



CASE INFORMATION

CASE	UDP-L24005
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building Land Use Plan Amendment
APPLICATION TYPE	Land Use Plan Amendment
APPROVAL LEVEL	City Commission Approval
REQUEST	Amend City of Fort Lauderdale Comprehensive Plan, Future Land Use Map from Community Facility to South Regional Activity Center for Broward Health Medical Center, and Amend Future Land Use Element South Regional Activity Center Future Land Use Designation to Increase Maximum Allowable Community Facilities
APPLICANT	North Broward Hospital District
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1512 and 1600 S. Andrews Avenue, 20 and 210 SE 14 th Street, 1413 and 1417 SE 1 st Street, and 15 SE 15 th Street, 150 SE 17 th Street
ABBREVIATED LEGAL DESCRIPTION	Broward General Hospital 60-33 B, Tract A, Croissant Park 4-28 B, Lots 13-17, 19, Block 26, Lots 1 To 13, Block 34, Lots 1-18, Block 44, Parkway Highlands Reamended 18-3 Lots 1-15
ZONING DISTRICT	Community Facility (CF), Boulevard Business, (B-1), Residential Multifamily Mid Rise/Medium Density (RMM-25), Planned Residential Office District (ROC), South Regional Activity Center-South Andrews east (RAC-SAe)
LAND USE	Community Facility
PROPOSED LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 23, 2024
EXPIRATION	June 21, 2025
WAIVER	Not Requested
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-L24005

CASE COMMENTS:

Prior to engineering sign-off, provided written response to the following review comments:

1. Section 5.D of the BHMC Land Use Plan Amendment shall be revised to include the full criteria for the water quality treatment or a reference to it. In addition, the section shall also cover water quality as required by the Clean Water Act (CWA) and set forth in Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. The section shall also include language to include Best Management Practices (BMP's) as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.



COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. The date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. The proposed Future Land Use Map and Future Land Use Element text amendments require review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
3. The proposed project requires review by the Broward County Planning Council and approval by the Broward County Commission prior to City Commission second reading and final approval.
4. The Future Land Use Map and Future Land Use Element text amendment will not be effective until Broward County Planning Council recertification of both the Future Land Use Map and the Future Land Use Element.
5. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed and adopted Future Land Use text amendment will require submittal for expedited state review by FloridaCommerce and the agencies that review comprehensive plan amendments.
6. Provide conceptual plan and clarify how the amendment supports a medical zoning district versus the current future land use designation in response to 4E.
7. Clarify the following in the land use amendment report:
 - a. Add the current floor area of existing buildings in the future land use map amendment area to the response for 4C.
 - b. Explain or revise "clarify the permitted Community Facilities uses" in the first paragraph of the response to 4D.
 - c. In Table 5 under (2), replace "applicant can request exceptions" with language from ULDR Sec 47-8.30, that an increase in the maximum dimensional requirements may be requested through a Site Plan Level III permit and Planning and Zoning Board approval.

- d. Add "proposed" to "[t]he total new maximum allow development for Community Facilities under in Table 5 under (3).
- e. Replace text under 4E with "See response for 4E." since information is repeated.
- f. Update the Sanitary Sewer level of service with the following:

The level of service in the Comprehensive Plan per the Sanitary Sewer, Water, and Stormwater Element Policy SWS 2.1.2 is 1) FDEP Permitted Capacity of the facility and 2) LOS measured by average daily flow.

- g. Update the response for E.3 for Community Park Needs using the County's 2024 population data.

Community Park Needs

	2020	2025	2030	2035	2040	2045	2050
Population	181,838	190,119	200,926	211,625	222,450	229,618	236,446
Park Acreage Needed to Provide 3 Acres Per Person	545.51	570.36	602.78	634.88	667.35	688.85	709.34
Total Park Acreage	813.08	813.08	813.08	813.08	813.08	813.08	813.08
Surplus Park Acreage	267.57	242.72	210.30	178.21	145.73	124.23	103.74

Source: Broward County Population Forecast and Allocation Model, 2024

- h. Show outline of land use plan amendment area and South Regional Activity Center of the County's Priority Planning Area for Sea Level Rise for 6E.
 - i. Provide analysis of surrounding existing uses and future land use of the land use plan amendment area in response to 8.
 - j. Update 12 with specific information on public outreach including public presentation meeting.
8. Provide correspondence from Public Works, Solid Waste provider, City Engineer and Broward County Transit showing agreement with the related analyses in the land use plan amendment report.
 9. Consider changing "cluster" to "district" in the proposed Future Land Use text amendment.
 10. Update sketch and legal description according to property removed from original application.

CASE INFORMATION

CASE	UDP-L24005
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building Land Use Plan Amendment
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ZONING DISTRICT	Community Facility (CF), Boulevard Business, (B-1), Residential Multifamily Mid Rise/Medium Density (RMM- 25), Planned Residential Office District (ROC), South Regional Activity Center-South Andrews east (RAC-SAe)
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WAIVER	Not Requested
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.

Applicant REV 1 responses are bolded and dated April 10, 2025

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

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401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Case Number: UDP-L24005

ENGINEERING CASE COMMENTS:

Prior to engineering sign-off, provided written response to the following review comments:

1. Section 5.D of the BHMC Land Use Plan Amendment shall be revised to include the full criteria for the water quality treatment or a reference to it. In addition, the section shall also cover water quality as required by the Clean Water Act (CWA) and set forth in Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. The section shall also include language to include Best Management Practices (BMP's) as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.

REV 1 Response: As requested, code language has been added to Section 5.D by reference of section.

Case Number: UDP-L24005

PUBLIC WORKS CASE COMMENTS:

1. Update the Potable Water Analysis:

BHMC LAND USE PLAN AMENDMENT

use has been assumed as "Office" where water demand is calculated based on square footage. Therefore, no net increase of water demand is anticipated as a result of the land use amendment.

TABLE 7 POTABLE WATER ANALYSIS		
Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	(1,000,000 SF x 0.636 ERCs)/1000 SF = 636 ERCs	636*170 GPD = 108,120 GPD (0.108 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	(2,221,560 SF x 0.636 ERCs)/1000 SF = 1,412.9 ERCs	1,412.9*170 GPD = 240,193 GPD (0.240 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	(3,221,560 SF x 0.636 ERCs)/1000 SF = 2,048.9 ERCs	2,048.9*170 GPD = 348,313 GPD (0.348 MGD)
*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.		

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

4. Correspondence from potable water provider verifying 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 **Exhibit K: Potable Water Correspondence** (to be provided once received).

The City uses 300 GPD per ERC for Water. Typ.

REV 1 Response: Potable water analysis calculations have been updated per comment provided. Refer to revised table.

2. Update the Sanitary Sewer Analysis:

BHMC LAND USE PLAN AMENDMENT

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Per the 2020 Comprehensive Plan, Volume II, the City's adopted Level of Service standards for sanitary sewer, based on the Office Uses Development Type is 191 gallons per square feet of building area.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The George T. Lohmeyer Wastewater Treatment Plant (WWTP) located at 1765 SE 18th Street, Fort Lauderdale, FL 33316. The current plant capacity is 56.6 MGD.

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

Below are the calculations for Equivalent Residential Connections "ERCs" per the City of Fort Lauderdale Development Services Department - Engineering, Guidelines for the Calculation of Sanitary Sewer Connection Fees.

The following is a comparison breakdown between existing, reallocated, and proposed use. As there is no "Hospital" or "Medical" type of use per City of Fort Lauderdale, the overall type of use has been assumed as "Office" where wastewater demand is calculated based on square footage. Therefore, no net increase of wastewater demand is anticipated as a result of the land use amendment.

TABLE 8 SANITARY SEWER ANALYSIS		
Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	(1,000,000 SF x 0.636 ERCs)/1000 SF = 636 ERCs	636*191 GPD = 121,476 GPD (0.121 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	(2,221,560 SF x 0.636 ERCs)/1000 SF = 1,412.9 ERCs	1,412.9*191 GPD = 269,864 GPD (0.270 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	(3,221,560 SF x 0.636 ERCs)/1000 SF = 2,048.9 ERCs	2,048.9*191 GPD = 391,340 GPD (0.391 MGD)
*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.		

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

4. Correspondence from sanitary sewer provider verifying 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 **Exhibit L: Sanitary Sewer Correspondence** (to be provided once received).

The City uses 175 GPD per ERC for Sanitary Sewer. Typ.

REV 1 Response: Sanitary sewer analysis calculations have been updated accordingly. Refer to revised table provided with this submittal.

Case Number: UDP-L24005

URBAN DESIGN & PLANNING COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. The date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

REV 1 Response: Acknowledged and will be completed prior to Pre-PZB signoff.

2. The proposed Future Land Use Map and Future Land Use Element text amendments require review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).

REV 1 Response: Acknowledged and will comply.

3. The proposed project requires review by the Broward County Planning Council and approval by the Broward County Commission prior to City Commission second reading and final approval.

REV 1 Response: Acknowledged.

4. The Future Land Use Map and Future Land Use Element text amendment will not be effective until Broward County Planning Council recertification of both the Future Land Use Map and the Future Land Use Element.

REV 1 Response: Acknowledged.

5. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed and adopted Future Land Use text amendment will require submittal for expedited state review by Florida Commerce and the agencies that review comprehensive plan amendments.

REV 1 Response: Acknowledged.

6. Provide conceptual plan and clarify how the how the amendment supports a medical zoning district versus the current future land use designation in response to 4E.

REV 1 Response: At this time there is no conceptual site plan for the Amendment Site. The proposed amendment will unify the various existing County/City land uses into the RAC (County) / South RAC Center (City) land use designation, enabling the creation of a new medical campus zoning district that establishes development, use, and review standards specifically for a medical campus. By contrast, the current land use designations limit the Amendment Site to various corresponding zoning designations, including Community Facilities (CF), Boulevard Business (B-1), Residential Multifamily Mid Rise/Medium High Density District (RMM-25), Planned Residential Office (ROC), and Limited Residential Office (ROA), which creates inconsistent development patterns and does not support Broward Health's continued growth and surrounding transit-oriented development opportunities. Ultimately, the amendment will support the integration of healthcare services and supporting uses in a single, cohesive zoning framework, which the current future land use designations and corresponding zoning designations do not support.

7. Clarify the following in the land use amendment report:

- a. Add the current floor area of existing buildings in the future land use map amendment area to the response for 4C.

REV 1 Response: Refer to updated Table 3 in response to 4C.

- b. Explain or revise "clarify the permitted Community Facilities uses" in the first paragraph of the response to 4D.

REV 1 Response: Applicant is removing the reference to "including schools" in order to broaden the definition of "Community Facilities", while maintaining the exclusion of electrical generating plants. Response 4D has been clarified as follows:

The application seeks to amend the existing underlying land uses from Commerce, Community and Low (5) Residential (County Land Use Plan) and Community Facilities (City Land Use Plan) to Regional Activity Center (County) / South Regional Activity Center (City). A companion Text Amendment is also proposed to amend the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the removal of the reference to "including schools" in order to broaden the definition of "Community Facilities" while maintaining the exclusion of "electrical generating plants" in the list of permitted Community Facilities uses (City Land Use Plan), and facilitate the development of a new medical campus zoning district (City Land Use Plan).

- c. In Table 5 under (2), replace "applicant can request exceptions" with language from ULDR Sec 47-8.30, that an increase in the maximum dimensional requirements may be requested through a Site Plan Level III permit and Planning and Zoning Board approval.

REV 1 Response: Refer to updated language in Table 5 (2).

- d. Add "proposed" to "[t]he total new maximum allow development for Community Facilities under in Table 5 under (3).

REV 1 Response: Refer to updated language.

- e. Replace text under 4E with "See response for 4E." since information is repeated.

REV 1 Response: Responses updated with "See response for 4D above."

- f. Update the Sanitary Sewer level of service with the following:

The level of service in the Comprehensive Plan per the Sanitary Sewer, Water, and Stormwater Element Policy SWS 2.1.2 is 1) FDEP Permitted Capacity of the facility and 2) LOS measured by average daily flow.

REV 1 Response: Note has been updated as requested. Refer to section B.1 for updated response.

- g. Update the response for E.3 for Community Park Needs using the County's 2024 population data.

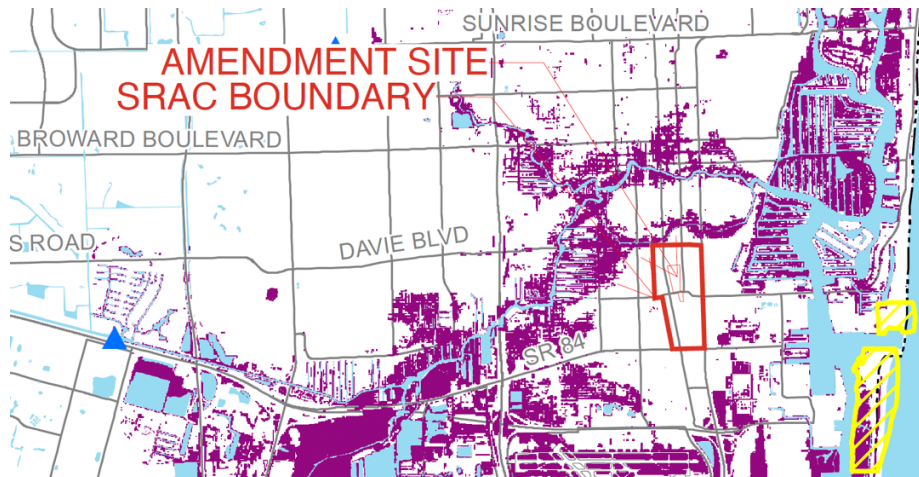
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Surplus Park Acreage	267.57	242.72	210.30	178.21	145.73	124.23	103.74

REV 1 Response: Table inserted into response for E.3.

- h. Show outline of land use plan amendment area and South Regional Activity Center of the County's Priority Planning Area for Sea Level Rise for 6E.

REV 1 Response: Refer to approximate outlines of land use plan amendment area and SRAC area and the County's Priority Planning Area for Sea Level Rise below and provided in response to 6E.



- i. Provide analysis of surrounding existing uses and future land use of the land use plan amendment area in response to 8.

REV 1 Response: Refer to updated analysis in Section 8.

- j. Update 12 with specific information on public outreach including public presentation meeting.

REV 1 Response: Section 12 will be updated with specific information on public outreach as application progresses through DRC review.

8. Provide correspondence from Public Works, Solid Waste provider, City Engineer and Broward County Transit showing agreement with the related analyses in the land use plan amendment report.

REV 1 Response: Correspondence showing agreement with the related analyses will be provided once received prior to sign-off.

9. Consider changing "cluster" to "district" in the proposed Future Land Use text amendment.

REV 1 Response: Language updated to "district".

10. Update sketch and legal description according to property removed from original application.

REV 1 Response: Broward Health now owns the 1409 SE 1st Avenue property. Refer to Amendment Site's Sketch and Legal Description in Exhibit G for City Surveyor review/approval.

CASE INFORMATION

CASE	UDP-L24005
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building Land Use Plan Amendment
APPLICATION TYPE	Land Use Plan Amendment
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PROPOSED LAND USE	South Regional Activity Center
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Applicant REV 1 responses are bolded and dated April 10, 2025

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](#) [@toothakerdevelopment](#)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Case Number: UDP-L24005

ENGINEERING CASE COMMENTS:

Prior to engineering sign-off, provided written response to the following review comments:

1. Section 5.D of the BHMC Land Use Plan Amendment shall be revised to include the full criteria for the water quality treatment or a reference to it. In addition, the section shall also cover water quality as required by the Clean Water Act (CWA) and set forth in Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. The section shall also include language to include Best Management Practices (BMP's) as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.

REV 1 Response: As requested, code language has been added to Section 5.D by reference of section.

Case Number: UDP-L24005

PUBLIC WORKS CASE COMMENTS:

1. Update the Potable Water Analysis:

BHMC LAND USE PLAN AMENDMENT

use has been assumed as "Office" where water demand is calculated based on square footage. Therefore, no net increase of water demand is anticipated as a result of the land use amendment.

Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	$(1,000,000 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 636 \text{ ERCs}$	$636 \times 170 \text{ GPD} = 108,120 \text{ GPD}$ (0.108 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	$(2,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 1,412.9 \text{ ERCs}$	$1,412.9 \times 170 \text{ GPD} = 240,193 \text{ GPD}$ (0.240 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	$(3,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 2,048.9 \text{ ERCs}$	$2,048.9 \times 170 \text{ GPD} = 348,313 \text{ GPD}$ (0.348 MGD)

*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

4. Correspondence from potable water provider verifying 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 Exhibit K: Potable Water Correspondence (to be provided once received).

The City uses 300 GPD per ERC for Water. Typ.

REV 1 Response: Potable water analysis calculations have been updated per comment provided. Refer to revised table.

2. Update the Sanitary Sewer Analysis:

BHMC LAND USE PLAN AMENDMENT

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Per the 2020 Comprehensive Plan, Volume II, the City's adopted Level of Service standards for sanitary sewer, based on the Office Uses Development Type is 191 gallons per square feet of building area.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The George T. Lohmeyer Wastewater Treatment Plant (WWTP) located at 1765 SE 18th Street, Fort Lauderdale, FL 33316. The current plant capacity is 56.6 MGD.

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

Below are the calculations for Equivalent Residential Connections "ERCs" per the City of Fort Lauderdale Development Services Department - Engineering, Guidelines for the Calculation of Sanitary Sewer Connection Fees.

The following is a comparison breakdown between existing, reallocated, and proposed use. As there is no "Hospital" or "Medical" type of use per City of Fort Lauderdale, the overall type of use has been assumed as "Office" where wastewater demand is calculated based on square footage. Therefore, no net increase of wastewater demand is anticipated as a result of the land use amendment.

Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	$(1,000,000 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 636 \text{ ERCs}$	$636 \times 191 \text{ GPD} = 121,476 \text{ GPD}$ (0.121 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	$(2,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 1,412.9 \text{ ERCs}$	$1,412.9 \times 191 \text{ GPD} = 269,864 \text{ GPD}$ (0.270 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	$(3,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 2,048.9 \text{ ERCs}$	$2,048.9 \times 191 \text{ GPD} = 391,340 \text{ GPD}$ (0.391 MGD)

*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

4. Correspondence from sanitary sewer provider verifying 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 Exhibit L: Sanitary Sewer Correspondence (to be provided once received).

REV 1 Response: Sanitary sewer analysis calculations have been updated accordingly. Refer to revised table provided with this submittal.

Case Number: UDP-L24005

URBAN DESIGN & PLANNING COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. The date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

REV 1 Response: Acknowledged and will be completed prior to Pre-PZB signoff.

2. The proposed Future Land Use Map and Future Land Use Element text amendments require review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).

REV 1 Response: Acknowledged and will comply.

3. The proposed project requires review by the Broward County Planning Council and approval by the Broward County Commission prior to City Commission second reading and final approval.

REV 1 Response: Acknowledged.

4. The Future Land Use Map and Future Land Use Element text amendment will not be effective until Broward County Planning Council recertification of both the Future Land Use Map and the Future Land Use Element.

REV 1 Response: Acknowledged.

5. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed and adopted Future Land Use text amendment will require submittal for expedited state review by Florida Commerce and the agencies that review comprehensive plan amendments.

REV 1 Response: Acknowledged.

6. Provide conceptual plan and clarify how the how the amendment supports a medical zoning district versus the current future land use designation in response to 4E.

REV 1 Response: At this time there is no conceptual site plan for the Amendment Site. The proposed amendment will unify the various existing County/City land uses into the RAC (County) / South RAC Center (City) land use designation, enabling the creation of a new medical campus zoning district that establishes development, use, and review standards specifically for a medical campus. By contrast, the current land use designations limit the Amendment Site to various corresponding zoning designations, including Community Facilities (CF), Boulevard Business (B-1), Residential Multifamily Mid Rise/Medium High Density District (RMM-25), Planned Residential Office (ROC), and Limited Residential Office (ROA), which creates inconsistent development patterns and does not support Broward Health's continued growth and surrounding transit-oriented development opportunities. Ultimately, the amendment will support the integration of healthcare services and supporting uses in a single, cohesive zoning framework, which the current future land use designations and corresponding zoning designations do not support.

7. Clarify the following in the land use amendment report:

- a. Add the current floor area of existing buildings in the future land use map amendment area to the response for 4C.

REV 1 Response: Refer to updated Table 3 in response to 4C.

- b. Explain or revise "clarify the permitted Community Facilities uses" in the first paragraph of the response to 4D.

REV 1 Response: Applicant is removing the reference to "including schools" in order to broaden the definition of "Community Facilities", while maintaining the exclusion of electrical generating plants. Response 4D has been clarified as follows:

The application seeks to amend the existing underlying land uses from Commerce, Community and Low (5) Residential (County Land Use Plan) and Community Facilities (City Land Use Plan) to Regional Activity Center (County) / South Regional Activity Center (City). A companion Text Amendment is also proposed to amend the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the removal of the reference to "including schools" in order to broaden the definition of "Community Facilities" while maintaining the exclusion of "electrical generating plants" in the list of permitted Community Facilities uses (City Land Use Plan), and facilitate the development of a new medical campus zoning district (City Land Use Plan).

- c. In Table 5 under (2), replace "applicant can request exceptions" with language from ULDR Sec 47-8.30, that an increase in the maximum dimensional requirements may be requested through a Site Plan Level III permit and Planning and Zoning Board approval.

REV 1 Response: Refer to updated language in Table 5 (2).

- d. Add "proposed" to "[t]he total new maximum allow development for Community Facilities under in Table 5 under (3).

REV 1 Response: Refer to updated language.

- e. Replace text under 4E with "See response for 4E." since information is repeated.

REV 1 Response: Responses updated with "See response for 4D above."

- f. Update the Sanitary Sewer level of service with the following:

The level of service in the Comprehensive Plan per the Sanitary Sewer, Water, and Stormwater Element Policy SWS 2.1.2 is 1) FDEP Permitted Capacity of the facility and 2) LOS measured by average daily flow.

REV 1 Response: Note has been updated as requested. Refer to section B.1 for updated response.

- g. Update the response for E.3 for Community Park Needs using the County's 2024 population data.

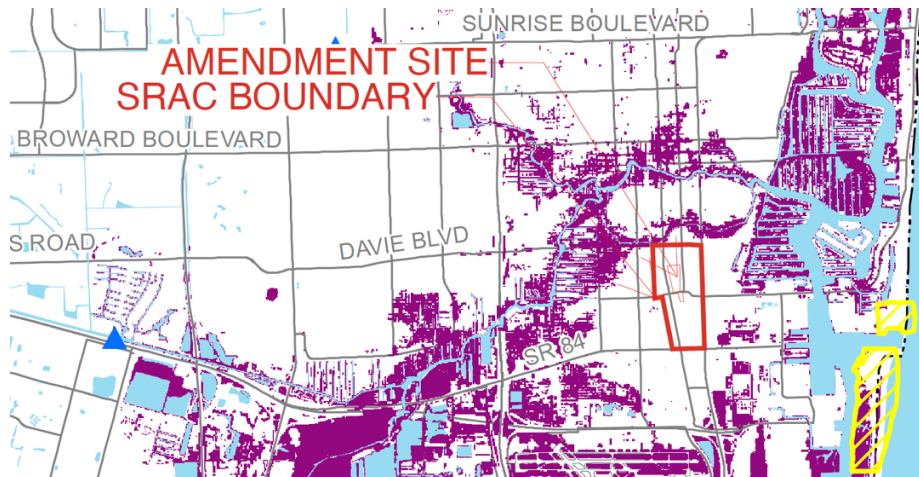
Community Park Needs

	2020	2025	2030	2035	2040	2045	2050
Population	181,838	190,119	200,926	211,625	222,450	229,618	236,446
Park Acreage Needed to Provide 3 Acres Per Person	545.51	570.36	602.78	634.88	667.35	688.85	709.34
Total Park Acreage	813.08	813.08	813.08	813.08	813.08	813.08	813.08
Surplus Park Acreage	267.57	242.72	210.30	178.21	145.73	124.23	103.74

REV 1 Response: Table inserted into response for E.3.

- h. Show outline of land use plan amendment area and South Regional Activity Center of the County's Priority Planning Area for Sea Level Rise for 6E.

REV 1 Response: Refer to approximate outlines of land use plan amendment area and SRAC area and the County's Priority Planning Area for Sea Level Rise below and provided in response to 6E.



- i. Provide analysis of surrounding existing uses and future land use of the land use plan amendment area in response to 8.

REV 1 Response: Refer to updated analysis in Section 8.

- j. Update 12 with specific information on public outreach including public presentation meeting.

REV 1 Response: Section 12 will be updated with specific information on public outreach as application progresses through DRC review.

8. Provide correspondence from Public Works, Solid Waste provider, City Engineer and Broward County Transit showing agreement with the related analyses in the land use plan amendment report.

REV 1 Response: Correspondence showing agreement with the related analyses will be provided once received prior to sign-off.

9. Consider changing "cluster" to "district" in the proposed Future Land Use text amendment.

REV 1 Response: Language updated to "district".

10. Update sketch and legal description according to property removed from original application.

REV 1 Response: Broward Health now owns the 1409 SE 1st Avenue property. Refer to Amendment Site's Sketch and Legal Description in Exhibit G for City Surveyor review/approval.