



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL <small>Select the application type from the list below and check the applicable type.</small>			
<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)
<input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <small>(if same impact or less than existing use)</small> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per § 166.0415(7) Fla. Stat. <small>(live local Act)</small> <input type="checkbox"/> Property and right-of-way applications <small>(MOTs, construction staging)</small> <input type="checkbox"/> Parking Agreements <small>(separate from site plans)</small>	<input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <small>(if greater impact than existing use)</small> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%)	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet	<input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input checked="" type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS	<input type="checkbox"/> EXTENSION OR DEFERRAL	<input type="checkbox"/> APPEAL	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY
<input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT)	<input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <small>(request must be within original approval date timeframe)</small>	<input type="checkbox"/> Appeal decision by approving body and De Novo hearing items	<input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses
COMPLETE SECTIONS B, C, D, I	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>			
Applicant/ Property Owner	CITY OF FORT LAUDERDALE	Authorized Agent	Sheryl Woods
Address	100 N Andrews Ave	Address	900 SE 3rd Avenue, Suite 210
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33316
Phone	954.828.5013	Phone	954-357-0277
Email		Email	Sheryl@symcsofla.com
Proof of Ownership	Tax Record	Authorization Letter	
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	840 N Federal Hwy	Existing Use	Vacant lot
Folio Number(s)	494234061130; 494234061400; 494234061220	Land Use	Port / Commercial
Legal Description (Brief)	See survey	Zoning District	P / B-1
City Commission District	2 - Steven Glassman	Proposed Applications requesting land use amendments and rezonings.	
Civic Association	Victoria Park Civic Association	Proposed Land Use	
		Proposed Zoning District	



E PROJECT INFORMATION			
Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.			
Project Name	YMCA/Broward Health at Holiday Park		
Project Description (Describe in detail)	45,933 SF YMCA and 12,951 SF of hospital-based off-campus emergency department		
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)		
Waterway Use	No		
Flex Units		Redevelopment Units	
Flex Acreage			
Residential Uses			
Single Family		N/A	
Townhouses		N/A	
Multifamily		N/A	
Cluster/Zero Lot Line		N/A	
Other		N/A	
Total (sum of units)		N/A	
Residential Unit Mix	Efficiency / Studio	N/A	1-Bedroom N/A
Affordable Housing Units		N/A	% of AMI
Affordable Unit Mix	Efficiency / Studio	N/A	1-Bedroom N/A
Traffic Study Required	Yes		
Parking Reduction	Yes		
Public Participation	Yes		
Non-Residential Uses			
Commercial			
Restaurant			
Office			
Industrial			
Other	12,951 SF medical clinic + 45,933 SF recreation		
Total (square feet)	58,975 SF		
2-Bedroom	N/A	3-Bedroom or More	N/A
3-Bedroom	N/A	3-Bedroom or More	N/A

F PROJECT DIMENSIONAL STANDARDS			
Indicate all required and proposed standards for the project. Circle yes or no where indicated.			
Lot Size (Square feet/acre)	Required Per ULDR		Proposed
Lot Density (Units/Acre)	None		155,134 SF / 3.56 acres
Lot Width	None		N/A
Building Height (Feet)	150' (B-1) / 60' (P)		53' - 6" max. (YMCA building)
Structure Length	None		401' x 156'
Floor Area Ratio (F.A.R.)	None		2.77
Lot Coverage	None		33.3%
Open Space	None		42,836 SF
Landscape Area	None		18,392 SF
Parking Spaces	237		161
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR		Proposed
Front	5' (B-1) / 25' (P)		25'
Side	None (B-1) / 25' (P)		104.2' (P) / 24.5' (B-1)
Corner / Side	None (B-1) / 25' (P)		24.5' (B-1) / 25' (P)
Rear	None (B-1)		24.5'

Tower Stepback			
Required Per ULDR		Proposed	Deviation
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION			
Provide approved and proposed amendments for project. Circle yes or no where indicated.			
Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acre)			
Lot Density (Units/Acre)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

July 11, 2024

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for property located at 840 N. Federal Highway, identified with folio number 494234061400; 610 NE 9 Street identified with folio number 494234061150; and parcel identified with folio number 494234061220 all located in the City of Fort Lauderdale, FL 33304 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property referenced above.

Sincerely,

YMCA of South Florida, Inc.

By: Sheryl A. Woods

Printed Name: Sheryl A. Woods

Title: Pres/CEO

Date: July 12, 2024

STATE OF Florida)

) ss

COUNTY OF Broward)

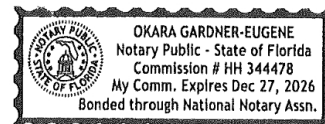
The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or ☐ online notarization, this 12 day of July, 2024 by Sheryl Woods the CEO of **YMCA of South Florida** who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of July, 2024.

Okara Gardner-Eugene
Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires: 12/27/2026



YMCA OF SOUTH FLORIDA

900 SE 3 Avenue, Suite 300 • Fort Lauderdale, FL 33316 • P 954 334 9622 • F 954 334 9629
ymcasouthflorida.org

Owner: City of Fort Lauderdale
Applicant: YMCA of South Florida, Inc.
Property Address: 840 N. Federal Highway
Request: Public Purpose Site Plan

General Narrative

The Project is located at 840 North Federal Highway on the border of Holiday Park and Federal Highway. The Project consists of a 45,953 square foot YMCA facility and a 12,951 square foot hospital-based off campus emergency department.

The Project includes significant landscaping, increasing the tree count on the Property from 57 trees to 143 trees. Sidewalks are provided along all street frontages, including a new sidewalk (where one does not currently exist) on NE 8th Street to connect to the Federal Highway sidewalk.

The Property has not been utilized since it became a part of Holiday Park. The Property currently consists of a substandard right-of-way (NE 6th Terrace) and vacant grass lots. The Property is the ideal site for the YMCA and an emergency department, as they provide significant public benefits that complement both the park and the dense residential nature of Flagler Village to the west, Victoria Park to the east, and the surrounding community.

The YMCA is the nation's leading nonprofit committed to helping people and communities learn, grow, and thrive. This YMCA will include a youth activity center, flexible office space with WiFi, community multipurpose rooms, a wellness floor, basketball court, a lap pool, and a teaching pool. These uses, which are mainly indoor recreation uses, complement the outdoor recreation uses of Holiday Park. Once the YMCA is constructed, Holiday Park will have the full spectrum of uses and activities that one expects at a premier municipal park.

The emergency department, which will be operated by Broward Health, is also significantly needed in this area. The Property is located across the street from Flagler Village, which has the fastest-growing population in the City over the last 10 years. With higher populations comes an increased need for public uses such as emergency departments, where minutes can save lives.

The emergency department is neither a full-fledged hospital nor an urgent care clinic. The purpose of this emergency department is to evaluate, administer, and stabilize patients. Patients are typically released after evaluation and treatment. If necessary, patients are transferred to a hospital for longer-term care. These emergency departments are equipped to handle trauma and emergencies that urgent care facilities are not equipped for. As this is a centralized location adjacent to densely-populated neighborhoods which are underserved by such use, this emergency department will be greatly beneficial to the long-term health of this area.

Owner: City of Fort Lauderdale
Applicant: YMCA of South Florida, Inc.
Property Address: 840 N. Federal Highway
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NARRATIVE ADDRESSING PUBLIC PURPOSE CRITERIA
ULDR Section 47-18.26

ULDR Sec. 47-18.26 Public purpose uses.

A. Any provision to the contrary notwithstanding publicly owned structures may be erected and lands used for public purposes, in any zoning district in the city unless prohibited by the city comprehensive plan; provided, however, no building or use permit shall be issued by the city for any such plans, locations or use without the prior approval of the city commission as provided herein.

Response: Acknowledged.

B. Consideration of the approval of a use or structure for public purposes which requires relief from a zoning regulation of the city shall be initiated by filing an application for approval with the department by the property owner or the person or entity wishing to use the property for a public purpose.

Response: Acknowledged.

C. An application for a public use or structure shall include:

1. A conceptual site plan showing the size and location of all structures on or to be located on the property, including but not limited to elevations, location of vehicular and pedestrian ingress and egress, landscaping and floor plans. If the public purpose is to utilize property as a social service residential facility, the site plan shall show how the use or structure meets the requirements of Sec. 47-18.32;

Response: A full plan set (architecture, landscape, civil engineering) is included in this submission.

2. A legal description of the property;

Response: See survey for the legal description.

3. A description of the zoning regulation from which relief is necessary to conduct the public use or construct the public structure;

Response: Applicant is seeking relief from two (2) zoning regulations: ULDR Section 47-8.14 and ULDR Section 47-20.2.

ULDR Section 47-8.14 – Permitted uses in the Parks, Recreation and Open Space Zoning District

The Property has split zoning; most of the Property is zoned Parks, Recreation and Open Space (“P”) and the remainder is zoned B-1.

The Project is a YMCA indoor recreation facility and a hospital-based off campus emergency department. The indoor recreation use, which is permitted in the P zoning district, is wholly located on P-zoned property. The emergency department use, which is permitted in the B-1 zoning district, is mostly on property zoned B-1. A small portion of the emergency department use – approximately 3,072 square feet (or ~5.9% of the overall development site) – is located on P-zoned property.

Applicant is therefore seeking relief from ULDR Section 47-8.14 to allow the emergency department in the P zoning district.

ULDR Section 47-20.2 – Parking and Loading Zone Requirements

This Application also includes a request for relief from ULDR Section 47-20.2 in lieu of a separate parking reduction. This application includes a parking statement showing that the uses in the Project can be supported by 155 parking spaces, while the Project includes 161 parking spaces.

4. A description of the need for the public use or structure including a description of other similar uses or structures and their locations in the city;

Response: Both the YMCA and the emergency department are significant public uses as acknowledged in the lease agreement with the City of Fort Lauderdale.

The YMCA is the nation’s leading nonprofit committed to helping people and communities learn, grow, and thrive. This YMCA will include a youth activity center, flexible office space with WiFi, community multipurpose rooms, a wellness floor, basketball court, a lap pool, and a teaching pool.

Due to the public benefits that the YMCA provides to communities and the recreational nature of YMCAs, YMCAs are frequently located in parks (see the Weston YMCA and Pembroke Pines YMCA, among numerous others). The uses in this YMCA, specifically, complement the uses in Holiday Park and are a significant need in the area.

The emergency department also serves a significant public use and is needed in the area. The emergency department is not a full-fledged hospital; the purpose of hospital-based off

campus emergency departments is to evaluate and treat patients without the need to go to the hospital. If necessary, patients are transferred to a hospital.

There are no existing emergency departments between Broward Health Medical Center on the southern side of the City and the Holy Cross Health Emergency Room on the northern side of the City. With the population of nearby areas like Flagler Village increasing in population over the last 10 years, an emergency department is needed nearby.

It's important to note that this is not an urgent care use. By law, hospital-based off campus emergency departments are not permitted to operate or hold themselves out as urgent care clinics.

5. A description of the reason why the proposed location is necessary in relation to the need for the use or structure;

Response: There are multiple urgent care clinics, but they are not equipped to perform the procedures and activities of an emergency department. As the population in Flagler Village and surrounding areas continues to grow, this emergency department will become more and more necessary and will almost certainly save multiple lives.

6. A description of what makes the location of the use or structure on the property desirable;

Response: Please see response to #4 and #5 above.

7. A description of the economic and environmental impact on the area as a result of permitting the use or structure;

Response: There is no expected environmental impact on the area. There are 57 existing trees on site, many of which will be retained or relocated. The Project includes a total of 143 trees, significantly more than exist on site.

The impacts on the area are mostly intangible and are hard to quantify. The Project will create hundreds of jobs in the construction and operation of the facilities, but the real purpose of this Project is to serve the public and improve the community.

The impact of your loved one being able to quickly get to an emergency department when needed is not a direct economic impact, but it is an impact on the overall wellbeing of the community. The impact of having a safe space for kids to interact with each other and stay active is also not a direct economic impact, but improves the overall wellbeing of the community.

The long-term economic impact of people making it to the hospital in time, or children growing up with a safe space to interact with their peers and stay active, cannot be quantified.

8. A description of the impact of the use or structure on neighboring properties;

Response: The neighboring properties are not expected to be negatively impacted by the Project. The properties to the north, west, and south are commercial developments that may benefit from the increased use of Holiday Park. The Project is also not expected to negatively impact The Parker to the east.

9. A description of how the site plan addresses any negative impacts which might occur as a result of permitting the use or structure;

Response: Applicant is not aware of any potential negative impacts. Parking is included on-site, site circulation will not affect neighboring properties, and the building itself is harmonious with the surrounding area.

10. A description of off-site or on-site factors which mitigate any negative impacts which might occur as a result of permitting the public use or structure; and

Response: See response to #9 above.

11. A description of the efforts to locate other sites for the use or structure and reasons why other sites are not as desirable as the site proposed (factors in considering feasibility may include land use, zoning, economic, geographic factors and size).

Response: The YMCA and municipal parks tend to have a symbiotic, beneficial relationship – particularly when the uses in the park are different than the uses in the YMCA. Municipal parks are usually focused towards outdoor recreational activity, while the YMCA is usually focused towards indoor recreational activity.

Since the Property became part of Holiday Park, the Property has not been utilized. The Property consists of grass, trees, and a substandard, rarely used, and lightly-maintained right-of-way (NE 6th Terrace). Holiday Park's centralized location, the YMCA's relation with municipal parks, and the under-utilized property made this the perfect location for the YMCA.

As noted above, this centralized location is also the perfect location for an emergency department, particularly from the standpoint of the public. The Property is located next to the fastest-growing neighborhood in Fort Lauderdale over the last 10 years, and with increased population comes an increased need for public uses such as emergency departments. When it comes to things like trauma, minutes can save lives, and this centralized location will save numerous lives over the long-term use of this site.

D. The application shall be reviewed by the city department responsible for review of development permits for a determination that the application is complete and forwarded to the development review committee (DRC). After review and comments by the DRC, the application shall be forwarded to the planning and zoning board for review. The recommendation of the DRC and the planning and zoning board shall be forwarded to the city commission.

Response: Acknowledged.

E. The city commission shall hold two (2) public hearings to consider an ordinance approving a public purpose use or structure and shall provide notice of hearing utilizing the same notice requirements as for a rezoning.

Response: Acknowledged.

F. The city commission may approve or approve with conditions the application for location of a public use or structure based on the following findings:

1. There is a need for the use or structure to be located where proposed.
2. The use meets a valid municipal purpose.
3. The location of the use or structure is not in conflict with the city comprehensive plan.
4. Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure.
5. On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure.
6. Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.
7. The proposed site is found to be the most feasible for location of the public use or structure.
8. The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.

Response: Acknowledged, see above.

G. The approval of a public use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

Response: Acknowledged.

Owner: City of Fort Lauderdale
Applicant: YMCA of South Florida, Inc.
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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: The Project is not expected to interfere with the City's communications network.

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: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

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: N/A, the Project is not expected to impact any environmentally sensitive lands.

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, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. Parks and open space. *New park impact fee 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: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

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: Applicant requested a capacity letter from the City's Public Works Department on August 23, 2024 (Record No. ENG-CR-24080009) and will provide the letter to the City upon receipt.

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: Applicant requested a capacity letter from the City's Public Works Department on August 23, 2024 (Record No. ENG-CR-24080009) and will provide the letter to the City upon receipt.

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

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: Acknowledged.

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: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

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: A traffic statement is included in this submission.

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: Acknowledged.

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: The Project includes sidewalks along all street frontages.

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.

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: Street trees are provided along all street frontages.

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: Applicant requested a capacity letter from the City's Public Works Department on August 23, 2024 (Record No. ENG-CR-24080009) and will provide the letter to the City upon receipt.

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: This site does not have any historical or archaeological significance.

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. Project is not located east of the Intracoastal Waterway.