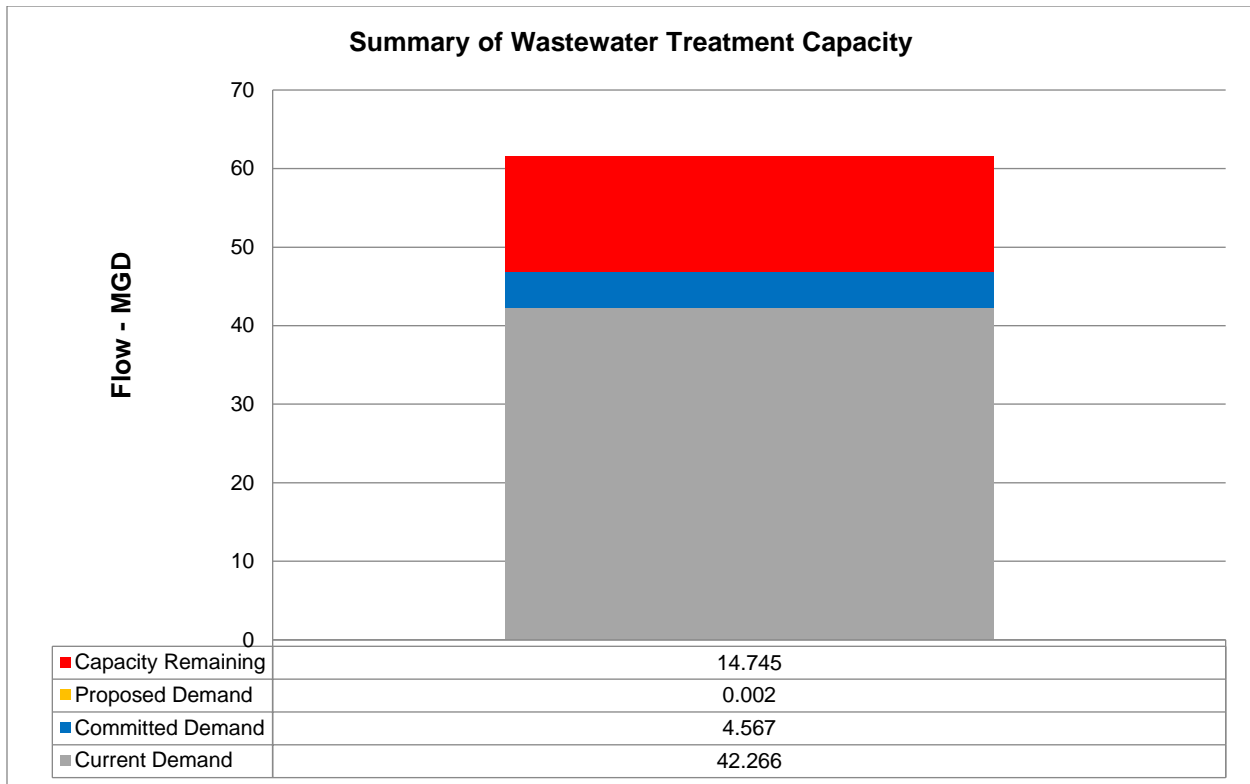


Figure 5



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 X Yes _____

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

No _____ Yes X

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.

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).

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

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.

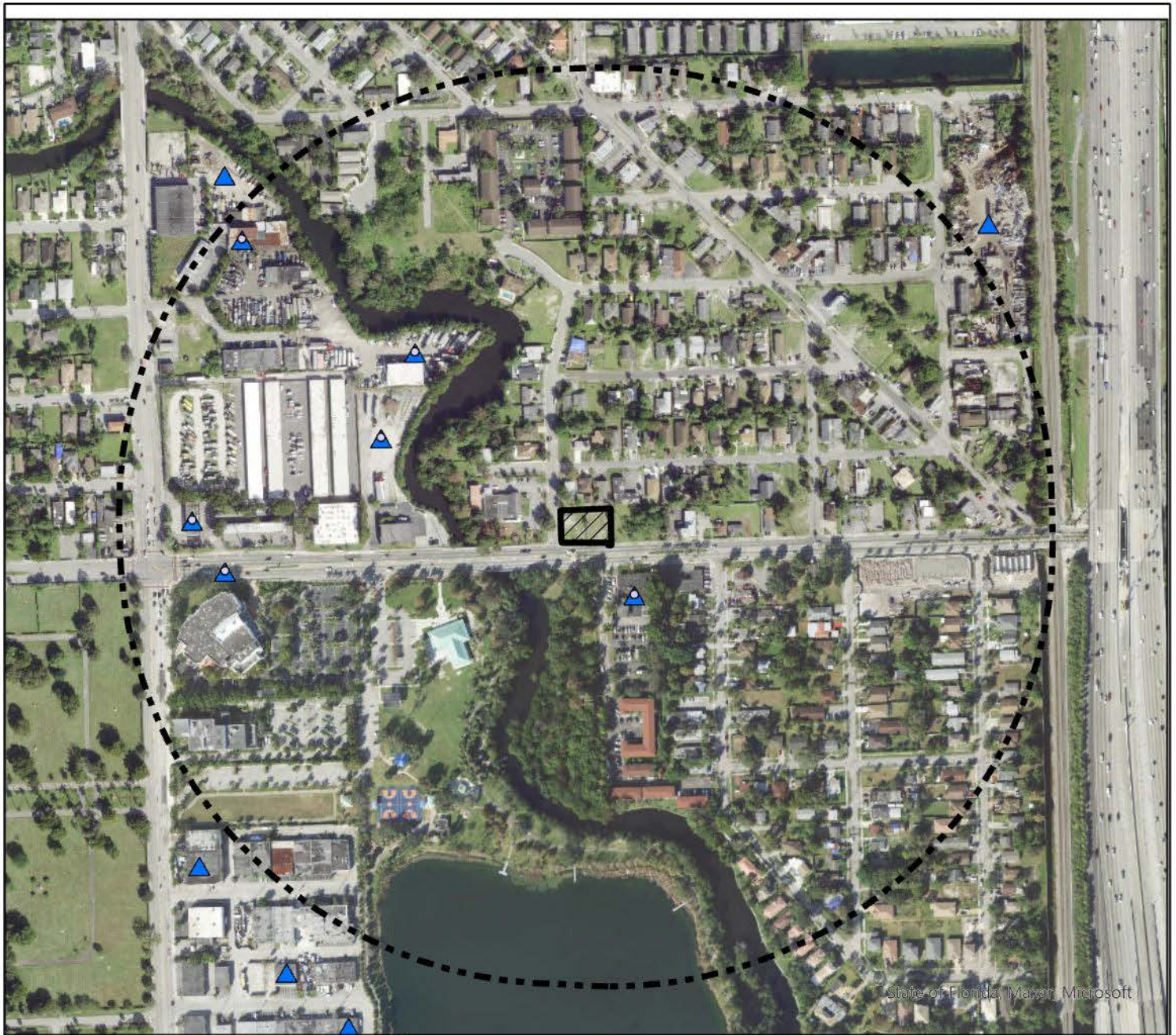
Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage 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



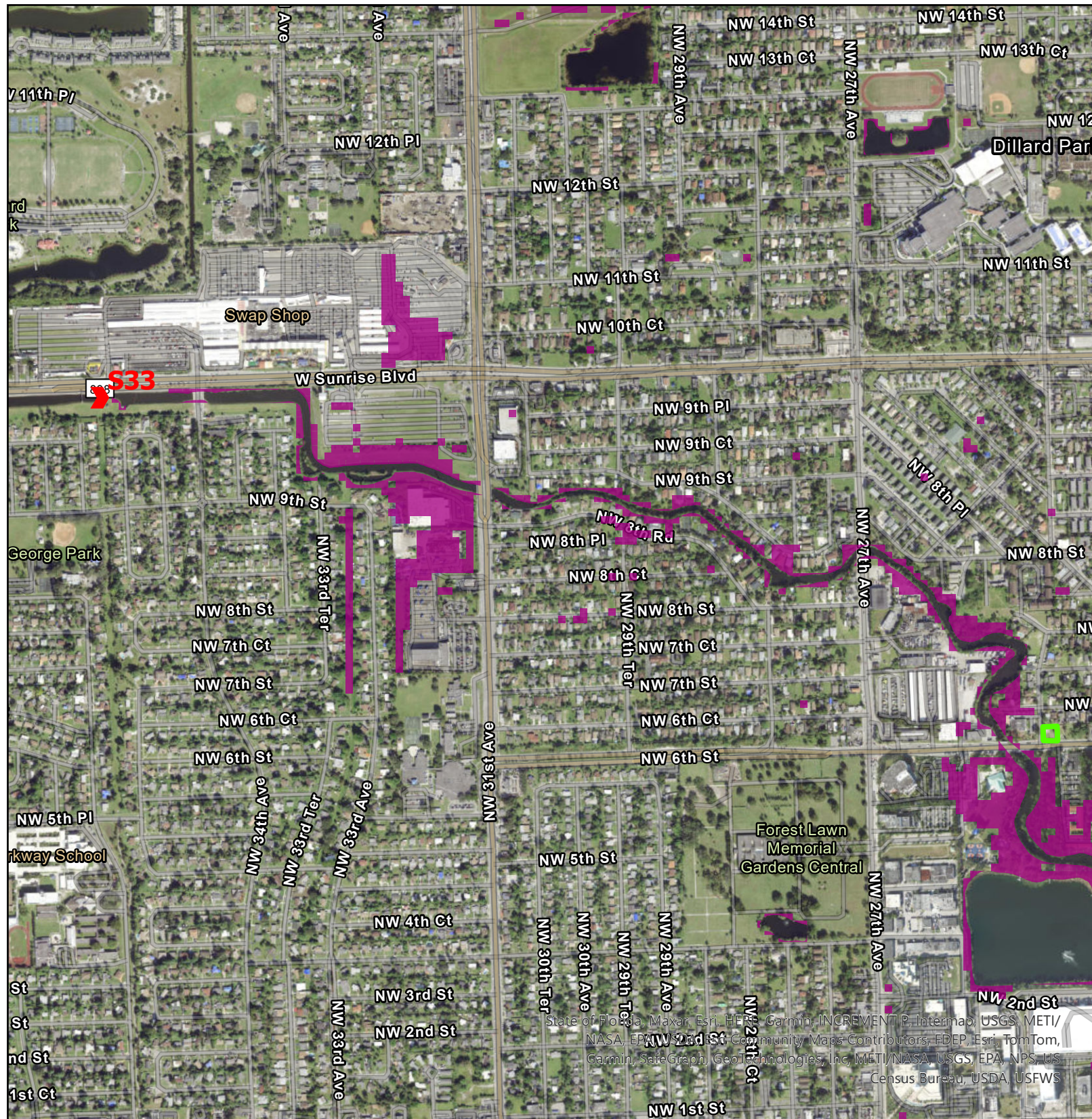
Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual 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

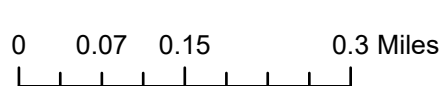
Broward County Proposed Rezoning 24-Z1



State of Florida, Maxar, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, Fugro, Swatch, 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](#)

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

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

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

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

Please contact me should you need additional information,

Kind Regards,

24-Z5: Landfill Height

Resilient Environment Department, Urban Planning Division

STAFF REPORT

Amendment 24-Z5: Landfill Height

I. Item Summary

Applicant/Agent	Board of County Commissioners
Proposed modifications (Exhibit 2)	Amends Section 39-464 of the Broward County Zoning Code related to Agricultural-Disposal District (A-6) as follows: Maximum height of a landfill shall not exceed one hundred twenty-five (125) <u>three hundred twenty-five (325)</u> feet above adjacent ground level <u>National Geodetic Vertical Datum ("NGVD")</u> .
Effect of Proposed Change	Increases the maximum height for landfills within the Agricultural-Disposal District (A-6)
Comprehensive Plan Consistency	Amendment is consistent with: <ul style="list-style-type: none"> • Broward Municipal Services District Element Policy 1.2.2. • Solid Waste Element Goal 6.0, Objective 6.3 and Policies 6.3.1 and 6.3.2; Objective 6.4 and Policy 6.4.3. • Intergovernmental Coordination Element Policy IC 8.2.

II. Staff Recommendation

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

III. Background

On June 18, 2024, the Board of County Commissioners directed the Office of the County Attorney to draft an Ordinance amending the Zoning Code to increase the permitted height of landfills in an Agricultural-Disposal District (A-6) up to three hundred twenty-five (325) feet.

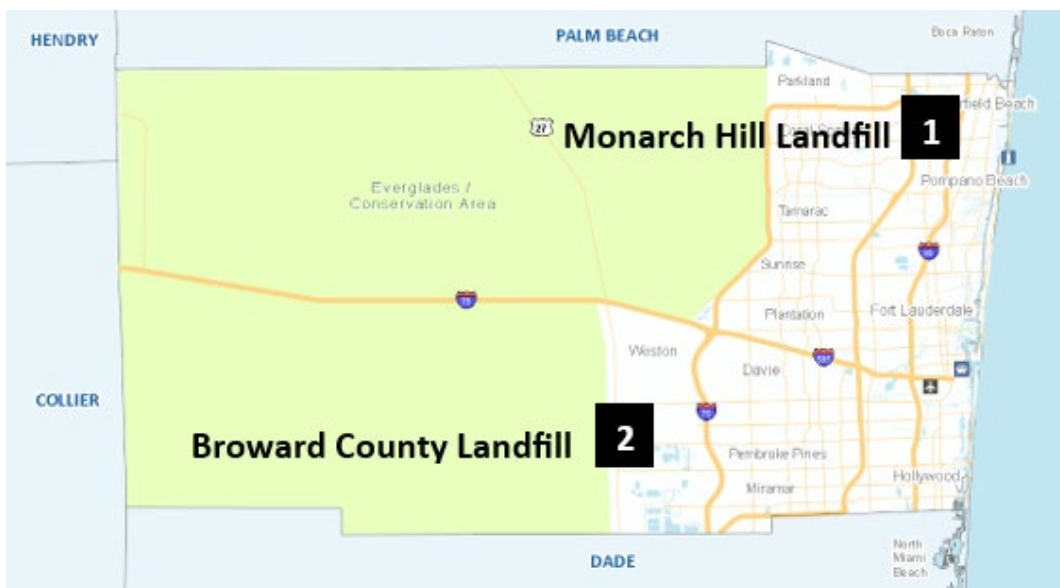
IV. Description of Code Amendment

The proposed code amendment would increase the maximum height permitted for landfills within the Agricultural-Disposal (A-6) District to 325 feet NGVD. The amendment would not automatically increase the height of any existing landfill. It would create the potential for future approval of site plans and licenses up to 325 feet.

V. Data and Analysis

Two (2) landfill sites have A-6 Zoning, on the Broward Municipal Services District Zoning Map, and would be affected by the proposed amendment.

Existing Landfill Sites with A-6 Zoning



Landfill height is regulated by both zoning and licensing. The National Geodetic Vertical Datum (NGVD) is used as a standard measurement of elevation (vertical height above mean sea level) in the United States. In Broward County, ground level is approximately ten (10) feet above baseline, or zero (0) feet, NGVD.

Site Name	Monarch Hill Landfill	Broward County Landfill
Location	2700 Wiles Road	7101 SW 205 th Avenue
Current Height	208 feet NGVD	100 feet NGVD
Maximum Permitted height	225 feet NGVD Approved by variances 2011-ZV-001 and 2011-ZV-002	135 feet NGVD Equivalent to 125 feet above adjacent ground level
Current Licensed Height	225 feet NGVD RED license SW-LF00076-21, FDEP Permit No. 0051323-033-SC	135 feet NGVD
Proposed Maximum Height	325 feet NGVD	325 feet NGVD

Section 39-24 of the Broward County Zoning Code, provides for the Board to amend zoning regulations “whenever the public necessity, convenience, general welfare, or good planning and zoning practice requires.” Broward County has limited land

resources to accommodate the solid waste disposal needs generated by continued population growth. The proposed height increase would allow for future increases in capacity at two (2) landfills in Broward County to accommodate future disposal of solid waste, subject to site plan approval and licensing.

The proposed amendment is consistent with the following goals, objectives, and policies Broward County Comprehensive Plan:

Broward Municipal Services District Element

POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:

- 1. Potable water*
- 2. Sanitary sewer*
- 3. Solid waste*
- 4. Roads, sidewalks, and bicycle facilities*
- 5. Public transit*
- 6. Drainage, including impacts from potential sea level rise*
- 7. Parks and recreation facilities*
- 8. Hurricane shelters and evacuation routes*
- 9. Public Schools.*

Rationale: The proposed zoning code amendment is consistent with this policy because it provides future capacity for solid waste facilities to support growth and development.

Solid Waste Element

Goal 6.0. Provide a cost-effective and equitable solid waste disposal system which emphasizes waste minimization and resource recovery and meets all federal, state, and local environmental quality standards.

Objective 6.3. Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.

Policy 6.3.4. Potential expansion of the Central Disposal Sanitary Landfill (CDSL) [now Monarch Hill Landfill] shall be governed by the following:

- (a) Broward County shall not approve a solid waste license or a zoning application which would allow the CDSL to expand horizontally beyond the confines of the major roadways that currently constitute its boundaries: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.*

- (b) *Prior to January 1, 2018, Broward County shall not accept a solid waste license or zoning application which would allow the CDSL to exceed a maximum vertical height of 225 feet NGVD with three to one slopes as those applicable slopes are defined in Chapter 62-701 of the Florida Administrative Code in effect on September 13, 2010, and within the confines of the following major roadways: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.*
- (c) *On or after January 1, 2018, the County may approve an application for a solid waste license or a zoning approval which would allow the CDSL to exceed a maximum vertical height of 225 feet NGVD with three to one slopes, as set forth in (b) above, only if said approval restricts the waste to be accepted at CDSL to Summit Waste, as defined in (d) below, except in the following limited circumstances:*
- (i) The North Waste-to-Energy facilities located at 2600 Wiles Road, Pompano Beach, FL and/or the South Waste-to-Energy facilities located at 4400 South State Road 7, Fort Lauderdale FL are not operational;*
 - (ii) There exists a declared disaster pursuant to a Federal, State of Florida, or Broward County declaration;*
 - (iii) The waste must be disposed of at the CDSL pursuant to an already existing contract between the operator of CDSL and Miami Dade County, including any renewals or extensions thereto based on Miami Dade County exercising any option it has in the already existing contract;*
 - (iv) There is a de minimis amount of processable waste that must be delivered to the CDSL as a result of a hauler, truck or equipment breakdown; or (v) Processable waste is inadvertently mixed in with bulk pick-up loads as a result of consumer error.*
- (d) *The term "Summit Waste" shall mean and include all types of non-hazardous solid waste which are authorized by the current (as of September 13, 2010) solid waste license for the CDSL issued by Broward County, except "garbage" as defined by 62-701.200(34) of the Florida Administrative Code in effect as of September 13, 2010. Summit Waste shall include, but is not limited to ash, construction and demolition debris, Class III waste (as defined in Rule 62-701.200(14) F.A.C.), non-hazardous soils, and sludge (as defined in Rule 62-701.200(106) F.A.C., but excluding liquids).*

Rationale: The proposed zoning code amendment is consistent with this policy because it would not expand the footprint of Monarch Hill Landfill. This is not a site plan application to change Monarch Hill Landfill; it is an amendment to the Zoning Code regulations for landfill height. The composition of solid waste is regulated by licensing and other County Ordinances, not by zoning regulations. Limitations on types of waste are not applicable to this proposed Zoning Code amendment.

Objective 6.4. Broward County, in cooperation with municipal partners, shall provide for the safe and efficient disposal of solid wastes through the development and maintenance of an integrated solid waste disposal system utilizing proven technologies, appropriate regulation, centralized facilities, and equitable and responsible financing practices.

Policy 6.4.3. New and expanded landfills, and new and expanded resource recovery facilities, shall be planned to minimize impacts on adjacent existing or adopted future land uses.

Rationale: Chapter 163.3180, Florida Statutes provides for concurrency of solid waste facilities, meaning that solid waste facilities must be in place at the time development occurs. Although Broward County is nearly built-out, the population continues to grow, primarily through urban infill and redevelopment. There are no large properties available to site new landfills. Broward County is obligated by state statute to ensure the adequacy of solid waste facilities. Therefore, increasing the maximum height allowed for landfills would enable existing landfills to potentially increase their capacity to process and dispose of future volumes of solid waste, consistent with meeting adopted level of service standards and the requirements of Florida Statutes.

Intergovernmental Coordination Element

Policy IC8.2 Broward County will coordinate with local governments and contracted solid waste removal and disposal providers to ensure a safe, efficient, and comprehensive waste management system.

Rationale: Broward County and its municipalities are party to an interlocal agreement (ILA) that established the Solid Waste Disposal and Recyclables Materials Processing Authority of Broward County. The first meeting of its governing board was held on October 11, 2023. On May 10, 2024, the Authority hired consultants to prepare a Regional Solid Waste and Recycling Master Plan. The proposed Zoning Code amendment does not expand any existing landfill, but provides potential for height to be increased up to 325 feet NGVD.

VI. Exhibit

- Proposed Ordinance

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO HEIGHT LIMITATIONS FOR LANDFILLS
3 WITHIN THE AGRICULTURAL-DISPOSAL A-6 DISTRICT; AMENDING
4 SECTION 39-464 OF THE BROWARD COUNTY CODE OF ORDINANCES ("CODE");
5 AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN
6 EFFECTIVE DATE.

7 (Sponsored by Vice-Mayor Beam Furr)

8
9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. Section 39-464 of the Broward County Code of Ordinances is hereby
12 amended to read as follows:

13 **Sec. 39-464. Limitations of uses.**

14 Any plot utilized for a dump, sanitary landfill, incinerator, or resource recovery
15 facility shall be used, operated, and maintained in accordance with the following
16 regulations:

17 . . .

18 (6) Maximum height of a landfill shall not exceed ~~one hundred twenty-five (125)~~
19 three hundred twenty-five (325) feet above adjacent ground level National
20 Geodetic Vertical Datum ("NGVD").

21 Section 2. Severability.

22 If any portion of this Ordinance is determined by any court to be invalid, the invalid
23 portion will be stricken, and such striking will not affect the validity of the remainder of this
24 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
25 legally applied to any individual, group, entity, property, or circumstance, such
26 determination will not affect the applicability of this Ordinance to any other individual,
27 group, entity, property, or circumstance.

28 Section 3. Inclusion in the Broward County Code of Ordinances.

29 It is the intention of the Board of County Commissioners that the provisions of this
30 Ordinance become part of the Broward County Code of Ordinances as of the effective
31 date. The sections of this Ordinance may be renumbered or relettered and the word
32 "ordinance" may be changed to "section," "article," or such other appropriate word or
33 phrase to the extent necessary to accomplish such intention.

34 Section 4. Effective Date.

35 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/ (in italics) 00/00/2024
Alexis I. Marrero Koratich (date)
Assistant County Attorney

By: /s/ (in italics) 00/00/2024
Maite Azcoitia (date)
Deputy County Attorney

AIK/gmb
Landfill Height Ordinance
08/05/2024
i#70056-0070

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.