



## PROJECT REQUEST NARRATIVE

**PROJECT NAME:** 3850 Federal: Rezoning  
**CASE:** #6Z13  
**LOCATION:** 3850 North Federal Highway  
**AUTHOR:** Linda C. Strutt, AICP  
**DATE PREPARED:** July 23, 2013

The applicant is seeking approval of a change in zoning for the subject 21.8-acre property from Parks, Recreation and Open Space (P) to Residential Single Family/Low Density RS 4.4.

An amendment to the City and County Future Land Use Maps is in progress to Irregular Residential (1.7 dwelling units per acre). On March 5, 2013 the City Commission unanimously voted to transmit this amendment to the Broward County Planning Council (BCPC) and to authorize BCPC to transmit the amendment to the Florida Department of Economic Opportunity on the City's behalf. The City's adoption hearing is expected to be held early next year. The requested zoning (RS 4.4) is the City's lowest density single-family residential zoning district. The density permitted by the new land use designation will control density, establishing a maximum density of 1.7 units per net acre which would allow up to 37 units on the site.

An application for a subdivision plat to enable future construction of 36 single-family units on the subject parcel is being processed with the rezoning application. The proposed lots are designed to comply with the development standards of the City's RS 4.4 zoning district. The plat will not be recorded until both the Future Land Use amendment and the rezoning request have been approved and considered legally effective.

## ULDR NARRATIVES

**PROJECT NAME:** 3850 Federal: Rezoning  
**CASE:** #6Z13  
**LOCATION:** 3850 North Federal Highway  
**AUTHOR:** Linda C. Strutt, AICP  
**DATE PREPARED:** July 9, 2013

### Sec. 47-24.4. Rezoning.

**D. Criteria. An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, an application for a rezoning shall be reviewed in accordance with the following criteria:**

- 1. The zoning district proposed is consistent with the city's comprehensive plan.**

The site proposed for rezoning is the subject of a land use amendment changing the designation to Irregular Residential (1.7 dwelling units per acre). The property needs to be rezoned to maintain consistency between the City's Comprehensive Plan and ULDR. The applicant is seeking to rezone the property to the City's lowest density residential zoning district: RS-4.4. Although the density permitted by this zoning district would yield more than the proposed 36 dwelling units, the Future Land Use Map designation will control the density, allowing a maximum of 1.7 units per net acre (up to 37 dwelling units).

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

The subject site was part of an executive golf course which is inactive. The land use designation for this parcel is the subject of an amendment to the City and County Future Land Use Maps which is in progress. The new designation will permit residential development at a density of 1.7 units per net acre. The proposed residential use of this site has been deemed consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan. The requested rezoning is necessary for development of the site in low density residential use which is the intent of the new land use designation.

**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.**

During the City's review of the proposed land use amendment for this property, the character of the area was found to be suitable for the low density single-family residential development permitted by the requested land use designation. The land abutting this parcel will remain in the park and open space land use and zoning category. Most of the vicinity property is zoned for and developed in low density single-family residential use. The proposed zoning district will permit single-family residential development at a density equal to or less than the surrounding districts and uses.

**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.**

The land proposed for rezoning is the subject of an amendment to the City and County Future Land Use Maps. The land use amendment application addresses the potential impacts to public facilities and services for 37 single-family dwelling units, the maximum permitted by the proposed land use designation. This narrative relies on that analysis in addressing the adequacy requirements.

**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 (2½) inches of runoff from the impervious surface whichever is greater.**

This area of the City meets the adopted level of service. Development within the parcel will be designed to meet the drainage standards of the City of Fort Lauderdale, Broward County Planning and Environmental Regulation Department and the South Florida Water Management District.

**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 wellfield 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.**

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Fort Lauderdale Comprehensive Plan indicates that no natural or historical resources or archeological sites are located on or adjacent to the site.

There are no known wetlands within the amendment site. There are no endangered or threatened species, species of special concern or plants listed on the Regulated Plant Index known to inhabit the subject site.

The site is not part of any lands designated as environmentally sensitive nor within a wellfield protection zone.

***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.

The project will use fire hydrants located at Federal Highway as well as newly installed fire hydrants within the project boundary. During the land use amendment review, the water supply to this area was deemed adequate.

***F. Parks and open space.***

- 1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.**
- 2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.**

The analysis prepared for the land use amendment estimates an increase in the demand for park and open space generated by the maximum density of 37 single-family units permitted by the land use designation to be 0.3 acres. Relevant park impact fee requirements will be addressed prior to building permit issuance for development within the plat.

***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.

Understood.

***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.**

The analysis provided for the land use amendment estimates the potable water demand for 37 single-family homes to be 12,950 gpd. Based on the City's Water Supply Plan and Comprehensive Plan data, the City has an adequate supply of potable water to meet the project demands.

**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.**

The analysis provided for the land use amendment estimates the sanitary sewer demand for 37 single-family homes to be 12,950 gpd. Based on the City's Comprehensive Plan data, the City has an adequate sanitary sewer treatment plant capacity to meet the project demands.

**J. Schools.** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

A Public School Impact Application (PSIA) was submitted to the Broward County School Board in association with the land use amendment. The findings of the School Board are presented in the attached School Consistency Review Report. No need for mitigation was identified as the schools within this planning area are anticipated to have sufficient excess capacity to accommodate the students generated by the proposed residential units. Educational impact fees will be paid at the time of building permit. Another PSIA is being submitted to the School Board for the plat and rezoning. That letter will be provided as soon as it is available.

**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.**

The City provides solid waste collection service for single-family homes. The City has entered into an interlocal agreement with Broward County for solid waste disposal service. Choice Environmental currently provides solid waste collection. The potential solid waste demand for 37 units using the City's level of service for single-family residential use (7.2 pounds per capita per day) is estimated to be 800 lbs/c/day.

- 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.**

A preliminary engineering design has been prepared for the project to ensure that adjacent properties and vicinity streets will not be impacted.

- 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.

FDOT and Broward County are reviewing the proposed land use amendment and plat in terms of the regional transportation network.

The site will rely on Federal Highway for access. No local streets will be directly accessed. The study prepared for the associated land use plan amendment projects adequate capacity on impacted local streets.

#### **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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways 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 trafficways.**

**iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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.**

An analysis of the net impact of the development proposed for the site was prepared for the land use plan amendment and submitted for City and County staff review. This analysis projected a net increase of 36 peak hour trips, 304 total trips per day for 37 single-family units.

**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.**

The site does not abut any public right-of-way so no additional right-of-way dedication is anticipated. The County will review the associated plat for compliance with the Broward County Trafficways Plan.

**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.**

The site does not abut any public roadways. The associated plat provides adequate area to accommodate sidewalks which will connect the Federal Highway sidewalk with the project sidewalk system.

**7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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.**

The site does not abut any arterials.

#### **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.**

The analysis provided for the land use amendment indicates adequate wastewater treatment capacity will be available to serve the maximum number of units permitted for the site. Facilities will be designed to comply with City standards and all applicable fees will be paid in conjunction with development of the site.

**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.**

The site has not been identified as having archaeological or historical significance. Broward County is reviewing the site with respect to historic and archaeological resources in association with the land use amendment plat. Their findings will be provided to the City.

**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.**

The plat is located in Hurricane Evacuation Zone B. The closest designated hurricane shelter is Rock Island Elementary/Arthur Ashe Middle School.

Broward County is reviewing the proposed development in terms of compliance with hurricane evacuation needs in association with the land use amendment.