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Deerfield Beach, Florida 33442
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PROJECT REQUEST NARRATIVE

PROJECT NAME: Rezoning of Lots 15, 16 and 17, Block 328 Progresso
CASE: #__
LOCATION: West Side NW 8th Ave North of NW 6th Street
AUTHOR: Linda C. Strutt, AICP
DATE PREPARED: September 30

The applicant is seeking approval of a change in zoning for the subject 3 lots (0.23 acre-property) from General Industrial (I) to Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw).

The subject lots are part of an approximately 1-acre parcel under the same ownership (SJC Sistrunk, LLC). The entire site is located within the Northwest Regional Activity Center. In early 2015 the City amended the ULDR to create new zoning districts to implement the NWRAC and amended the zoning map to rezone properties fronting on Sistrunk Blvd. and vicinity to the associated NWRAC zoning district. The majority of the 1-acre parcel owned by the applicant was rezoned from Community Business to NWRAC-MUw. The subject 3 lots, the northernmost portion of the future development parcel, zoned General Industrial, were not included in this rezoning effort.

The proposed project will include residential and commercial uses consistent with the intent and permitted uses of the NWRAC land use designation and the NWRAC-MUw zoning district. The proposed rezoning will allow for development of the site with uniform standards and permitted uses consistent with the land use designation.

Subsequent to the requested rezoning, an application for site plan approval for the entire site will be submitted to the City.



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ULDR NARRATIVES

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Sec. 47-24.4. Rezoning.

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

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

The site proposed for rezoning is located within the Northwest Regional Activity Center (NWRAC). The subject lots are currently zoned General Industrial (I). These lots are part of a larger parcel which extends south to Sistrunk Blvd. In 2015 the City adopted implementing zoning districts, including NWRAC-MUw. All of the lots comprising the larger parcel with the exception of the three subject lots were included in the City-initiated rezoning to NWRAC-MUw in 2015. The requested zoning district was created specifically for this land use designation and is consistent with the relevant provisions of the city's comprehensive plan.

- 2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.**

All of the vicinity property is within the NWRAC land use designation. The property immediately adjacent the subject lots on the west is currently zoned CB. All of the property to the south, including the parking lot of the project to the west, is zoned NWRAC-MUw. The existing General Industrial zoning could permit development less compatible with the adjacent non-industrial properties. The proposed zoning change will ensure that the site will be developed in a manner compatible with the adjacent properties and the character of development envisioned for the NWRAC.

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

All of the property within the broader area is designated NWRAC. There are two abutting properties which were developed under standard zoning districts prior to creation of the NWRAC and the implementing zoning districts. The property on the west and the properties to the south all along Sistrunk Boulevard have already been zoned NWRAC-MUw. Future redevelopment will be subject to the character and intent of the NWRAC. As noted, the subject lots are part of a parcel under single ownership which is already zoned NWRAC-MUw and the intent is to develop the entire 1-acre parcel in a mixed use residential-commercial project.

Sec. 47-25.2. Adequacy requirements.

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

The three lots proposed for rezoning (.23 acres) represent a small part of a 16-lot (.99 acres) parcel intended to be developed in a mixed-use project. Once a site plan has been prepared for the site, an application for site plan approval will be submitted and an adequacy analysis of the potential impacts to public facilities and services based on the specific density and intensity of the proposed project will be submitted with that application. Since most of the development parcel is already zoned NWRAC-MUw the potential impact of development consistent with that zoning has already been considered, the additional impact of the proposed rezoning on the remaining 25% of the site should be marginal.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

As this is a rezoning request, no specific structure design is available. It is the applicant's intent to design the project such that the structures accommodate the needs of the city's communication network.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

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

D. *Environmentally sensitive lands.*

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

A review of the City of Fort Lauderdale Comprehensive Plan indicates that no natural or historical resources or archeological sites are located on or adjacent to the site.

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

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

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

The project proposed for the site that includes the subject lots will comply with water supply, fire hydrants and facility requirements in accordance with all applicable standards and regulations.

F. *Parks and open space.*

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

Relevant park impact fee requirements will be addressed prior to building permit issuance for development within the full development parcel.

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

Understood. The development that includes the subject lots will be consistent with CPTED guidelines.

H. Potable water:

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

2. Potable water facilities.

a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Understood. The anticipated service provider is the City. An analysis of the potable water demand will be provided in association with the site plan for the entire development parcel that includes the subject lots. The City's Comprehensive Plan and 10-Year Water Supply Facilities Work Plan indicate that adequate water supply will be available to serve the project.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

2. **If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.**
3. **Where the county is the projected service provider, a written assurance will be required.**
4. **Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.**

Understood. The City is the projected service provider. Septic tanks will not be utilized. An analysis of the sanitary sewer demand for the project will be provided in association with the site plan for the entire development parcel that includes the subject lots. The development that could be accommodated by the subject lots would represent a minimal impact.

J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

Understood. A Public School Impact Application (PSIA) will be submitted to the Broward County School Board in association with the site plan application as required.

K. *Solid waste.*

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

Acknowledged. The potential uses associated with the current General Industrial zoning would likely generate a different type of solid waste from the residential-commercial mixed use associated with the proposed zoning. The potential solid waste demand associated with the proposed rezoning should represent a minimal increase over that associated with the overall project site area already rezoned by the City.

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

Understood. The project proposed for the full development parcel will be designed to comply with all applicable engineering standards.

M. Transportation facilities.

- 1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.**
- 2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.**
- 3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.**

The project proposed for the total site will rely on NW 6th Street for primary access. The subject lots abut NW 8th Avenue. The City's

Comprehensive Plan indicates that the level of service on these and vicinity roadways serving the site are at LOS C or D. The adequacy of the transportation network will be addressed in terms of the specific project proposed during site plan review.

4. Traffic impact studies.

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

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

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

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

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

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

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

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

Development that could be accommodated on the subject lots alone would not exceed 1000 trips per day. The need for a traffic analysis will be addressed during site plan review for the project proposed for the entire 1-acre site.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward

County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

NW 8th Avenue is not a Broward County Trafficway. The subject lots directly abut NW 8th Avenue. A 20-foot half right-of-way for this City street has already been dedicated. The need for additional right-of-way adjacent to the entire development site will be assessed during site plan review.

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

Sidewalks are anticipated as part of the mixed-use development project proposed for the entire site. The appropriate width and location will be determined during site plan review.

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

The subject lots do not abut an arterial.

N. Wastewater

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

It is anticipated that adequate wastewater treatment capacity will be available to serve the project proposed for the entire site which includes

the subject lots. Facilities will be designed to comply with City standards and all applicable fees will be paid in conjunction with development of the site.

P. *Historic and archaeological resources.*

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

The site has not been identified as having archaeological or historical significance.

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

The site is not located east of the Intracoastal Waterway.