

Bridge FLL Logistics

Application for Amendment to the City of Fort Lauderdale and Broward County Land Use Plans

March 2017

Revised April 2017

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Prepared By:

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I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

To be provided.

- B. Date local governing body held transmittal public hearing.

To be provided.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.

- D. Whether the amendment is one of the following:
*Development of Regional Impact
*Small scale development activity (per Florida Statutes)
*Emergency (please describe on separate page)
*Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

The amendment is none of the above.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

To be determined.

- B. Proposed month of adoption of local land use plan amendment.

May 2018.

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Mr. Anthony Fajardo
Ph: 954-828-5984
Email: afajardo@fortlauderdale.gov

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

To be provided.

- E. Description of public notification procedures followed for the amendment by the local government.

Per Chapter 163, F.S. and Section 47-27, City of Fort Lauderdale Unified Land Development Regulations (ULDR).

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

Brian Latta
Bridge Development, LLC
201 S. Biscayne Blvd, Suite 2601
Miami, FL 33131
Ph: 305-796-5616
Email: blatta@bridgedev.com

- B. Name, title, address, telephone, facsimile number and email of the agent.

Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard #104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 Fax: 954-467-6309
Email: Lkerr808@bellsouth.net

- C. Name, title, address, telephone, facsimile number and email of the property owner.

**School Board of Broward County
Attn: Facility Management
600 S.E. 3rd Avenue
Fort Lauderdale, FL 33301**

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

To be provided.

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The applicant is requesting a change in land use designation from Community Facility on the City and County Land Use Plans to Industrial on the City Land Use Plan and to Commerce (Broward Next) on the County Land Use Plan. The amendment area contains a School Board of Broward County facility.

The subject site was previously utilized as Edgewood Elementary which closed in 1996. The site currently contains now vacant school buildings and portable classrooms generally in disrepair. The applicant proposes to develop the site with a logistics warehouse of not more than 280,000 square feet. The site is appropriately situated for the proposed use due to its proximity to the Fort Lauderdale-Hollywood International Airport, I-595 and I-95. The site is adjacent to existing warehouse uses which have successfully isolated truck traffic from the nearby community. The proposed use will continue to be isolated from the community by utilizing traffic patterns which do not travel through the neighborhood but which only travel to/from the existing warehouse area. In addition, the proposed development includes enhanced landscaping buffers and a buffer/feature to further buffer the site from the community.

IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The proposed amendment site contains approximately 10.18 net acres and 10.6 gross acres. The amendment site is generally located on the north side of I-

595/Fort Lauderdale-Hollywood International Airport and east of S.W. 15th Avenue, in the City of Fort Lauderdale.

B. Sealed survey, including legal description of the area proposed to be amended.

Please see Appendix I.

C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see Exhibit A: Location Map.

V. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The subject site is currently designated Community Facility on the City and County Land Use Plans. The proposed designation is Industrial on the City Land Use Plan and Commerce on the Broward County Broward Next Plan.

B. Current land use designations for the adjacent properties.

The current land use designations for the properties surrounding the amendment site are provided below:

TABLE 1 ADJACENT LAND USES		
	City	County
North	Low Medium (8) Residential	Low (5) Residential
South	Industrial	Industrial
East	Industrial	Industrial
West	Low Medium (8) Residential	Low (5) Residential

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flexibility provisions have not been utilized to rezone adjacent areas.

- D. Existing use of amendment site and adjacent areas.

TABLE 2 EXISTING USES	
Amendment Site	SBBC Facility
North	Single-Family
South	Industrial
East	Industrial
West	Single-Family

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The proposed use for the site is a Class A Logistics Center/warehouse of approximately 170,000 square feet.

Given the proposed logistics warehouse and industrial land use, it is expected that development on the site would not exceed a Floor Area Ratio (FAR) of 0.5. Therefore, for the purposes of land use analysis, the proposed use of the site is 230,868 square feet of industrial use (43,560 sq. ft./ac x 0.5 FAR = 21,780 sq. ft. x 10.6 gross acres).

It should also be noted that for the purposes of actual development, the site will comply with the City of Fort Lauderdale Zoning and Land Development Code requirements.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

The existing land use is Community Facility. For the purposes of land use analysis, the existing use of the site was reviewed as a 600 student school.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development project such as a site plan, plat or DRI.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The City of Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plan will provide sanitary sewer service. The following table identifies current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 3 SANITARY SEWER DEMAND AND CAPACITY George T. Lohmeyer WWTP	
Plant Capacity	48 MGD (BCDEP) / 56.6 MGD (FDEP)
Current + Committed Plant Demand	38.33 MGD + 1.34 MGD = 39.67 MGD ¹
Planned Plant Capacity	48 MGD (BCDEP) / 56.6 MGD (FDEP)
Source: ¹ Broward County Wastewater Treatment Plant Flow Calculations Report through March 2017	

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The below table identifies the net impact on sanitary sewer demands resulting from the proposed amendment.

TABLE 4 SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
Current	CF: 230,868 s.f.	600 students x 0.042 ERCs = 25.2 ERCs x 300 GPD	= 7,560 GPD
Proposed	Industrial: 230,868 s.f.	X 0.368 ERCs/1,000 s.f. = 84.96 ERCs	= 25,488 GPD

	x 300 GPD	
Source: Guidelines for the Calculation of Sanitary Sewer Connection Fees Table A		Change +17,928 GPD

- Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

The below table identifies the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan.

TABLE 5 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER George T. Lohmeyer WWTP		
	2020	2025
Projected Plant Capacity	56.6 MGD ¹	56.6 MGD ¹
Projected Plant Demand	50.2 MGD ²	52.4 MGD ²
Planned Plant Expansions	None planned through 2025	
Funding Sources	N/A	
Source: ¹ FDEP Permit # FL041378 ² Fort Lauderdale '08 Comp. Plan Infrastructure Element Table 2.		

Although no plant expansion is currently planned, the City is undertaking a gravity sewer collection rehabilitation program that will reduce inflow and infiltration (I/I). This effort will reduce the base flow and provide additional capacity to the George T. Lohmeyer Regional Wastewater Treatment Plant.

- Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II and below:

Name: Paul Berg
Position: Public Works Director
Agency: City of Fort Lauderdale
Ph: 954-828-5806 **Email:** Pberg@fortlauderdale.gov
Address: 100 N. Andrews Avenue, Fort Lauderdale 33301

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

Based upon the City’s Comprehensive Plan and Water Supply Plan, potable water needs for current and future populations will be met through the long term.

The City of Fort Lauderdale holds a 20 year Consumptive Use Permit (CUP #06-00123-W) from the South Florida Water Management District (SFWMD) that includes 52.55 MGD from the Biscayne Aquifer. The Consumptive Use Permit (CUP) was issued in 2008 and expires in 2028. The updated (Nov 2014) 10 Year Water Supply Facility Work Plan forecasts finished water demands of 41.3 MGD in 2020 and 43.3 MGD in 2025.

	2020	2025
Water Supply (per SFWMD CUP Permit #06-00123-W)	52.55 MGD	52.55 MGD
Water Demand (per 2014 WSP Table 5 Finished Demand)	41.3 MGD	43.3 MGD

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 6 PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Capacity (Fiveash = 70 MGD, Peele = 12 MGD)	82.00 MGD
Current + Committed Plant Demand	42.82 MGD ¹
SFWMD Permitted Withdrawal	52.55 MGD ²
Expiration Date of SFWMD Permit	2028

Source:
¹ Current (2017) Demand interpolated by Leigh Robinson Kerr & Associates, Inc. based upon values given in the '14 WSP (2015: 41.0 MGD; 2020: 41.3 MGD)
 SFWMD CUP Permit #06-00123-W

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The Prospect and Dixie wellfields serve the Fiveash and Peele-Dixie Water Treatment Plants.

TABLE 7 WELLFIELDS	
Permitted Capacity	52.55 MGD
Current Demand	42.82 ¹
Remaining Capacity	10.03 MGD
Expiration Date of SFWMD Permit	2028
Source: ¹ Current (2017) Demand interpolated by Leigh Robinson Kerr & Associates, Inc. based upon values given in the '14 WSP (2015: 42.4 MGD; 2020: 42.7 MGD)	

- Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

The net impact on potable water demand, based on adopted level of service resulting from the proposed amendment is identified in the table below.

TABLE 8 POTABLE WATER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	CF: School	600 students x 0.042 ERCs = 25.2 ERCs x 300 GPD	= 7,560 GPD
Proposed	Industrial: 230,868 s.f.	X 0.368 ERCs/1,000 s.f. = 84.96 ERCs x 300 GPD	= 2325,488 GPD
		change	+17,928 GPD

Source: Guidelines for the Calculation of Sanitary Sewer Connection Fees Table A

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and

other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The below table identifies the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan, demand projections and information regarding planned wellfield and planned plant capacity expansions including year, and funding sources.

TABLE 9 POTABLE WATER DEMAND AND CAPACITY		
	2020	2025
Projected Plant Design	82 MGD	82 MGD
Projected Plant Demand	42.7 MGD ¹	46.1 MGD ³
Planned Expansions ²	6 MGD RO Treatment at Peele-Dixie WTP 10 MGD of Floridan Aquifer Wells	
Year and Funding Sources	2012, bonds, state revolving loan funds	
Source: ¹ 2014 Water Supply Plan Table 5 ² City of Ft. Laud Comp. Plan Infrastructure Element Section 8.3: The City has developed a preliminary plan for implementation of 6 MGD (finished water capacity) of RO facilities at the existing Peele-Dixie WTP. This project includes the construction of 10 MGD of Floridan Aquifer water supply wells at the Dixie Wellfield to supply raw water to the proposed RO facilities. ³ Correspondence Email 5.30.17 D. Rey City Public Works/Engineering		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See **Appendix II** and below:

Name: Paul Berg
Position: Public Works Director
Agency: City of Fort Lauderdale
Ph: 954-828-5806 Email: Pberg@fortlauderdale.gov
Address: 100 N. Andrews Avenue, Fort Lauderdale 33301

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The level of service standards for drainage as adopted by the City of Fort Lauderdale are provided below:

Road Protection:

Residential streets with rights-of-way less than fifty feet wide to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Streets in rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings:

To have the lowest floor elevation no lower than the elevation for the respective area depicted on the 100 Year Flood Elevation. Retain the first inch of storm water runoff on-site.

Off Site Discharge:

Residential projects less than 1 acre: After retaining the first inch of runoff not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Residential projects greater than 1 acre and nonresidential projects: Retain the greater of one inch over the site area or 2.5 inches over the percentage of impervious area.

Storm Sewers:

Design frequency minimum to be three-year rainfall intensity if the State Department of Transportation Zone 10 rainfall curves.

Flood Plain:

Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year Flood Criteria and the 100 Year Flood Elevation Map.

On Site Storage:

Per South Florida Water Management District Permit Review Manual, Volume 4.

Best Management Practices:

Prior to discharge to surface or ground water, Best Management Practices will be used to reduce pollutant discharge.

Regulations for roads and parking lots shall be consistent with the criteria established by the South Florida Water Management District for such uses.

Source: City Comp. Plan Policy 4.1.3

2. Identify the drainage district and drainage systems serving the amendment area.

The City of Fort Lauderdale is not located in a drainage or flood control district. The project will have on-site storm drainage. This may include underground piping, exfiltration trenches, and catch basins. The existing local streets have storm drainage maintained by the City.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All improvements required to meet the adopted level of service will be installed by the applicant in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A Surface Water Management Plan has not been approved for the site but will be prepared as part of the project.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II: Drainage Correspondence and below:

Name: Hardeep Anand, P.E.
Position: Acting Public Works Director
Agency: City of Fort Lauderdale
Ph: 954-828-5240
Address: 100 N. Andrews Avenue, Fort Lauderdale 33301

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The adopted level of service standard in the City of Fort Lauderdale Comprehensive Plan is 7.2 pounds per capita per day.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

The City has contracted with Republic Services for solid waste collection and with Wheelabrator Technologies for solid waste disposal. Waste is disposed of at the Wheelabrator South Plant.

TABLE 10 SOLID WASTE FACILITIES	
Capacity	821,250 Tons/Year
Current + Committed Demand	500,000 Tons/Year
Planned Capacity	No planned expansions

- Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 11 SOLID WASTE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	CF: (School)	600 students x .25 Lbs/student/+ 30 rooms x 10 Lbs/room / day	= 450 Lbs/day
Proposed	Industrial 230,868 s.f.	230,868 s.f. x 2Lbs/100 s.f.	= 4,617 Lbs/day
change			+ 4,167 Lbs/day

Source: Broward County Land Development Code
Table V: Solid Waste Level of Service Standards

- Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix III: Solid Waste Correspondence and below:

Name: Jim Epsilatis
Agency: Wheelabrator South Broward
Address: 4400 S. SR7
Ph: (954) 581-6606 ext 212

E. Recreation and Open Space Analysis

- Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

Not Applicable, residential not proposed.

- Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Not Applicable, residential not proposed.

- Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Not Applicable, residential not proposed.

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

Not Applicable, residential not proposed.

5. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.

Not Applicable, residential not proposed.

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

TABLE 12 EXISTING (2013) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Trips	Capacity	LOS	Trips	Capacity	LOS
<i>NORTH-SOUTH</i>							
SW 4th AVE							
N. of SR 84	4	14500	29160	D	1378	2628	D
N. of Davie Blvd	4	13000	29160	C	1235	2628	D
ANDREWS AVE							
N. of Davie Blvd	4	17,500	29,160	D	1,663	2,628	D
N of SW 7 th ST - CBD	4	20,500	29,160	D	1,948	2,628	D
PERIMETER RD							
N. of Lee Wagener Rd	2	3900	13320	C	371	1197	C
<i>EAST-WEST</i>							
SR 84							
E. of I-95	8	60,000	80,100	C	5,700	7,210	C
E of SW 9 th AVE	6	40,000	59,900	C	3,800	5,390	C
I595							
E. of I-95	8	90500	154300	B	8598	13390	C
Note: The Adopted Level of Service for Roadways “D”							

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

- Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5 year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

TABLE 13 PROJECTED SHORT-TERM (2024) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Trips	Capacity	LOS	Trips	Capacity	LOS
<i>NORTH-SOUTH</i>							
SW 4th AVE							
N. of SR 84	4	17432	29160	D	1656	2628	D
N. of Davie Blvd	4	16038	29160	C	1523	2628	D
ANDREWS AVE							
N. of Davie Blvd	4	22592	29,160	D	2146	2,628	D
N of SW 7 th ST - CBD	4	24483	29,160	D	2326	2,628	D
PERIMETER RD							
N. of Lee Wagener Rd	2	6040	13320	C	574	1197	C
<i>EAST-WEST</i>							
SR 84							
E. of I-95	8	61575	80,100	C	5849	7,210	C
E of SW 9 th AVE	6	45909	59,900	C	4361	5,390	C
I595							
E. of I-95	8	116288	154300	B	11047	13390	C

Note: The Adopted Level of Service for Roadways "D"

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35; Leigh Robinson Kerr & Associates, Inc.

TABLE 14 PROJECTED LONG-TERM (2035) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Trips	Capacity	LOS	Trips	Capacity	LOS
<i>NORTH-SOUTH</i>							
SW 4th AVE							
N. of SR 84	4	20365	29160	D	1935	2628	D
N. of Davie Blvd	4	19076	29160	D	1812	2628	D
ANDREWS AVE							
N. of Davie Blvd	4	27684	29,160	D	2630	2,628	E
N of SW 7 th ST - CBD	4	28466	29,160	D	2704	2,628	E
PERIMETER RD							
N. of Lee Wagener Rd	2	8181	13320	D	777	1197	D
<i>EAST-WEST</i>							
SR 84							
E. of I-95	8	63151	80,100	C	5999	7,210	C
E of SW 9 th AVE	6	51818	59,900	C	4923	5,390	C
I595							
E. of I-95	8	142076	154300	D	13497	13390	E

Note: The Adopted Level of Service for Roadways "D"

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

TABLE 15 TRAFFIC IMPACT						
City	USE	QTY	UNIT	ITE CODE	Daily Trips	PM Pk Trips
Current	CF: School	600	students	520	774	90
Proposed	Industrial	230,868	Square feet	150	822	74
CHANGE					+48	-16
Source: ITE Trip Generation Manual Spreadsheet 9 th Edition						

4. Provide any transportation studies relating to this amendment, as desired.

None provided at this time.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Mass Transit routes do not serve the amendment site.

2. Quantify the change in demand resulting from this amendment.

Mass Transit routes do not serve the amendment site.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix IV: Mass Transit Correspondence and below:

Name: Mabelle Urbina
Agency: Broward County Transit Division

Position: Service Planner
Ph: 954-357-8554 Fax: 954-978-1189
Address: 1101 Park Central South #3500, Pompano Bch 33064

4. Describe how the proposed amendment furthers or supports mass transit use.

Mass Transit routes do not serve the amendment site.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

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 are located on or adjacent to the site.

- B. Archaeological sites listed on the Florida Master Site File.

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 archeological sites are located on or adjacent to the site.

- C. Wetlands

There are no known wetlands within the amendment site.

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.

- E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

A review of the Priority Planning Area Map indicates no areas for planning consideration located within the subject site.

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The applicant is not aware of any listed species on the site.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any listed species on the site.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity.

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

The site is not ocean-front.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

Not Applicable, residential not proposed.

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The subject site is currently designated Community Facilities on the City and County Land Use Plans. The proposed designation is Industrial on the City plan and Commerce on the Broward Next plan. The subject site is compatible with the adjacent industrial uses on the east and the south. Compatibility will be ensured through compliance with the City's Land Development Regulations. Enhanced landscaping buffers are proposed to buffer the site from the residential uses to the north and east.

The adjacent warehouse uses have successfully isolated truck traffic from the nearby community. The proposed use will continue to be isolated from the community by utilizing traffic patterns which do not travel through the neighborhood but which only travel to/from the existing warehouse area.

In addition, the applicant has addressed the City's ULDR Section 47-25.3, regarding neighborhood compatibility. Refer to Appendix V.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The amendment site is not located in a hurricane evacuation zone.

XI. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The subject site is not located within a RAC or CDBG area.

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is not located adjacent to any other municipality.

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

INDUSTRIAL USES AND TOURIST INDUSTRY

GOAL 3.00.00

ACHIEVE A MORE DIVERSIFIED LOCAL ECONOMY BY PROMOTING TOURISM AND INDUSTRIAL GROWTH AND PROVIDING OPTIMUM PROTECTION OF THE COUNTY'S ENVIRONMENT AND MAINTAINING A DESIRED QUALITY OF LIFE.

Response: The proposed use is permitted by this section. The subject site has ready access to the Fort Lauderdale-Hollywood International Airport.

OBJECTIVE 3.01.00 INDUSTRIAL AREAS LOCATION, PERMITTED USES AND FLEXIBILITY

Provide additional opportunities for expanding Broward County's economic base by designating the amount of industrial acreage on the Future Broward County Land Use Plan Map (Series) which will accommodate Broward County's projected year 2020 population and/or labor force.

Response: The proposed use is permitted by this section. The subject site has ready access to the Fort Lauderdale-Hollywood International Airport.

POLICY 3.01.01 Permit those land uses within designated industrial areas which are identified in the Industrial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

Response: The proposed use is permitted by this section.

POLICY 3.01.02 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Response: The subject site has ready access to the Fort Lauderdale-Hollywood International Airport ("FLL Airport").

POLICY 3.01.03 All future industrial uses located adjacent to an existing or designated residential area should be required to receive site plan approval from the local government in which the development is to be located in order to mitigate any potentially adverse impacts.

Response: The applicant will be submitting a site plan to address adjacency to the residential area.

POLICY 3.01.04 In order to ensure sufficient amounts of industrial land are available to meet Broward County's future needs, those lands designated for industrial development on the Future Broward County Land Use Plan Map (Series) shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Use subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

Response: The proposed project is consistent with the industrial land use designation.

POLICY 3.01.05 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Response: The land use change is an expansion of the industrial and manufacturing sectors of the economy.

GOAL 8.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

Response: We will be addressing the availability of regional and community facilities sufficient to serve needs with this LUPA and the subsequent site plan.

OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Response: This an infill site.

POLICY 8.03.01 Broward County shall continue to review and revise, where necessary, its land development code to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities, and service capacity to accommodate development in an environmentally acceptable manner.

Response: The proposed site is consistent with this policy as it does provide available resources and will be developed in an environmentally acceptable manner.

POLICIES APPLICABLE PER BROWARD NEXT PLAN:

COMMERCE

POLICY 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan. (f/k/a Policy 10 and Revised Policy 2.04.03)

Response: The City Plan establishes standards within its Comprehensive Plan and LDRs. The site is subject to the City’s Neighborhood Compatibility Requirements per Sec 47-25.3 of the ULDR.

POLICY 2.3.2 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses. (f/k/a Policy 11 and Policy 14.02.05)

Response: City has established intensity standards within its Comp Plan. The subject land use plan amendment is within those standards.

POLICY 2.3.3 To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses Plan Implementation Requirements section of the as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.” (f/k/a Policy 12 and Revised Policy 2.04.04)

Response: Not applicable. This project is not proposing to use flex.

POLICY 2.3.4 Local certified land use plans may decrease by 20 percent the lands designated “Commerce” on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process. (f/k/a Policy 13 and Revised Policy 2.04.05)

Response: Not applicable. This project is not proposing to use flex.

COMPATIBILITY

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans

aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Response: Compatibility is a primary consideration when evaluating the proposed amendment. The subject site is adjacent to residential areas and will be planned by the site plan with the proper setbacks and buffering and traffic patterns leading away from the residential areas. The only ingress/egress to the site for the proposed warehouse use will be from S.W. 12th Avenue. The site is subject to the City's Neighborhood Compatibility Requirements per Sec 47-25.3 of the ULDR.

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Response: The character of the area will be protected as the site will be buffered from the neighborhood through site plan techniques and diverted traffic patterns. In addition, The site is subject to the City's Neighborhood Compatibility Requirements per Sec 47-25.3 of the ULDR.

PUBLIC FACILITIES AND SERVICES

Potable Water and Sanitary Sewer

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element. (f/k/a Policy 60 and Policy 8.01.09(2))

Response: The land use plan amendment report addresses water supply and analysis. The City requires that adequate water be available to serve the site.

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed. (f/k/a Policy 65 and Revised Policy 8.03.12)

Response: The land use plan amendment report addresses sanitary sewer supply and analysis. The City requires that adequate sanitary sewer be available to serve the site.

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use

Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development. (f/k/a Policy 84 and Policy 11.01.03)

Response: Based upon the traffic statement provided by Alan Tinter, P.E., the proposed amendment results in a net decrease in traffic.

POLICY 2.14.7 Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County. (f/k/a Policy 89 and Policy 12.01.04)

Response: Based upon the traffic statement provided by Alan Tinter, P.E., the proposed amendment results in a net decrease in traffic.

POLICY 2.14.9 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments. (f/k/a Policy 91 and Policy 12.01.11)

Response: Based upon the traffic statement provided by Alan Tinter, P.E., the proposed amendment results in a net decrease in traffic. Therefore, the project does not impact the regional roadway segments by 3% or greater of its level of service capacity.

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

FUTURE LAND USE ELEMENT

POLICY 1.1 The City shall continue to ensure that adequate facilities and services are in place to accommodate proposed development and to assess the impacts which proposed development will have on existing public services and facilities and monitor ongoing concurrency findings for cumulative impacts on public services and facilities.

Response: As outlined in this report there are adequate facilities to serve the subject site and the site will undergo site plan review in the near future.

POLICY 1.20.2 Non-residential uses adjacent to residential areas shall be planned with setbacks and buffer landscaping and traffic patterns leading away from residential areas.

Response: The subject site is adjacent to residential areas and will be planned by the site plan with the proper setbacks and buffering and traffic patterns leading away from the residential areas. The only ingress/egress to the site for the proposed warehouse use will be from S.W. 12th Avenue. The site is subject to the City's Neighborhood Compatibility Requirements per Sec 47-25.3 of the ULDR.

POLICY 1.20.3 Acceptable industrial land uses, when located near residential areas, shall be buffered from existing and proposed residential areas by setbacks, landscaping, and/or fencing to insure compatibility.

Response: The site will be properly buffered from residential areas as outlined in the forthcoming site plan. Setbacks, landscaping, and/or fencing will be utilized to insure compatibility.

POLICY 1.31.1 Future industrial uses shall be concentrated near major transportation facilities to ensure adequate access.

Response: The site is in close proximity to FLL Airport and I-595.

POLICY 1.31.3 Utilize the ULDR to better control obnoxious uses including noise, vibration, air pollution, glare, heat, fire and explosion hazards, associated with industrial uses and provide for buffering and setbacks from residential neighborhoods.

Response: The site will be consistent with the City's ULDRs and will control any noxious uses such as noise, vibration, air pollution, glare, heat, fire and explosion hazards, and the like.

POLICY 1.31.6 The City shall, when preparing recommendations for proposed industrial land use plan amendments, consider access to major transportation facilities, including highways, airports, and seaports.

Response: The subject site has ready access to the FLL Airport via the perimeter road and it also has access to I-595.

POLICY 1.40.1 Areas surrounding existing airports shall be developed or redeveloped to promote compatible land uses consistent with the elements of the City of Fort Lauderdale Comprehensive Plan and affected elements of other local plans.

Response: The site is adjacent to the FLL Airport and is compatible with that use and provides a more compatible use than the existing community facility use.

XV. POPULATION PROJECTIONS

A. Population projections for the 20-year planning horizon (indicate year).

Year	Population
2020	176,226
2040	205,267
Source: Broward County 2014 TAZ Update	

B. Population projections resulting from proposed land use (if applicable).

Not applicable, no residential proposed.

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

Not applicable, no residential proposed.

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

Not applicable, no residential proposed.

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

Not applicable, no residential proposed.

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

Not applicable, no residential proposed.

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan

- provide student demand projections and information regarding planned permanent design capacities and other relevant information.

Not applicable, no residential proposed.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Not applicable, no residential proposed.

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

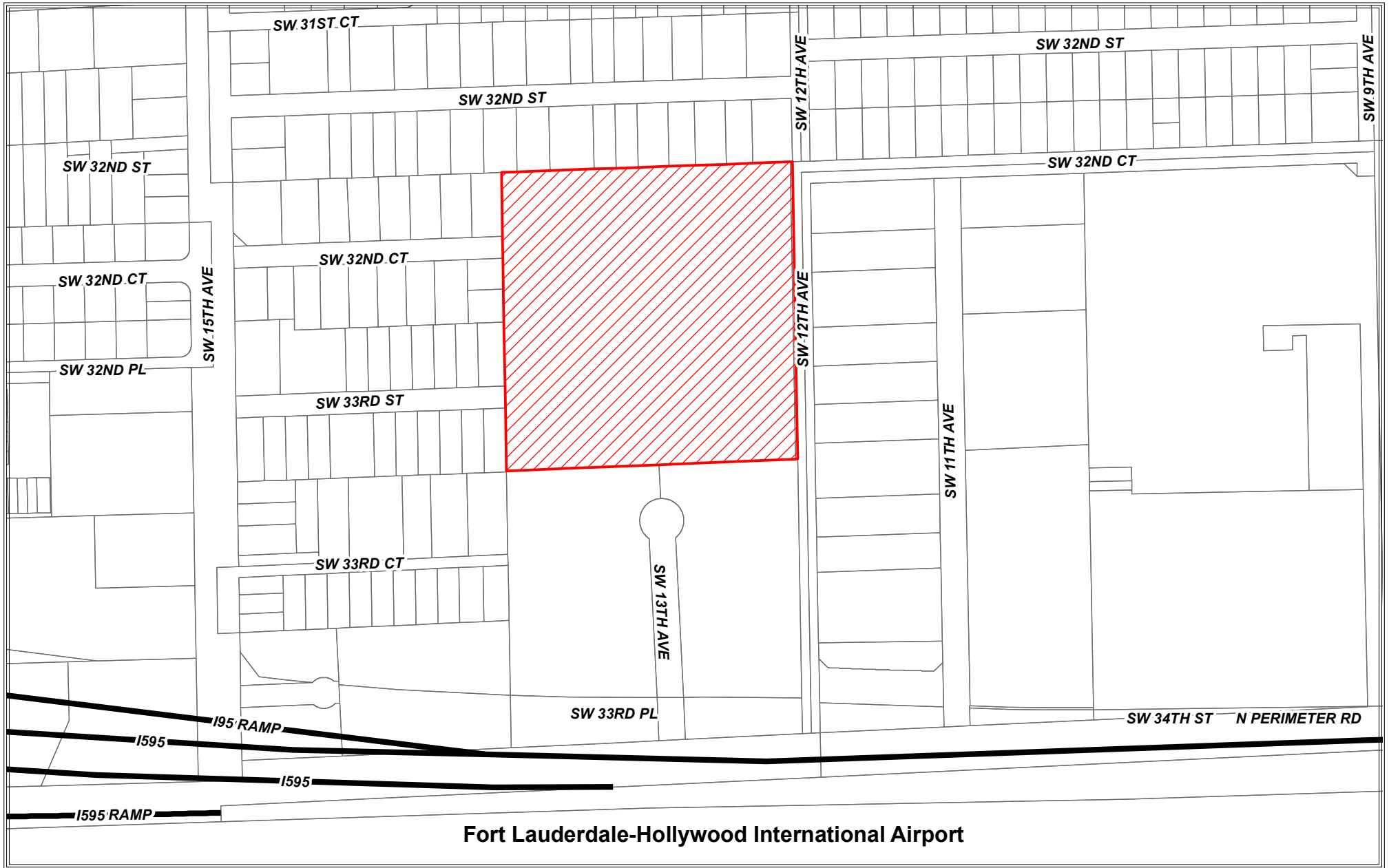
To be provided with transmittal.

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.



To be provided with transmittal.

EXHIBITS

Location Map	A
Current Future Land Use	B
Proposed Future Land Use	C
Existing Uses	D



FLL LOGISTICS EXHIBIT A - LOCATION

-  Parcels
-  Subject Site

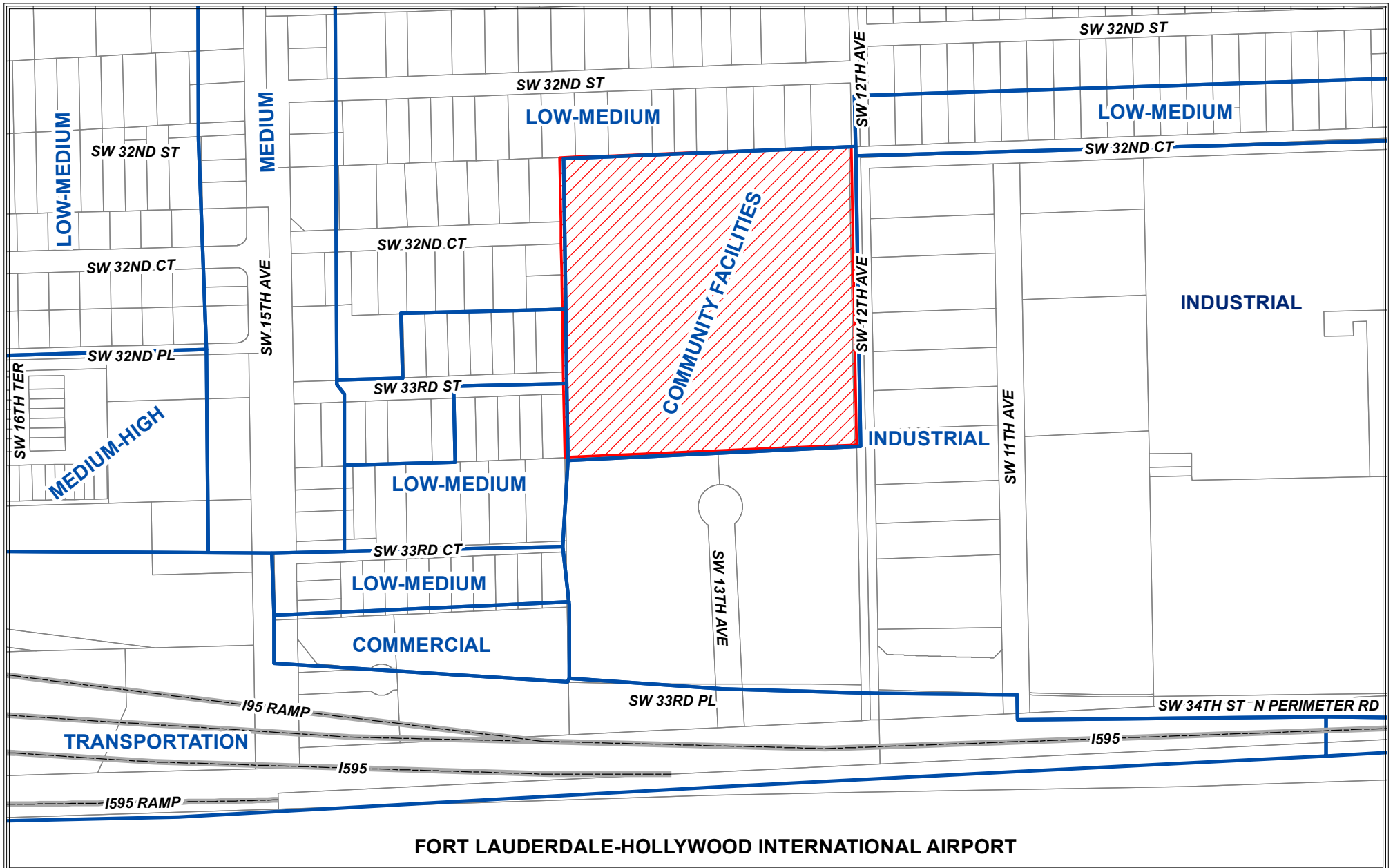
1 inch = 300 feet

Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



CAM #17-0827
Exhibit 2



FLL LOGISTICS

EXHIBIT B - CURRENT FUTURE LAND USE

- Future Land Use
- Subject Site

1 inch = 300 feet

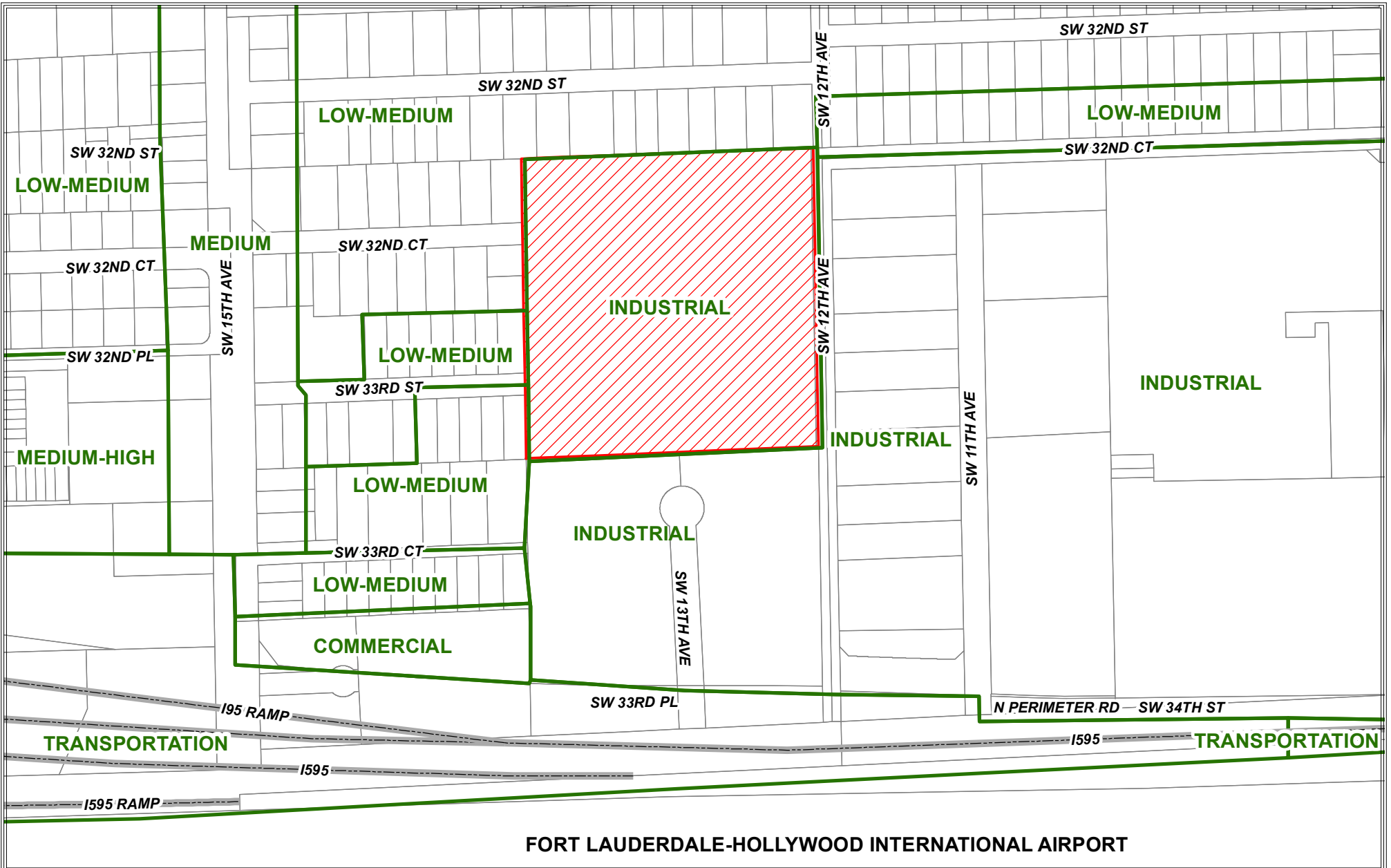
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CAM #17-0827

Exhibit 2



FLL LOGISTICS

EXHIBIT C - PROPOSED FUTURE LAND USE

- Future Land Use
- Subject Site

1 inch = 300 feet

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**FLL LOGISTICS
EXHIBIT D - EXISTING USES**

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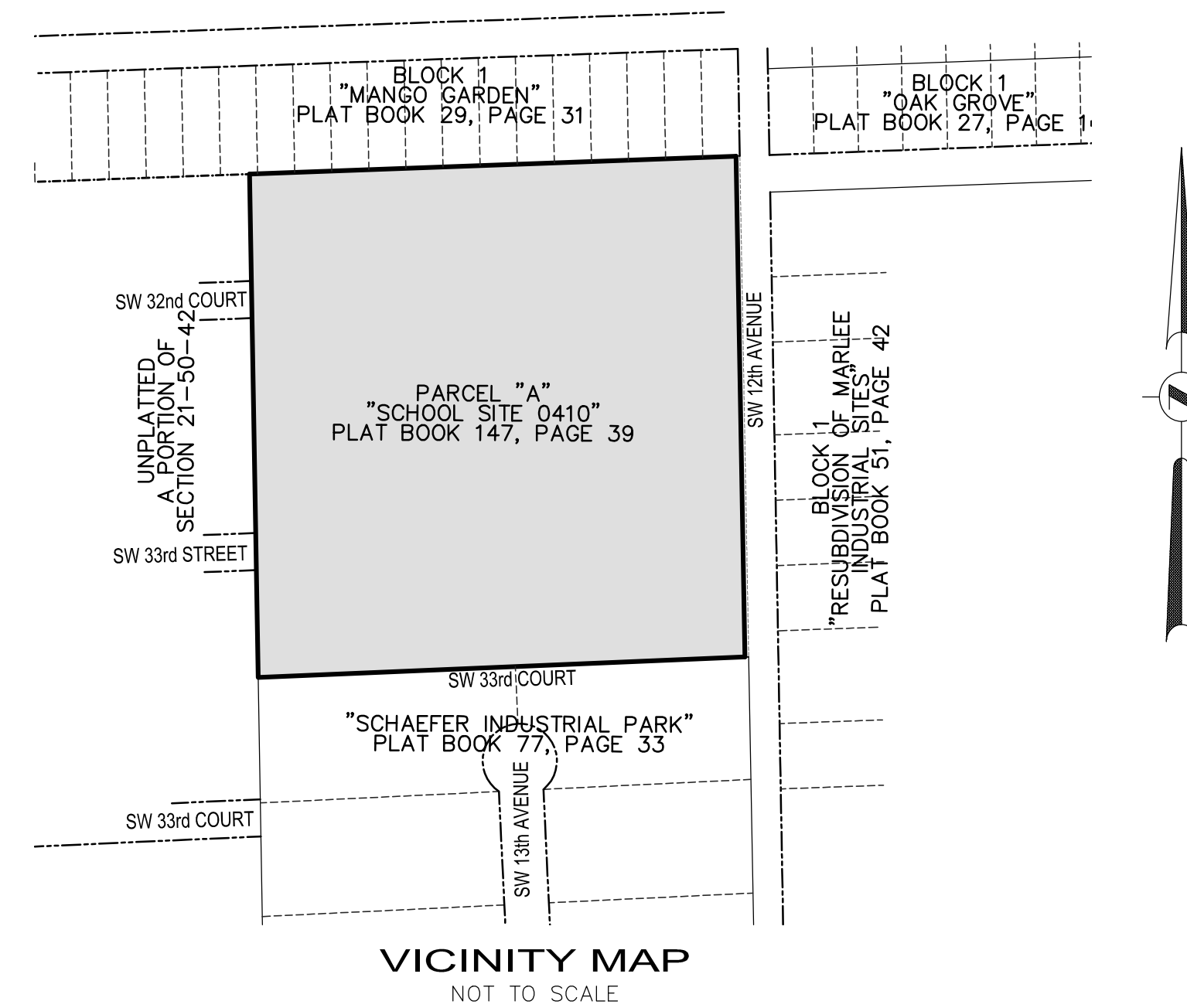
APPENDIX

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	II
Solid Waste Correspondence	III
Mass Transit Correspondence	IV
ULDR Narrative	V

APPENDIX I
Legal Description

TREE TABLE

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)	Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	CABBAGE PALM	12"	10'	20'	82	CABBAGE PALM	12"	12'	30'
2	OAK	48"	40'	60'	83	CABBAGE PALM	12"	12'	30'
3	OAK	18"	40'	50'	84	CABBAGE PALM	12"	12'	30'
4	OAK	28"	40'	40'	85	CABBAGE PALM	10"	12'	30'
5	OAK	24"	40'	40'	86	CABBAGE PALM	10"	12'	30'
6	OAK	36"	40'	40'	87	CABBAGE PALM	10"	12'	30'
7	CABBAGE PALM	12"	10'	15'	88	BLACK OLIVE	36"	60'	60'
8	OAK	40"	40'	40'	89	CYPRESS	15"	40'	40'
9	OAK	40"	40'	40'	90	MAHOGANY	15"	40'	40'
10	OAK	24"	40'	40'	91	SEAGRAPE	24"	50'	50'
11	CABBAGE PALM	18"	10'	20'	92	OAK	24"	60'	50'
12	OAK	48"	40'	40'	93	OAK	18"	60'	50'
13	OAK	40"	40'	45'	94	OAK	15"	40'	40'
14	OAK	12"	25'	30'	95	OAK	15"	40'	40'
15	CABBAGE PALM	12"	10'	30'	96	OAK	24"	70'	50'
16	OAK	28"	40'	40'	97	OAK	60"	70'	60'
17	OAK	48"	40'	50'	98	CABBAGE PALM	12"	10'	25'
18	CABBAGE PALM	15"	12'	10'	99	CABBAGE PALM	12"	10'	25'
19	CABBAGE PALM	12"	12'	10'	100	CABBAGE PALM	12"	10'	30'
20	CABBAGE PALM	15"	10'	25'	101	CABBAGE PALM	12"	10'	30'
21	CABBAGE PALM	15"	14'	25'	102	CABBAGE PALM	12"	10'	25'
22	CABBAGE PALM	15"	14'	25'	103	BLACK OLIVE	18"	30'	40'
23	CABBAGE PALM	12"	14'	25'	104	CABBAGE PALM	10"	10'	40'
24	UMBRELLA	10"	20'	20'	105	CABBAGE PALM	10"	10'	30'
25	UMBRELLA	24"	25'	20'	106	CABBAGE PALM	10"	10'	40'
26	OAK	24"	40'	30'	107	CABBAGE PALM	10"	10'	30'
27	CABBAGE PALM	15"	20'	20'	108	CABBAGE PALM	10"	10'	40'
28	OAK	15"	30'	35'	109	MANGO	10"	30'	40'
29	OAK	29"	30'	40'	110	OAK	48"	70'	60'
30	UNKNOWN	6"	15'	20'	111	CABBAGE PALM	12"	12'	30'
31	BLACK OLIVE	15"	40'	40'	112	CABBAGE PALM	10"	12'	30'
32	CABBAGE PALM	15"	12'	35'	113	CABBAGE PALM	10"	12'	25'
33	CABBAGE PALM	12"	12'	30'	114	CABBAGE PALM	12"	12'	25'
34	CABBAGE PALM	12"	12'	30'	115	BLACK OLIVE	15"	40'	40'
35	OAK	15"	30'	35'	116	MELALEUCA	15"	20'	40'
36	CABBAGE PALM	15"	20'	25'	117	CABBAGE PALM	12"	12'	30'
37	CABBAGE PALM	12"	20'	20'	118	OAK	12"	30'	35'
38	COCONUT PALM	12"	20'	40'	119	CABBAGE PALM	12"	20'	35'
39	CABBAGE PALM	12"	10'	25'	120	CABBAGE PALM	12"	20'	30'
40	CABBAGE PALM	12"	12'	25'	121	CABBAGE PALM	12"	12'	40'
41	CABBAGE PALM	12"	12'	30'	122	FICUS	60"	80'	50'
42	CABBAGE PALM	12"	12'	30'	123	CABBAGE PALM	12"	12'	30'
43	CABBAGE PALM	15"	12'	20'	124	CABBAGE PALM	12"	12'	30'
44	MAHOGANY	24"	30'	30'	125	CABBAGE PALM	12"	12'	30'
45	MAHOGANY	12"	30'	30'	126	CABBAGE PALM	12"	12'	30'
46	MAHOGANY	18"	40'	30'	127	GUMBO-LIMBO	10"	30'	20'
47	CABBAGE PALM	12"	12'	20'	128	OAK	60"	100'	50'
48	FICUS	48"	50'	40'	129	OAK	24"	50'	50'
49	FICUS	24"	50'	40'	130	FOXTAIL PALM	6"	14'	20'
50	FICUS	60"	50'	40'	131	FOXTAIL PALM	6"	14'	20'
51	OAK	12"	40'	40'	132	FOXTAIL PALM	6"	14'	20'
52	OAK	15"	40'	40'	133	FOXTAIL PALM	6"	14'	20'
53	CABBAGE PALM	12"	12'	20'	134	FOXTAIL PALM	6"	14'	20'
54	CABBAGE PALM	12"	12'	20'	135	FOXTAIL PALM	6"	14'	20'
55	CABBAGE PALM	12"	12'	20'	136	FOXTAIL PALM	6"	14'	20'
56	CABBAGE PALM	10"	12'	20'	137	BLACK OLIVE	24"	50'	50'
57	CABBAGE PALM	10"	12'	30'	138	BLACK OLIVE	18"	50'	40'
58	CABBAGE PALM	10"	12'	30'	139	BLACK OLIVE	18"	50'	50'
59	CABBAGE PALM	10"	12'	30'	140	MELALEUCA	24"	30'	40'
60	CABBAGE PALM	10"	12'	30'	141	CABBAGE PALM	15"	12'	20'
61	CABBAGE PALM	10"	12'	30'	142	UNKNOWN	24"	20'	40'
62	CABBAGE PALM	10"	12'	30'	143	OAK	12"	30'	30'
63	CABBAGE PALM	10"	12'	25'	144	OAK	15"	40'	35'
64	OAK	18"	60'	50'	145	CABBAGE PALM	10"	12'	30'
65	OAK	36"	60'	50'	146	CABBAGE PALM	12"	12'	35'
66	BLACK OLIVE	36"	50'	40'	147	OAK	15"	30'	30'
67	CABBAGE PALM	12"	12'	35'	148	MANGO	8"	20'	18'
68	CABBAGE PALM	12"	12'	35'	149	MANGO	8"	20'	20'
69	CABBAGE PALM	12"	12'	35'	150	CABBAGE PALM	12"	12'	30'
70	CABBAGE PALM	12"	12'	25'	151	CABBAGE PALM	10"	12'	35'
71	CABBAGE PALM	12"	12'	30'	152	CABBAGE PALM	10"	12'	35'
72	CABBAGE PALM	12"	12'	30'	153	CABBAGE PALM	12"	12'	40'
73	CABBAGE PALM	12"	12'	30'	154	CABBAGE PALM	12"	12'	40'
74	CABBAGE PALM	12"	10'	30'	155	CABBAGE PALM	12"	12'	35'
75	CABBAGE PALM	10"	10'	20'	156	CABBAGE PALM	12"	12'	35'
76	OAK	28"	60'	30'	157	FICUS	48"	60'	50'
77	OAK	24"	60'	30'	158	CABBAGE PALM	12"	12'	40'
78	BLACK OLIVE	15"	40'	30'	159	CABBAGE PALM	10"	12'	35'
79	MANGO	10"	20'	20'	160	CABBAGE PALM	10"	12'	35'
80	CABBAGE PALM	12"	12'	30'	161	CABBAGE PALM	12"	12'	30'
81	CABBAGE PALM	12"	12'	30'	162	POINCIANA	15"	40'	40'



LEGAL DESCRIPTION:
 PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:
- THIS SITE CONTAINS 443,600 SQUARE FEET (10.1837 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2892; ELEVATION: 4,055 FEET.
 - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 6 FEET; PANEL #125105 0558H; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE EAST LINE OF "SCHOOL SITE 0410" BEING S01°01'06"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS 28 TOTAL PARKING SPACES (26 REGULAR & 2 DISABLED).
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE ORDER No. 6147831, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 18, 2016 AT 11:00 PM.
- THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 ITEMS 1, 2, 3, 4 & 5 - STANDARD EXCEPTIONS NOT ADDRESSED.
 ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 147, PAGE 39 APPLY TO THIS SITE AS DEPICTED HEREON.
 ITEM 7 - INTERLOCAL AGREEMENT IN O.R.B. 5210, PAGE 803 DOES NOT APPLY TO THIS SITE.
 ITEM 8 - INTERLOCAL AGREEMENT IN O.R.B. 5561, PAGE 57 DOES NOT APPLY TO THIS SITE.
 ITEM 9 - EASEMENT IN O.R.B. 6871, PAGE 828 APPLIES TO THIS SITE AS DEPICTED HEREON.
 ITEM 10 - EASEMENT IN O.R.B. 15898, PAGE 210 APPLIES TO THIS SITE AS DEPICTED HEREON.
 ITEM 11 - EASEMENT IN O.R.B. 23777, PAGE 480 APPLIES TO THIS SITE AS DEPICTED HEREON.

CERTIFICATION:
 TO BRIDGE DEVELOPMENT PARTNERS LLC; BRIDGE ACQUISITION, LLC; A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; JOSEPH M. BALOCCO, JR., P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

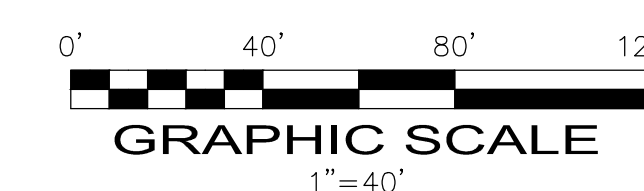
SHEET 1 OF 2

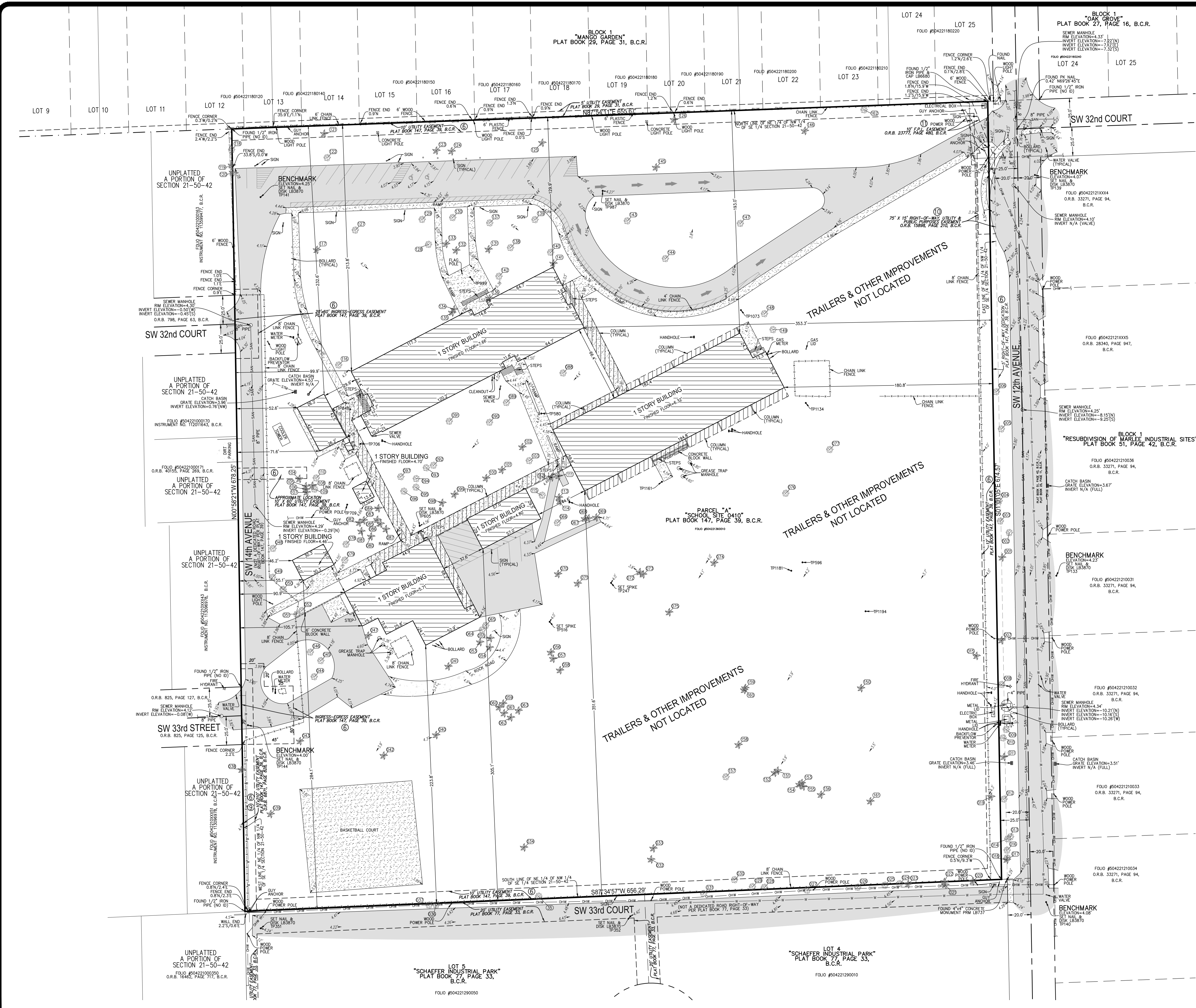
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

PROPOSED BRIDGE DEVELOPMENT SITE		
1300 SW 32nd COURT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33315		
NO.	REVISIONS	BY

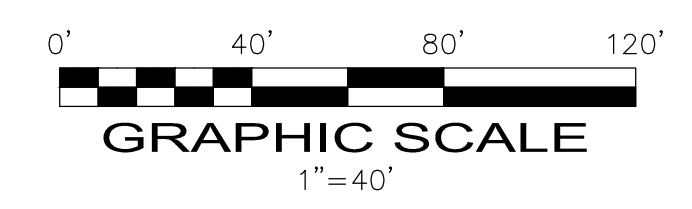
**BOUNDARY AND TOPOGRAPHIC SURVEY
 ALTA/NSPS LAND TITLE SURVEY**

	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
	DRAWN BY: L.S. CHECKED BY: J.F.P.	SCALE: 1" = 40' SURVEY DATE: 1/11/17





- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B.
 - TP
 - B.C.R.
 - FPL

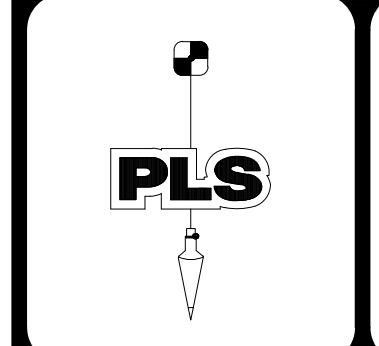


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SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

PROPOSED BRIDGE DEVELOPMENT SITE
 1300 SW 32nd COURT
 FORT LAUDERDALE, BROWARD COUNTY,
 FLORIDA 33315

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S. SCALE: 1" = 40' FILE: BRIDGE DEVELOPMENT PARTNERS LLC
 CHECKED BY: J.F.P. SURVEY DATE: 1/11/17 ORDER NO.: 62336

APPENDIX II

Sanitary Sewer Correspondence

Potable Water Correspondence

Drainage Correspondence



May 30, 2017

Kelly Ray
Leigh Robison Kerr & Associates, Inc.
808 East Las Olas Blvd, Suite 104
Fort Lauderdale, FL 33301

Subject: **Land Use Plan Amendment – Water and Wastewater Capacity Letter
Bridge FLL Logistics
1300 SW 32nd Ct, Fort Lauderdale, FL 33315**

Dear Mrs. Ray,

Reference is made to the application dated May, 2 2017 for a land use amendment at the above location. According to the application, the site is currently designated as a Community Facility on the City of Fort Lauderdale Land Use Plan and the request is being made to change the designation to Class A Logistics/warehouse. The proposed land use designation will increase sewer demand to 17,928 gallons per day (GPD) (0.018 millions of gallons per day) and water demand 17,928 gallons per day (GPD) (0.018 millions of gallons per day).

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County Department of Environmental Protection permitted Annual Average Daily Flow (AADF) is 48 MGD for the treatment plant. According to the Capacity Analysis Report updated in December 2016, Table 3-3 the year 2025 projected AADF is 42.5 MGD. The current committed capacity of 2.795 MGD plus 0.018 MGD contribution from the proposed land use provides a total projected flow of 45.31 MGD, which is less than the permitted treatment plant capacity.

The City owns and operates two Water Treatment Plants, Fiveash and Peele Dixie, which are permitted for 70 MFD and 12 MGD treatment capacities, respectively. The City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan draft dated November 20, 2014, Table 5, projects the year 2025 Average Annual Daily Flow to be 43.3 MGD with a Max Day ratio of 1.2. The current committed capacity of 2.795 MGD plus 0.018 MGD additional demand from the proposed land use will generate a total AADF flow of 46.11 MGD (55.33 MGD Max Day), which is less than the combined permitted treatment plant capacities.

The additional sewage flows will contribute to pump station A-57 and its gravity sewer collection system comprised of a 6-inch sewer mains. PS A-57 has enough capacity to accept the estimated project flow contribution. The water distribution system is comprised of a 6-inch water main, which has enough capacity to provide water service for the proposed demand.



At the time of development, the Engineer of Record will need to analyze and provide documentation showing the additional flows will not adversely impact existing localized water and sewer infrastructure.

Please be aware that nothing in this letter reserves capacity for the proposed project. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact Daniel Rey at (954) 828-7150 or by email at Drey@fortlauderdale.gov.

Sincerely,

Paul A. Berg, ICMA-CM
Public Works Director

cc: Alan Dodd (City of Fort Lauderdale)
Jorge Holguin, P.E. (City of Fort Lauderdale)
Alex Scheffer, P.E. (City of Fort Lauderdale)
Talal Abi-Karam, P.E. (City of Fort Lauderdale)
File: Water and Sewer Capacity Letters

PUBLIC WORKS DEPARTMENT

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

WWW.FORTLAUDERDALE.GOV

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

May 25, 2017

Via E-mail: PBerg@fortlauderdale.gov

Mr. Paul Berg, P.E.
Public Works Director
City of Fort Lauderdale
100 N. Andrews Ave
Fort Lauderdale, FL 33301

**Re: "Bridge FLL Logistics" Land Use Plan Amendment –
Sanitary Sewer, Potable Water, and Drainage Analysis**

Mr. Berg:

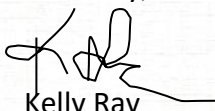
My office is preparing an application for a land use plan amendment to the City of Fort Lauderdale Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer, Potable Water and Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,



Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

CAM #17-0827

Exhibit 2

Page 45 of 74

A. PROJECT INFORMATION

The proposed amendment site contains approximately 10.18 net acres and 10.6 gross acres. The amendment site is generally located on the north side of I-595/Fort Lauderdale-Hollywood International Airport and east of S.W. 15th Avenue, in the City of Fort Lauderdale.

The applicant is requesting a change in land use designation from Community Facility on the City and County Land Use Plans to Industrial on the City Land Use Plan and to Commerce (Broward Next) on the County Land Use Plan. The amendment area contains a School Board of Broward County facility.

The subject site was previously utilized as Edgewood Elementary which closed in 1996. The site currently contains now vacant school buildings and portable classrooms generally in disrepair. The applicant proposes to develop the site with a logistics warehouse of not more than 280,000 square feet. The site is appropriately situated for the proposed use due to its proximity to the Fort Lauderdale-Hollywood International Airport, I-595 and I-95. The site is adjacent to existing warehouse uses which have successfully isolated truck traffic from the nearby community. The proposed use will continue to be isolated from the community by utilizing traffic patterns which do not travel through the neighborhood but which only travel to/from the existing warehouse area. In addition, the proposed development includes enhanced landscaping buffers and a buffer/feature to further buffer the site from the community.

Existing Land Use

The current future land use for the site is Community Facility. For the purposes of land use analysis, the existing use of the site was reviewed as a 600-student school.

Proposed Land Use

The proposed use for the site is a Class A Logistics Center/warehouse of approximately 170,000 square feet.

Given the proposed logistics warehouse and industrial land use, it is expected that development on the site would not exceed a Floor Area Ratio (FAR) of 0.5. Therefore, for the purposes of land use analysis, the proposed use of the site is 230,868 square feet of industrial use (43,560 sq. ft./ac x 0.5 FAR = 21,780 sq. ft. x 10.6 gross acres).

B. SANITARY SEWER ANALYSIS

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The City of Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plan will provide sanitary sewer service. The following table identifies current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

SANITARY SEWER DEMAND AND CAPACITY George T. Lohmeyer WWTP	
Plant Capacity	48 MGD (BCDEP) / 56.6 MGD (FDEP)
Current + Committed Plant Demand	38.33 MGD + 1.34 MGD = 39.67 MGD ¹
Planned Plant Capacity	48 MGD (BCDEP) / 56.6 MGD (FDEP)
Source: 1 Broward County Wastewater Treatment Plant Flow Calculations Report through March 2017	

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The below table identifies the net impact on sanitary sewer demands resulting from the proposed amendment.

SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
Current	CF: 230,868 s.f.	15 GPD x 600 students	= 9,000 GPD
Proposed	Industrial: 230,868 s.f.	X 0.1 GPD/s.f.	= 23,086 GPD
		Change	+14,086 GPD

Source:
Broward County Comp. Plan Sanitary Sewer Element Table 10: Wastewater Design Flows

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

The below table identifies the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER George T. Lohmeyer WWTP		
	2020	2025
Projected Plant Capacity	56.6 MGD ¹	56.6 MGD ¹
Projected Plant Demand	50.2 MGD ²	52.4 MGD ²
Planned Plant Expansions	None planned through 2025	
Funding Sources	N/A	
Source: ¹ FDEP Permit # FL041378 ² Fort Lauderdale '08 Comp. Plan Infrastructure Element Table 2.		

Although no plant expansion is currently planned, the City is undertaking a gravity sewer collection rehabilitation program that will reduce inflow and infiltration (I/I). This effort will reduce the base flow and provide additional capacity to the George T. Lohmeyer Regional Wastewater Treatment Plant.

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II and below:

Name:	Paul Berg	
Position	Public Works Director	
Agency:	City of Fort Lauderdale	
Ph:	954-828-5806	Email: Pberg@fortlauderdale.gov
Address:	100 Andrews Avenue, Fort Lauderdale 33301	

C. POTABLE WATER ANALYSIS

The below information reflects raw water demand numbers provided in Table 5 of the City’s Water Supply Plan and the SFWMD CUP for water supply.

	2020	2025
Water Supply (per SFWMD CUP Permit #06-00123-W)	52.55 MGD	52.55 MGD
Water Demand (per 2014 WSP Table 5 Raw Demand)	42.7 MGD	44.8 MGD

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

Based upon the City’s Comprehensive Plan and Water Supply Plan, potable water needs for current and future populations will be met through the long term.

The City of Fort Lauderdale holds a 20 year Consumptive Use Permit (CUP #06-00123-W) from the South Florida Water Management District (SFWMD) that includes 52.55 MGD from the Biscayne Aquifer. The Consumptive Use Permit (CUP) was issued in 2008 and expires in 2028. The updated (Nov 2014) 10 Year Water Supply Facility Work Plan forecasts water demands of 42.7 MGD in 2020 and 44.8 MGD in 2025.

	2020	2025
Water Supply (per SFWMD CUP Permit #06-00123-W)	52.55 MGD	52.55 MGD
Water Demand (per 2014 WSP Table 5 Raw Demand)	42.7 MGD	44.8 MGD

- Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Capacity (Fiveash = 70 MGD, Peele = 12 MGD)	82.00 MGD
Current + Committed Plant Demand	42.52 MGD ¹
SFWMD Permitted Withdrawal	52.55 MGD ²
Expiration Date of SFWMD Permit	2028
Source: ¹ Current (2017) Demand interpolated by Leigh Robinson Kerr & Associates, Inc. based upon values given in the '14 WSP (2015: 42.4 MGD; 2020: 42.7 MGD) ² SFWMD CUP Permit #06-00123-W	

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The Prospect and Dixie wellfields serve the Fiveash and Peele-Dixie Water Treatment Plants.

WELLFIELDS	
Permitted Capacity	52.55 MGD
Current Demand	42.52 ¹
Remaining Capacity	10.03 MGD
Expiration Date of SFWMD Permit	2028
Source: ¹ Current (2017) Demand interpolated by Leigh Robinson Kerr & Associates, Inc. based upon values given in the '14 WSP (2015: 42.4 MGD; 2020: 42.7 MGD)	

- Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

The net impact on potable water demand, based on adopted level of service resulting from the proposed amendment is identified in the table below.

POTABLE WATER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	CF: School	21 GPD/capita/day x 600 students	= 12,600 GPD
Proposed	Industrial: 230,868 s.f.	X 0.1 GPD/s.f.	= 23,086 GPD
			change
			+10,486 GPD

Source: Broward County Land Development Code Table 1: Potable Water Level of Service Standards

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The below table identifies the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan, demand projections and information regarding planned wellfield and planned plant capacity expansions including year, and funding sources.

POTABLE WATER DEMAND AND CAPACITY		
	2020	2025
Projected Plant Design	82 MGD	82 MGD
Projected Plant Demand	42.7 MGD ¹	44.8 MGD ¹
Planned Expansions ²	6 MGD RO Treatment at Peele-Dixie WTP 10 MGD of Floridan Aquifer Wells	
Year and Funding Sources	2012, bonds, state revolving loan funds	
Source:		
¹ 2014 Water Supply Plan Table 5		
² City of Ft. Laud Comp. Plan Infrastructure Element Section 8.3: The City has developed a preliminary plan for implementation of 6 MGD (finished water capacity) of RO facilities at the existing Peele-Dixie WTP. This project includes the construction of 10 MGD of Floridan Aquifer water supply wells at the Dixie Wellfield to supply raw water to the proposed RO facilities.		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II and below:

Name: Paul Berg
Position: Public Works Director
Agency: City of Fort Lauderdale
Ph: 954-828-5806 Email: Pberg@fortlauderdale.gov
Address: 100 Andrews Avenue, Fort Lauderdale 33301

D. DRAINAGE ANALYSIS

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The level of service standards for drainage as adopted by the City of Fort Lauderdale are provided below:

<p>Road Protection: Residential streets with rights-of-way less than fifty feet wide to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Streets in rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."</p>
<p>Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the 100 Year Flood Elevation. Retain the first inch of storm water runoff on-site.</p>
<p>Off Site Discharge: Residential projects less than 1 acre: After retaining the first inch of runoff not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less. Residential projects greater than 1 acre and nonresidential projects: Retain the greater of one inch over the site area or 2.5 inches over the percentage of impervious area.</p>
<p>Storm Sewers: Design frequency minimum to be three-year rainfall intensity if the State Department of Transportation Zone 10 rainfall curves.</p>

<p>Flood Plain: Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year Flood Criteria and the 100 Year Flood Elevation Map.</p>
<p>On Site Storage: Per South Florida Water Management District Permit Review Manual, Volume 4.</p>
<p>Best Management Practices: Prior to discharge to surface or ground water, Best Management Practices will be used to reduce pollutant discharge.</p>
<p>Regulations for roads and parking lots shall be consistent with the criteria established by the South Florida Water Management District for such uses.</p>
<p>Source: City Comp. Plan Policy 4.1.3</p>

2. Identify the drainage district and drainage systems serving the amendment area.

The City of Fort Lauderdale is not located in a drainage or flood control district. The project will have on-site storm drainage. This may include underground piping, exfiltration trenches, and catch basins. The existing local streets have storm drainage maintained by the City.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All improvements required to meet the adopted level of service will be installed by the applicant in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A Surface Water Management Plan has not been approved for the site but will be prepared as part of the project.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design

storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Name: Paul Berg
Position Public Works Director
Agency: City of Fort Lauderdale
Ph: 954-828-5806 Email: Pberg@fortlauderdale.gov
Address: 100 N. Andrews Avenue, Fort Lauderdale 33301



June 9, 2017

Kelly Ray-Sosnowski
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301

Re: Bridge FLL Logistics Land Use Plan Amendment - Drainage Analysis

Dear Ms. Ray-Sosnowski:

Based on the information provided, the proposed development is generally located on the north side of I-595/Fort Lauderdale-Hollywood International Airport and east of S.W. 15th Avenue, in the City of Fort Lauderdale. We do not anticipate any stormwater capacity issues for the proposed development program as long as the applicable design criteria and laws of the City, County and State permitting agencies are adhered to during the design and construction of the proposed systems.

In addition to the drainage analysis, the City's position for the drainage confirmation at site plan submittal for the project may be contingent upon obtaining necessary Broward County Surface Water Releases and Permits. Please note that in general, the governing criteria require that developments retain their surface water runoff on-site.

Our office has no objection to this Land Use Planned Amendment. Do not hesitate to call should you need additional information.

Sincerely,

Jill Prizlee, P.E.
Interim City Engineer

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

June 8, 2017

Via E-mail: JPrizlee@fortlauderdale.gov

Jill Prizlee, P.E., Interim City Engineer
Urban Design & Planning - Engineering
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale FL 33311

Re: "Bridge FLL Logistics" Land Use Plan Amendment – Drainage Analysis

Ms. Prizlee:

My office is preparing an application for a land use plan amendment to the City of Fort Lauderdale Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

A. PROJECT INFORMATION

The proposed amendment site contains approximately 10.18 net acres and 10.6 gross acres. The amendment site is generally located on the north side of I-595/Fort Lauderdale-Hollywood International Airport and east of S.W. 15th Avenue, in the City of Fort Lauderdale.

The applicant is requesting a change in land use designation from Community Facility on the City and County Land Use Plans to Industrial on the City Land Use Plan and to Commerce (Broward Next) on the County Land Use Plan. The amendment area contains a School Board of Broward County facility.

The subject site was previously utilized as Edgewood Elementary which closed in 1996. The site currently contains now vacant school buildings and portable classrooms generally in disrepair. The applicant proposes to develop the site with a logistics warehouse of not more than 280,000 square feet. The site is appropriately situated for the proposed use due to its proximity to the Fort Lauderdale-Hollywood International Airport, I-595 and I-95. The site is adjacent to existing warehouse uses which have successfully isolated truck traffic from the nearby community. The proposed use will continue to be isolated from the community by utilizing traffic patterns which do not travel through the neighborhood but which only travel to/from the existing warehouse area. In addition, the proposed development includes enhanced landscaping buffers and a buffer/feature to further buffer the site from the community.

Existing Land Use

The current future land use for the site is Community Facility. For the purposes of land use analysis, the existing use of the site was reviewed as a 600-student school.

Proposed Land Use

The proposed use for the site is a Class A Logistics Center/warehouse of approximately 170,000 square feet.

Given the proposed logistics warehouse and industrial land use, it is expected that development on the site would not exceed a Floor Area Ratio (FAR) of 0.5. Therefore, for the purposes of land use analysis, the proposed use of the site is 230,868 square feet of industrial use (43,560 sq. ft./ac x 0.5 FAR = 21,780 sq. ft. x 10.6 gross acres).

B. DRAINAGE ANALYSIS

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The level of service standards for drainage as adopted by the City of Fort Lauderdale are provided below:

<p>Road Protection: Residential streets with rights-of-way less than fifty feet wide to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Streets in rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."</p>
<p>Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the 100 Year Flood Elevation. Retain the first inch of storm water runoff on-site.</p>
<p>Off Site Discharge: Residential projects less than 1 acre: After retaining the first inch of runoff not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less. Residential projects greater than 1 acre and nonresidential projects: Retain the greater of one inch over the site area or 2.5 inches over the percentage of impervious area.</p>
<p>Storm Sewers: Design frequency minimum to be three-year rainfall intensity if the State Department of Transportation Zone 10 rainfall curves.</p>
<p>Flood Plain: Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year Flood Criteria and the 100 Year Flood Elevation Map.</p>
<p>On Site Storage: Per South Florida Water Management District Permit Review Manual, Volume 4.</p>
<p>Best Management Practices: Prior to discharge to surface or ground water, Best Management Practices will be used to reduce pollutant discharge. Regulations for roads and parking lots shall be consistent with the criteria established by the South Florida Water Management District for such uses.</p>
<p>Source: City Comp. Plan Policy 4.1.3</p>

2. Identify the drainage district and drainage systems serving the amendment area.

The City of Fort Lauderdale is not located in a drainage or flood control district. The project will have on-site storm drainage. This may include underground piping, exfiltration trenches, and catch basins. The existing local streets have storm drainage maintained by the City.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All improvements required to meet the adopted level of service will be installed by the applicant in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A Surface Water Management Plan has not been approved for the site but will be prepared as part of the project.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Name: Jill Prizlee
Position Interim City Engineer
Agency: City of Fort Lauderdale
Ph: 954-828-5123 Email: JPrizlee@fortlauderdale.gov
Address: 700 NW 19th Avenue, Fort Lauderdale FL 33311



Fort Lauderdale-Hollywood International Airport

FLL LOGISTICS EXHIBIT A - LOCATION

- Parcels
- Subject Site

1 inch = 300 feet



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: lkerr808@bellsouth.net

APPENDIX III
Solid Waste Letter

Kelly Ray-Sosnowski

From: Jim Epsilantis <jepsilantis@wtienergy.com>
Sent: Wednesday, March 22, 2017 4:13 PM
To: 'Kelly Ray-Sosnowski'
Cc: Robert Hely
Subject: RE: FLL Logistics - Land Use Plan Amendment
Attachments: L-Solid Waste.doc

Kelly Ray,

Wheelabrator South Broward has the capacity to handle the additional waste. Please note that Wheelabrator is no longer owned by Waste Management. Please see my note and highlighted area in the document that you sent me.

Thank you,
Jim



Jim Epsilantis
Plant Manager
Wheelabrator South Broward

Wheelabrator Technologies
4400 South State Road 7
Ft. Lauderdale, Florida, 33314
Tel (954) 581-6606 ext 212
Fax (954) 581-6705
Cell (954) 214-6028
jepsilantis@wtienergy.com

www.wtienergy.com

From: Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]
Sent: Wednesday, March 22, 2017 2:34 PM
To: Jim Epsilantis <jepsilantis@wtienergy.com>
Subject: FLL Logistics - Land Use Plan Amendment

Good Afternoon Mr. Epsilantis,

Attached please find our request for your review of our solid waste analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have

Thank you for your help.

Kelly Ray-Sosnowski, **LEED AP+BDC**
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

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APPENDIX IV
Mass Transit Letter

VIA EMAIL

March 22, 2017

Kelly Ray, LEED AP+BDC
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Blvd., Suite 104
Fort Lauderdale, FL 33301

RE: Transit Verification Letter – “Bridge FLL Logistics” LUPA

Dear Ms. Ray:

Broward County Transit (BCT) has reviewed your correspondence received on March 20th, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for the subject site previously utilized as Edgewood Elementary located in the City of Fort Lauderdale for current and planned transit service.

There are no fixed-route transit routes located within ¼ mile of the amendment site. Additionally, there are no fixed-route transit routes planned in the Broward County Transit Development Plan (TDP) or the Broward MPO 2040 Long Range Transportation Plan (LRTP) that provide service to the amendment site.

BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing or planned sidewalk and bicycle networks.

Please feel free to call (954) 357-8554 or email me murbina@broward.org if you require any additional information or clarification on this matter.

Sincerely,



Mabelle Urbina
Planner
Service and Capital Planning

APPENDIX V
ULDR Narrative

May 1, 2017

47-25.3 Neighborhood Compatibility Narrative
Bridge FLL Logistics

1. Adequacy requirements. See Sec. 47-25.2.

Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

2. Smoke, odor, emissions of particulate matter and noise.
 - a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
 - b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
 - c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: Acknowledged. To the extent any DNRP permits are needed, applicant will apply and obtain such permits.

3. Design and performance standards.

- a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

Response: To be reviewed at the time of site plan. Lighting on the site will comply with the above.

- i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.
- ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
- iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: Acknowledged. The lighting will be designed in a manner to mitigate glare. Any glare produced by the Project will be conducted so that direct or indirect illumination of light will not cause illumination in excess of (1) footcandle on any adjacent residential properties.

- b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.
- i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to complement a residential structure and shall include the following:

- a) Fenestration such as windows, doors and openings in the building wall; and
- b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
 - 1. Detail and embellishments:
 - a. Balconies,
 - b. Color and material banding,
 - c. Decorative metal grates over windows,
 - d. Uniform cornice heights,
 - e. Awnings.
 - 2. Form and mass:
 - a. Building mass changes including projection and recession,
 - b. Multiple types and angles of roofline, or any combination thereof.

Response: Acknowledged. Appearance and architectural features will be reviewed at the time of site plan.

- ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Loading and service facilities will not be visible from abutting residential uses/zones.

Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: Any rooftop mechanical equipment, stair and elevator towers will be adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

- c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

- i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall

be setback one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: Acknowledged. Setbacks will be reviewed at the time of site plan.

- d. Bufferyard requirements. When a use which subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:
- i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
 - ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.
 - iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be setback a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Building and Structures.
 - iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47- 19.5 and subject to the following:
 - a. Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5.
 - b. Shall be located within, and along the length of the property line which abuts the residential property,
 - c. When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
 - d. When a utility, or other public purpose easement, on the

nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47- 19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

- v. Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur...(remainder of this subsection v. is intentionally omitted).

Response: Acknowledged. Bufferyard requirements will be reviewed at the time of site plan.

- e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3a, b, c and d, the following review criteria shall also apply as provided below:

- i. All developments subject to this Sec. 47-25.3 shall comply with the following:
 - a. Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The project will be developed consistent with the City's Land Development Code to ensure compatibility and appropriate buffering and to aid in mitigating adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. Warehouse access will be from S.W. 12th Avenue only and not through the residential

area. The applicant is coordinating with city staff and ULDR requirements for a wall and landscaping.

- b. Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rightsof-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: There is no adopted master plan for this site. The project will be developed sensitive to the surrounding neighborhood.

- ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC- WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

Response: Not applicable.

- iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:

Response: Not applicable.

- iv. All development that is located in land within the CBA zoning districts:
AND All development that is zoned RMM-25, RMH-25 and RMH-60
east of the Intracoastal Waterway; AND All nonresidential
development lying east of the Intracoastal Waterway.

Response: Not applicable.