



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

July 10, 2024

2:00pm

Government Center West – 2nd Floor Hearing Room

1 North University Drive

Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: June 12, 2024

3. 24-Z4: 178 NW 27th Terrace

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. Public Comments: Non-agenda Items

5. Adjourn

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

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

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

Local Planning Agency Minutes: June 12, 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
June 12, 2024

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Javier Acevedo, AICP
- d. Michael Huneke
- 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

Others Present

Nicole Rojo

See attached sign-in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:01 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: April 10, 2024

Upon a motion made by Javier Acevedo, seconded by Michael Huneke, the April 10, 2024 Local Planning Agency minutes were unanimously approved.

3. 24-Z3: Garden Park Code Update

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



SUMMARY MINUTES
(DRAFT)

Heather Cunniff introduced herself. She stated that public notice was provided through publication in the Sun-Sentinel. The zoning code was amended in September of 2023 to add the Garden Park Districts. The Garden Park Districts are intended to emphasize urban form, facilitate multifamily residential and mixed-use development, and incorporate landscape features as much as possible. As staff has worked with applicants who desire to rezone property to Garden Park, changes were identified that would better align the Garden Park Districts with their intent. The proposed changes involve certain development standards, such as those relating to lot size, lot dimensions, height, and building frontage, as well as changes to certain parking, access, and landscape requirements.

Notable changes include:

- Allowing building façades to occupy more than one hundred fifty feet (150') of continuous frontage along any street, provided the façade is articulated through design elements to reduce large expanses of blank walls and create visual interest.
- Adding additional standards to ensure compatibility with adjacent single-family zoning districts, such as prohibiting balconies on facades that face properties zoned or used for single-family homes, requiring step-backs, and limiting height.

Ms. Cunniff noted that the written Staff Report for the rezoning is entered into the record as part of the public hearing and includes the full background and details. The Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning consistent with the Broward County Comprehensive Plan.

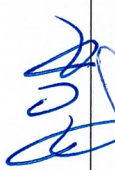
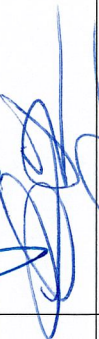
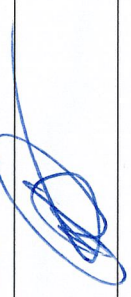


Upon a motion made by Lisa Wight, seconded by Javier Acevedo, and unanimously approved, the Local Planning Agency accepted public comments and approved the staff recommendation.

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 – June 12, 2024

Last, First Name	Please sign to confirm attendance	Community/ Agency/Organization	Phone Number	E-Mail Address
AQUUBO, SAJID		UPD	(305) 357-6861	jaquubo@broward.org cdumay@broward.org
Dumay, Christian		UPD	X6627	
Amede Dinomany		EPD	X1K43	Adinomy@broward.org
Huweke Michael	M. Huweke	CPD	4906	mhuweke@broward.org
LWIGHT		HFD	6679	Lwight@broward.org
CYRIL SASHO		BUS	6618	csasho@broward.org
Rejo, Nicole	N. Rejo	Landmark	(305) 725-4047	nrejo@landmarkco.net

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



24-Z4: 178 NW 27th Terrace

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

**Rezoning 24-Z4: 178 NW 27th Terrace
Staff Report**

I. Rezoning Description.

A. Rezoning Details.

The proposed rezoning changes the zoning district of a county-owned site from RD-10: Duplex and attached one-family dwelling district to GP-1: Garden Park Neighborhood District. The approximately 6,001 square feet or 0.14 net acre site is located at 178 NW 27th Terrace within the Broward Municipal Services District's Central County Community, (See Figures 1 and 2).

Figure 1: General Location Map

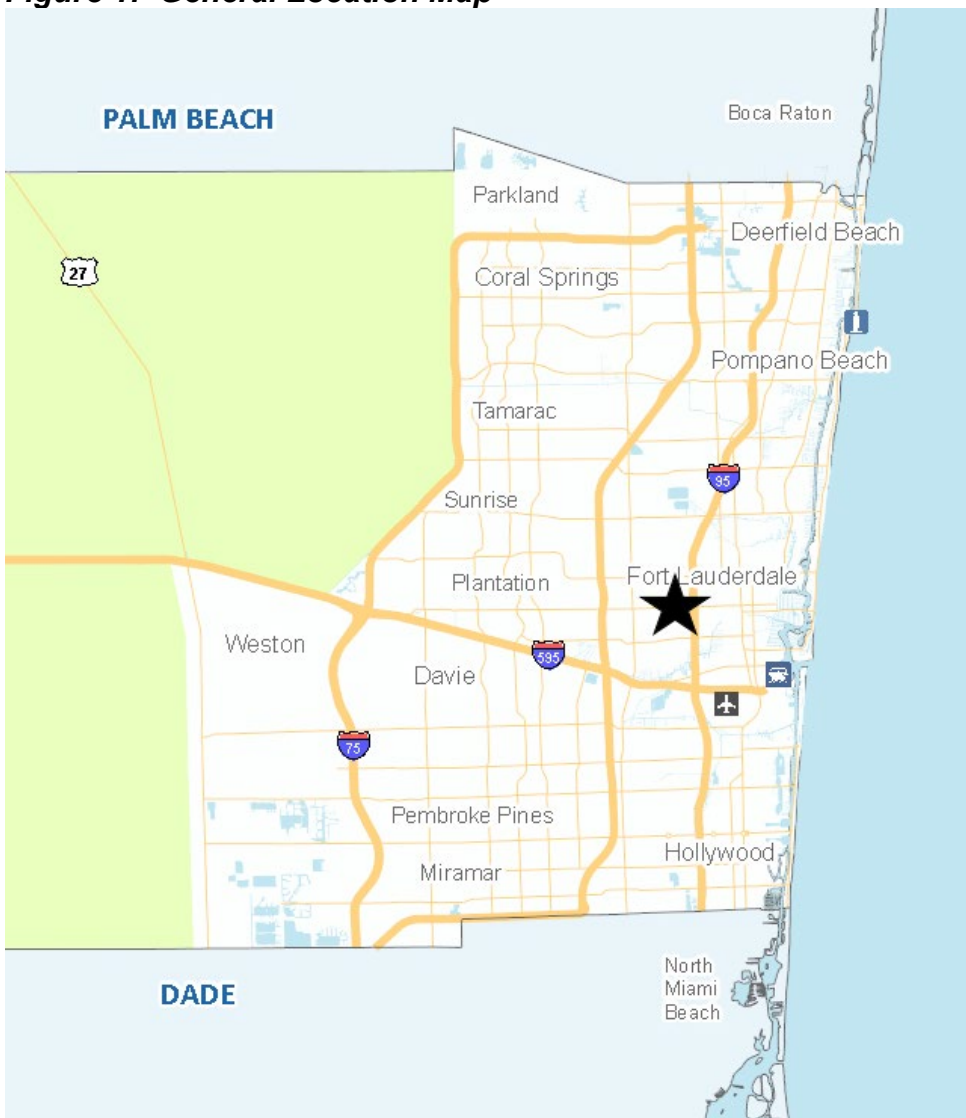


Figure 2: Proposed Rezoning Details

Site Location Map Central County (Attachment A)	178 NW 27 th Terrace.
Effect of Rezoning	Allows up to eight (8) dwelling units consistent with Broward County Land Use Plan Policy 2.16.3 based on gross acreage.
Size	0.14 net acres (0.17 gross acres).
Existing Uses (Attachment B – Aerial Map)	Vacant
Proposed Use	Residential
Current Zoning District (Attachment C)	RD-10: Duplex and attached one-family dwelling district
Proposed Zoning District (Attachment D)	GP-1: Garden Park Neighborhood District
BMSD Future Land Use Designation (Attachment E)	Low-Medium (10) Residential
BCLUP Future Land Use Designation (Attachment F)	Low-Medium (10) Residential
Commission District	District 8: Robert McKinzie
Applicant/Agent	Board of County Commissioners
Property Owner	Board of County Commissioners
Folio Number	504205131670

The rezoning implements Broward County Land Use Plan (BCLUP) Policy 2.16.3 (POLICY). The POLICY provides for allocation of residential density for projects that have an affordability component. (Attachment G). 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. (See Section II.J.) Should the Board approve this rezoning request, any future development shall comply with all provisions of the POLICY.

B. Staff Recommendation

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

C. Background

The subject site is located in the Boulevard Gardens neighborhood of the Central County Community. (See Figures 3 and 4). Attachment H includes a demographic profile. The proposed GP-1 zoning district is located on a lot that fronts a local road (NW 27th Terrace) and is currently zoned RD-10 and has a land use designation of Low-Medium (10) Residential.

The site is adjacent to an assemblage of ten (10) lots on approximately 1.71-acres (See Figure 3) that is proposed to be developed with an approximately 100-unit, affordable,

senior living, multifamily residential development. The adjacent property was recently rezoned to the GP-1 and GP-2 zoning districts consistent with BCLUP Policy 2.16.3.

Figure 3: Oblique Site View from the East



Source: Broward County Property Appraiser, 2023 Aerials.

Figure 4: Site Photograph



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 (See Figure 5). Both market rate and affordable housing will primarily be achieved through urban infill and redevelopment of new multifamily housing. Development challenges include assembly of small lots with fragmented ownership, higher development costs, and ensuring compatibility with adjacent and nearby land uses.

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	7
Total Additional Population	16

Source: United States Census Bureau, 2020 Decennial Census

The neighborhood was first developed in the 1950s. The buildings are considered antiquated in comparison with present day development. The neighborhood is characterized by single and multifamily housing interspersed by sporadic vacant lots.

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

Figure 6: Fort Lauderdale Metro Area – Low-Income by Persons in Family (80% Annual Median Income)

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

Source: HUDuser.gov; FY 2022 Income Limits Summary

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

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

The existing development pattern is characterized by small lots, fragmented ownership, and high vacancy rates. This development pattern is obsolete. The Broward County Comprehensive Plan’s Broward Municipal Services District Land Use and Community Planning Element identifies the need to redevelop such commercial corridors. The proposed rezoning site is expected to be combined with the adjacent redevelopment project described above to create a unified development.

Staff finds the proposed rezoning will:

- *Allow urban infill and redevelopment consistent with the intent and purpose of the GP-1 zoning district;*

C. Applicant Testimony.

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

D. Staff Recommendation.

See Section I.B.-Staff Recommendation

E. Public Testimony

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

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

1. Broward Municipal Services District Element

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

2. Housing Element

Housing Element Goal; Objectives H1, H2; Policies, H1.3, H1.5, H1.7, H2.6. Broward Municipal Services District Element Goal BMSD 1, BMSD 2; Objectives BMSD 1.1, BMSD 2.1; Policies BMSD 1.1.7, 1.1.9, 2.1.1, 2.1.7, 2.1.10, 2.1.17, 2.1.28. BCLUP Policy 2.16.3. (See Attachment I)

Staff advises the Board of the following:

- 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.*
- Bonus densities and affordability of the proposed development are subject to the execution and recordation of 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.*

3. Other Applicable Comprehensive Plan Element Goals, Objectives, and Policies.

- Broward Municipal Services District Element:
 - Policy BMSD 4.3.1 that addresses safe streets.

- Policy BMSD 1.1.10 that provides for protection of historic and archaeological resources.
- b. Historic Preservation Component:
 - Policy HP3.2 that requires the evaluation of impacts to potential and recorded historic and cultural resources.
- c. Recreation and Open Space Element:
 - Objective R3 and Policy R3.2 that address local and regional park level-of-service standards.
- d. Solid Waste Element:
 - Objective 6.3 and Policy 6.3.1 that address solid waste disposal level-of-service standards.
- e. Transportation Element:
 - Policy T1.1.11 that addresses coordinating multi-modal use rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development.
 - Policy T1.1.4 that addresses compliance of new pedestrian, bicycle, and transit amenities with the American with Disabilities Act.
 - Policy T2.2.4 that addresses:
 - Locating residential densities greater than ten dwelling units per acre with adequate access to major and minor arterials roadways, expressways, and public transit routes.
 - Designating sufficient acreage on the BMSD Comprehensive Plan Map Series to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30-minute commute to employment.
 - Objective T2.4 that addresses analyzing impacts from land use changes based on a context-sensitive methodology.
- f. Water Management Element:
 - Policies WM 3.1 and WM 3.2 that provide for adequate potable water and sanitary sewer facilities.
 - Policy WM 3.14 that provides for the protection of water quality and adequate storm water management.
 - Policy WM 3.15 that requires applications for future land use map amendments in flood prone areas to be served by adequate storm water management and drainage facilities.
 - Policy WM 4.2 that requires Broward County to continue to coordinate the provision of potable water and sanitary sewer facilities through agreement with municipalities.

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

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

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

H. Environmental, Historic, and Archaeologic Resources.

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

Figure 7: Environmental and Historic Resource Conditions

Type	Impact
Contaminated Sites within ¼-mile	The subject site is located within ¼ mile of one (1) contaminated site. Any dewatering requires approval of a Dewatering Plan from the Environmental Permitting Division.
Active Solid Waste Facilities within one (1) mile	The subject site is located within one (1) mile of a solid waste facility that processes class III waste such as construction and demolition debris, commercial waste, industrial waste, and yard trash. All operations occur inside two buildings.
Wetlands	None. Filling does not require a Conceptual Dredge and Fill Report or an Environmental Resource License.
FEMA Special Flood Area Hazard	Yes – Zone VE. The required Case Floor Elevation is 8 feet NAVD. A Broward County Surface Water Management License and Environmental resource Permit is required.
Upland Resources	A Broward County Tree Removal License is required for any tree removal or relocation.
Hazardous Material Facilities/Storage Tanks within ¼ mile	Fourteen (14). Hazardous materials can leak and travel through the soil and underground and contaminate drinking water source.
Wellfield Zone of Influence	No.
SARA Title III Facilities within ¼ mile	One (1)
Air Permitted facilities within ½ mile	One (1)
Facilities with potential odor or noise problems	None.
Specially Designated Areas	None.
Protected Natural Lands	None.
Marine and Riverine Resources	None.
Priority Planning Areas for Sea Level Rise	None.
Water Recharge Capability	No impact (Increase in water recharge capabilities expected to be insignificant)
Historic Resources	None.
Archaeologic Resources	None.

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

Staff encourages the following:

1. *Removal of invasive exotic vegetation.*
2. *Air quality measures are recommended, such as promoting use of transit, ridesharing, alternative fuel vehicles and infrastructure, bikeways and bicycle storage facilities, and pedestrian-friendly designs that include native shade trees.*
3. *Use Broward County’s preferred lighting standards to minimize sky glow and lighting disturbance of wildlife.*
4. *Consider recommendation of Broward County’s Climate Change Action Plan throughout the development process.*
5. *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.*
6. *Coordinate development with the NatureScape Broward Program.*

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

I. Infrastructure Capacity.

The proposed rezoning site is served by the full complement of urban services.

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

J. Compatibility of Existing and Proposed Uses.

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

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

Figure 8: Site and Surrounding Land Uses

Location	Existing Land Use	Allowed Density	Current Zoning	Current BMSD Future Land Use	Current Future Land Use-BCLUP
Subject Site	Vacant	Ten (10) du/acre	RD-10: Duplex/Attached One-Family	Low-Medium (10) Residential	Low-Medium (10) Residential
North	Duplex	Ten (10) du/acre	RD-10: Duplex/Attached One-Family	Low-Medium (10) Residential	Low-Medium (10) Residential
East	Multi-family 10 to 49 units	Not applicable	B-3: Intense Commercial Business	Commercial	Commerce

South	Vacant	Ten (10) du/acre	GP-1: Garden Park Neighborhood	Low-Medium (10) Residential	Low-Medium (10) Residential
West	Single-family	Ten (10) du/acre	RD-10: Duplex/Attached One-Family	Low-Medium (10) Residential	Low-Medium (10) Residential

The site occupies one lot of an underdeveloped block that is comprised of vacant lots and dissimilar land uses (i.e. auto parts store, restaurant, multi-family, single-family, day care/nursery, office). It fronts NW 27th Terrace, a local road that has a fifty (50) feet wide right of way. The surrounding existing and planned land uses follow a traditional step-down land use pattern, with more intense residential, community facility, and commercial uses located along the primary transportation corridors of NW 27th Avenue and Broward Boulevard. Consistent with this traditional step-down land use pattern, the proposed rezoning applies the GP-1 district along NW 27 Terrace, thus providing a step-down district as a transition to the neighborhood.

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

Figure 9: Selected Zoning District Requirements

Standard	Zoning District	
	GP-1	RD-10
Height and Stories		
Maximum Height	40'	35'
Minimum Stories	N/A	1
Maximum Stories	N/A	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% (65% when Single-family)

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

K. Oceanfront Properties Considerations.

Not applicable.

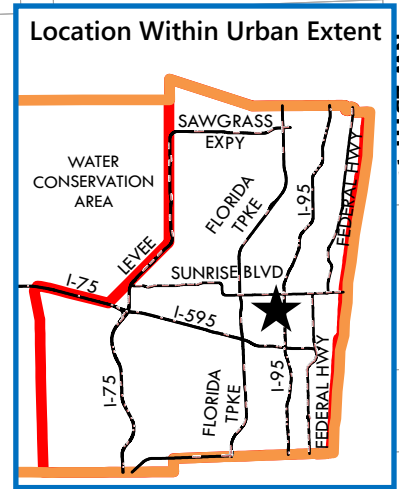
III. Attachments (See Exhibit 2)





- Attachment A: Site Location Map
- Attachment B: Aerial Map
- Attachment C: Current Zoning Map



- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Broward County Land Use Plan Future Land Use Map
- Attachment G: Broward County Land Use Plan Policy 2.16.3
- Attachment H: Demographic Profile – Boulevard Gardens
- Attachment I: Housing Comments
- Attachment J: Environmental Resources Comments
- Attachment K: Historic and Archaeological Resources Comments
- Attachment L: Complete Streets – Intergovernmental Coordination Comments
- Attachment M: Recreation and Open Space Comments

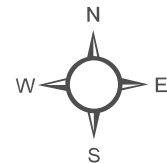


Rezoning 24-Z4 Site Location Map



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

-  Site: NW 27 Terrace
-  BMSD Site Location

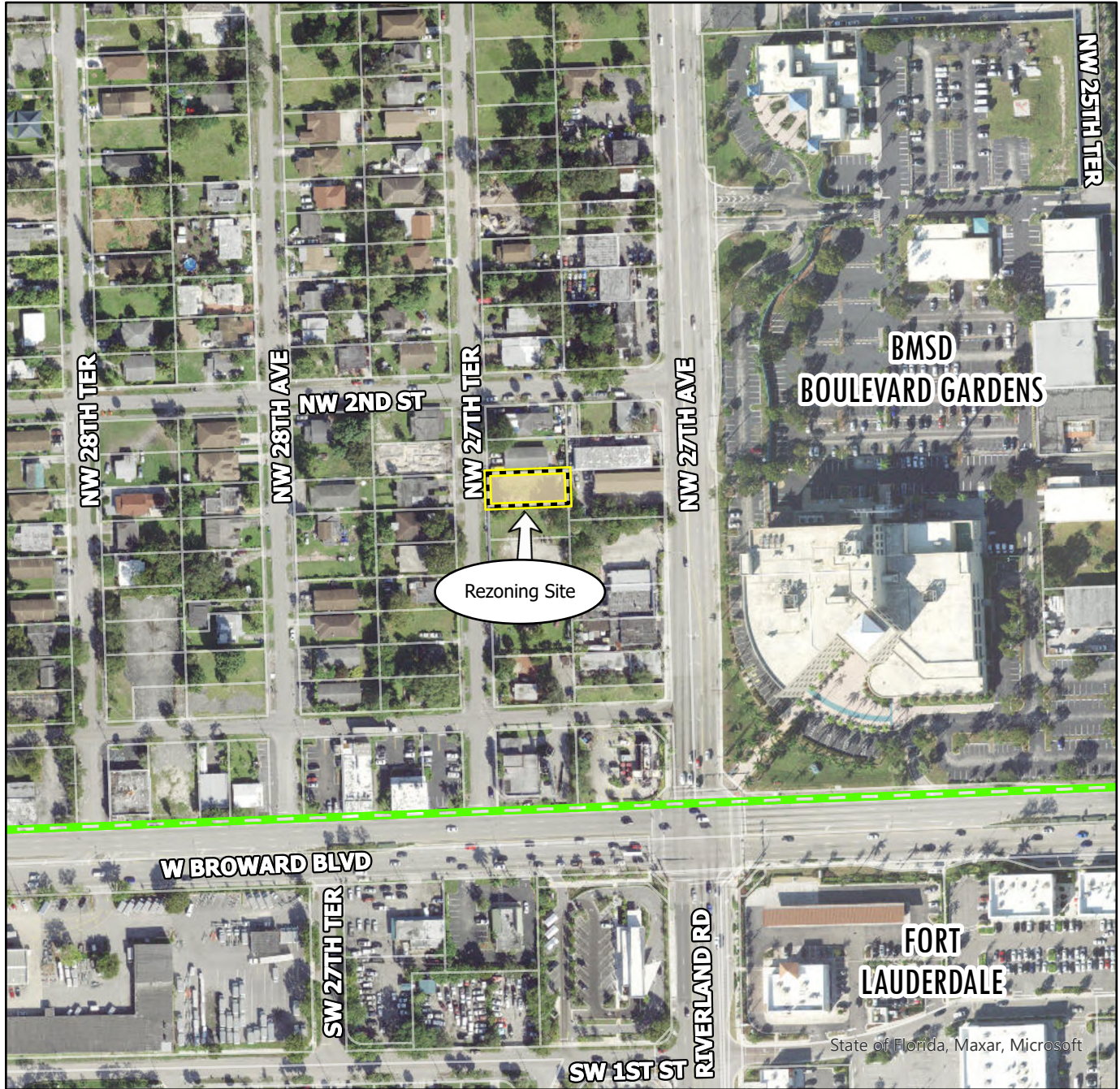





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Resilient Environment Department

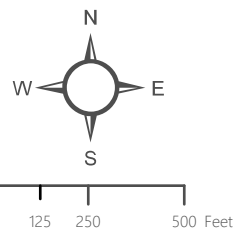
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Rezoning 24-Z4 Site Location Aerial Map



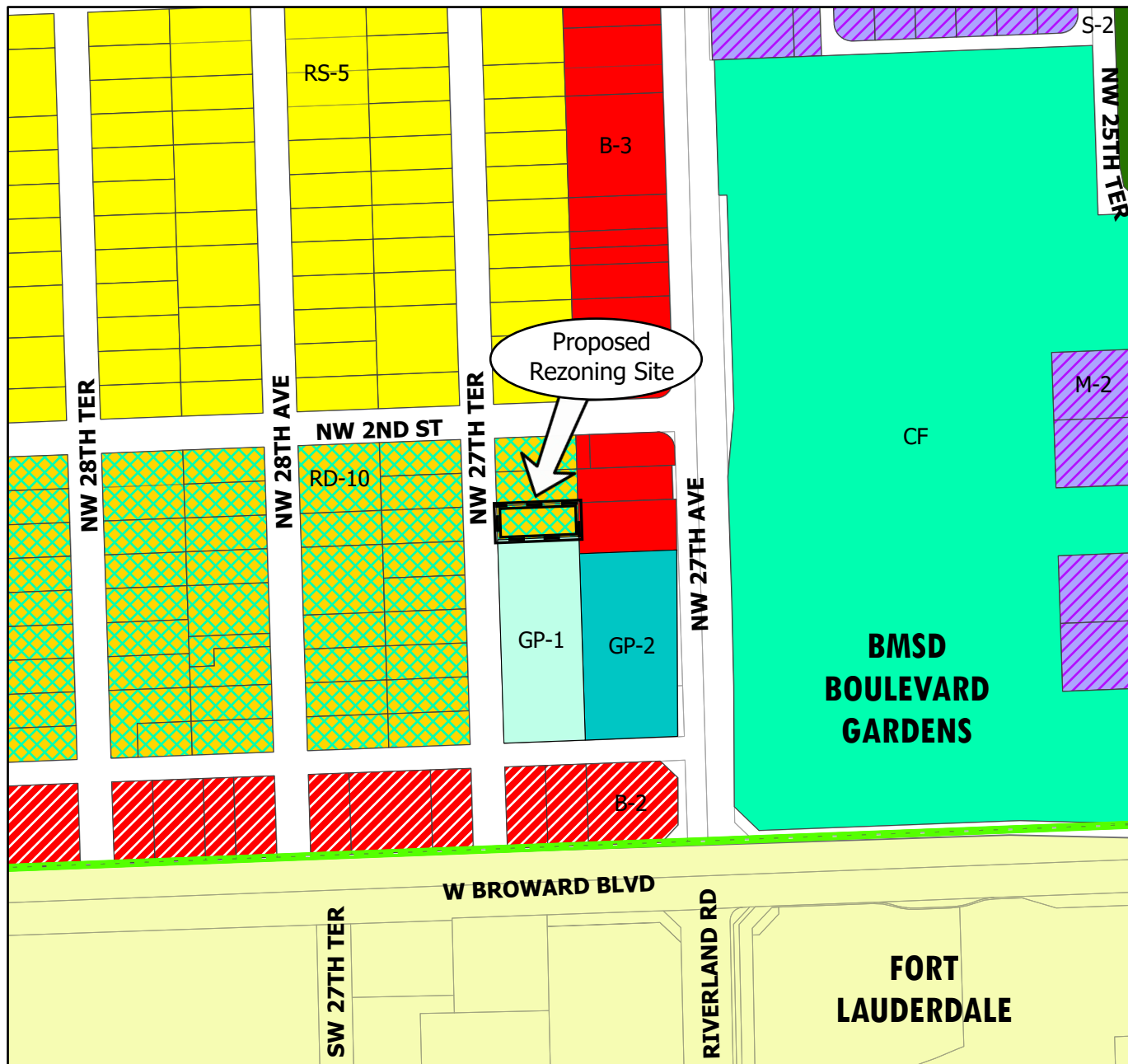
-  Municipal_Boundary
-  BMSD Site Location
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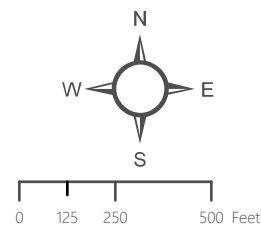


Rezoning 24-Z4
Current Zoning



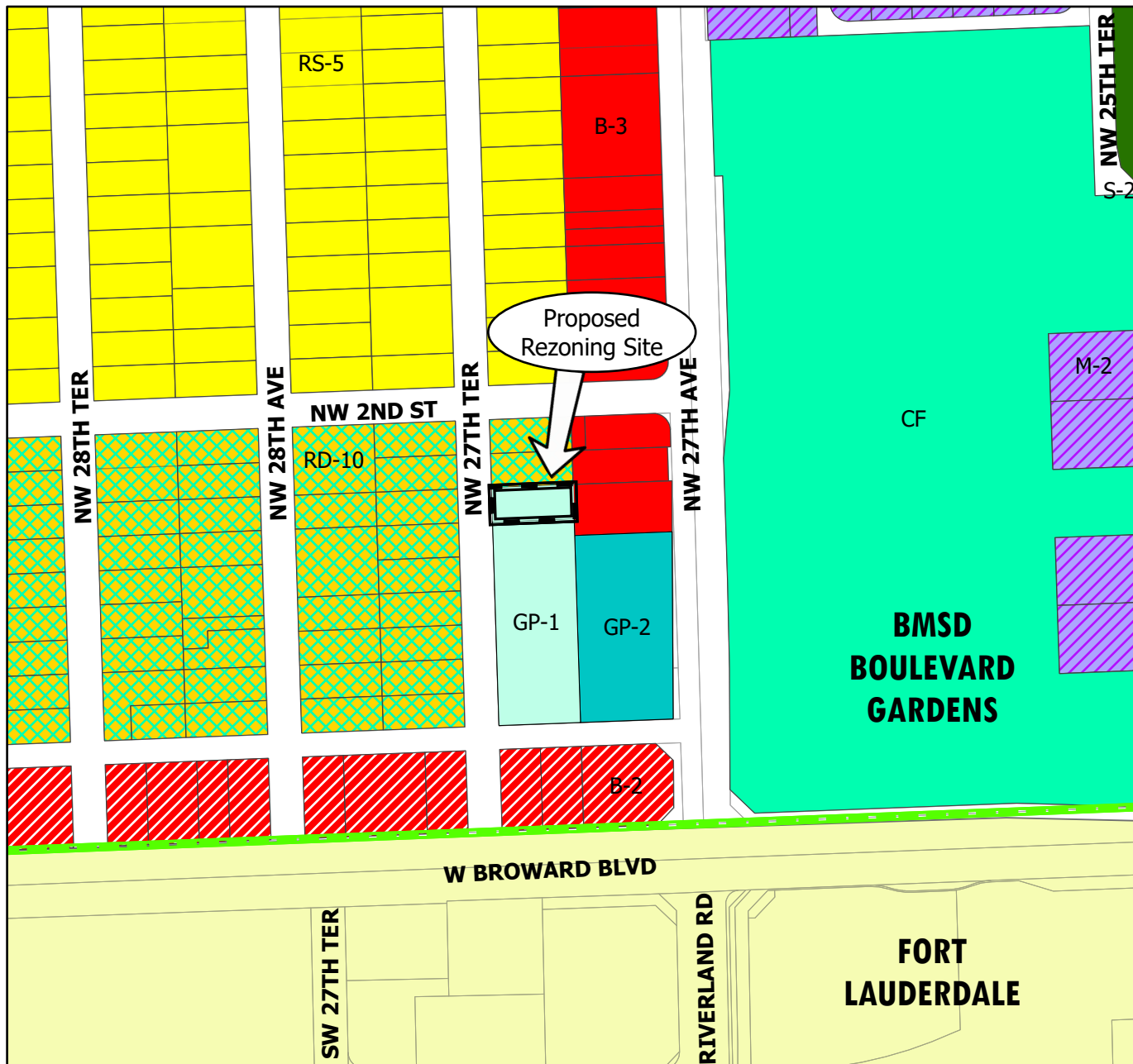
-  Rezoning Site: NW 27 Terrace
-  Municipal_Boundary
-  Fort Lauderdale Zoning - North West Regional Activity Center
-  GP-2: Garden Park Corridor
-  GP-1: Garden Park Neighborhood
-  B-2: General Commercial Business
-  B-3: Intense Commercial Business
-  CF: Community Facilities
-  M-2: General Manufacturing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













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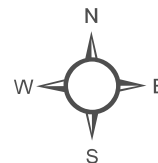




Rezoning 24-Z4
Proposed Zoning



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



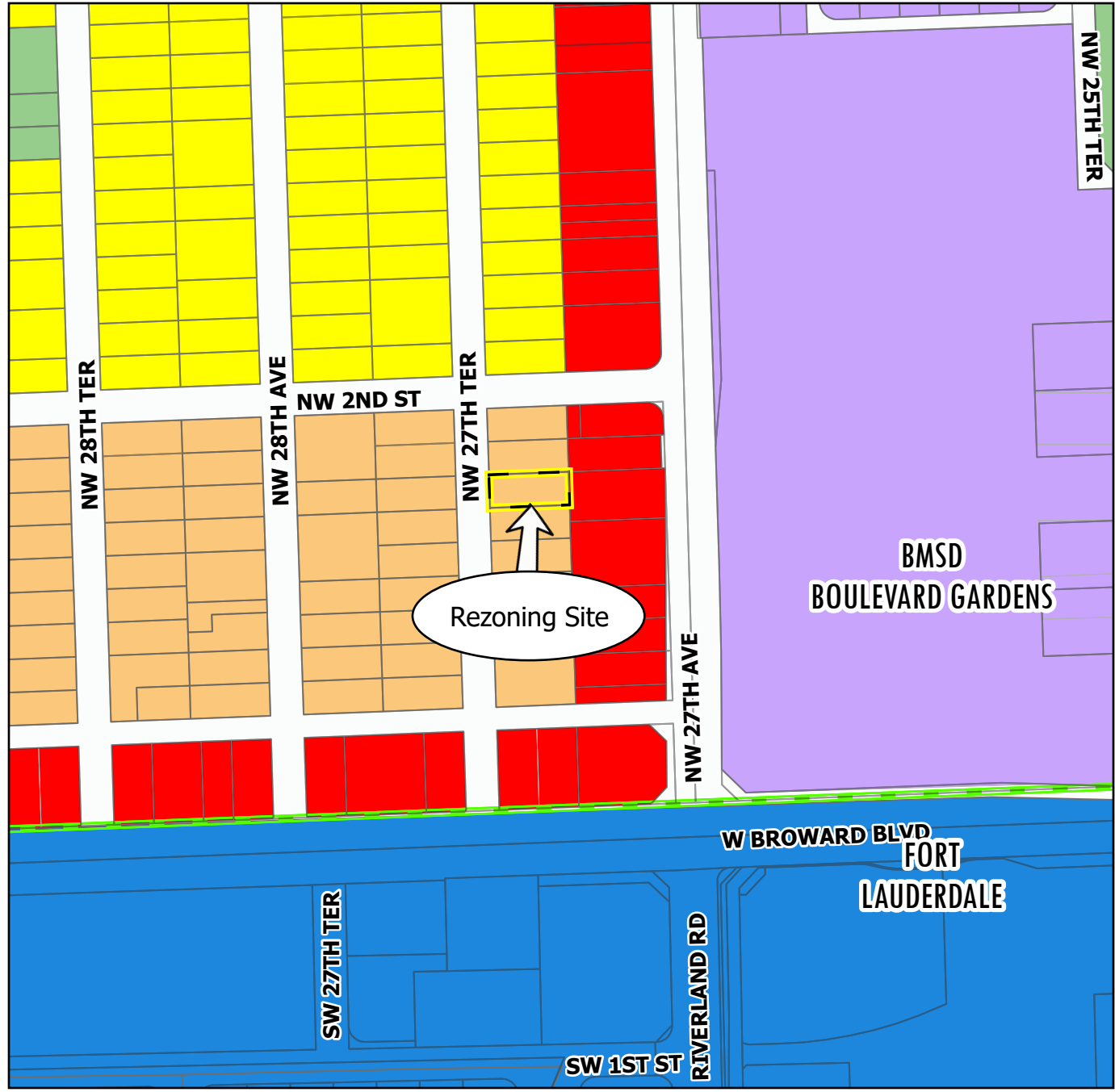
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Attachment E

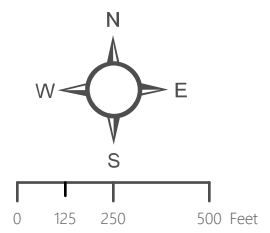


Rezoning 24-Z4 Broward Municipal Services District Future Land Use



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

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





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

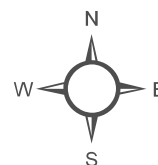


- Municipal_Boundary
- Site: NW 27th Terrace

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

Prepared by: Urban Planning Division
Resilient Environment Department

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



Attachment G

AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

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

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

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

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

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

(2) Bonus Formulas

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

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

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

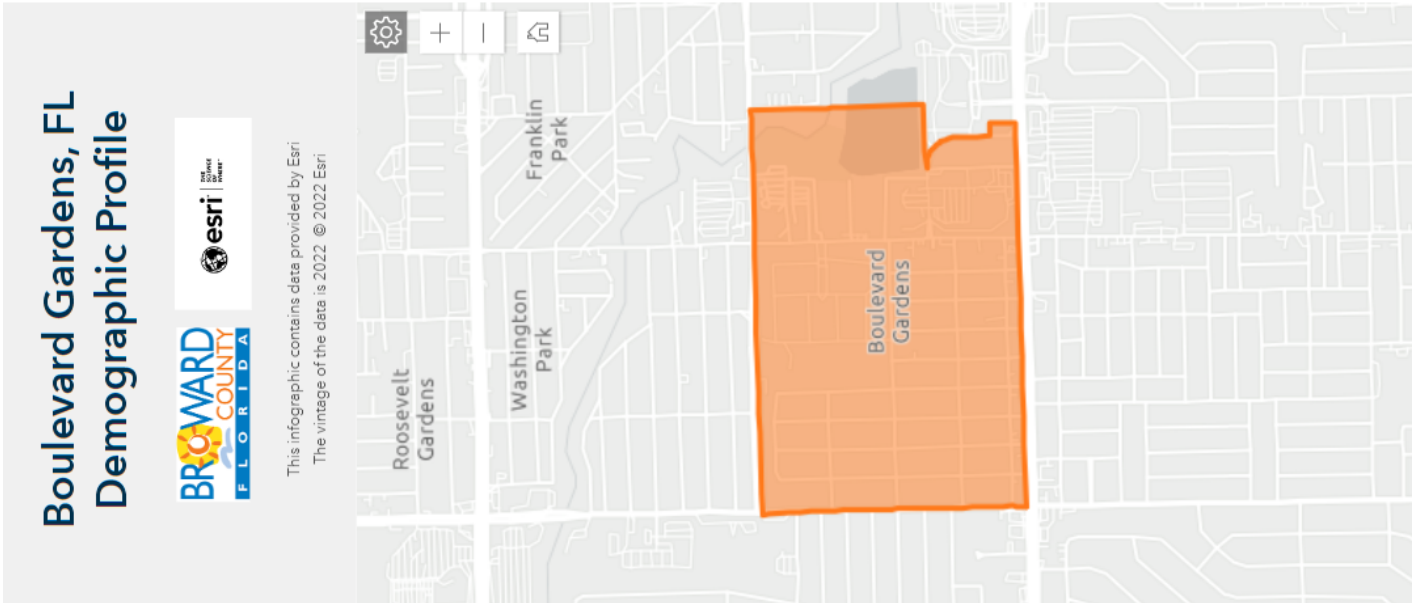
(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups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

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

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

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

Attachment H



1,466
Total Population

731
Male

746
Female

\$187,298
Median Home Value

\$43,351
Median Household Income

12.1%
Unemployment Rate

430
Total Households

263
Homeowners

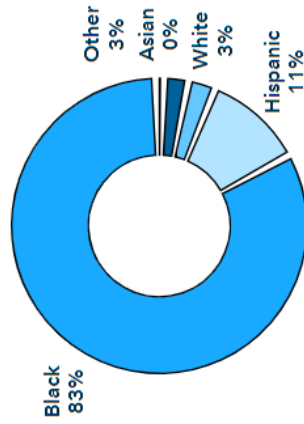
167
Renters

32
Wealth Index

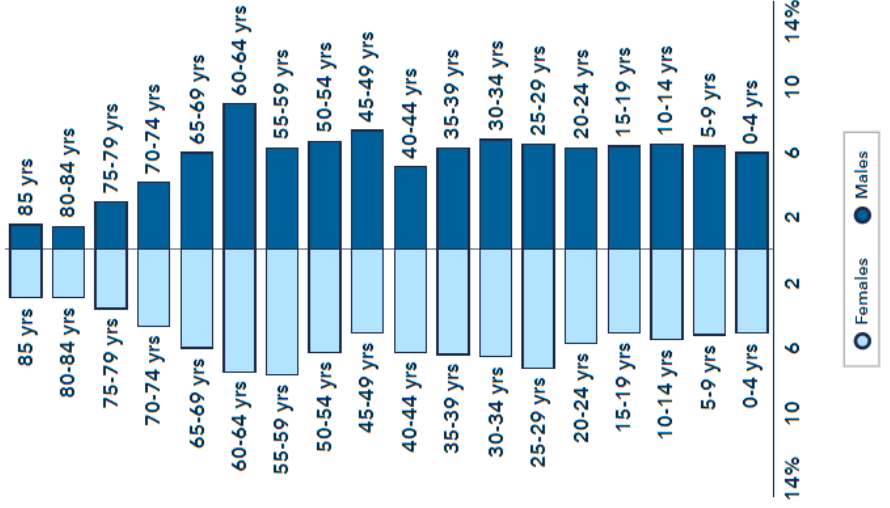
114
Housing Affordability

43
Diversity Index

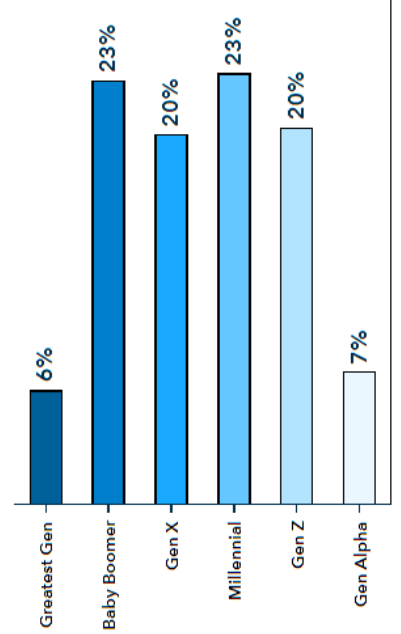
Race & Ethnicity



Population by Age



Population by Generation



Attachment I

PROPOSED REZONING 24-Z4

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

Proposed Zoning: GP-1: Garden Park Neighborhood District

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

The UPD staff has reviewed an application to rezone a County-owned lot located in the Central County BMSD from RD-10 to GP-1 and determined it is consistent with the goals, objectives and policies of the Broward County Comprehensive Plan and [Broward County Land Use Plan](#) (BCLUP) Policy 2.16.3 regarding density. It is not subject the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed amendment will add less than 100 units to the BCLUP.

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

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

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

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

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

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

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

(2) Bonus Formulas

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

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

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

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

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

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

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

OBJECTIVE H1– Provide, Preserve and Maintain Affordable Housing

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

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

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

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

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

OBJECTIVE H2 – Address Homelessness Through Affordable Housing

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

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

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

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

OBJECTIVE BMSD 1.1 – BMSD Future Land Use Map

Broward County shall maintain a BMSD Future Land Use Map that designates the future location and extent of residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other land uses.

POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

POLICY BMSD 1.1.9 Land shall be designated for future land uses that encourage redevelopment.

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

OBJECTIVE BMSD 2.1 – Planning and Redevelopment

Broward County will continue to work with residents and business owners within the BMSD to improve the health, safety, and welfare, focusing on security, redevelopment,

housing, transportation, education, open space and recreation, and local economic concerns.

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

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

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

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

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

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

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

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

Attachment J

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

For: Broward County Urban Planning Division

Applicant: Broward County Board of County Commissioners

Petition No: 24-Z4

Jurisdiction: Broward Municipal Services District (BMSD)

Size: 0.17 ACRES

Existing Zoning District: Vacant

Proposed Zoning District: Commercial

Effect of Proposed Change: The proposed rezoning facilitates the development of affordable housing in combination with adjacent parcels.

Location: 178NW 27th Terrace. Folio number 5042-05-01-0960.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?

No Yes

Type and extent of contamination:

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

No Yes

If yes, please explain:

The subject plat is within one-quarter mile of a known contaminated site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval

from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org. (AR 5/21/24)

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

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

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

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

No Yes _____
If yes, please explain:

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

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

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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

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

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

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

No Yes - If yes, please explain: VE Zone FEMA BFE: 8ft

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

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

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Attenuation Requirement - 25-yr, 3-day
 - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA 2014, FEMA maps effective July 31, 2024, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr. flood map and site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.

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

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

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are fourteen (14) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the fourteen (14) facilities, twelve (12) are hazardous material facilities, zero (0) storage tank facility and two (2) hazardous material and storage tank facility. (VP 05/24/24)

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

No _____ Yes -

(If yes, please include location map and explain)

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

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

No _____ Yes

If yes, please explain:

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

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

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

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No Yes _____

If yes, identify which zone:

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

No _____ Yes

If yes, please explain:

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

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

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

NATURAL RESOURCES DIVISION

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

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

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

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

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

The Protected Natural Lands Inventory may be accessed at:

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

Protected Natural Lands –

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

The Protected Natural Lands Inventory may be accessed at:

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

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

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed rezoning site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this rezoning. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed rezoning.

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

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

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

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilient Environment Department asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC 26, HC 30) and Natural Systems, (NS 124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), and Water (WS-17.1) through the application, design, permitting and construction process.

The Resilient Environment Department also recommends review of the Future Conditions Map Series (Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map, and Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map), and their use as required by Broward County

Code of Ordinances for permitting and design of the proposed site. The projections for future flooding and ground water elevations enhances the risk of this property and its intended life span and should be thoughtfully considered during the design and permitting process so that resilient construction is ensured.

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

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

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

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

No Impact _____ X _____

Increase _____ Decrease _____ in Water Recharge Capabilities

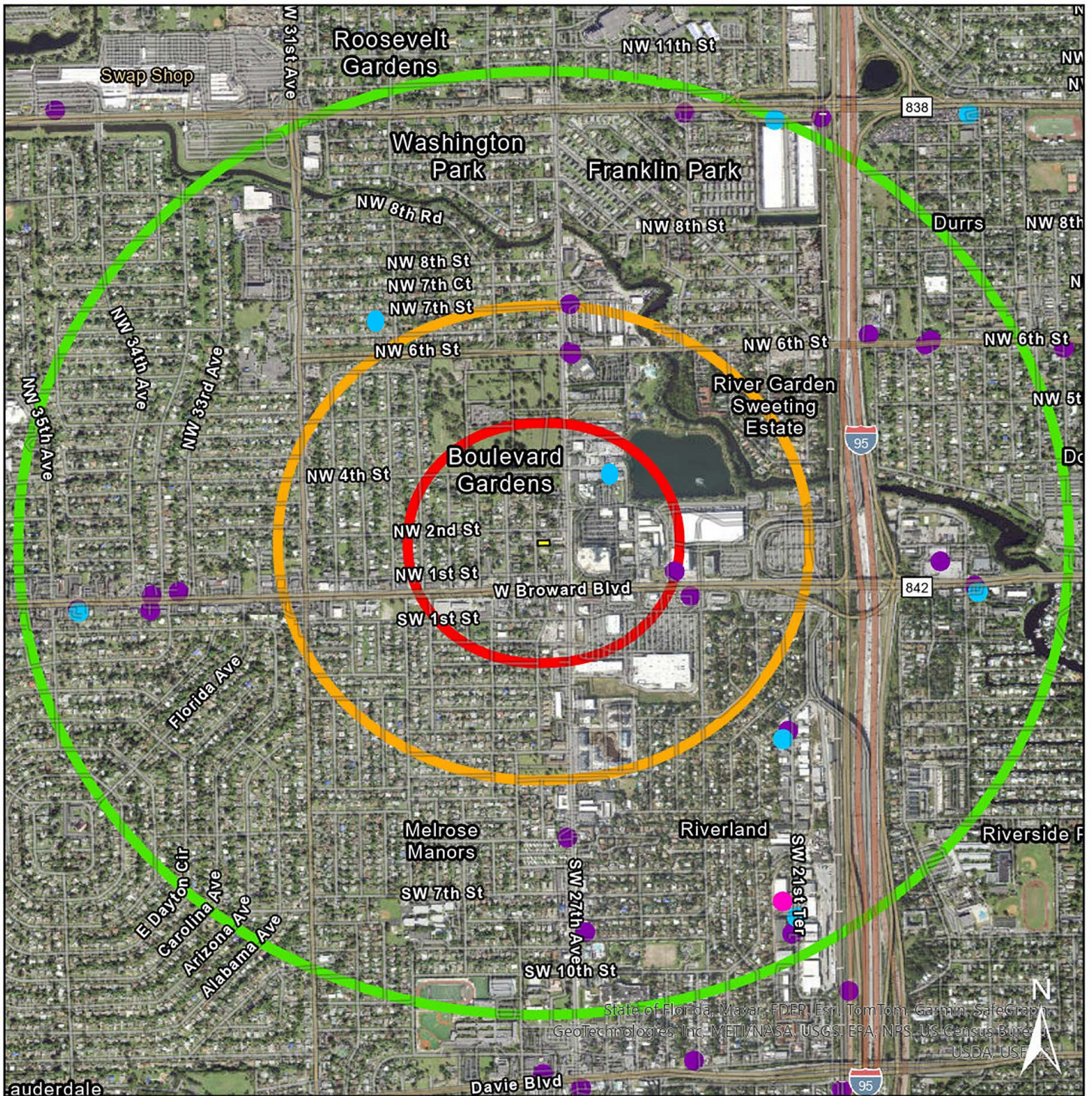
The proposed rezoning allows 30% impervious area on the property. Based on current and proposed zoning, the development resulting from the rezone could potentially result in a decrease of 35% impervious surface on the property, and an increase in recharge area. The change in recharge capacity resulting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

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

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



Broward County Rezoning Application 24-Z4



Legend

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



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

Proposed Rezoning 24-Z4



State of Florida, Maxar, Microso



0 0.05 0.1 Miles

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

Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA_Title_III_Facility
- Hazardous_Materials_Facility
- ProposedAmendmentSite
- 0.25 Mile Buffer

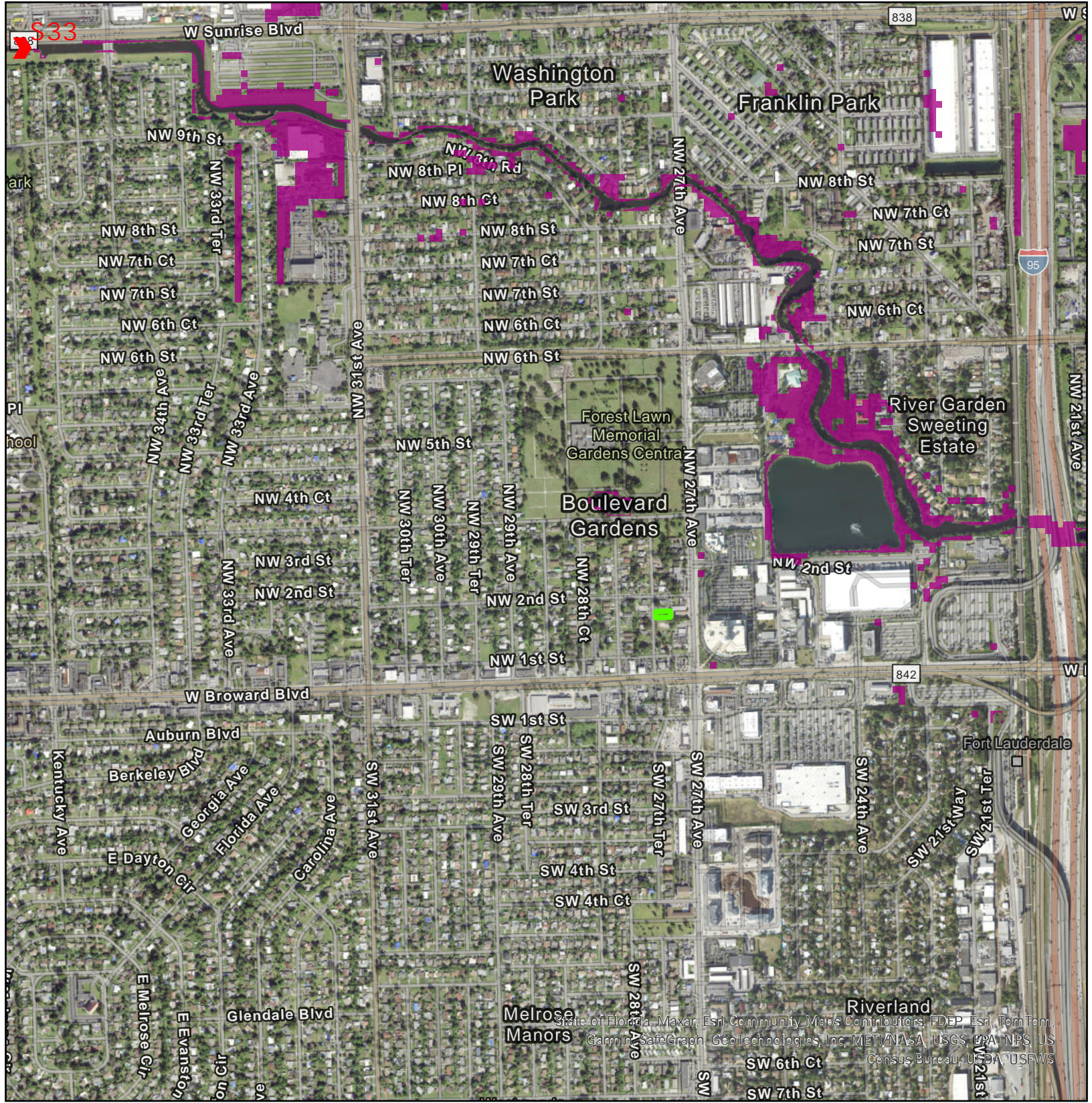
Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".
The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

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

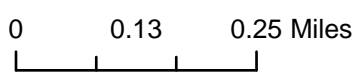
Proposed Rezoning 24-24

Premier Coatings, LLC	450 NW 27TH AVE, Fort Lauderdale, FL 33311	1752 - Carpentry And Floor Work	Hazardous Material
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Broward County Land Use Plan
 Proposed Rezoning
 PC 24-Z 4



- 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-Z 4 is located outside of a Priority Planning Area)



State of Florida, Maxar, Esri, Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Attachment K

Coastal Archaeology & History Research, Inc.

Cultural Resource Consulting

Friday, May 24, 2024

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

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

Dear Heather Cunniff.,

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

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

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

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

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

Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

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

Sincerely,



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

In capacity as:

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

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

Attachment L

UPD Intergovernmental and Complete Streets Comments:

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

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

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

The amendment proposes:

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

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

Intergovernmental Coordination

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

Complete Streets

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

Broward County Comprehensive Plan (BrowardNEXT 2.0) policies state:

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

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

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

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

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

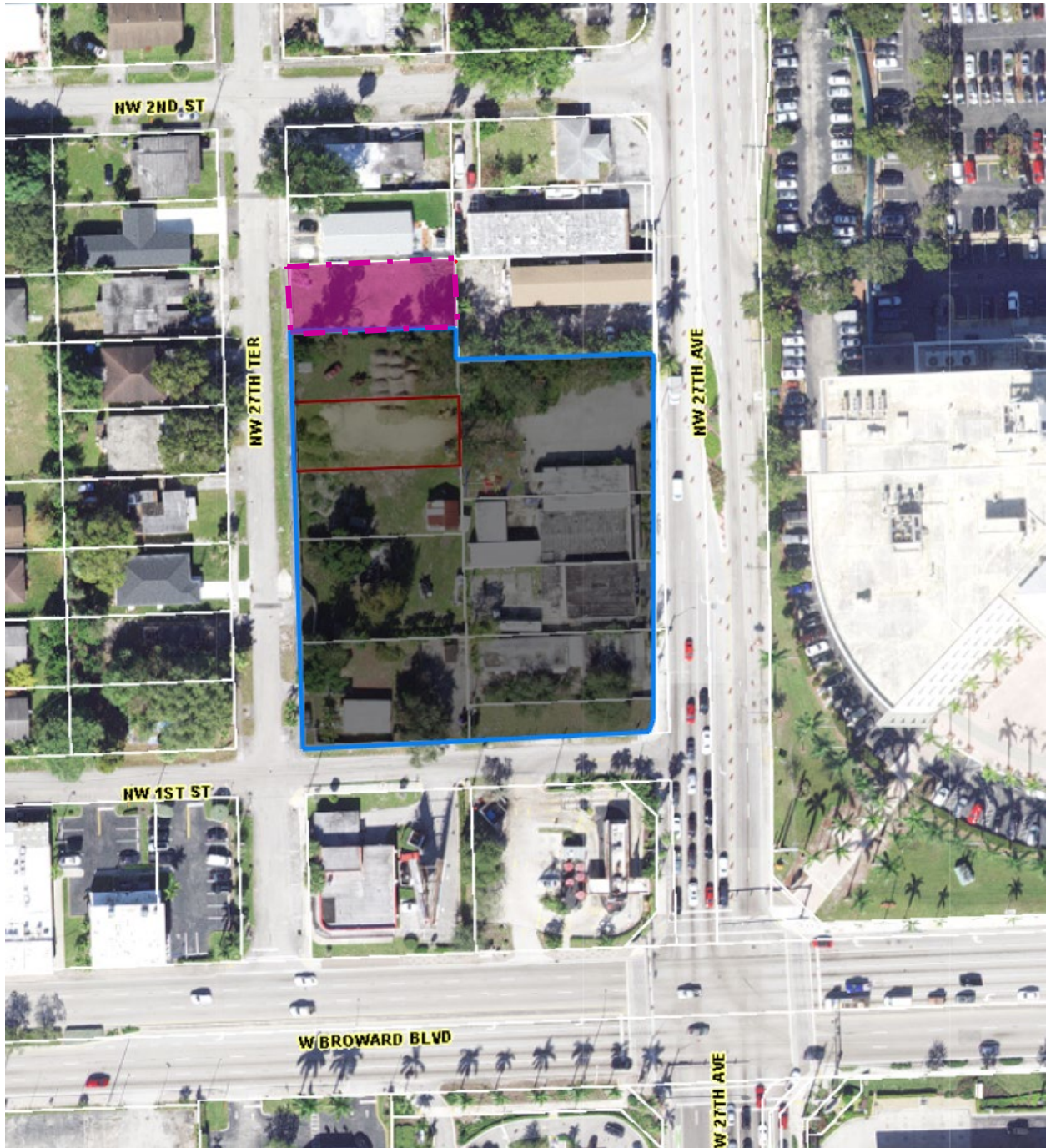
The rezoning site is situated on the east side of NW 27 Terrace, one block west of NW 27th Avenue and 1.5 blocks north of Broward Boulevard. Broward County Transit Routes 9, 22 and 81 provide services along Broward Boulevard with stops located one block south of the subject site. These routes have weekday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

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

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

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

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



Attachment M



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

May 14, 2024

To: Heather E. Cunniff, AICP
Urban Planning Division

Thru: Dan West, Director
Parks and Recreation Division

West, Dan
Digitally signed by
West, Dan
Date: 2024.05.15
15:09:24 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

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

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

Our comment is as follows:

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

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