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The Ernest-Jones Group, Inc.
12500 W. Atlantic Blvd
Coral Springs, FL 33071

Date: May 22, 2013
Applicant: Gatlin Development
Project: Riverbend Marketplace
Request: Rezoning Approval
Prepared by: The Ernest-Jones Group

REZONING REQUEST DESCRIPTION **NARRATIVE**

Rezoning of Riverbend Marketplace is being pursued in order to facilitate the redevelopment of a 36-acre vacant site with a regional retail center. The property is generally located on the south side of Broward Boulevard between 24th Avenue and 27th Avenue. The proposed development site includes 37 separate but contiguous properties. This rezoning request proposes to change the current zoning designations of six separate parcels from B-2, MHP, CB, & RMM-25 to B-1 on Fort Lauderdale's Zoning Map.

The subject property is an ideal site for a large scale commercial development in that the site has good access to the surrounding arterial roadways and I-95. In addition, the site has access to mass transit facilities along Broward Boulevard and is in very close proximity to SFRTA's Fort Lauderdale tri-rail station, for those customers and employees who want to utilize the nearby transit services.

The site has served to accommodate a myriad of commercial and residential uses over the past 40 years – such as used car lots, adult-oriented strip retail, and a mobile home park. The property has been vacant for the past 7 years. The proposed project will be upscale urban infill development that is anticipated to serve as a catalyst to an upward trend in retail and residential development throughout the area, as well as along the Broward Boulevard corridor leading to downtown Fort Lauderdale. The site is currently undergoing a land-use plan amendment request. The Applicant's analysis has deemed this site as an appropriate location for commercial land use due to the characteristics of the surrounding land uses and intensity of development along the Broward Boulevard corridor. The surrounding residential and commercial uses are poised for redevelopment, and the proposed commercial use on this property will accommodate the need for retail for existing and future development both in the immediate area and region.

NARRATIVE ADDRESSING **REZONING CRITERIA**

ULDR Section 47-24.4.D. Rezoning.

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

Response: The Applicant is proposing to rezone the property from from B-2, MHP, CB, & RMM-25 to B-1 on Fort Lauderdale's Zoning Map. The site is designated Residential Medium-High on the City's

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Future Land Use Map, and is currently undergoing a Land-Use Plan Amendment to a Commercial designation. City Commission approved the LUPA request on January 8, 2013; the application is now being reviewed by Broward County and the State of Florida's DEO (Department of Economic Opportunity). Upon approval of the LUPA to Commercial, the proposed rezoning to B-1 will be consistent with the City's Comprehensive Plan in that the proposed use for retail is permitted in this Land Use category.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

Response: The character of development in or near the area supports the rezoning. This area of Broward Boulevard is undergoing a significant transformation. The Property is south of the Riverbend Corporate Park, and is located in close proximity to mass transportation, Tri-Rail, and an interstate highway system. The character of the development in the area is shifting to a predominantly commercial area, and so the proposed rezoning of the property to B-1 is consistent with the commercial uses in the area and is compatible with the development patterns the area is presently experiencing. The subject sites of the proposed rezoning are contiguous with other B-1 and even B-2 properties.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Response: The rezoning of the property to B-1 is compatible given the mixture of land uses surrounding the subject property. The character of this area is primarily characterized by predominantly commercial uses along Broward Boulevard along with some residential uses. The surrounding districts and uses are as follows:

- North – The properties to the North have a zoning designation of B-1. The Properties are vacant and historically have been used for commercial uses.
- West – The properties to the West are have a zoning designation of B-2. The properties are currently being used for commercial purposes.
- South – The properties to the South have zoning classifications of CB, MHP, and RS-8. These properties are currently being used as a mental health facility and accommodating parking, mobile-home park, and single-family homes.
- East - the properties to the east have zoning designations of RS-8 & B-1. The properties to the east are single-family homes and a corner gas station.

It is also worth noting that there is a significant amount of property in the immediate vicinity which is zoned B-1 & B-2 and is currently, or historically used for retail related purposes. These parcels together with the mixture of other uses in the area make this rezoning compatible with the surrounding area and uses.

ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to



eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: Acknowledged.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Acknowledged.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There are no environmentally sensitive lands on this site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Acknowledged.

F. Parks and open space. *New ordinance adopted in June 2006.*

Response: N/A

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Acknowledged.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be



paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: A letter from the City of Fort Lauderdale Public Works Department was obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: A letter from the City of Fort Lauderdale Public Works Department was obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A. No residential uses are proposed.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: A letter from the Broward County Solid Waste Division was obtained verifying that service for the proposed site is available.



L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Acknowledged.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

a. When the proposed development may generate over one thousand (1,000) daily trips; or

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.



v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Acknowledged. Traffic study will be provided with subsequent site plan application.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: Dedications will be made during the platting process.

6. **Pedestrian facilities.** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Acknowledged.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

8. **Other roadway improvements.** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. **Street trees.** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.



Response: Acknowledged.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: A letter from the City of Fort Lauderdale Public Works Department has been obtained verifying that sufficient wastewater services can be provided.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: There are no sites of historical or archaeological significance located within this proposed rezoning.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A.



If you have any questions or comments, please do not hesitate to contact us at info@theernest-jonesgroup.com.

Regards,

A handwritten signature in black ink, appearing to read "Nate Ernest-Jones", with a long horizontal flourish extending to the right.

Nate Ernest-Jones, AICP, LEED-AP
President

